

FLAT 12, GYDE HOUSE

PAINSWICK
GLOUCESTERSHIRE



Flat 12, Gyde House, Gyde Road, Painswick, Gloucestershire, GL6 6RR

A LIGHT-FILLED 2 BED APARTMENT LOCATED WITHIN THE HISTORIC GYDE HOUSE, WITH VAULTED SITTING ROOM AND STYLISH MEZZANINE LEVEL, PARKING FOR 2 CARS, COURTYARD GARDEN AND 5 ACRES OF COMMUNAL LANDSCAPED GARDENS

Reception Hall, Kitchen/Breakfast Room, Store Room, Vaulted Sitting Room, Galleried Landing, 2 En-Suite Bedrooms, Courtyard Garden, Allocated Parking for 2 Cars, 5 Acres of Communal Grounds

GUIDE PRICE £325,000

DIRECTIONS

The property is most easily located by leaving our office in Painswick in the direction of Cheltenham on the A46. After the first set of traffic lights turn left into Gloucester Street and continue to the top leading onto Gloucester Road. After a short distance turn right into Gyde Road where the handsome wrought iron gates leading to Gyde House can be found on the left hand side. Go through the gates, bearing around to the left of the property and the entrance to number 12 can be on the right just before the archway.

LOCATION

Painswick is one of the Cotswold's finest villages, famous for its wealth of historic buildings. School House is situated on the approach into the village, with the magnificent late medieval village church sitting behind the property. With a thriving, friendly community, Painswick has a population of approximately 2,000 people. The village has good local amenities including a grocery store, several popular cafes and a boutique hotel, The Painswick, all within walking distance of Gyde House. The village hosts numerous clubs and sporting activities, offering a range of activities for all ages. One of the key draws to the area is the excellent choice of local schools, including several sought after grammar schools in nearby Stroud, Gloucester and Cheltenham, as well as The Croft Primary School in Painswick itself. The village is conveniently located between the Regency Spa town of Cheltenham and Stroud, both offering excellent facilities, with theatre, a National Hunt racecourse and popular arts festival in Cheltenham. Painswick is surrounded by some of the most outstanding countryside the Cotswolds has to offer, offering a marvellous source of walks. There is also a challenging 18 hole golf course located on Painswick Beacon, together with the historic Rococo gardens nearby. London is circa 2 hours by road and 90 minutes into London Paddington, from nearby Stroud Station. Painswick is easily accessible to the M5 motorway for Bristol or the West Midlands. Local supermarkets include a major Waitrose in Stroud, which also has an award winning Farmers Market, a multiplex cinema and a leisure centre.

DESCRIPTION

Gyde House is a magnificent Grade II listed Cotswold country house built in 1914 that has since been converted into 18 highly appointed houses and apartments. Number 12 is full of character features and has superb leaded light stone mullion windows throughout and is therefore lovely and light. Like many of the Gyde House properties this one benefits from the impressive open plan vaulted sitting/dining room with mezzanine floor, suitable for a home office/study, there is also an impressive sized entrance hall, fully fitted kitchen/breakfast room, principal bedroom with en-suite shower room and a further bedroom and shower room. There is a small courtyard area to the front off the property perfect for alfresco dining.

The property is surrounded by beautifully kept mature communal gardens of approximately 5 acres, a gated private entrance and designated private parking for the apartment for 2 vehicles. The property is situated right on the Cotswold Way, the Painswick Beacon and Golf Course and is within easy walking distance to the centre of the village.

AGENTS NOTE

An annual service charge is payable twice yearly to the management company for this property. Please ask for further details.

TENURE

Leasehold

EPC

EER: Current 49 / Potential 86

SERVICES

Gas central heating. Mains drainage. Water and electric are connected to the property. Council Tax Band E, Stroud District Council.

VIEWING

By prior appointment with **MURRAYS ESTATE AGENTS**, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

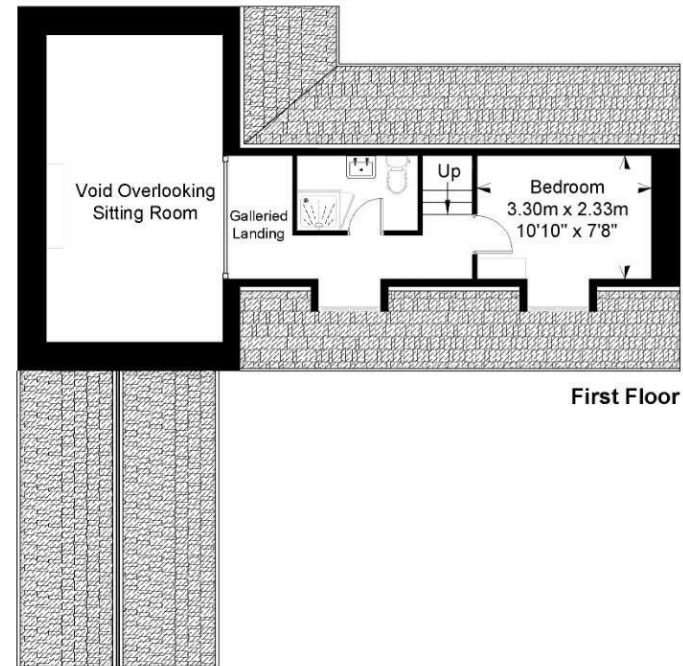
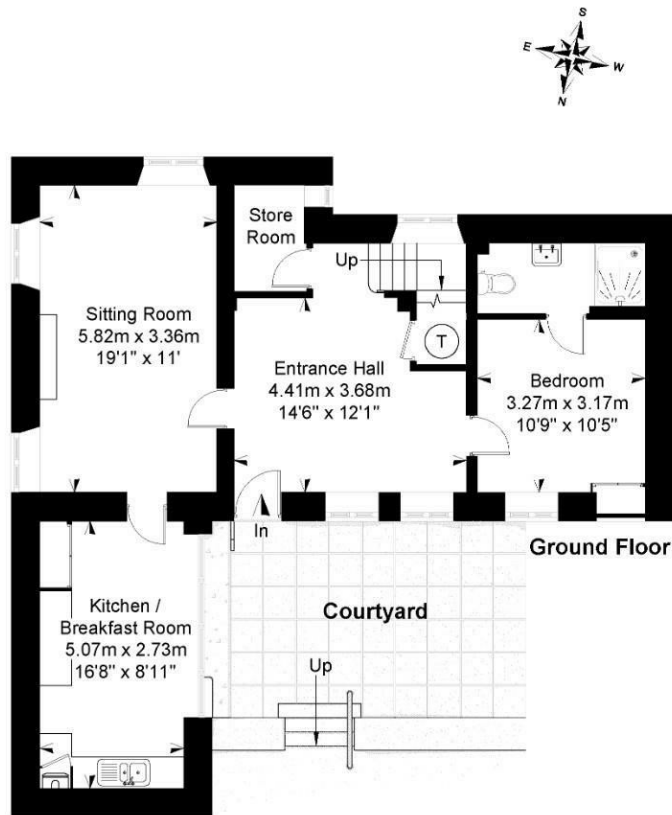
SUBJECT TO CONTRACT

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12, Gyde House, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 96 sq metres / 1033 sq feet



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07890 327 241
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



3 King Street, Stroud, GL5 3BS
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk