GREENBANKS

PAINSWICK

MURRAYS
SALES & LETTINGS

Greenbanks, Blakewell Mead, Painswick, GL6 6UR

A SPACIOUS AND LIGHT-FILLED HOME IN AN EXCEPTIONAL LOCATION ON THE OUTSKIRTS OF PAINSWICK WITH SPECTACULAR VALLEY VIEWS, GLAZED BREAKFAST/GARDEN ROOM, PARKING AND GARAGE

Porch, Inner Hall, Kitchen, Glazed Breakfast Room, Utility, Dining Room, Sitting Room, Ground Floor Bedroom with large En-suite, 2 First Floor Bedrooms, Shower Room, Store Room

GUIDE PRICE £795,000

DESCRIPTION

Greenbanks offers a fabulous house in a truly exceptional location. Ideal as a family home or an excellent downsize, the property sits at the end of a quiet cul-de sac, overlooking stunning open countryside. Opening to a useful porch with ample room for coats and boots, the house has an instantly welcoming and homely vibe. The ground floor rooms lead off a spacious inner hall with the two main reception rooms front-facing. A light-filled sitting room with a pretty view along Blakewell Mead, creates an ideal entertaining space, with glass doors opening to the dining/piano room. The kitchen is set to the rear of the home, leading open-plan to a fabulous breakfast/garden room with sliding glazed doors opening to the garden and the panorama beyond. A patio leads directly from the garden room, providing the perfect space for alfresco dining or an evening drink, whilst soaking up the sensational valley views. The kitchen is fitted with cream units with built-in appliances and ample prepping and storage space. There is room for a table, providing the perfect space for family dining or informal supper parties. A good sized double bedroom with built-in storage and a large en-suite, completes the ground floor. Two further double bedrooms are located on the first floor, together with a shower room.

The garden at Greenbanks offers a quintessentially English country haven. Well-stocked borders supply an array of colour, enveloped by gently sloping lawns. A patio leads directly from the glazed breakfast room, together with a further patio area to the side of the house. A large store room adjoins the breakfast room and a path runs along the back of the house. There is parking for several cars on the gravel driveway, together with a garage.

DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 50yards and directly opposite the Lychgate entrance to the church, turn right into Edge Road. Follow the road for circa 500 yards and just as the lane starts to descend, you will see the entrance to Blakewell Mead on your right hand side. Follow the private road to the end, where Greenbanks will be found directly in front of you.

LOCATION

Tucked away at the end of a quiet cul-de-sac on the outskirts of Painswick, the location of Greenbanks is truly exceptional. The elevated position of the home means it commands spectacular views across the valley, looking towards the villages of Edge, and Pitchcombe and across the valley, towards the hamlet of Holcombe. The property benefits from the best of all worlds, offering a rural haven of breath-taking beauty, yet still within a five minute walk from the centre of Painswick. Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is also a boutique hotel, offering fine-dining to non-residents and several stylish and independent coffee shops. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. School buses run from the centre of the village to most of the local schools. There is also a popular village primary school within a five minute walk from Greenbanks.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

TENURE	**Freehold**
EPC	**EER: Current 59 / Potential 81**
SERVICES	**All services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band F - £3,205.91. Ofcom Checker: Broadband - Standard 18 Mbps Superfast 62 Mbps, Mobile Netoworks - EE, O2, Vodafone, Three.**
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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Greenbanks, Blakewell Mead, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	147 sq metres /	1582 sq feet
Garage	21 sq metres /	226 sq feet
Total	168 sq metres /	1808 sq feet
(Includes Limited Use Area	9 sq metres /	97 sq feet)

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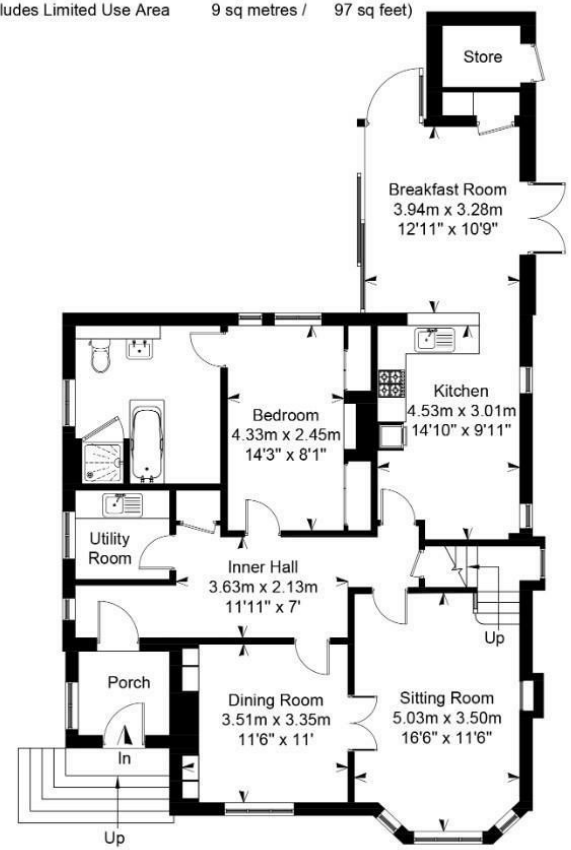
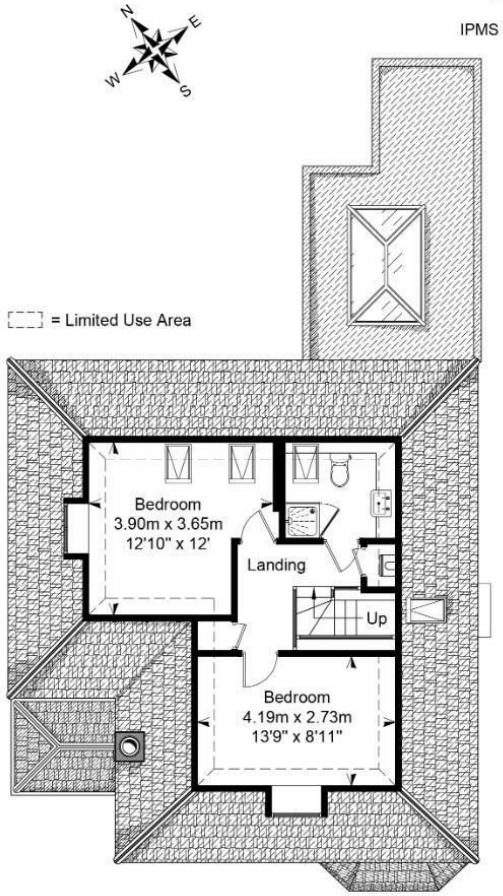
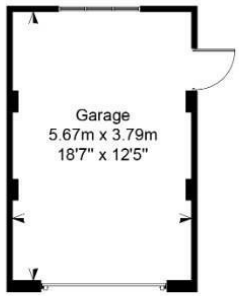
Job No SP3464
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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