

# 12 WHITE HORSE LANE

PAINSWICK  
GLOUCESTERSHIRE





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## 12 White Horse Lane, Painswick, Stroud, Gloucestershire, GL6 6XT

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**A GREAT OPPORTUNITY TO ACQUIRE AN END OF TERRACE FAMILY HOUSE IN NEED OF SOME MODERNISATION, IN AN ELEVATED POSITION AND WITHIN EASY WALKING DISTANCE FROM THE CENTRE OF THE POPULAR VILLAGE OF PAINSWICK**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Conservatory, Utility Room, downstairs Shower Room, 3 Bedrooms, family bathroom, landscaped Garden and lovely Views**

**GUIDE PRICE £385,000**

### DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham and turning right shortly after the first set of traffic lights into Bisley Street. At the bottom of Bisley Street follow the road around to the left into Vicarage Street and continue down the hill until you see White Horse Lane on your left; turn left into White Horse lane and number 12 can be found around to the top towards the end on the right hand side.

### LOCATION

Painswick is one of the most famous villages in the Cotswolds with its wealth of old buildings and glorious surroundings. An official area of outstanding natural beauty, much loved by its residents, Painswick is a welcoming, thriving community with good amenities, almost all of which are on the doorstep of 12 White Horse Lane. These include a general store, pubs, several places to eat, a spectacular church and an 18 hole golf course. Immediately to the north is the Regency Spa town of Cheltenham with excellent shopping and annual Literature, Music and Science Festivals, as well as its famous National Hunt racecourse. The market town of Stroud is less than 10 minutes in the opposite direction with a Waitrose superstore plus three other major supermarkets and an award winning Saturday Farmers' Market. There are regular train services from Stroud mainline station, circa 90 minutes into London Paddington and the capital is under 2 hours by road. The adjacent countryside is a marvellous source of walks, with the Cotswold Way passing nearby and the country lanes popular with cyclists.

### DESCRIPTION

Number 12 White Horse Lane offers an exciting opportunity to acquire an end of terrace property that has been in the same family for over 40 years. Spacious, light and full of potential, the property is now in need of some modernisation and currently comprises dual aspect sitting room, conservatory, kitchen/dining room, good sized utility room, downstairs shower room. There are three bedrooms with lovely views, and a family bathroom on the first floor. To the rear of the property is a good sized garden with west facing sun terrace and patio overlooking the far reaching views over the Painswick Valley.

#### TENURE EPC SERVICES

**Freehold**

**EER: Current 56 / Potential 84**

Gas central heating. Mains drainage. Water and electric are connected to the property. Stroud District Council Tax Band D. Superfast (fastershire) broadband.

#### VIEWING

**By prior appointment with MURRAY'S 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

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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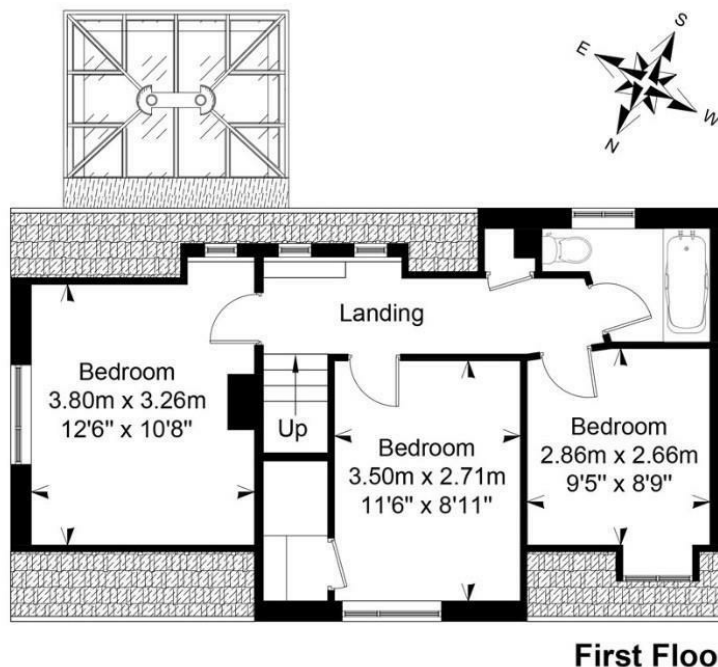
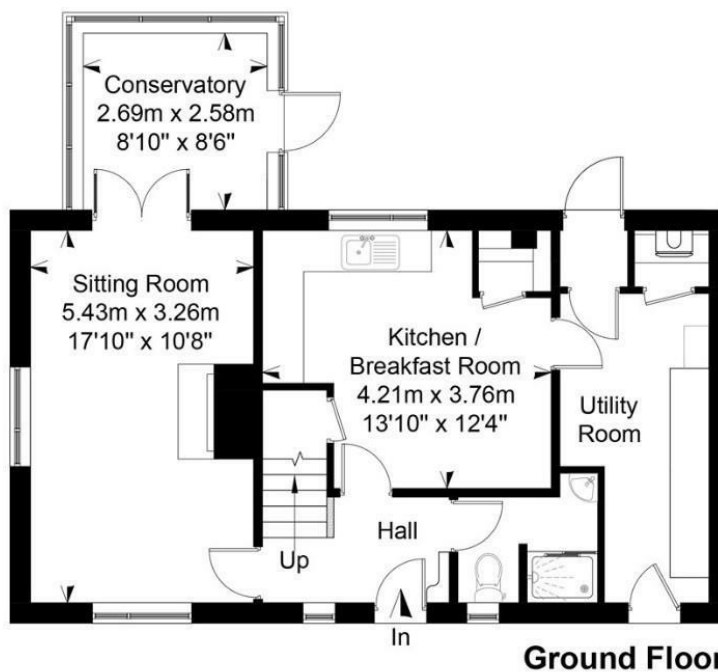






## 12 White Horse Lane, Painswick, Gloucestershire

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



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07890 327 241  
Job No SP1935

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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