

FIRLE
PAINSWICK



WHITAKER
SEAGER



FIRLE, BLAKEWELL MEAD, PAINSWICK, STROUD, GL6 6UR

AN ATTRACTIVE FOUR-BEDROOM DETACHED
HOUSE ENJOYING A PEACEFUL AND IDYLIC
LOCATION WITHIN A PRIVATE ROAD.

The property

Set along one of Painswick's most sought-after private roads, just a short stroll from the village centre, this attractive 1930s detached house has been thoughtfully updated and reconfigured by the current owner to suit modern living. Predominantly arranged over one floor, the property also benefits from a superb first floor principal bedroom suite enjoying far reaching countryside views. The entrance hall provides access to three ground floor bedrooms, one of which is currently used as a flexible study/home office. The charming sitting room features a bay fronted window, a distinctive door opening onto the front garden and patio, a feature fireplace with mantel, and a bright dual aspect outlook.

The dining room has stairs rising to the first floor and at the opposite end, an archway flows through into the kitchen, fitted with a range of wall and base units, a single drainer sink, plumbing for a dishwasher, a gas

cooker point, and a useful walk in pantry cupboard with additional storage nearby. The kitchen enjoys a rear aspect and direct access to the garden, and in turn leads to a practical utility area with further storage units and plumbing for both a washing machine and tumble dryer.

The ground floor bathroom is fitted with a panelled bath with Mira shower over, part tiled walls, WC, and wash hand basin.

Occupying the first floor, the principal bedroom enjoys stunning views across the front garden and surrounding countryside. It is complemented by an en suite shower room featuring a heated towel rail, vanity unit with wash hand basin, and WC. A discreet doorway from the bedroom also provides easy access to a spacious loft storage area.

The property is heated by gas central heating and has mains drainage.

Ofcom rates the broadband reception available as superfast and the mobile reception as good.





Guide price
£625,000

- *Entrance Hallway*
- *Sitting Room*
- *Dining Room*
- *Kitchen/Utility Room*
- *Downstairs Bathroom*
- *Three Ground Floor Bedrooms*
- *First Floor Main Bedroom & En-Suite*
- *Double Garage*
- *Landscaped Garden with Far Reaching Views*
- *Easy Access to Painswick Centre*

WITHIN EASY REACH...
Painswick Centre- 0.3 miles
Stroud - 4 miles
Gloucester - 8 miles
Cheltenham - 12 miles
Cirencester - 16.7 miles

Outside

Approached via a stylish block paved driveway providing ample parking, the property immediately creates an impressive first impression. The driveway also gives access to the detached double garage, while steps rise to the beautifully landscaped gardens, predominantly laid to lawn. To the front of the property, a generous patio enjoys panoramic views across the surrounding rolling countryside, creating a wonderful space for entertaining or simply relaxing outdoors. For keen gardeners, there is a productive vegetable plot complete with rhubarb and gooseberry bushes, together with a greenhouse. The gardens are further enhanced by a variety of mature trees and shrubs, including lilac trees, a striking acer, irises and alliums, providing colour and interest throughout the seasons. A further patio area sits to the side of the property, perfectly suited to al fresco dining or enjoying a peaceful morning coffee.

Situation

Known as the "Queen of the Cotswolds", Painswick is one of Gloucestershire's most sought after villages, celebrated for its picturesque church and grounds, charming streets, and beautiful Cotswold stone houses and cottages.

The village offers an excellent range of amenities, including a primary school, boutique hotel, restaurant, two traditional pubs, independent shops, a medical centre, and a well regarded golf course.

Surrounded by stunning countryside, Painswick is ideal for walkers and outdoor enthusiasts, with numerous scenic routes nearby including the famous Cotswold Way and Painswick Beacon.

The neighbouring market town of Stroud, previously named "Best Place to Live in the UK" by The Sunday Times, offers an award-winning weekly farmers' market alongside a range of supermarkets, including Waitrose.

For commuters, Stroud's mainline railway station provides direct services to London Paddington in approximately 90 minutes



Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 145.8 sq m / 1569 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305673)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 6UR

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band F and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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