



12 RANDALLS FIELD · KINGS MILL LANE · PAINSWICK ·

MURRAYS
SALES & LETTINGS



12 RANDALLS FIELD
KINGS MILL LANE
PAINSWICK
GL6 6SA

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £950,000

- Modern Detached Home
- Versatile Living Space
- Half an Acre
- Well Stocked Garden
- Double Garage
- 4 Bedrooms
- Fully Renovated
- Plenty of Storage
- Ample Parking
- Solar Panel Income

A beautifully renovated detached home on a private road with valley views, ample parking, and landscaped gardens of over half an acre.

DESCRIPTION

Offering versatile and spacious accommodation throughout, 12 Randalls Field offers modern-day functionality and style.

On the ground floor, a study with an integrated workstation, a cloakroom, a sitting room, kitchen/dining room, together with a utility room can be found. Opaque sliding doors separate the living and dining areas or transform them into an entertaining space. Two sets of bifold doors create an indoor-outdoor space. Triple-glazed bifold doors in the sitting room frame picturesque views. A contemporary wood-burning stove is ideal for the cooler seasons.

The kitchen features pearl grey cabinetry with

granite work surfaces, integrated appliances and Limestone flooring. A breakfast bar with pendant lighting flows seamlessly into the dining area. Matching cabinetry in the utility room provides space for appliances and a side door to the garden.

On the first floor, there are four well-proportioned bedrooms, 2 with Juliet balconies. The principal bedroom offers a contemporary en-suite. The other bedrooms are served by the stylish family bathroom. All rooms are finished to a high standard, offering integrated wardrobes.

GARDEN

The house is set in attractive landscaped land extending to over half an acre. The garden has extensive lawns, deep, well-stocked borders,

vegetable and cut-flower beds, and a variety of mature trees.

A patio area, accessed from the sitting and dining rooms, offers stunning valley views. A second terrace from the kitchen and utility room provides a perfect setting for alfresco dining, complete with outdoor lighting.

Parking is provided for several vehicles alongside a double-width and length integral garage and a Dutch barn-style shed for storage.

This exceptional home seamlessly blends modern living with a peaceful, rural setting, making it ideal for families seeking space, style, and privacy.

The property features roof-mounted solar panels, generating electricity for use and export to the National Grid, with index-linked Feed-in Tariff payments guaranteed for 25 years from 2010. For the year 2024, the solar panels generated an income of c. £2,000.

AGENTS NOTES



LOCATION

Painswick, frequently referred to as 'The Queen of the Cotswolds', is one of the most popular villages in the Cotswolds. Well known for its church spire and ninety-nine Yew trees, it has quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages.

Local amenities include churches, a sought-after primary school, a hotel, restaurants, two public houses, a wide variety of independent shops, a 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 is approximately 10 miles distance and 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.

