

THE OLD BAPTIST CHAPEL

PAINSWICK

GLOUCESTERSHIRE



MURRAY'S
SALES & LETTINGS

NARROW STREETS
Unsuitable For
Long/Wide
vehicles
→
Local
shops
→

The Old Baptist Chapel New Street, Painswick, Gloucestershire, GL6 6XH

AVAILABLE WITH EXISTING TENANTS THIS HANDSOME GRADE II LISTED FORMER BAPTIST CHAPEL THAT HAS BEEN SYMPATHETICALLY CONVERTED INTO 2 STOREY OFFICE SPACE SET RIGHT IN THE CENTRE OF THE POPULAR VILLAGE OF PAINSWICK

Ground floor Office with separate Office and back Sitting area, Kitchen, 2 x WC's, impressive first floor Office, Attic.

GUIDE PRICE £350,000

DIRECTIONS

The Old Baptist Chapel can be found easily right in the heart of the village on New Street just up on the right after passing The Falcon Hotel heading in the Cheltenham direction on the A46.

LOCATION

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, delicatessen and several cafes. There is a boutique hotel offering fine-dining to non-residents and several stylish and independent coffee shops within a short walk. 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. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school.

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.

DESCRIPTION

A substantial Grade II listed former Baptist Chapel now converted into offices with commercial A2 usage and previously A1 retail space. Full of period charm with large rooms and windows (some stained glass) and set right in the heart of the village benefiting from two large office spaces, private office, seating area, staff kitchen and ladies and gents toilets. Possibility of further conversion to residential subject to the necessary planning consents.

AGENTS NOTE

The ground floor office space is currently being rented by Murrays Estate Agents who ideally would like to carry on with their rental agreement. The Freehold property is available with vacant possession if required.

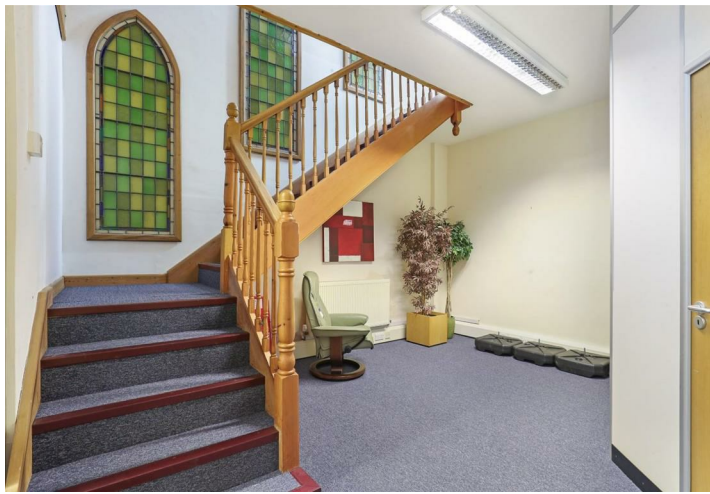
TENURE	Freehold
EPC	EER: Exempt - Grade II Listed
SERVICES	All main services are believed to be connected to the property. Gas central heating. Stroud District Council rate as shop and premises - currently small business rate relief. Ofcom Checker: Broadband - standard 20 Mbps Superfast 80 Mbps, Mobile Networks - EE, Vodafone, O2, Three

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.

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

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate





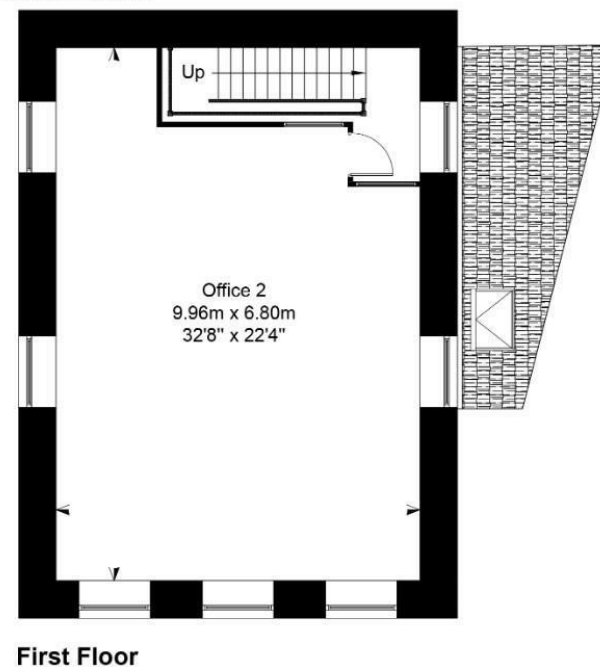
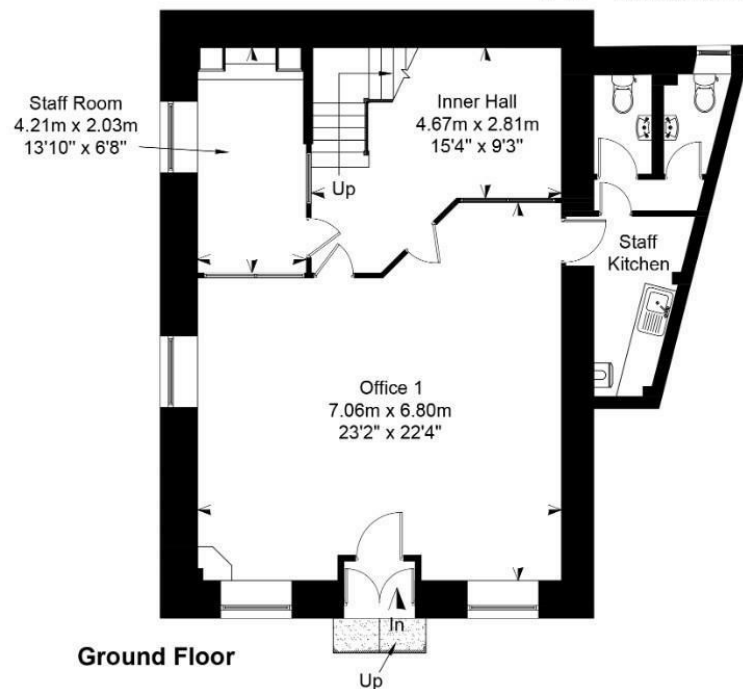
The Old Baptist Chapel, New Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
150 sq metres / 1614 sq feet

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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



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