

Greenacres

Painswick, Gloucestershire



Greenacres Cheltenham Road, Painswick, Gloucestershire GL6 6SJ

An elegant and substantial detached village house in a plot extending to approximately one third of an acre offering generous family accommodation over three floors and retaining many charming features in keeping with the Victorian origins of the house.

Mileages *(Distances are approximate)*

Stroud – 3.5 miles; Cheltenham – 10 miles; Gloucester – 7 miles;
Cirencester – 16 miles; Stroud Station – 3.5 miles (London
Paddington approximately 95 minutes); M5 junction 12 – 8.5 miles.

Accommodation

Reception hall, drawing room, dining room, sitting room,
kitchen/breakfast room, 7 bedrooms, 2 family bathrooms,
games room, study, utility room/WC, pantry, cloaks room, store
room, orangery, cellar, gross internal area 5317 square feet.

In all plot size of 0.334 acres.



Period Elegance

Greenacres is a substantial and elegantly proportioned detached family house offering generous and versatile accommodation over three storeys. The house typifies Victorian architecture and has retained many of its period features including sash windows, timber and stone fireplaces, quarry stone tiled floors and an impressive flying staircase. The drawing room and dining room both have bay windows overlooking the formal garden whilst the sitting room and kitchen/breakfast room offer a more informal side to the house. There are five bedrooms and a family bathroom on the first floor with a further two bedrooms, a large games room, a study, a bathroom and a store room on the second floor meaning the property offers a high degree of flexibility for a new owner to tailor rooms to suit their own needs and preferences.

Mature Gardens

Sitting on a plot extending to approximately 1/3 of an acre, the gardens offer a delightful combination of formal and informal environments. The principal elevation of the house has French doors opening onto a paved terrace overlooking the formal gardens that have been laid out with a combination of beds and paths all surrounded by mature yew hedging. Beyond this, there are further shrub borders and a large level lawn with a wildlife pond at one end. A substantial timber orangery on the Easterly elevation of the house has a mature and productive grapevine, fig and olive trees. There is off road parking for several vehicles to the front of the house.

Location

Painswick, the “Queen of the Cotswolds”, is a thriving community nestling in a delightful Cotswolds setting. Constructed of mellow locally quarried stone, the town has many beautiful buildings dating back as far as the 14th Century. Painswick Churchyard is famous for its impressive array of table tombs and its 99 yew trees about which folklore holds that if a 100th should grow the devil will pull it out.



Painswick has a Playgroup and The Croft Primary School while education options in the wider area are particularly strong with independent schools including Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies College and Dean Close whilst there are Grammar schools in Stroud, Gloucester and Cheltenham. There are several local shops, galleries, tearooms and restaurants in the village along with a pharmacy, doctors' surgery and dentists whilst the surrounding towns, accessible via the A46 and A417, provide a good range of social, recreational and retail amenities to suit all tastes and budgets including the award-winning Farmers Market in Stroud. Cheltenham is the main regional centre and offers festivals throughout the year embracing topics ranging from racing to literature and music to science. Recreational opportunities in the village include tennis, rugby and bowls clubs with many other groups including badminton, table tennis and pilates meeting at the Painswick Centre. In the wider area, events include polo at Edgeworth and Cirencester Park, racing at Prestbury Park, eventing at Gatcombe and sailing at the Cotswold Water Park, together with shooting and fishing on local estates and golf at Gloucester and Painswick Golf Clubs.

Directions

Approaching Painswick from Cheltenham on the A46, the house is on your left hand side shortly after entering the 20mph zone whilst from Stroud, pass through the traffic lights on the A46 and the house will be found on the right hand side shortly after the junction with Lower Washwell Lane.

Tenure: Freehold.

Services: Mains water, gas, electricity and drainage. Gas fired central heating and hot water.

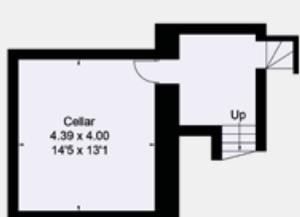
Authorities: Stroud District Council & Gloucestershire County Council.



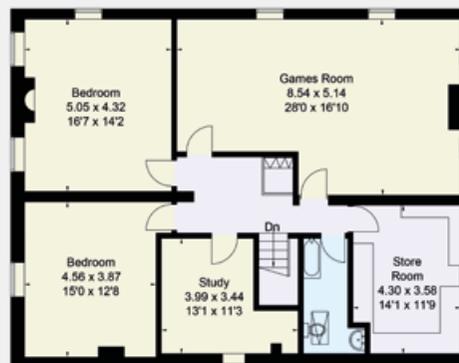


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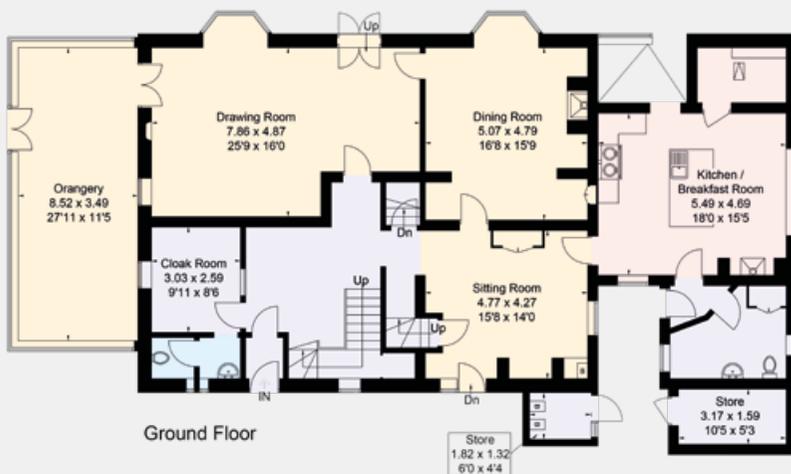
Approximate gross internal area. Main house = 4,951 sq ft / 460 sq m, Cellar = 291 sq ft / 27 sq m, Stores = 75 sq ft / 7 sq m.



Cellar



Second Floor



Ground Floor



First Floor

The Prime and Country House team would be delighted to show you around this property.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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