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THE CHESTNUTS, 1 GLOUCESTER RD, PAINSWICK, STROUD, GL6 6RA

The Property

Set within a small enclave of four properties on the edge of the highly sought-after village of Painswick, this extended detached family home offers spacious, flexible and well-balanced accommodation, with a layout that works beautifully for modern family life.

An entrance porch opens into a welcoming hallway, with useful understairs storage and access to two reception rooms, a cloakroom and a large open-plan living area. To the front of the property, a versatile reception room is currently arranged as a reading room, with full-height windows drawing in excellent natural light and a further side window creating a bright dual aspect feel. This room would work equally well as a playroom, family room or study, depending on requirements. Further along the hallway is a second reception room, currently used as a home office. Fitted storage and work surfaces run along two walls, creating a practical workspace, while the side aspect window allows natural light into the room. There is also a door leading directly through to the laundry/boot room, adding to the practical flow of the ground floor. The proportions of the room would also lend themselves well to hobbies, music or additional reception area if preferred. A cloakroom is positioned off the hallway before the accommodation opens into the main living area, which forms the heart of the home.

The family living area enjoys a striking full-length picture window overlooking the garden, allowing the greenery outside to become part of the room itself. A contemporary inset log burner creates an attractive focal point and gives the area a warm yet modern feel. The room comfortably accommodates larger furniture while still retaining an open atmosphere. Open to this is a further snug area, creating a softer and more informal family area, ideal for reading, relaxing or everyday family living while remaining connected to the wider entertaining area. The accommodation flows naturally into the dining area, which sits beneath a vaulted ceiling with Velux roof windows, allowing additional light to pour into the area throughout the day and creating a wonderful sense of height and openness. French doors, fitted with removable shutters, open directly onto the garden and terrace, creating a lovely connection between inside and out, particularly during the warmer months when the living area can naturally extend outside. The dining area leads neatly into the fitted kitchen, finished in dark green cabinetry with quartz worktops. The kitchen provides excellent storage and a beautifully considered finish, with integral appliances including an induction hob, oven, extractor, fridge freezer, microwave and dishwasher. The sink is positioned beneath a window overlooking the garden, enhancing the connection between the home and its setting.

Leading from the kitchen is a generous laundry/boot room, also enjoying a vaulted ceiling with Velux roof window, adding natural light and a sense of height to this highly practical area. The room is fitted with further storage cupboards, additional work surfaces, a sink and space for a washing machine and tumble drier. A door opens directly outside, making this a particularly useful area for everyday family life, gardening, children, pets or muddy countryside walks. An additional internal door leads conveniently back through to the reception room currently used as a home office, creating a practical and flexible flow to the accommodation.

The overall arrangement of the ground floor works particularly well, with clearly defined areas for relaxing, entertaining, dining and home working, all connected by a natural and flowing layout. There is also a degree of flexibility within the accommodation, offering potential for future adaptation depending on individual requirements.

Stairs rise to the first-floor landing, where doors lead to all bedrooms and the family bathroom. The landing benefits from a substantial built-in storage cupboard, together with a loft hatch providing access to the roof space. Bedroom one is positioned to the front of the property and feels particularly spacious, comfortably accommodating a king-size bed together with additional furniture. A full wall of fitted wardrobes provides excellent storage, while the large window allows natural light into the room. Bedroom two is positioned to the rear and enjoys attractive elevated views across the garden and surrounding greenery, enhancing the peaceful feel of the property. Bedroom three enjoys a front aspect outlook and creates another comfortable, well-proportioned double bedroom. Bedroom four is another generous double bedroom, positioned to enjoy the rear outlook and a strong sense of privacy.

The bedrooms are complemented by a spacious four-piece family bathroom, fitted with a substantial freestanding shower cubicle, bath, low flush WC and vanity unit, together with an obscured rear window allowing natural light while maintaining privacy. Whilst functional, some buyers may wish to modernise the current arrangement, and there appears to be potential, subject to any necessary consents, to reconfigure the area to provide an en-suite to one of the bedrooms while still retaining a family bathroom. The substantial landing cupboard could also potentially be incorporated into any future redesign, depending on requirements.

VIEWERS MUST BE IN A POSITION TO PROCEED.

AGENTS NOTE: Solar PV and battery storage have been added since the last EPC was carried out.





Outside

Outside, the gardens wrap naturally around the home, creating a generous and practical outside area with a good sense of space around the property. Predominantly laid to lawn for ease of maintenance, they offer a usable setting well suited to family life, children, pets and outdoor entertaining.

Access into the garden is provided directly from the French doors within the dining area, allowing an easy connection between inside and out, particularly during the warmer months. Further access is provided from the laundry/boot room, together with gated access to either side of the property, allowing practical movement around the plot and convenient access from the driveway and frontage. The integral double garage also benefits from a rear access door opening directly into the garden.

