

9 Berry Close · Painswick

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9 Berry Close
Painswick
Stroud
GL6 6RH

A light and spacious modern three-bedroom family home with parking, set in a sought after location close to the heart of the popular Cotswold village of Painswick.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £280,000

FEATURES

- Spacious Family Home
- Sitting/Dining Room with Fireplace
- Open Plan Extended Kitchen/Breakfast Room
- Filled with Natural Light
- Sought After Location
- 3 Bedrooms
- Family Bathroom
- Off-Road Parking
- Views
- Gardens to Front and Rear



DESCRIPTION

9 Berry Close offers a light-filled and spacious home within easy walking distance of the centre of Painswick. The main entrance is located off a pedestrian path, with a small garden area to the front. Opening to an entrance hall and then a good-sized sitting room with fire place and large windows allowing ample natural light. The open plan kitchen/dining/family room is set to the rear of the house with fitted units offering plentiful storage and a back door opens to a good-sized, enclosed, courtyard garden/parking area.

Stairs lead off the sitting room to the first floor, where 3 bedrooms are located, together with a family bathroom. The principal bedroom overlooks the rear garden and is a spacious double, with built-in storage. Bedroom 2 benefits from wonderful views looking towards the village church with its handsome spire, and further afield, across the valley. Bedroom 3 is a smaller room, with space for a single bed.











DIRECTIONS

Follow the A46 from our Painswick office, in the direction of Cheltenham, taking the first left at the crossroads, into Gloucester Street. After 20 yards, turn left into Cotswold Way and Berry Close is the second turning on the left. The vehicular access is shortly afterwards on the left hand side. The front of the property is accessed via a pedestrian walk on the left hand side shortly before the turning to Berry Close.

LOCATION

Berry Close is ideally located for easy access to village amenities, the local primary school and transport links. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. 9 Berry Close is within easy walking distance of the centre of the village, with two popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well-stocked village shop within five minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham and the village primary school just two minutes walk away. Painswick is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

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.



9 Berry Close, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 91 sq metres / 979 sq feet

(Includes Limited Use Area 2 sq metres / 21 sq feet)

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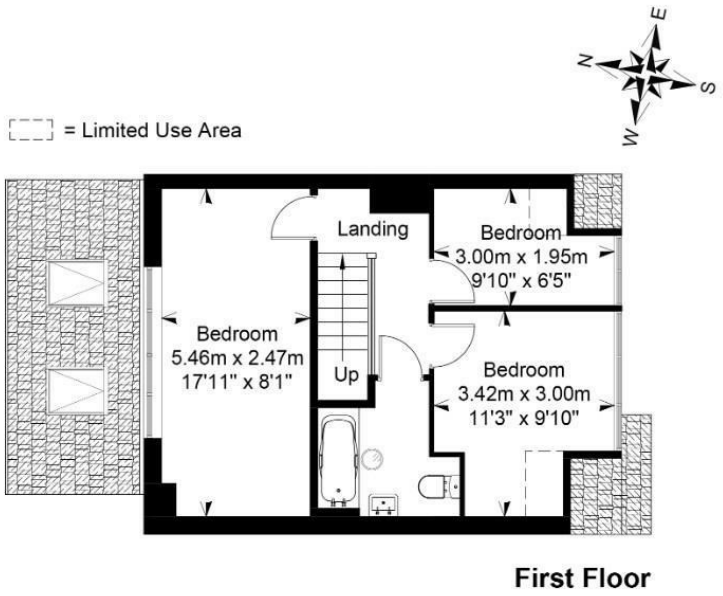
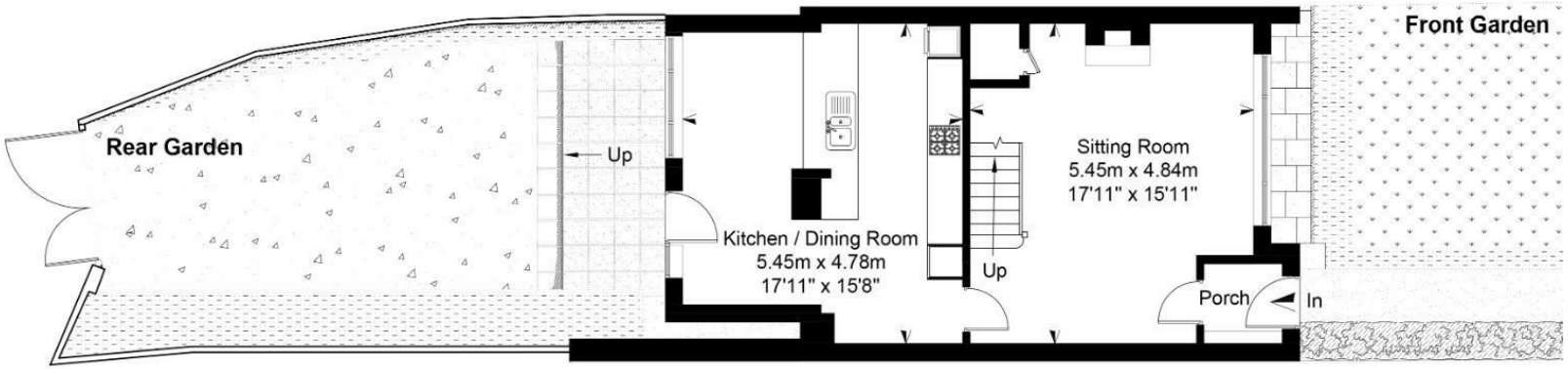
07890 327 241
Job No SP4019
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



First Floor



Ground Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
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SERVICES
All mains' services are connected to the property. Stroud District Council tax Band: D, Charge: £2322.63. OFCOM checker, broadband Standard 17 Mbps, Superfast 42 Mbps. Mobile, o2, EE, Three and Vodafone all likely and variable.

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