

WOODSIDE

PAINSWICK
GLOUCESTERSHIRE



Woodside Kings Mill Lane, Painswick, Stroud, Gloucestershire, GL6 6SA

A WELL PRESENTED DETACHED AND RENOVATED FAMILY HOME SET IN A LOVELY ELEVATED POSITION WITHIN THE SOUGHT AFTER VILLAGE OF PAINSWICK WITH LARGE GARDEN, DOUBLE GARAGE, PARKING AND LOVELY VIEWS

Entrance Hall, Sitting Room, Study, impressive open plan Kitchen/Dining/Family Room, Utility Room, Cloakroom, 4 Bedrooms, En-Suite Shower Room, family Bathroom, Double Garage, Parking, large landscaped Gardens and lovely Views

GUIDE PRICE £870,000

DIRECTIONS

From our Painswick office, follow the A46 in the direction of Stroud and take the first left immediately after the car park into Stamages Lane. Continue down the hill and turn left at the crossroads into Kings Mill Lane. Continue along the lane until you reach the right turn into Ticklestone Lane where Woodside can be found directly opposite on your left.

DESCRIPTION

Woodside is a modern detached family home set in a lovely elevated position with lovely views within walking distance of the heart of the sought after village of Painswick. The current vendors have renovated the property with the inclusion of an impressive and stylish kitchen/dining family room. Set over two floors, the property has a light and spacious feel. On the ground floor there is a sitting room, open plan contemporary kitchen/dining/family room with bi-fold doors leading out to the terrace, separate utility room, study/office and a cloakroom. Upstairs there is a master bedroom with en-suite shower room, 3 further bedrooms and a family bathroom. The double garage is underneath the property with electric doors, power and light, with parking in front.

A particular feature of the home is the large, beautifully landscaped and terraced gardens to the rear, mainly laid to lawn. There is also a good sized sun terrace/entertaining dining area leading off from the kitchen/diner with lovely views over the valley.

LOCATION

Kings Mill Lane is one of Painswick's best kept secrets. Tucked away on the edge of the village, this tranquil location provides the best of all worlds, offering a magical rural haven with deer frequently seen grazing the verges and pheasants strutting in the garden, whilst remaining within easy walking distance of the centre of the village. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and a good supply of local amenities including a popular primary school, two pubs, a bijou hotel just a short walk from Woodside and a small local restaurant and several independent coffee shops. There is also a well stocked village shop, chemist and even a highly acclaimed fabric shop. One of the many attractions to the area is the excellent schools, with grammar schools in Stroud,

Gloucester and Cheltenham, as well as numerous schools in the private sector. The village is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon, a huge expanse of common land offering a wonderful source of walks and far reaching views to the Malvern Hills and also host to a golf course.

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.

TENURE EPC SERVICES

**Freehold
EER: Current 73 / Potential 82**

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band G. Ofcom checker: Broadband - standard 16 Mbps superfast 38 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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



Woodside, Kings Mill Lane, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 156 sq metres / 1679 sq feet
Garage 24 sq metres / 258 sq feet

Total 180 sq metres / 1937 sq feet

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07890 327 241

Job No SP3627

This plan is for identification and guidance purposes only.

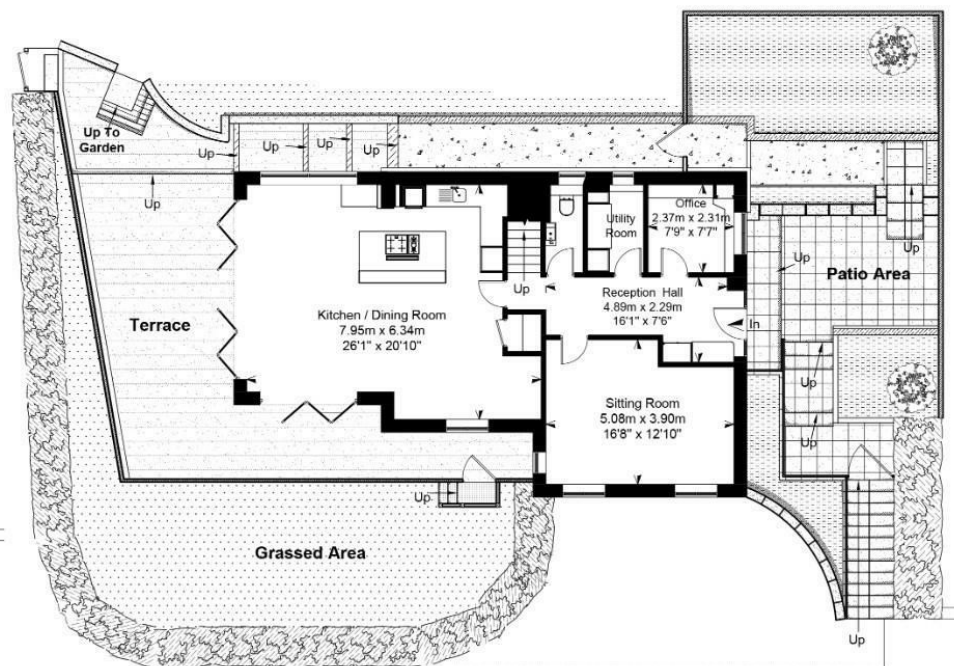
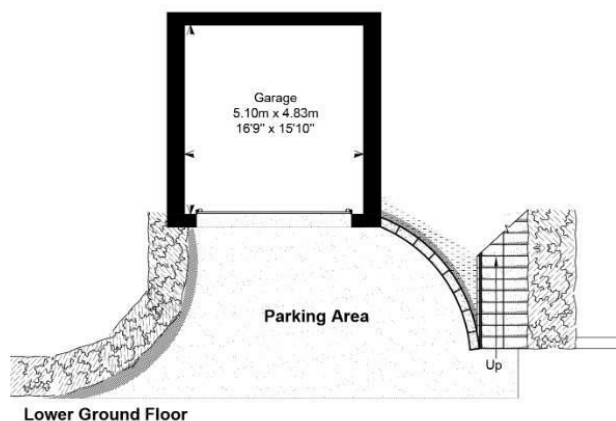
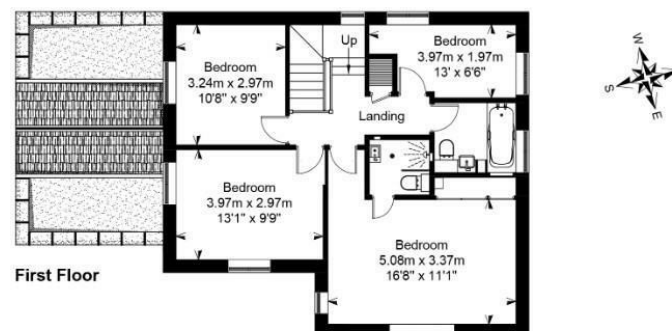
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



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