



LITTLE JASMINE COTTAGE · EDGE ROAD · PAINSWICK · STROUD

LITTLE JASMINE COTTAGE
EDGE ROAD
PAINSWICK
STROUD
GL6 6UW

A charming Cotswold stone cottage, with an abundance of renovation potential and scope for improvement.

BEDROOMS: 1

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £195,000

FEATURES

- Character Cottage
- Wood Burning Stove
- 1 Double Bedroom
- Ideal for Renovation
- Storage Space
- Village Location
- Entrance Porch
- Private Road
- Tall Ceilings
- Pretty Front Border



DESCRIPTION

Entering the property through the useful porch, you are welcomed into the living room, which features a wood-burning stove set within a Cotswold stone surround and hearth.

The kitchen comprises a range of wall and base units and benefits from dual aspect windows, allowing natural light to fill the space and offering flexibility for reconfiguration if desired.

On the first floor, there is a modest-sized double bedroom, serviced by the bathroom which provides ample storage and could easily be modernised to increase functionality and appeal.

Externally, the front of the property is bordered with shrubs, with potential to be transformed into a practical seating area.

Ripe for renovation, Little Jasmine represents a strong investment opportunity with the potential to be updated into a highly desirable pied-à-terre or rental property, offering scope to add value in a sought-after location.





DIRECTIONS

From our office in Painswick, turn left onto New Street and continue in the direction of Stroud for 150 yards. Turn right onto Edge Road, and the property will be found shortly afterwards, down a private lane, on the right-hand side.

LOCATION

Painswick is a 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.

There is a boutique hotel within a couple of minutes' walk, offering fine dining to non-residents and several stylish and independent coffee shops within a short walk.

For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

Painswick has easy commutes to Cheltenham, Gloucester and Stroud, where a combination of state and private schools. 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 of Little Jasmine.

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.



Little Jasmine, Edge Lane, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 48 sq metres / 516 sq feet

Simply Plans Ltd x© 2025

07890 327 241

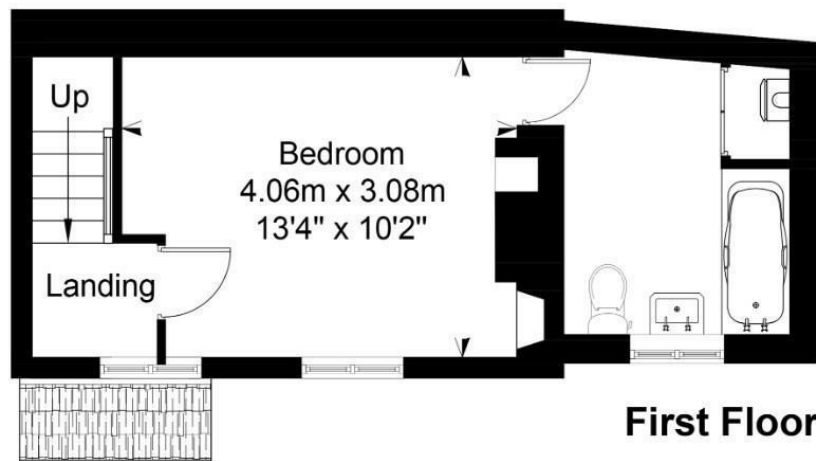
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This plan is for identification and guidance purposes only.

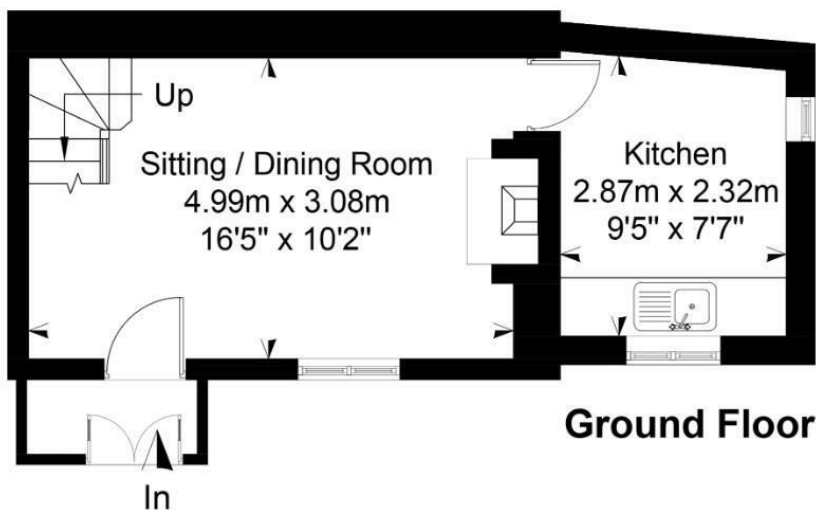
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

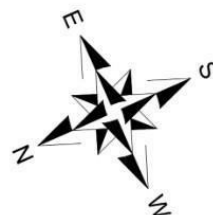
IPMS = International Property Measurement Standard



First Floor



Ground Floor



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

D

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, tax band B; £1,806.49 per annum (2025/2026). OFCOM Checker, Broadband, standard 20Mbps, superfast 80Mbps. Mobile, EE, O2, Three and Vodafone all variable or good.

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