

ACACIA HOUSE · PAINSWICK



ACACIA HOUSE
CHELTENHAM ROAD
PAINSWICK
GL6 6XN

A handsome 5 bed family home in the heart of historic Painswick with an abundance of character features, good sized garden and parking

BEDROOMS: 5

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £825,000

FEATURES

- Handsome Period House
- Central Village Location
- Two receptions
- 5 Bedrooms
- Parking
- Character Features
- High Ceilings
- Level Enclosed Garden



DESCRIPTION

Built in 1906, Acacia House offers a spacious family home in the heart of the village. Ornate carvings over the windows and doors create an impressive facade to this handsome house which has an instantly homely and welcoming feel. The property opens to a charming hallway with Edwardian tessellated tiled floor with the two mirror image receptions with pretty bay windows leading off either side. Both receptions benefit from high ceilings and plenty of natural light. A wood burning stove adds a cosy focal point to the sitting room and the dining room offers plenty of space for entertaining with family and friends.

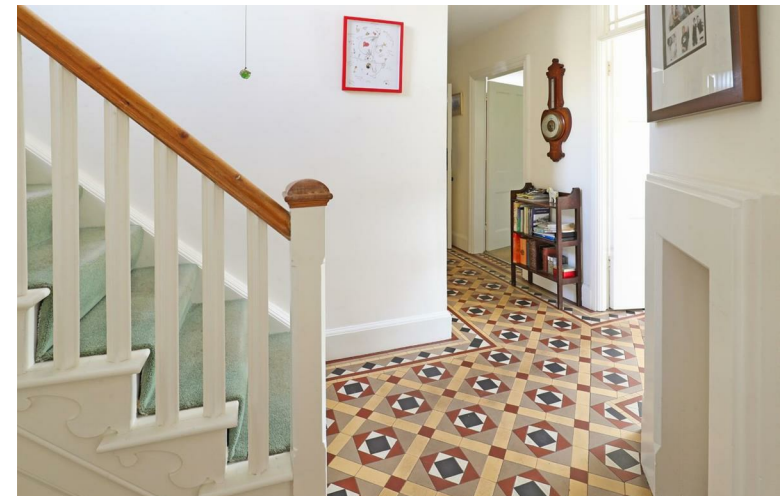
The kitchen is set to the rear of the house. Clearly the heart of the home, a Rayburn cooker adds homely comfort and ample kitchen units provide plentiful discreet storage. A superb pantry creates an amazing walk-in storage room for food and sundries. There is room for a kitchen table, ideal for family dining and a garden/boot room offers additional space for relaxing with a coffee. A spacious utility and a wet room are perfect for storing country paraphernalia and cleaning up after a muddy walk. A cloakroom completes the ground floor.

Five bedrooms are spread across the upper floors with three first floor bedrooms and two attic bedrooms. The two first floor front facing bedrooms benefit from pretty views across the valley. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage. A family bathroom is also located on the first floor and a converted attic room on the second floor, which has electricity and a large skylight offering additional living space.

The walled garden is set to the rear and side of the house comprising level lawns, an area for growing vegetables and gated driveway parking for two cars. An enclosed gravel area leads directly from the garden room and is an ideal spot for alfresco entertaining.

AGENTS NOTE

The neighbouring property/garage has the benefit of permitted planning permission for the development of up to four houses. Should a purchaser have an interest in acquiring this development site, it is available by separate negotiation through Murrays Estate Agents.





DIRECTIONS

Leave our Painswick office via the A46 in the direction of Cheltenham. Pass through the traffic lights and Acacia House will be found shortly after on the left hand side.

LOCATION

Acacia House sits in a prime location in the heart of the Cotswold village of Painswick.

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming 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 within a few minutes walk from Acacia House, offering fine-dining to non-residents. 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 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 within walking distance from Acacia House.

Stroud is the nearest town with excellent facilities including 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. Another neighboring town, Gloucester, is home to Gloucester Quays shopping outlet, and The Docks, a former inland docking estate. A short walk from the town centre is Gloucester Cathedral, with its remarkable stained glass windows, and impressive architecture.

