

HILL VIEW - BEACON CLOSE - PAINSWICK





# HILL VIEW BEACON CLOSE CHELTENHAM ROAD PAINSWICK GL6 6UF

A beautifully renovated and extended detached 3 bedroom modern family home set in a stunning elevated position perched on the side of the Painswick Beacon with landscaped gardens, parking and lovely far reaching views.

BEDROOMS: 3
BATHROOMS: 2

**RECEPTION ROOMS: 2** 

**GUIDE PRICE £695,000** 

### **FEATURES**

- · Beautifully presented detached house
- Fully renovated
- Extended
- · Lovely elevated position
- Stunning views
- · Open plan living
- Sun room
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Landscaped gardens and parking





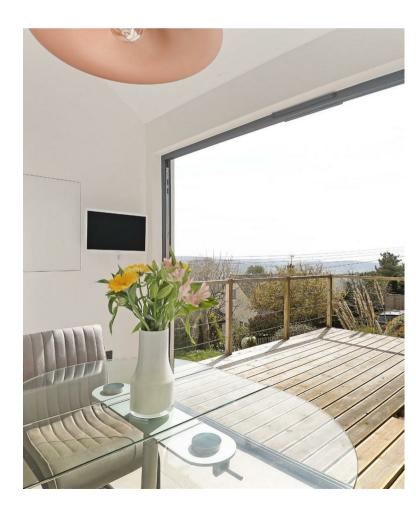


## **DESCRIPTION**

Hillview is a beautifully renovated and extended detached home set in the most stunning elevated location, right on the Painswick Beacon with access straight onto the Beacon, the golf course and the famous Cotswold Way.

The current vendors have stylishly renovated the property throughout with the addition of a garden room extension off the kitchen. The bedrooms are situated on the ground floor with a master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. The main living accommodation is upstairs to take full advantage of the stunning views with a fully fitted kitchen opening into a good sized sitting room with two sets of doors leading to the sun terrace and gardens, the south facing garden/dining room extension to the rear has bifold doors to another sun terrace and there is also a cloakroom and a utility room.

The property has lovely landscaped gardens with an array of mature shrubs and flower borders, 2 sun terraces, plenty of parking and access straight out onto The Beacon, all overlooking the far reaching panoramic views.







## **DIRECTIONS**

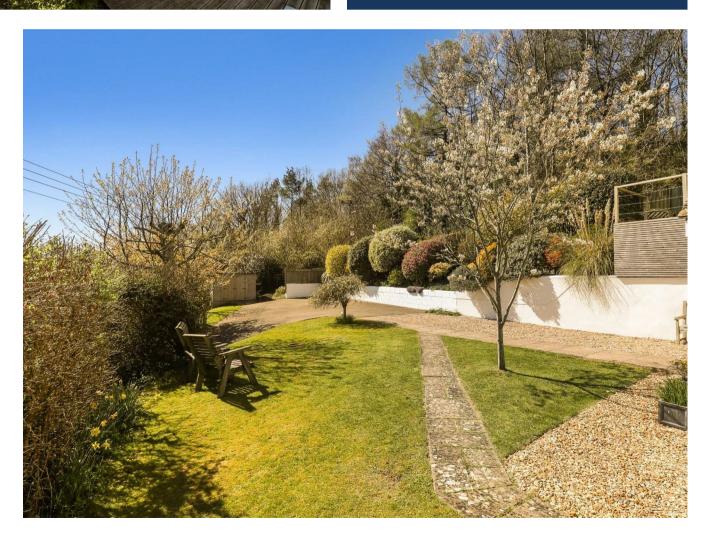
The property is most easily located by leaving our office in the direction of Cheltenham on the A46. Leave the village passing the hamlet of Paradise on your right hand side and after a short distance you will see a row of properties on your left. About half way along these you will see the turning into Beacon Close on your left. Continue right to the top of the hill where Hillview can be found as the last property at the top.

### **LOCATION**

Hillview is set at the top of a private road known as Beacon Close and right on The Painswick Beacon in a little hamlet of houses on the outskirts of Painswick.

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



### Hill View, Beacon Close, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area House

127 sq metres / 1367 sq feet

(Includes Limited Use Area

6 sq metres / 64 sq feet)

Simply Plans Ltd © 2025 07890 327 241 Job No SP3727

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







## SUBJECT TO CONTRACT

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#### **TENURE**

Freehold

#### EPC

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#### **SERVICES**

Mains Electricity, Water and Sewage are believed to be connected to the property. Oil CH. Stroud District Council Tax Band E, £2, 838.78. Ofcom Checker: Broadband - Standard 9 Mbps, Ultrafast 1000 Mbps. Mobile – Indoor is limited, Outdoor all likely.

For more information or to book a viewing please call our Painswick office on 01452 814655