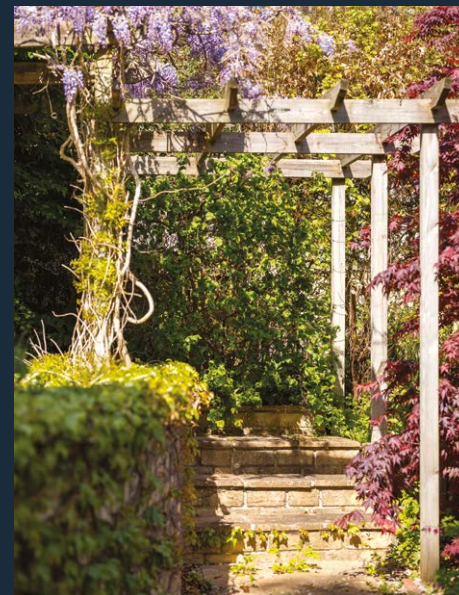




SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



COPPER BEECHES

Painswick

# Copper Beeches, Painswick, GL6 6YE

## A beautiful home in the heart of the Cotswolds

### Description

Copper Beeches is a wonderful Cotswold home, discreetly positioned only a short stroll from the centre of Painswick with its shops, cafes and restaurants.

Whilst the house would benefit from some updating, the proportions of the rooms and house are superb with plenty of natural light throughout.

The kitchen/ breakfast room is well laid out and equipped with all the necessary modern appliances. There is plenty of worktop and storage space and the room works perfectly for everyday dining.

The adjacent dining room is ideal when hosting family and friends. French doors lead out to the terrace and garden making it ideal for indoor/outdoor living in the warmer months.

The drawing room is a lovely room in which to relax after a long day exploring the Cotswolds. Doors open onto an Amdeg conservatory which is a great all year round room and perfect for stargazing on a clear night.

There is a further sitting room across the hallway.

The study, with bespoke joinery, is perfect for working from home. The house also has high speed internet.

Oak herringbone block wood flooring runs through most of the ground floor complementing the oak doors.

The first floor comprises the principal bedroom with an ensuite bathroom. A second bedroom has an en suite shower room, whilst the two other bedrooms have the use of a family bathroom. All the bedrooms are well proportioned with views over the garden and town.

The garden is ideal for entertaining with paved terraces and various delightful seating areas. An ornamental stream feeds the pond and a timber pergola provides shelter on a sunny day. The double detached garage offers secure covered parking for two cars and there is further parking on the driveway.

*Stroud 3 miles  
(direct trains to London 90 mins)  
Cheltenham 10.5 miles  
Nailsworth 7.5 miles  
Cirencester 16.5 miles  
Bristol 35 miles*

*All distances and times are approximate*

Entrance hall • Sitting Room • Drawing room • Study • Dining Room  
Kitchen/ Breakfast Room • 4 Bedrooms • 3 Bathrooms • Terraces and garden  
Double Garage • Off-road parking







## Location

Copper Beeches is nestled down a quiet lane in the heart of stunning Painswick, known as the Queen of the Cotswolds. The beautiful Churchyard is famous for its impressive array of table tombs and its 99 yew trees. The town is a thriving community and has a general store, two public houses, an array of quaint boutiques, galleries, cafes and superb restaurants and tea rooms, along with a pharmacy, doctors' surgery and dentist.

Nearby Stroud has an award-winning farmers' market, a vibrant community, a handy Waitrose and other supermarkets.

Nailsworth, just down the road, offers a selection of cafes, delicatessens, boutique shops and local amenities.

Cheltenham, a short drive north, not only offers excellent shopping and dining, it is

also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Painswick's own Croft School, Pate's, Marling, Stroud and Cheltenham schools to name but a few.

Sporting opportunities are abundant. Painswick has its own tennis club with excellent facilities, a rugby club and a cricket club; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park; and great walks are on the doorstep.

Communications in the area are excellent with easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Gas central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures & Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB, Gloucestershire. Tel: 01453 766 321 Council Tax Band G. EPC rating D.



