



A

ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



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

The Property

Set within a small enclave of just four properties on the edge of highly sought-after Painswick, this extended detached family home offers generous and flexible accommodation, thoughtfully arranged for modern family life and offered to the market by motivated sellers who are relocating for work.

From the moment you arrive, the property has a welcoming feel, with a sense of space, light and practicality running throughout. A useful entrance porch opens into the hallway, where there is understairs storage, a cloakroom and access to the principal ground floor rooms.

To the front of the home, a versatile reception room, currently used as a reading room, enjoys full-height windows and a bright dual aspect. This is a wonderfully adaptable space, equally suited as a playroom, family room, snug or study. A further reception room is currently arranged as a home office, fitted with storage and work surfaces, with a side-facing window and an internal door connecting conveniently through to the laundry/boot room.

The heart of the home is the impressive open-plan living, dining and kitchen space, designed to bring family life together while still offering beautifully defined areas for relaxing, dining and entertaining. A striking full-length picture window frames the garden and draws the outside in, creating a lovely connection with the greenery beyond. A contemporary inset log burner forms a warm focal point, while the adjoining snug offers a softer, quieter area for reading, unwinding or everyday family life.

The dining area sits beneath a vaulted ceiling with Velux roof windows, giving the room a wonderful sense of height and natural light. French doors, with removable shutters, open directly onto the garden and terrace, making this a sociable and inviting space throughout the seasons.

The fitted kitchen is beautifully finished with dark green cabinetry and quartz work surfaces, providing excellent storage and a calm, contemporary feel. Integrated appliances include an induction hob, oven, extractor, fridge freezer, microwave and dishwasher, while the sink is positioned beneath a garden-facing window, further enhancing the connection with the outside space.

From the kitchen, the generous laundry/boot room continues the sense of practicality, with a vaulted ceiling, Velux roof window, further storage, work surfaces, sink and space for laundry appliances. A door opens directly outside, making this an ideal everyday entrance for children, pets, gardening and muddy countryside walks.

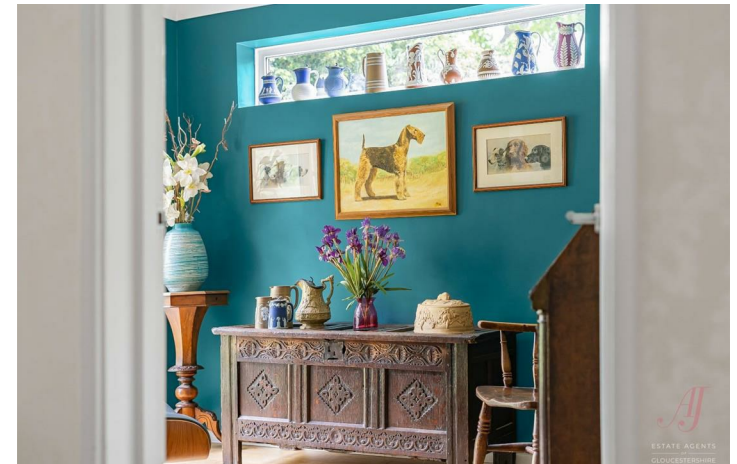
The ground floor has a natural and easy flow, offering space for relaxing, entertaining, home working and practical family life, with excellent flexibility for future adaptation depending on individual needs.

Upstairs, the landing provides access to all four bedrooms, the family bathroom, a substantial storage cupboard and loft space. Bedroom one is a spacious front-facing room, fitted with a full wall of wardrobes and offering plenty of space for a king-size bed and additional furniture. Bedroom two enjoys attractive elevated views across the garden and surrounding greenery, while bedrooms three and four are both comfortable, well-proportioned double rooms.

The bedrooms are served by a spacious four-piece family bathroom, fitted with a freestanding shower cubicle, bath, low flush WC and vanity unit. Whilst functional, some buyers may wish to modernise, and there appears to be potential, subject to any necessary consents, to reconfigure the space to create an en-suite while still retaining a family bathroom.

This is a spacious and versatile family home in a sought-after Painswick setting, offering excellent living space, a lovely connection to the garden and a layout that can adapt beautifully as family needs change.

