



9 CHURCHILL WAY · PAINSWICK

MURRAYS
SALES & LETTINGS

9 CHURCHILL WAY
PAINSWICK
STROUD
GL6 6RQ

An excellent modern terraced 3 bed family home with garden, garage and parking close to the heart of the sought after Cotswold village of Painswick and within easy walking distance to all its local amenities.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £325,000

FEATURES

- Terraced modern family home
- Close to centre of village
- Great first time buy or rental investment
- Well presented
- Sitting/dining room
- Fully fitted kitchen
- 3 bedrooms, 1 en-suite shower
- Family bathroom
- Garage and parking
- Gardens to front and rear



DESCRIPTION

9 Churchill Way is a well presented and spacious terraced family house set in a sought after location within easy walking distance of the centre of the village. The property has been recently rented out and would make an ideal rental investment, first time buy or family home.

With light and airy rooms there is an entrance porch, good sized sitting/dining room and a fully fitted kitchen all on the ground floor. The kitchen has access to a courtyard garden at the rear where there is also the garage and parking space. Some of the properties nearby have converted the garage into the main house to provide further accommodation or a large kitchen/dining/family room.

Upstairs there are 3 bedrooms, 2 doubles and a single, one of the doubles has an en-suite shower and there is also a family bathroom.

There is a garden to the front of the property and a good sized courtyard garden to the rear with parking space and access to the garage. The rear of the property is accessed from Hyett Close.





DIRECTIONS

Follow the A46 from our Painswick office, in the direction of Cheltenham, taking the first left at the crossroads, into Gloucester Street. After approx. 20 yards, turn left into Churchill Way where number 9 can be found after a short distance on the left hand side. The vehicular access is behind the property, turn left into Hyett Close and immediately left again which takes you to the rear of Churchill Way.

LOCATION

Churchill Way is ideally located for easy access to village amenities, the local primary school and transport links. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. 9 Churchill Way is within easy walking distance of the centre of the village, with two popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well-stocked village shop within five minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham and the village primary school just two minutes walk away. Painswick is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

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.

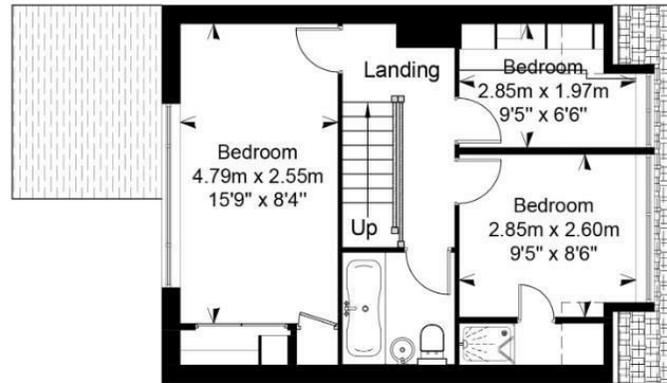


9 Churchill Way, Painswick, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	73 sq metres / 786 sq feet
Garage	12 sq metres / 129 sq feet
Total (Includes Limited Use Area)	85 sq metres / 915 sq feet 2 sq metres / 21 sq feet

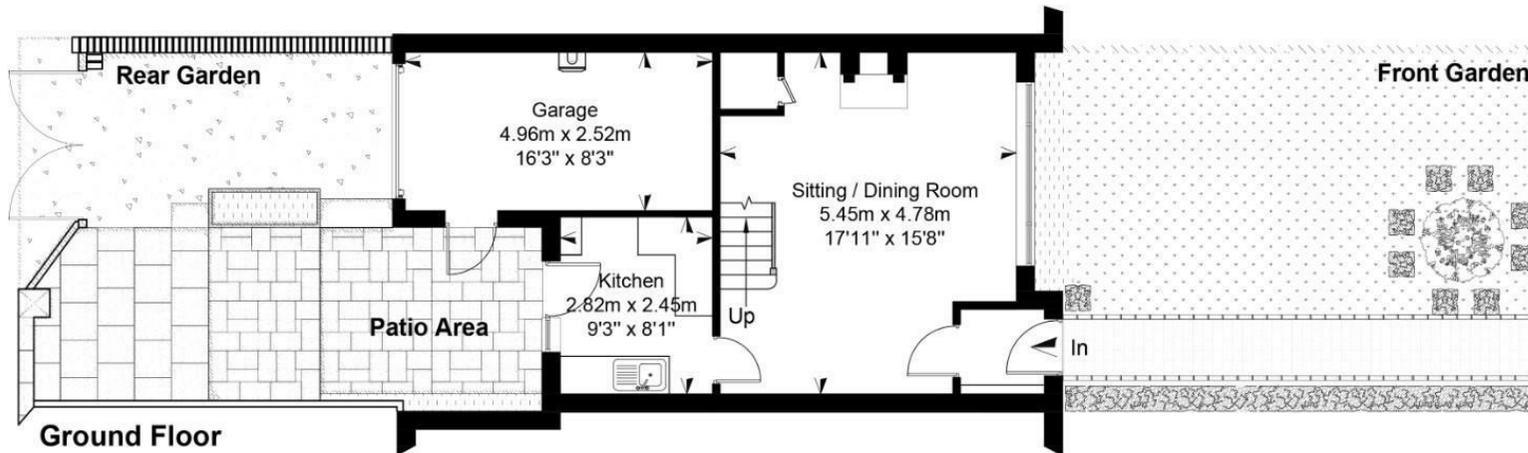
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



First Floor

⋮ = Limited Use Area



SUBJECT TO CONTRACT

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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

D

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D £2,322.63. Ofcom Checker: Broadband - standard 17 Mbps Superfast 42 Mbps, Mobile Networks - EE, O2, Vodafone, Three all likely.

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