

ABBOTTS LEIGH

PAINSWICK
GLOUCESTERSHIRE



Abbots Leigh, Stamages Lane, Painswick, Stroud, Gloucestershire, GL6 6XA

A BEAUTIFULLY PRESENTED 3 BED HOME WITHIN EASY REACH OF THE CENTRE OF PAINSWICK, WITH SUPERB KITCHEN AND GARDEN ROOM, WONDERFUL VIEWS, PRETTY GARDEN AND PARKING

Reception Hall, Cloakroom, Kitchen, Garden Room, Utility, Dining Room, Sitting Room, 3 Bedrooms, Family Bathroom, Pretty Garden, Raised Decking Area, Large Storage Shed, Parking for Several Cars

GUIDE PRICE £695,000

DESCRIPTION

Abbots Leigh offers a beautifully presented, stylish family home, just minutes from the centre of Painswick. A reception hall with cloakroom and coat cupboard, opens to a good-sized dining room, offering the perfect entertaining space. A wood burning stove creates ambience for cosy winter evenings with wonderful valley views providing a stunning backdrop. Oak veneer flooring runs throughout the ground floor creating a lovely sense of flow and allowing for practical living. A useful utility leads off the dining room, with access to both the garden and the front driveway. The sitting room is set to the front of the house and offers a spacious and light-filled room which works equally well for entertaining as it does for quiet relaxation. A further wood burning stove in the sitting room creates a warming focal point. The kitchen is set to the rear of the house, leading open-plan to a fabulous light-filled garden room. Fitted shaker style units provide ample storage and a stylish Elan Range cooker and wooden worktops, provide plentiful preparation and cooking space. A lantern ceiling lends a sense of space to the garden room and fills the room with natural light. Double doors lead from the garden room to a raised decking area, providing the perfect spot for summer entertaining or a quiet morning coffee whilst soaking up the valley views. Three bedrooms are located on the first floor, together with a family bathroom. All of the bedrooms benefit from village and valley views.

The garden is a real feature of the property. Hidden away to the rear of the home, the garden comprises a gently sloping lawn, well-stocked borders and a choice of seating areas. A good-sized shed provides ample storage and further storage is available via an access door underneath the kitchen. Parking for several cars is available at the front of the house.

DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud, taking the first left hand turn by the car park into Stamages Lane. Abbots Leigh is located circa 500 yards along the lane, on the left hand side.

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 and several cafes. There is a boutique hotel a short walk from Abbots Leigh, 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 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 and there is also a popular village primary school within walking distance of Abbots Leigh.

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 58 / Potential 77
SERVICES	All services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band E - £2,712.70. Ofcom Checker: Broadband - Standard 17 Mbps Superfast 40 Mbps, Mobile Networks - EE, O2, Vodafone, Three has limited coverage.
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.

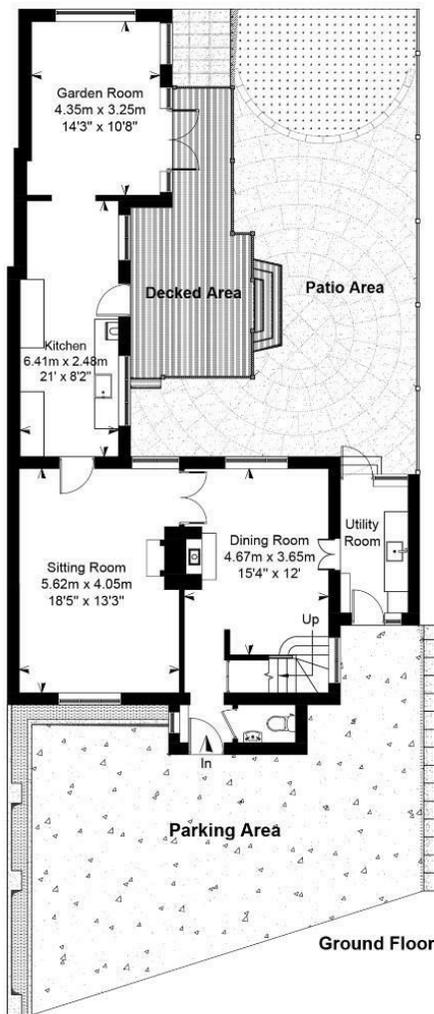
SUBJECT TO CONTRACT

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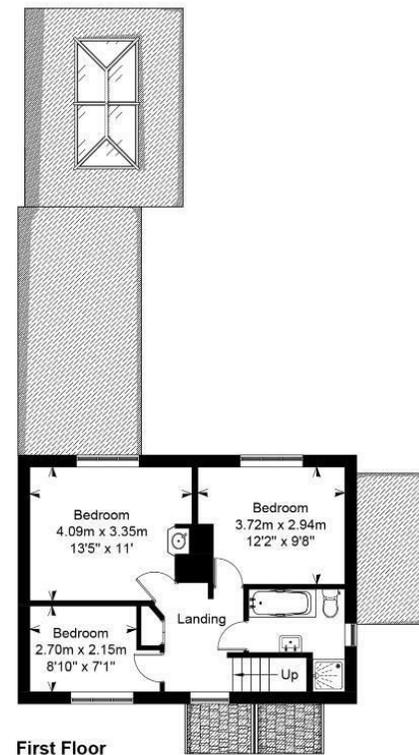
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Approximate IPMS2 Floor Area
House 130 sq metres / 1399 sq feet



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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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