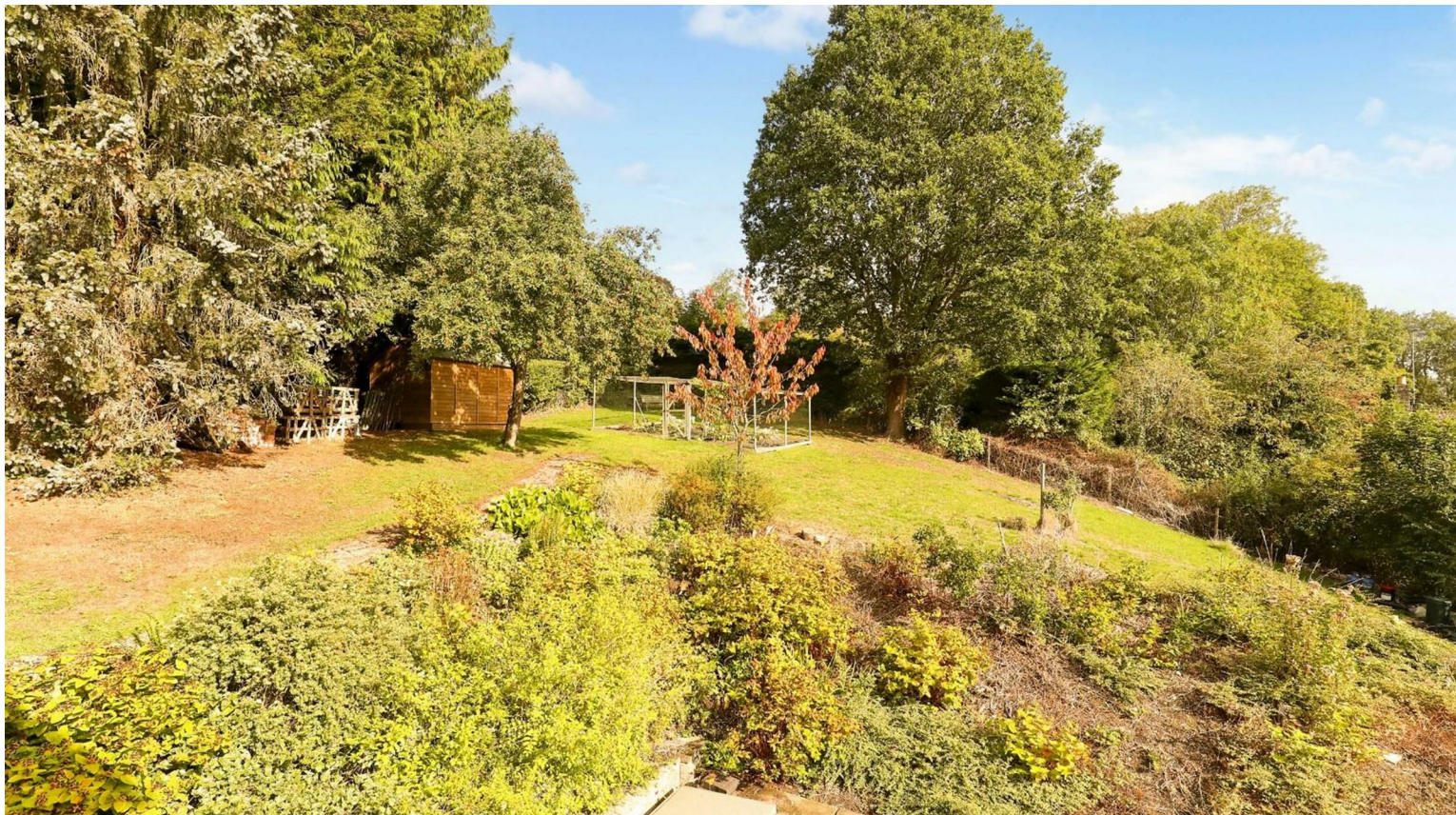


DIRECTIONS

From our Painswick office, follow the A46 in the direction of Stroud and take the first left immediately after the car park into Stamages Lane. Continue down the hill and turn left at the little crossroads into Kings Mill Lane. Continue almost to the other end of Kings Mill Lane and take the third of the Randalls Field turnings. Number 12 is the first house on the right-hand side.







MURRAY'S

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, Tax Band G. £3,871.06 (25/26). OFCOM Checker, Broadband: Standard, 17Mbps, Superfast 71Mbps. Mobile: EE, O2, Three, and Vodafone all good and variable.

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

12 Randalls Field, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House

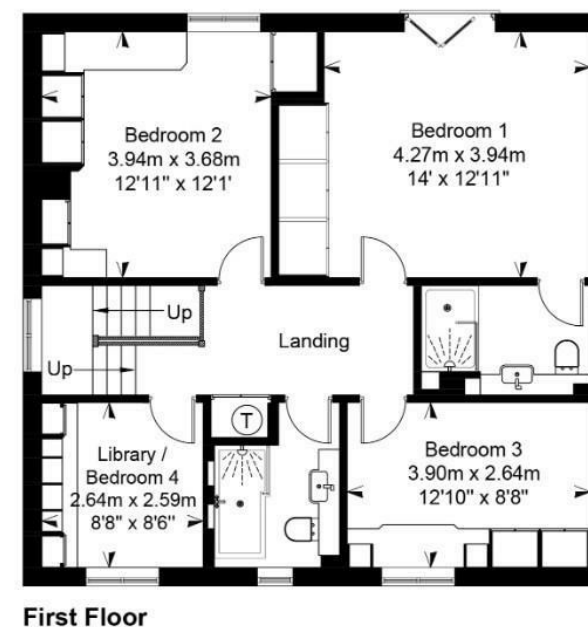
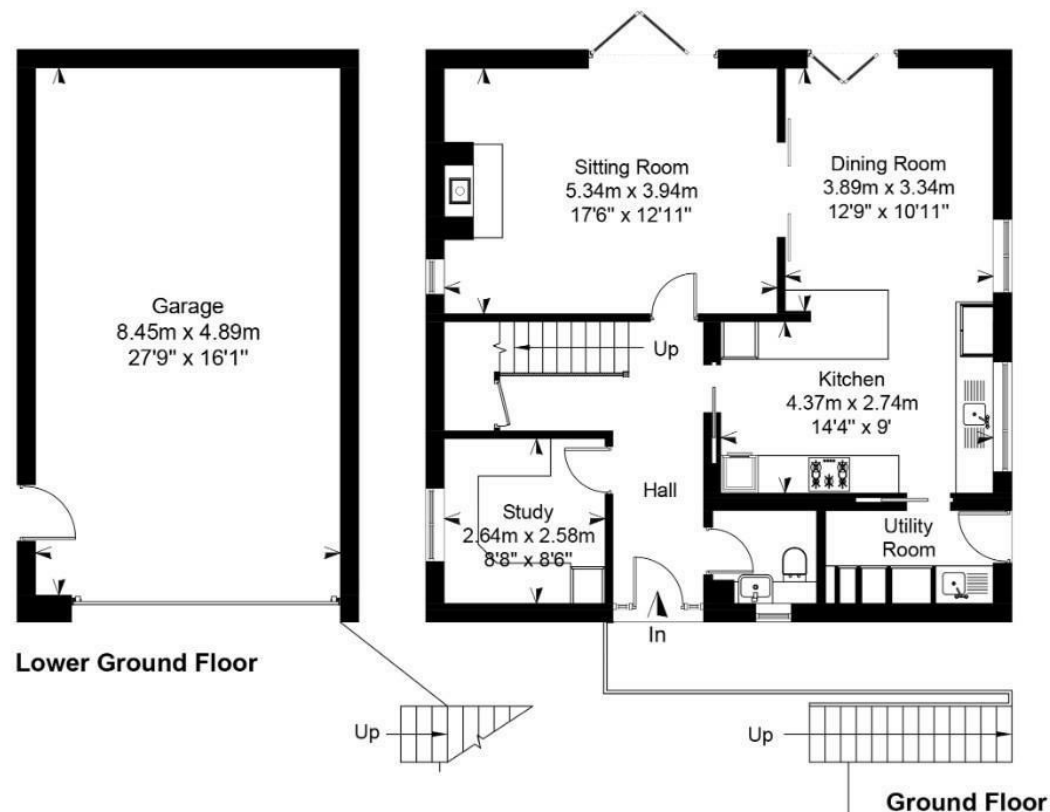
151 sq metres / 1625 sq feet

Garage

41 sq metres / 441 sq feet

Total

192 sq metres / 2066 sq feet



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07890 327 241

Job No SP3866

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

Outbuildings

Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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