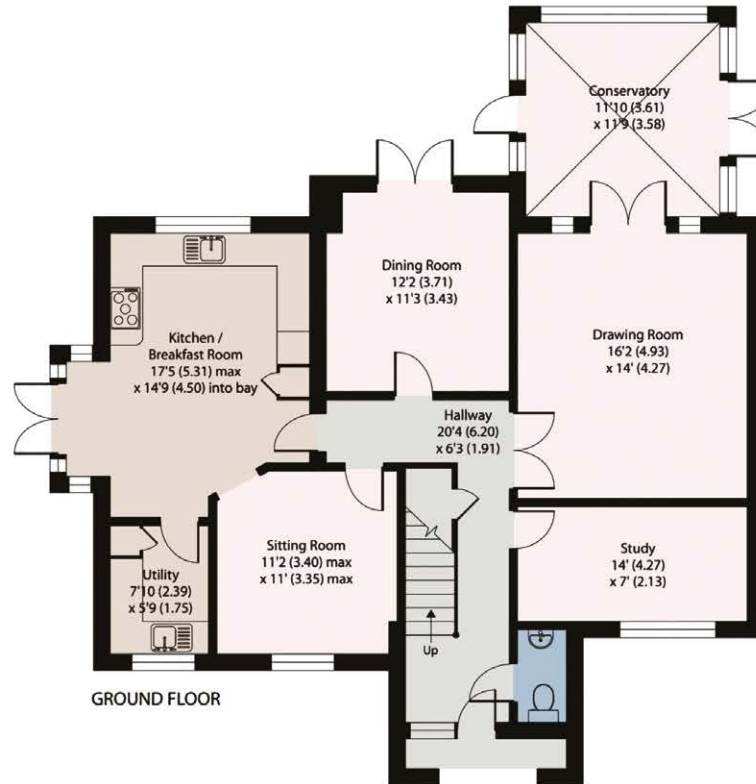
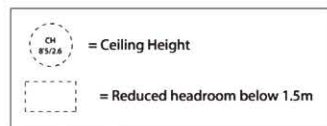
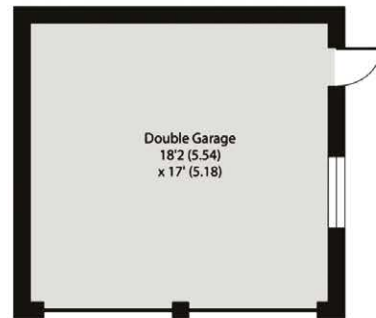
# Knapp Lane, GL6

Approximate Area = 2289 sq ft / 212.6 sq m

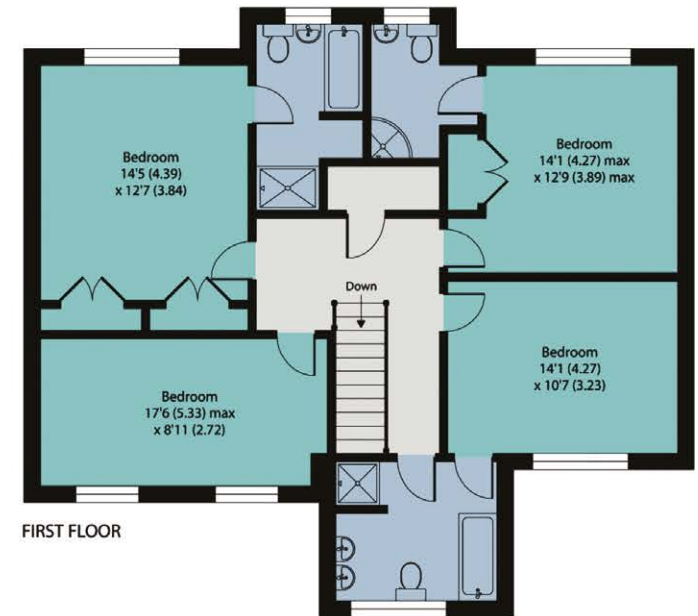
Garage = 309 sq ft / 28.7 sq m

Total = 2598 sq ft / 241.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## SHARVELL PROPERTY

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