



12 GYDE HOUSE · GYDE ROAD · PAINSWICK ·

MURRAYS
SALES & LETTINGS

12 GYDE HOUSE
GYDE ROAD
PAINSWICK
GL6 6RR

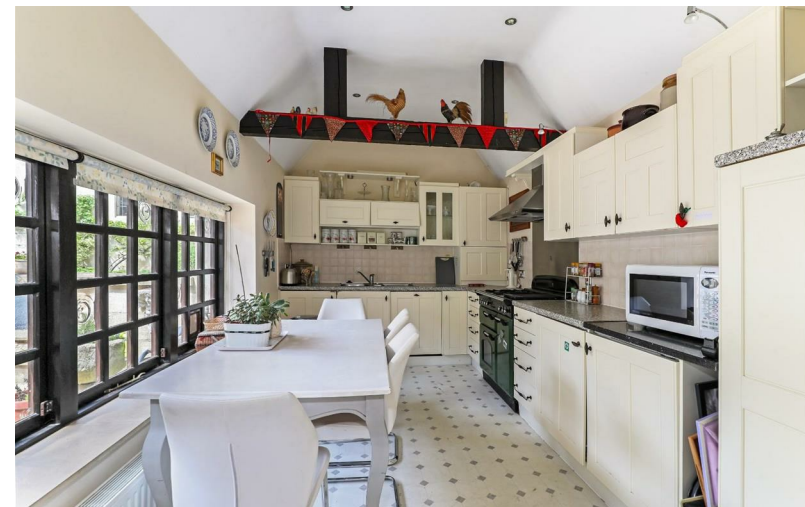
A bright two-bedroom apartment with vaulted living space, stylish mezzanine, courtyard garden, parking for two, and shared landscaped gardens.

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £325,000

FEATURES

- Period Converted Home
- Grade II Listed
- Full of Character
- Beautifully Appointed
- Vaulted Sitting/Dining Room
- 2 Bedrooms
- 2 Shower Rooms
- Courtyard Garden
- 5 Acres of Communal Garden
- Private Parking



DESCRIPTION

Gyde House is a magnificent Grade II listed Cotswold country house built in 1914 that has since been converted into 18 highly appointed houses and apartments. Number 12 is full of character features and has superb leaded light stone mullion windows throughout and is therefore lovely and light.

Like many of the Gyde House properties this one benefits from the impressive open plan vaulted sitting/dining room with mezzanine floor, suitable for a home office/study, there is also an impressive sized entrance hall, fully fitted kitchen/breakfast room, principal bedroom with en-suite shower room and a further bedroom and shower room. There is a small courtyard area to the front off the property perfect for alfresco dining.

The property is surrounded by beautifully kept mature communal gardens of approximately 5 acres, a gated private entrance and designated private parking for the apartment for 2 vehicles. The property is situated right on the Cotswold Way, the Painswick Beacon and Golf Course and is within easy walking distance to the centre of the village.





DIRECTIONS

The property is most easily located by leaving our office in Painswick in the direction of Cheltenham on the A46. After the first set of traffic lights turn left into Gloucester Street and continue to the top leading onto Gloucester Road. After a short distance turn right into Gyde Road where the handsome wrought iron gates leading to Gyde House can be found on the left hand side. Go through the gates, bearing around to the left of the property and the entrance to number 12 can be on the right just before the archway.

LOCATION

Painswick is one of the Cotswolds' finest villages, famous for its wealth of historic buildings. Gyde House is situated on the approach into the village.

The village has good local amenities, including a grocery store, several popular cafes, and a boutique hotel, The Painswick, all within walking distance of Gyde House. The village hosts numerous clubs and sporting activities, offering a range of activities for all ages.

One of the key draws to the area is the excellent choice of local schools, including several sought-after grammar schools in nearby Stroud, Gloucester, and Cheltenham, as well as The Croft Primary School in Painswick itself.