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 setting with space to relax, entertain and enjoy the changing seasons. Predominantly laid to lawn for ease of maintenance, the garden offers an attractive balance of open space, mature planting and established borders, giving the property a wonderful sense of greenery and breathing room.

French doors from the dining area open directly onto the paved terrace, creating an easy flow between inside and out, particularly during the warmer months. This is an ideal spot for outdoor dining, morning coffee or relaxed summer evenings overlooking the garden, with the adjoining lawn providing a lovely outlook from the main living space.

The layout has been thoughtfully arranged for everyday use, with further access from the laundry/boot room, gated access to either side of the property and a rear door from the integral double garage. This works especially well for children, pets, gardening and muddy countryside walks, allowing the outside space to be enjoyed without compromising the flow of the home.

Pathways lead through the grounds, with lawned areas wrapping around the property and softened by mature trees, established shrubs and attractive stone walling. The gardens also offer a lovely blank canvas for buyers wishing to further landscape, plant or personalise the space over time, while remaining easy to maintain as they are. A pathway continues towards a useful garden shed, ideal for storage, gardening equipment or workshop use.

The integral double garage further enhances the appeal of the property, with natural light, rear garden access and an electric roller shutter door. This generous space offers excellent potential for hobbies, storage, a home gym or workshop area, subject to any necessary consents. Together with ample driveway parking and an electric vehicle charging point, the outside space has been designed to support both everyday family living and relaxed 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



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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)

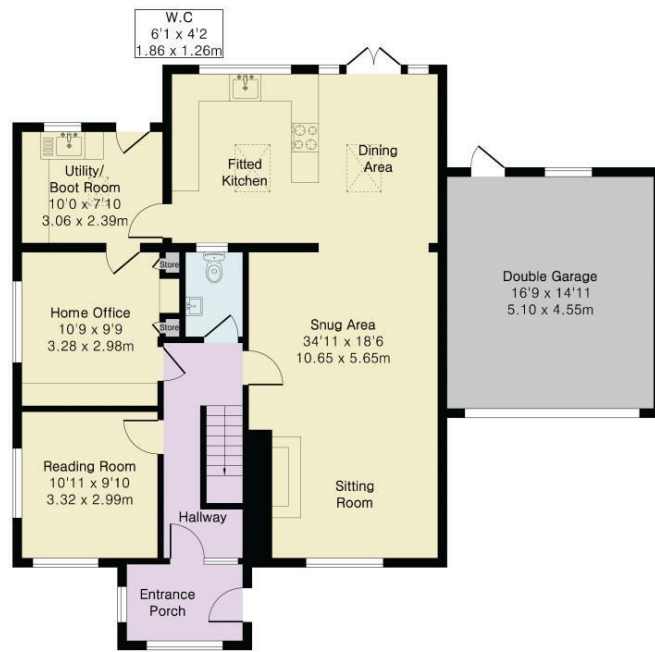


**Approximate Gross Internal Area 1717 sq ft - 160 sq m
(Excluding Garage)**

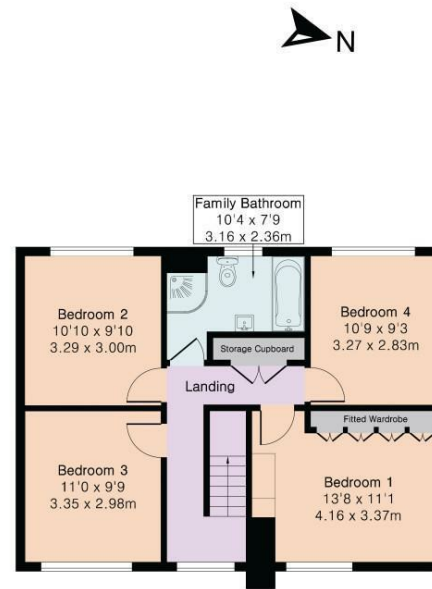
Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 663 sq ft – 62 sq m

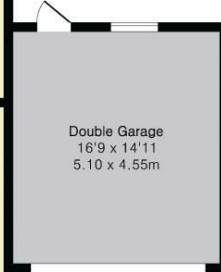
Garage Area 250 sq ft – 23 sq m



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 | |

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