



HILL VIEW · BEACON CLOSE · PAINSWICK

MURRAYS
SALES & LETTINGS

HILL VIEW BEACON CLOSE
CHELTENHAM ROAD
PAINSWICK
GL6 6UF

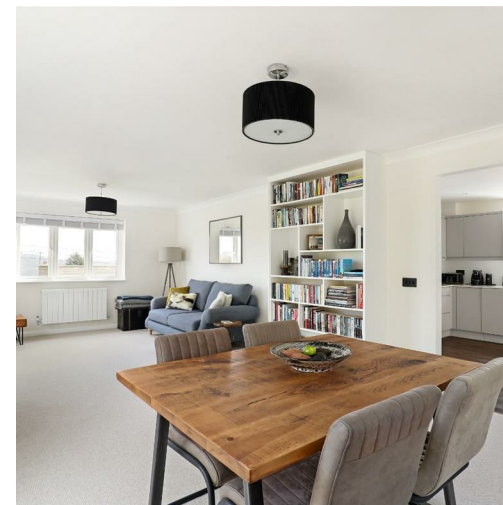
A beautifully renovated and extended detached 3 bedroom modern family home set in a stunning elevated position perched on the side of the Painswick Beacon with landscaped gardens, parking and lovely far reaching views.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £695,000

FEATURES

- Beautifully presented detached house
- Fully renovated
- Extended
- Lovely elevated position
- Stunning views
- Open plan living
- Sun room
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Landscaped gardens and parking



DESCRIPTION

Hillview is a beautifully renovated and extended detached home set in the most stunning elevated location, right on the Painswick Beacon with access straight onto the Beacon, the golf course and the famous Cotswold Way.

The current vendors have stylishly renovated the property throughout with the addition of a garden room extension off the kitchen. The bedrooms are situated on the ground floor with a master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. The main living accommodation is upstairs to take full advantage of the stunning views with a fully fitted kitchen opening into a good sized sitting room with two sets of doors leading to the sun terrace and gardens, the south facing garden/dining room extension to the rear has bifold doors to another sun terrace and there is also a cloakroom and a utility room.

The property has lovely landscaped gardens with an array of mature shrubs and flower borders, 2 sun terraces, plenty of parking and access straight out onto The Beacon, all overlooking the far reaching panoramic views.





DIRECTIONS

The property is most easily located by leaving our office in the direction of Cheltenham on the A46. Leave the village passing the hamlet of Paradise on your right hand side and after a short distance you will see a row of properties on your left. About half way along these you will see the turning into Beacon Close on your left. Continue right to the top of the hill where Hillview can be found as the last property at the top.

LOCATION

Hillview is set at the top of a private road known as Beacon Close and right on The Painswick Beacon in a little hamlet of houses on the outskirts of Painswick.

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



Hill View, Beacon Close, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House

127 sq metres / 1367 sq feet

(Includes Limited Use Area

6 sq metres / 64 sq feet)

Simply Plans Ltd © 2025

07890 327 241

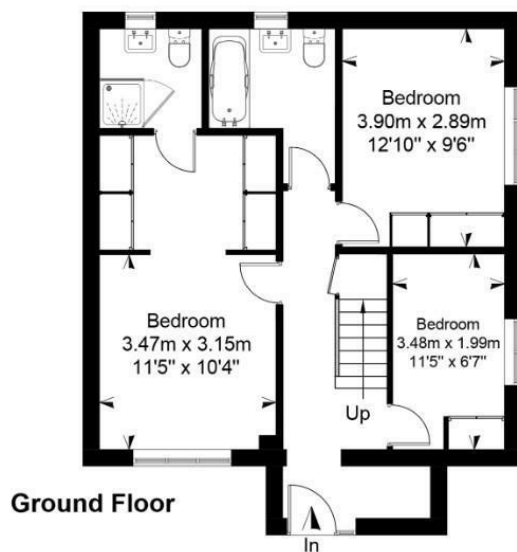
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



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

Mains Electricity, Water and Sewage are believed to be connected to the property. Oil CH. Stroud District Council Tax Band E, £2, 838.78. Ofcom Checker: Broadband - Standard 9 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor is limited, Outdoor all likely.

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