



4 PROSPECT TERRACE · TIBBIWELL GARDENS · PAINSWICK

**MURRAYS**  
SALES & LETTINGS



**4 PROSPECT  
TERRACE TIBBIWELL  
GARDENS  
PAINSWICK**

An exciting opportunity to acquire a most attractive end-of-terrace Cotswold stone cottage in need of modernization, with a good-sized garden within easy reach of the excellent amenities in the center of this popular village, and also enjoying delightful views from its fine elevated position over the Painswick Valley

**BEDROOMS: 1**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £195,000**

**FEATURES**

- Period Cottage
- End of terrace
- In need of modernisation
- Lovely elevated position
- Centre of village
- Sitting/Dining Room
- 1 double Bedroom
- Good sized garden
- Lovely far reaching views
- Lots of potential



**DESCRIPTION**

4 Prospect Terrace is an exciting opportunity for someone to acquire a pretty end of terrace Cotswold stone period cottage full of charm and character and now in need of complete modernisation.

Set in an elevated position right in the heart of the village the property has huge scope to improve subject to the necessary planning consents and comprises; kitchen/breakfast room, utility room, sitting/dining room with access to garden, one double bedroom and a bathroom.

There is a good sized garden to the front of the property with patio/seating area at the top taking in the far reaching views over the Painswick Valley and beyond.







## DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Follow the road round to the left and then take the first right into Tibbiwell Lane. Go down the hill and right opposite Kemps Lane there is a gate on the left hand side leading to Tibbiwell Gardens and Prospect Terrace. Follow the path along the front of the first cottages on your left and then the entrance to 4 Prospect Terrace is the last one along the back of the terraced cottages in front of you.

## LOCATION

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. There is a boutique hotel within a couple of minutes walk from 4 Prospect Terrace, 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.

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 of 4 Prospect Terrace.

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.



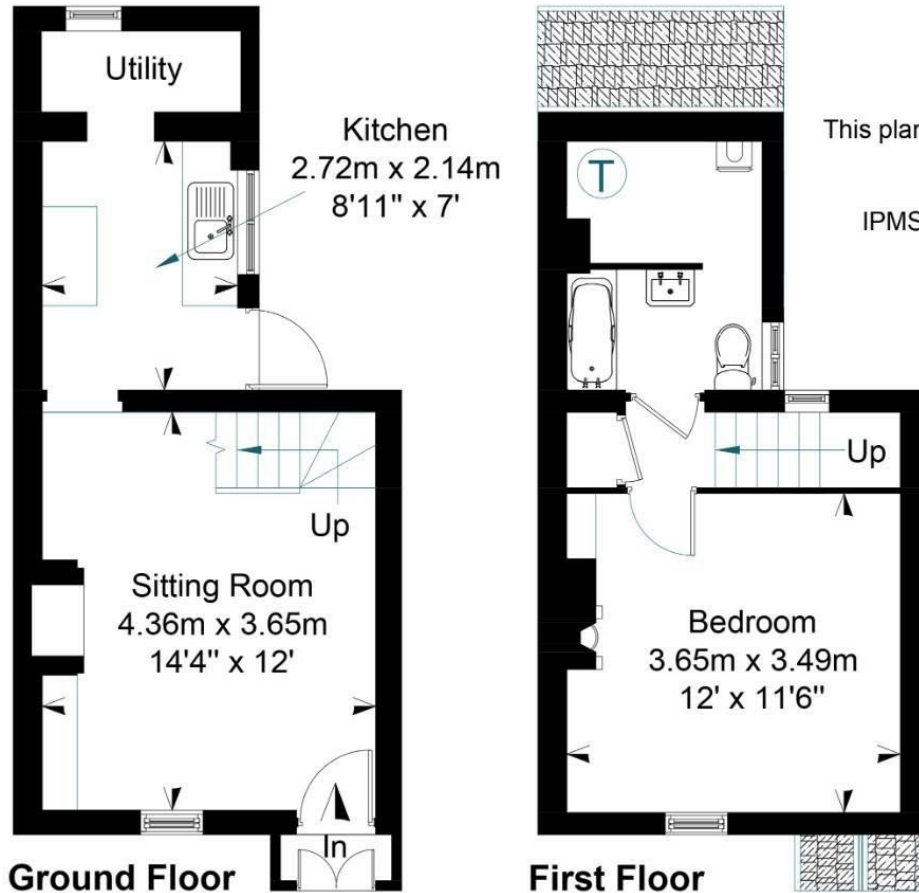


## 4 Prospect Terrace, Tibbiwell Gardens, Painswick, Gloucestershire

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

Simply Plans Ltd © 2025  
07890 327 241  
Job No SP3667

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



### 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

**MURRAYS**  
SALES & LETTINGS

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#### Painswick

01452 814655  
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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

Freehold

#### EPC

E

#### SERVICES

Gas central heating. Mains drainage.  
Water and electric are connected to the  
property. Stroud District Council Tax  
Band B £1,726.26. Ofcom checker:  
Broadband - standard 18 Mbps  
superfast 80 Mbps, Mobile Networks -  
EE, O2, Vodafone and Three all likely.

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