Directly adjoining the property is a paved terrace, creating a natural seating and entertaining area positioned to overlook the garden. From here, pathways lead through the grounds, with the lawned areas wrapping around the home and bordered by mature trees, established shrubs and attractive stone walling, which help soften the setting and provide a more established feel.

The main gardens are predominantly laid to lawn, offering a blank canvas for buyers who may wish to further landscape, plant or personalise the outside space over time. The current arrangement keeps the gardens easy to maintain while still providing generous outdoor space for everyday use.

A pathway continues through the garden towards a useful shed, positioned within the grounds and ideal for general storage, gardening equipment or workshop use.

The overall plot offers a practical balance between open lawned areas, paved seating space and more sheltered corners, with attractive outlooks back towards the house from various points within the garden.

The integral double garage further enhances the practicality of the property. In addition to providing parking and storage, the garage benefits from windows to the rear and natural light inside, creating potential for workshop space, hobbies, a home gym or further ancillary use, subject to any necessary consents. Combined with a wealth of driveway parking, an electric roller shutter door and an electric vehicle charging point, the outside space works well for both everyday family living and entertaining.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating C



Location

The property is positioned on the edge of the highly desirable Cotswold village of Painswick, often referred to as the "Queen of the Cotswolds" and renowned for its characterful architecture, historic churchyard and thriving village community.

Painswick offers an excellent range of day to day amenities including a village shop, pharmacy, cafés, pubs, restaurants, art galleries and a popular golf course, together with the well regarded Painswick Rococo Garden and numerous countryside walks directly accessible from the village itself.

The village also benefits from a primary school together with good access towards a range of sought after grammar and independent schools within nearby Stroud and Gloucester.

For commuters, there is convenient access towards the A46 and M5 motorway network, while mainline railway stations at Stroud and Gloucester provide services towards London, Cheltenham and the wider South West.

The surrounding area is particularly well known for its beautiful rolling countryside, walking routes and traditional Cotswold villages, making the location highly appealing for those seeking a balance between village living and accessibility



Directions

From Stroud, proceed north along the A46 towards Painswick for approximately 4 miles, taking around 10 minutes by car. Upon reaching the traffic lights within the centre of the village, turn left onto Gloucester Street. Continue along Gloucester Street, following the road uphill and around to the left on to Gloucester Road where the entrance driveway for The Chestnuts will be found on the left-hand side, clearly identified by our For Sale board [///upwards.puddings.mint](http://upwards.puddings.mint)

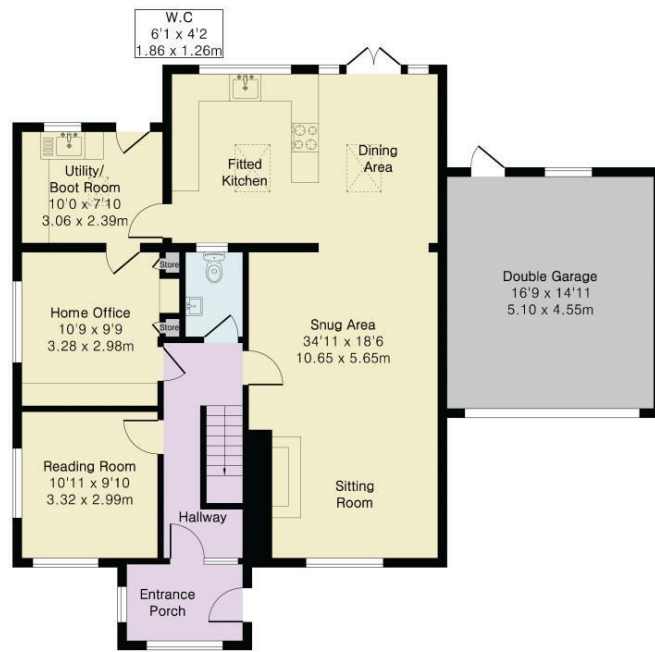


**Approximate Gross Internal Area 1717 sq ft - 160 sq m
(Excluding Garage)**

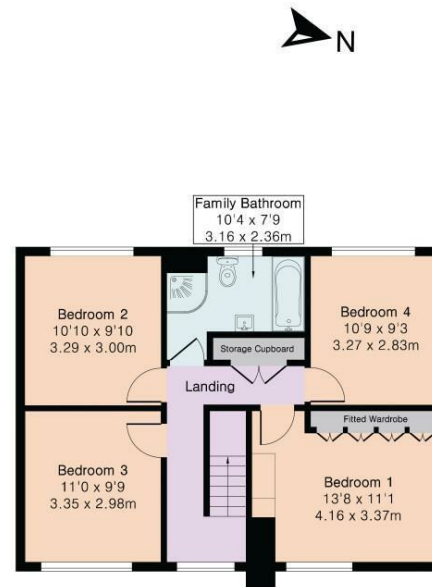
Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 663 sq ft – 62 sq m

Garage Area 250 sq ft – 23 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		69	79
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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