



4 PAINSWICK HEIGHTS · PAINSWICK ·

MURRAYS
SALES & LETTINGS

4 PAINSWICK HEIGHTS
YOKEHOUSE LANE
PAINSWICK
STROUD

A beautifully appointed and light filled, spacious 3 bed home in a wonderful rural setting, yet still within easy reach of local amenities, offering spectacular views across the Painswick Valley, an enclosed garden and parking.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £520,000

FEATURES

- Contemporary home
- Open plan living
- Impressive Balcony with views over Painswick
- Stunning views
- Vaulted sitting/dining room
- 3 Bedrooms
- 2 Bath/Shower rooms
- Private Garden
- Parking
- Communal Garden



DESCRIPTION

Number 4, Painswick Heights offers a light-filled and spacious home in a truly spectacular location overlooking the Cotswold village of Painswick and the valley beyond. The home is filled with character, with bright, open spaces and glazed windows and doors to optimise the far-reaching views. The three bedrooms are located on the ground floor, together with a family bathroom, all of which lead off a good-sized reception hall. The spacious principal bedroom is set to the rear of the property with an en-suite shower room, built-in cupboards and direct access to a rear communal courtyard garden. The piece de resistance of this home is its vaulted first floor sitting room. Glazed windows run the length of the room, maximizing the breath-taking panorama. Sliding doors open to a balcony, offering the perfect spot for alfresco dining or a peaceful evening drink as you watch the sun go down over the valley. A wood-burning stove creates a cosy focal point, ideal for the colder months and there is ample room for a dining table, providing fabulous entertaining space, with the valley views guaranteed to be a visitor talking point. The kitchen is set to the rear of the home with a pretty outlook over the communal courtyard garden. Well-equipped with plentiful storage, fitted cream units and an electric Rangemaster cooker, the kitchen also benefits from a breakfast bar for informal dining. Stairs lead up to a mezzanine level study, offering the perfect spot to work from home but working equally well as a snug or additional guest accommodation.

The enclosed garden is set to the front of the house and comprises well-stocked borders, a pond with waterfall feature and large patio area for relaxing, entertaining or dining alfresco with friends. Two



spacious storage units provide room for garden equipment and bicycles etc. together with a separate bin store. The property has two allocated parking spaces with additional guest parking usually available. A communal courtyard garden with feature olive tree is set to the rear of the property and there is also a large area of shared communal lawn to the front of the home.





DIRECTIONS

From our Painswick office, take the A46 in the direction of Stroud, turning left into Stamages Lane by the village car park. Continue down the lane and up the other side and on reaching a small grass triangle, take the left fork into Yokehouse Lane. The entrance to Painswick Heights will be found on the left hand side after circa 0.5 miles. Park in the large gravel area and number 4 is the second house from the left.

LOCATION

Painswick Heights sits in a magnificent elevated location on the outskirts of the Cotswold village of Painswick. The property benefits from a wonderful rural location with spectacular views, whilst still within walking distance of the centre of the village. 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 plus a boutique hotel and two independent coffee shops. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and immediate access to stunning countryside for riding and cycling.

There is a strong community spirit amongst the residents of the seven Painswick Heights properties, along with easy access not only to Painswick but also to the neighbouring village of Sheepscombe with its popular pub and numerous village events. Wick Street Farm and coffee shop is also a pleasant walk along the country lanes from Painswick Heights.

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. School buses run from the centre of Painswick to most of the local schools in both the private and state sector. There is also a popular village primary school.

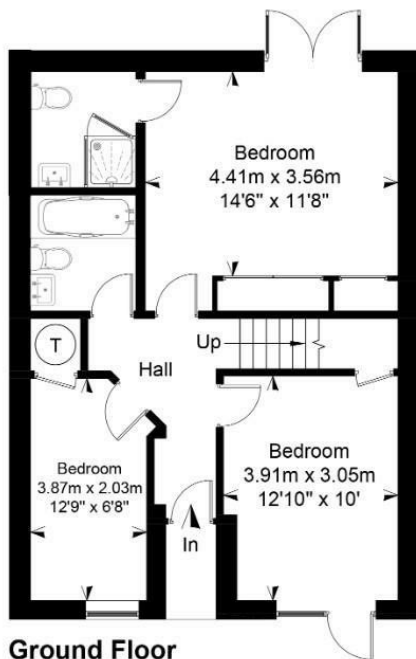
Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature 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.



4 Painswick Heights, Yokehouse Lane, Painswick, Gloucestershire

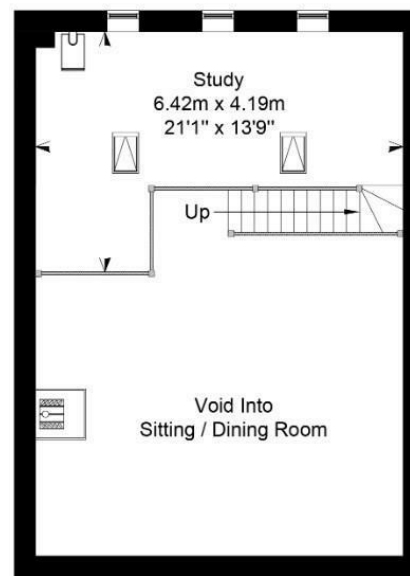
Approximate IPMS2 Floor Area
House 136 sq metres / 1464 sq feet



Ground Floor



First Floor



Second Floor

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07890 327 241
Job No SP3444

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

MURRAYS
SALES & LETTINGS

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Mayfair

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

TENURE

Freehold

EPC

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SERVICES

All mains services are believed to be connected to the property. Oil central heating. Mains drainage. Stroud District Council tax band E - £2712.17. Ofcom checker: Broadband - standard 14 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three. There is a monthly service charge of £40 to cover the upkeep of the communal garden and parking areas.

SUBJECT TO CONTRACT

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