

PACKERS · EDGE ROAD
PAINSWICK



MURRAYS
SALES & LETTINGS



BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £1,500,000

- Substantial Family Home
- Period Features
- Large Landscaped Garden
- Original Coach House
- Walking distance to local amenities
- Central Village Location
- Grade II Listed
- Plentiful Parking
- Pretty Views over the Village and Churchyard
- Excellent Schools

A handsome family home hidden away in the heart of the village with a wealth of period charm, large garden and ample gated parking

Description

Tucked away behind private gates, Packers is one of Painswick's hidden gems. Opening to a spacious courtyard, the property has a unique French country feel imbued with Cotswold charm.

Originally home to the Packer family in the early 18th Century, the property exudes historic character with a wealth of period features including aged beams and stone fireplaces.

The house opens to a sizeable reception hall ideal for welcoming guests and creating an immediate sense of space which continues throughout the property.

The kitchen is set to the rear of the house along with an open-plan dining area. Fitted units provide ample discreet storage and

there is breakfast bar seating for relaxed dining. There is room for a large dining table for supper parties and family gatherings and a door opens to the patio for summer entertaining.

A good-sized sitting room works equally well for hosting as for cosy evenings in front of the woodburning stove and access to the patio opens the room up to the garden for the warmer months. Deep stone sills and wooden shutters add warmth and character.

Steps lead down to a home office, along with a cloakroom, laundry and boot room. True to the quirky charm of the house, a door opens from the boot room to New Street, giving instant access to the heart of the village.

Five bedrooms are located across the upper two floors with 3 first floor bedrooms, one with en-suite, along with a family bathroom plus a further two bedrooms, snug/playroom and a shower room on the top floor. The snug is currently used as a sixth bedroom and works well as such. All of the rooms benefit from pretty views of the garden, village and church spire.

The principal bedroom offers a superb statement suite with room for a sofa along with a glass panelled mezzanine dressing room with bespoke storage.

Garden and Grounds

Packers' walled garden is a hidden delight. Extending to circa 0.3 acres, the level lawn is enveloped with well-stocked and carefully planted borders, along with a choice of pretty seating areas. A tall red brick

boundary wall provides privacy and also adds to the charm of this quintessentially English country garden.

A shed provides useful storage along with outbuildings including the original coach house. A gravel parking area provides parking for multiple cars, a rare asset in the heart of the village.



Location

The location of Packers is something of a rare find. Hidden away behind large gates, the property offers seclusion and privacy whilst still within minutes from the centre of the village.

The main access to the house leads off a quiet country lane but in line with the quirky charm of the property, there is a further access door leading directly off New Street, which only the initiated would link to Packers.

Painswick offers a host of amenities including two village pubs, a chemist, three independent coffee shops, village store and even has its own fabric shop, all within minutes of Packers. The village church with its beautifully manicured yew trees is also just minutes away.

Well-placed for access to nearby towns, Cheltenham and Stroud are both within easy reach. Renowned for its famous race course, Cheltenham also offers excellent shopping and plays host to its well known festivals, including the Literature Festival.

Stroud has a more bohemian atmosphere

and a strong arts culture, along with an award-winning Saturday Farmers Market. Stroud also benefits from several leading supermarkets including Waitrose.

There are regular train services into London Paddington from Stroud mainline station, circa 90 minutes and also good links to major road networks including both the M4 and M5 motorways.

There are excellent schools in the area, including Cheltenham Ladies' College and Cheltenham College, as well as Beaudesert Park and many other sought-after schools in both the private and public sectors. There are also several grammar schools in nearby Stroud and Gloucester.

The countryside around Painswick is totally unspoilt and a marvellous source of walks including Painswick Beacon which also hosts a challenging 18 hole golf course and the Rococo Gardens on the outskirts of the village are also well-worth a visit.



Directions

From our Painswick office follow New Street in the direction of Stroud and take the first right hand turn opposite the church, into Edge Lane. Packers is the third property on the right with tall green gates and gravel parking to the front of the house.