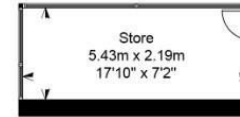
Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



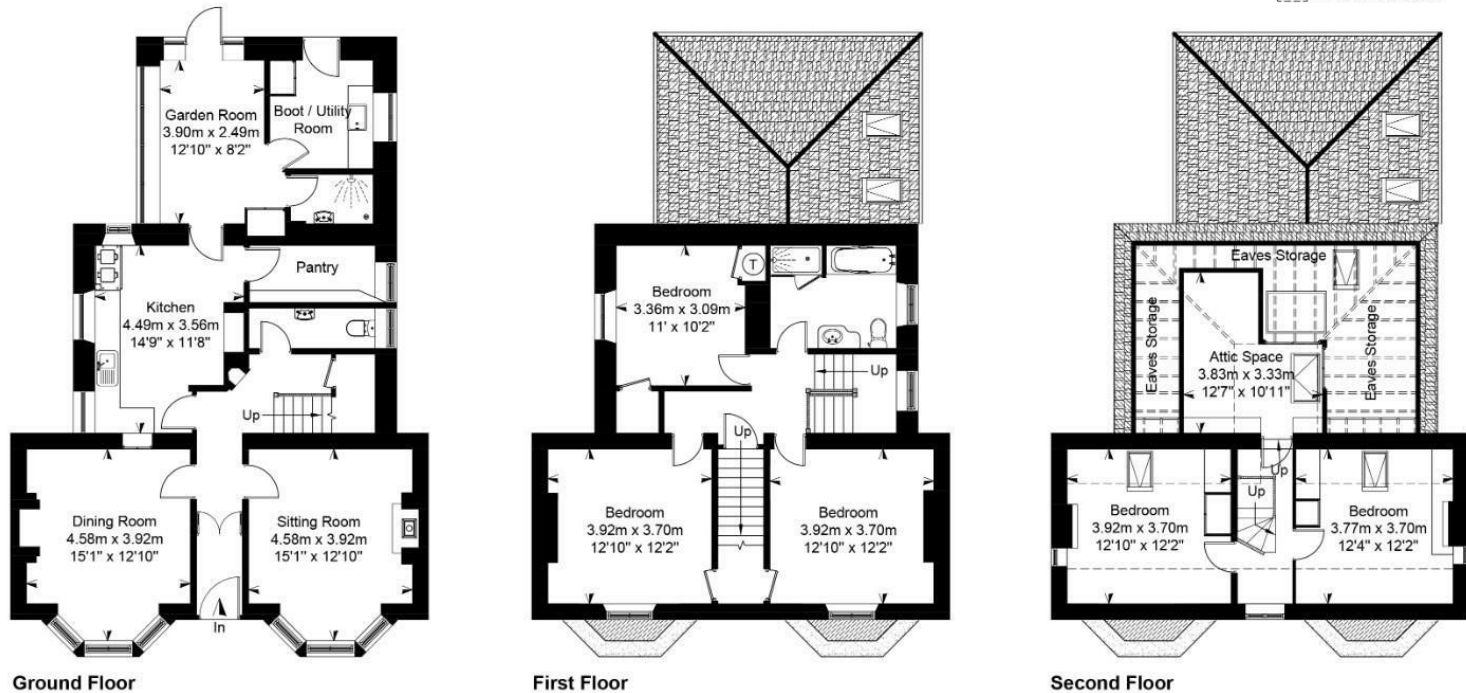
Acacia House, Cheltenham Road, Painswick, Gloucestershire

| | |
|------------------------------|-------------------------------------|
| Approximate IPMS2 Floor Area | |
| House | 206 sq metres / 2217 sq feet |
| Garage | 12 sq metres / 129 sq feet |
| Total | 218 sq metres / 2346 sq feet |
| (Includes Limited Use Area) | 40 sq metres / 430 sq feet) |

Simply Plans Ltd © 2025
 07890 327 241
 Job No SP3718
 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



Outbuilding
 Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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TENURE
 Freehold
EPC
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SERVICES
 All mains services are believed to be connected to the property. Rayburn CH. Stroud District Council Tax Band F, £ 3354.92. Ofcom Checker: Broadband - Standard 17 Mbps, Superfast 80 Mbps. Mobile - limited indoor, all likely outdoor.

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