



38 ASHWELL · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS

38 ASHWELL
PAINSWICK
STROUD
GL6 6RL

A 3-bedroom home situated in the heart of picturesque Painswick, offering spacious and versatile accommodation, ideal for modern family living.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £295,000

FEATURES

- Views Of Church
- 3 Bedrooms
- Village Location
- Ample Storage
- Wood Burning Stove
- Ideal Family Home
- Front and Rear Garden
- Open Plan Kitchen Diner
- Near to Local School
- Cul-De-Sac



DESCRIPTION

The useful entrance hall leads into a spacious sitting room with a wood-burning stove as its focal point and a window overlooking the front garden.

The kitchen is fitted with a range of contemporary units, ample work surfaces, and a breakfast bar, with plenty of room for a dining table.

The dining/sunroom is filled with natural light from the double windows and skylights, with French doors leading to the garden. A cloakroom/WC completes the ground floor.

On the first floor, there are 3 good-sized bedrooms. The largest bedroom at the rear of the property enjoys views over the garden and nearby St Mary's Church and offers built-in wardrobes. Two well-appointed bedrooms and the bathroom can also be found.

Outside, the property is set back from the road by the lawned front garden. The rear garden is mainly laid to lawn, enclosed with a quaint wall and shrubs. A single en-bloc garage is located nearby.





DIRECTIONS

From Painswick, turn right onto New Street and continue for 500 yards. Then, turn left onto Gloucester Street and take the first left onto Churchill Way. Turn left onto Hyett Close and follow the road as it turns into Ashwell. The property will be found shortly afterwards on the left hand side.

LOCATION

Located in the sought-after village of Painswick, which is frequently referred to as the 'Queen of the Cotswolds', this home is nearby to an array of local amenities, including churches, highly recommended primary schools, a hotel, restaurants, two public houses, a weekly farmers market and a wide variety of shops.

The nearby golf course and Painswick Beacon offer lovely country walks whilst local attractions such as Rococo Garden and Tibbiwell Alpacas can also be enjoyed.

Stroud is less than 10 minutes' drive away and is well known for its award-winning farmers market, unique bohemian vibe and independent retailers. Cheltenham and Gloucester are around 30 minutes' drive and offer further amenities.

The 'good' rated primary school, The Croft, comes highly recommended by local families. Stroud, Gloucester and Cheltenham offer a broad choice of schools in the state and private sectors.

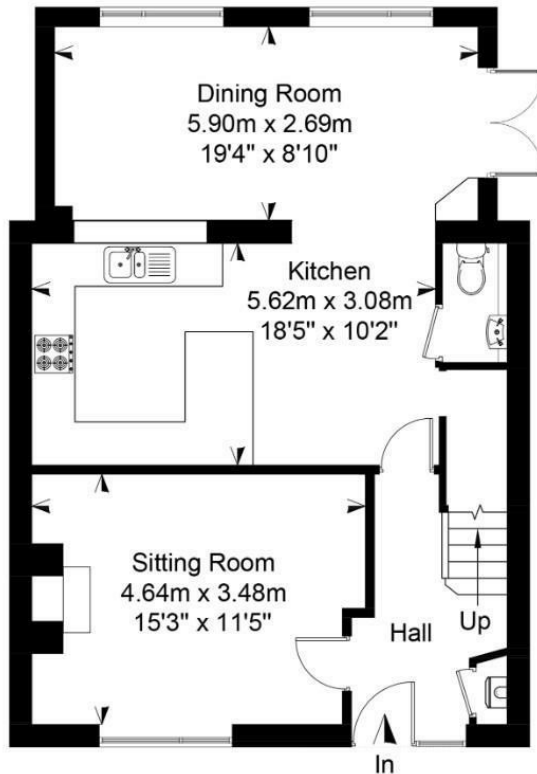


38 Ashwell, Painswick, Stroud, Gloucestershire

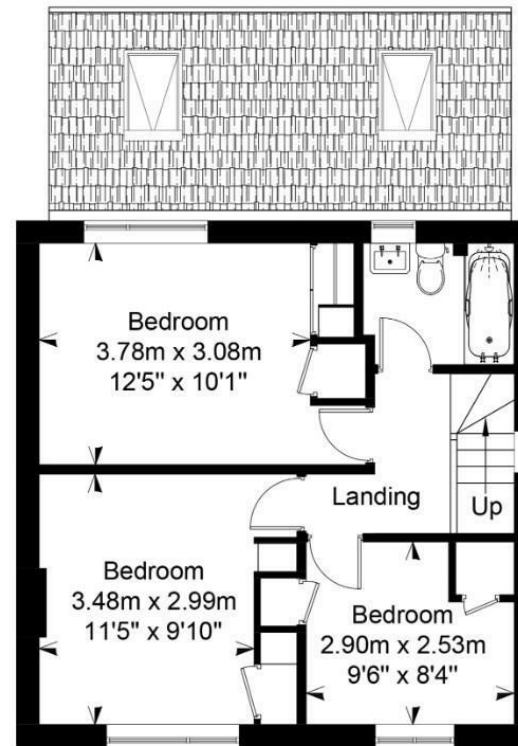
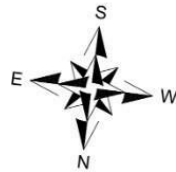
Approximate IPMS2 Floor Area
House 106 sq metres / 1141 sq feet

Simply Plans Ltd © 2025
07890 327 241
Job No SP3882

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



Ground Floor



First Floor

MURRAYS

SALES & LETTINGS

Stroud
01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick
01452 814655
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
Freehold
EPC
C

SERVICES
All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, tax band C; £2,064.56 (2025/2026). OFCOM checker, broadband; Standard 17Mbps and Superfast 51Mbps. Mobile, EE, O2, Three and Vodafone are all likely or variable.

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

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