MURRAYS

SALES & LETTINGS

Stroud

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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 CH. Stroud District Council Tax Band F, £3,354.92. Ofcom checker: Broadband Standard 20 Mbps, Superfast 80 Mbps; Mobile EE, Vodafone & Three

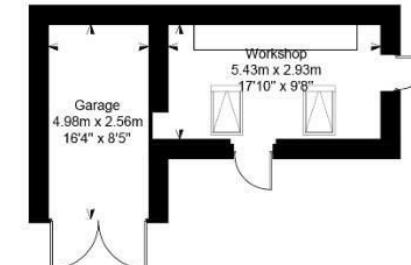
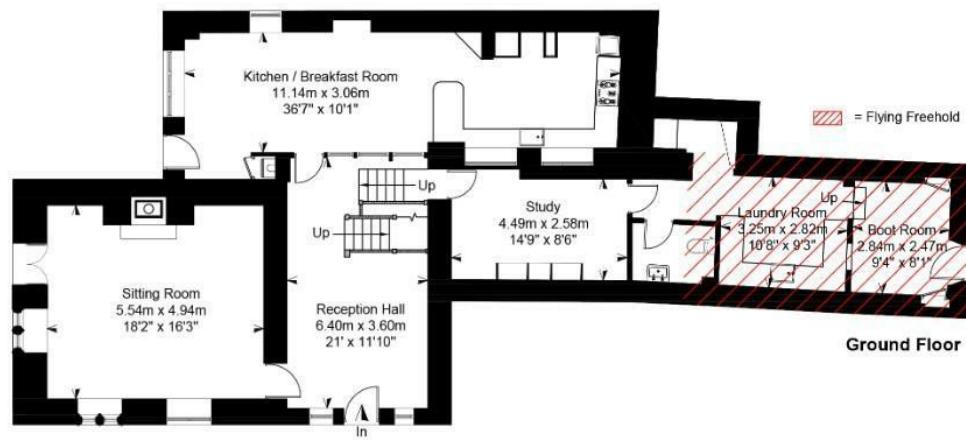
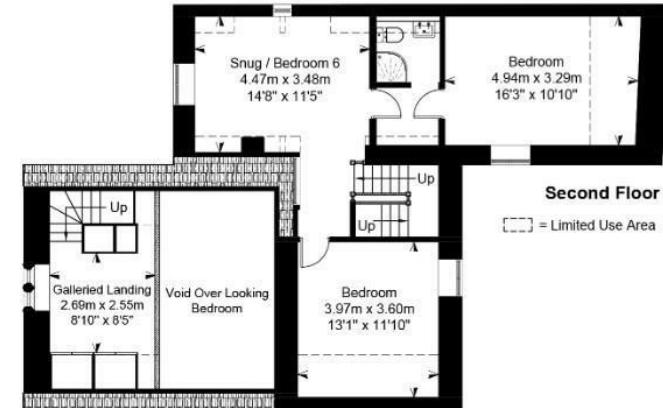
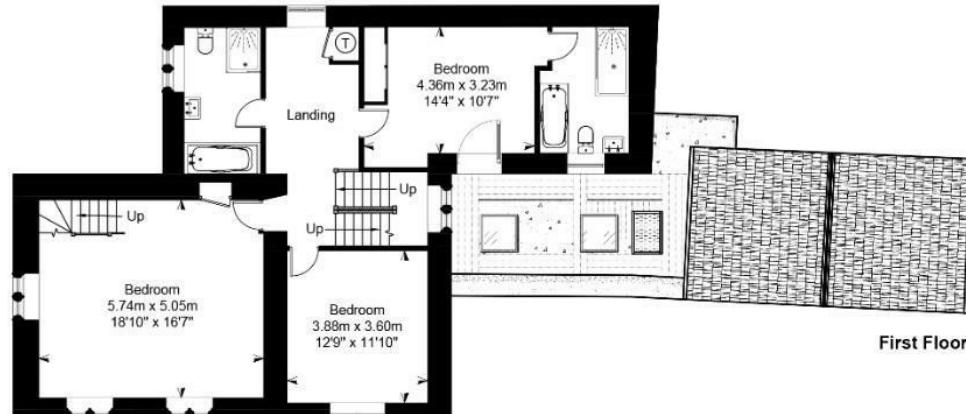
For more information or to book a viewing please call our Painswick office on 01452 814655

Packers, New Street, Painswick Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	306 sq metres / 3294 sq feet
Garage	12 sq metres / 129 sq feet
Workshop	16 sq metres / 172 sq feet
Total (Includes Limited Use Area)	334 sq metres / 3595 sq feet 14 sq metres / 150 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



SUBJECT TO CONTRACT

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