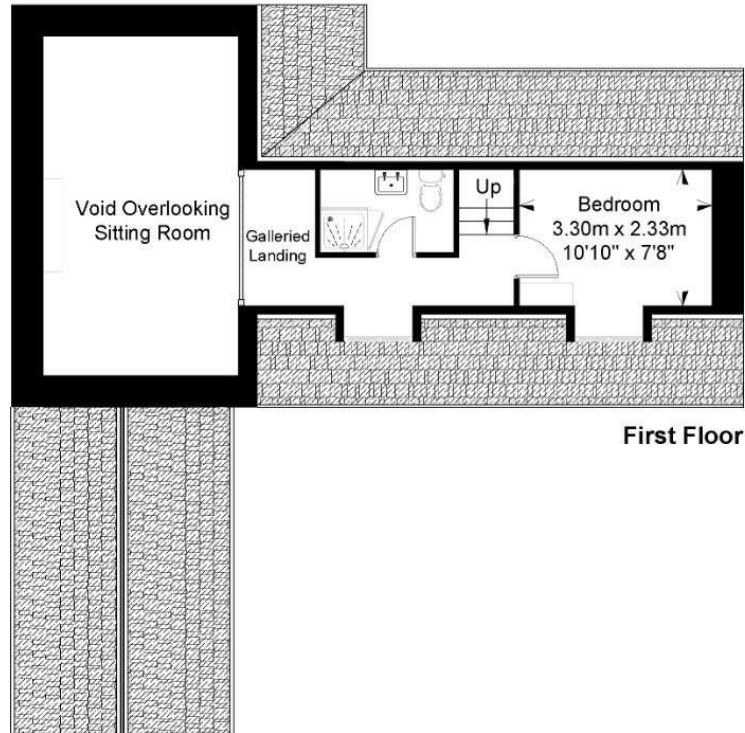
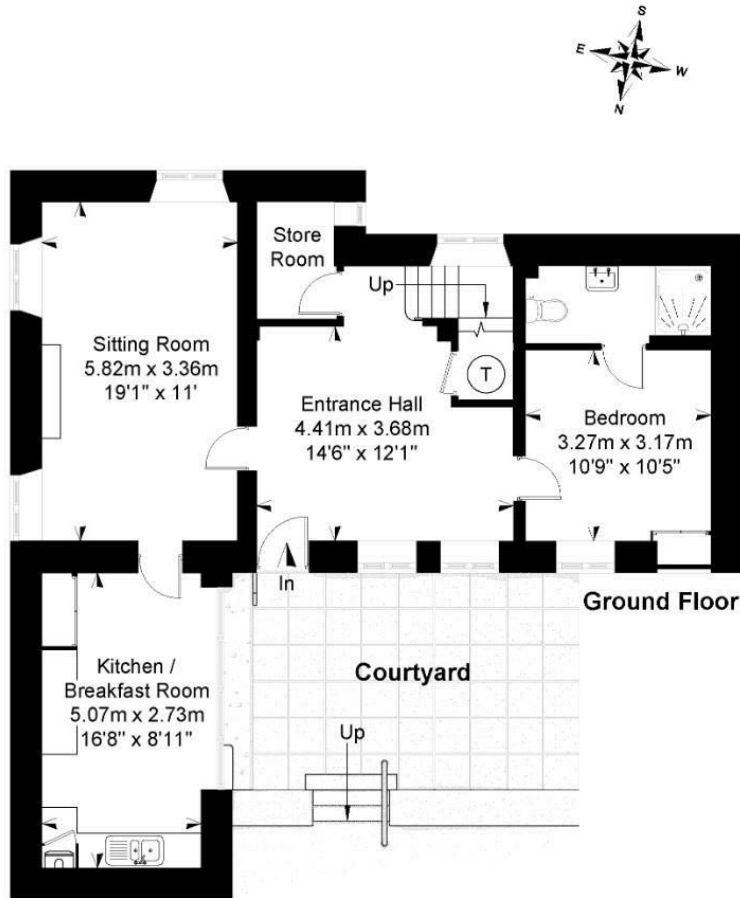
Painswick is surrounded by some of the most outstanding countryside the Cotswolds has to offer, offering a marvellous source of walks. There is also a challenging 18-hole golf course located on Painswick Beacon, together with the historic Rococo gardens nearby.

London is approximately 2 hours by road and 90 minutes from nearby Stroud Station to London Paddington. Painswick is easily accessible to the M5 motorway for Bristol or the West Midlands.



12, Gyde House, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 96 sq metres / 1033 sq feet



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07890 327 241
Job No SP3157

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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stroud@murraysestateagents.co.uk
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
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Leasehold

EPC

E

SERVICES

All mains' services are believed to be connected to the property. Gas central heating. Stroud District Council, tax band E, £2,838.78 (25/26). OFCOM checker, broadband, standard 16Mbps, Superfast 68Mbps. There is a twice annual service charge of £2,274.84.

SUBJECT TO CONTRACT

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