38 Ashwell · Painswick · Stroud

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38 Ashwell
Painswick
Stroud
GL6 6RL

A 3-bedroom home situated in the heart of picturesque Painswick, offering spacious and versatile accommodation, ideal for modern family living.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £295,000

FEATURES

- Views Of Church
- 3 Bedrooms
- Village Location
- Ample Storage
- Wood Burning Stove
- Ideal Family Home
- Front and Rear Garden
- Open Plan Kitchen Diner
- Near to Local School
- Cul-De-Sac

DESCRIPTION

The useful entrance hall leads into a spacious sitting room with a wood-burning stove as its focal point and a window overlooking the front garden.

The kitchen is fitted with a range of contemporary units, ample work surfaces, and a breakfast bar, with plenty of room for a dining table.

The dining/sunroom is filled with natural light from the double windows and skylights, with French doors leading to the garden. A cloakroom/WC completes the ground floor.

On the first floor, there are 3 good-sized bedrooms. The largest bedroom at the rear of the property enjoys views over the garden and nearby St Mary's Church and offers built-in wardrobes. Two well-appointed bedrooms and the bathroom can also be found.

Outside, the property is set back from the road by the lawned front garden. The rear garden is mainly laid to lawn, enclosed with a quaint wall and shrubs. A single en-bloc garage is located nearby.

DIRECTIONS

From Painswick, turn right onto New Street and continue for 500 yards. Then, turn left onto Gloucester Street and take the first left onto Churchill Way. Turn left onto Hyett Close and follow the road as it turns into Ashwell. The property will be found shortly afterwards on the left hand side.

LOCATION

Located in the sought-after village of Painswick, which is frequently referred to as the 'Queen of the Cotswolds', this home is nearby to an array of local amenities, including churches, highly recommended primary schools, a hotel, restaurants, two public houses, a weekly farmers market and a wide variety of shops.

The nearby golf course and Painswick Beacon offer lovely country walks whilst local attractions such as Rococo Garden and Tibbiwell Alpacas can also be enjoyed.

Stroud is less than 10 minutes' drive away and is well known for its award-winning farmers market, unique bohemian vibe and independent retailers. Cheltenham and Gloucester are around 30 minutes' drive and offer further amenities.

The 'good' rated primary school, The Croft, comes highly recommended by local families. Stroud, Gloucester and Cheltenham offer a broad choice of schools in the state and private sectors.

38 Ashwell, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 106 sq metres / 1141 sq feet

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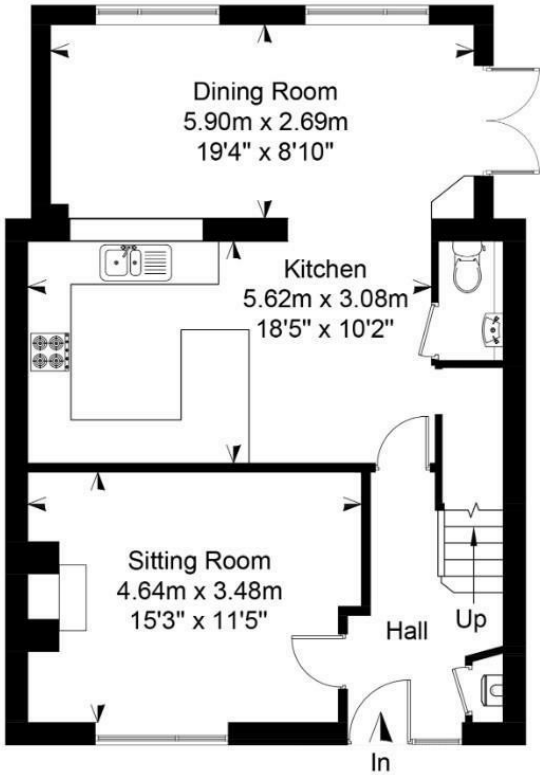
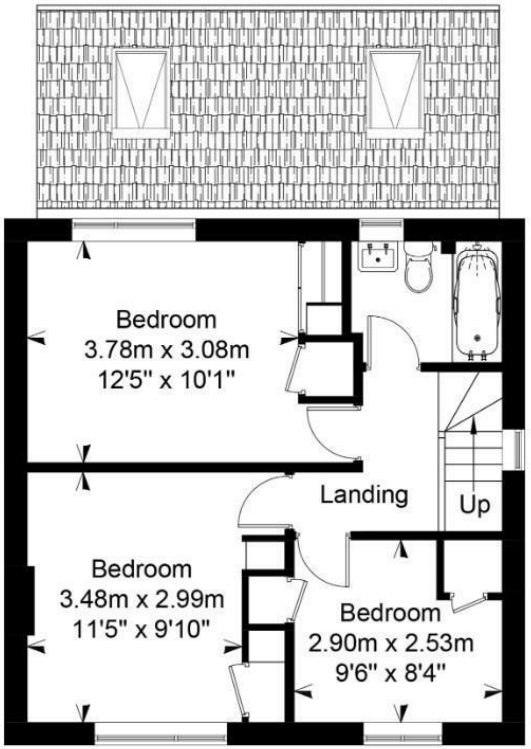
07890 327 241
Job No SP3882
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor

SUBJECT TO CONTRACT

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MURRAYS
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TENURE
Freehold

EPC
C

SERVICES
All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, tax band C; £2,064.56 (2025/2026). OFCOM checker, broadband; Standard 17Mbps and Superfast 51Mbps. Mobile, EE, O2, Three and Vodaphone are all likely or variable.

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