

Marden House

Painswick, Stroud, Gloucestershire



Marden House is an impressive modern detached home set on a private road on the edge of Painswick.

Cheltenham 10.4 miles | Stroud Station & Waitrose 11 miles | Bristol via M5 36.8 miles | Birmingham airport 66 Miles
(All distances are approximate).



Summary of accommodation

Main House

Ground floor: Porch | Hallway | Kitchen/dining room | Sitting room | Garden room | WC

First floor: Bedroom with en suite shower room | Bedroom with WC | Two further bedrooms
Family bath and shower room

Outside

Double garage with two storage rooms | Garden



Situation

Times and distances are approximate.



Stroud Station 90 mins to London



Easy access to the M4 via Swindon and the M5 via Gloucester



Croft Primary, Painswick, Stroud High School (Girls), Marlin (Boys) Archway School Wycliffe independent. Cheltenham Ladies College and Cheltenham College, St Edwards



Painswick Golf Club



Cheltenham and Bath



Gloucester Rugby



Excellent walking and cycling on the extensive network of footpaths and bridleways in the local area and up to Painswick Beacon



The Property

Marden House is an impressive modern detached home on a private road in an elevated position with far-reaching open views, situated on the edge of the highly sought-after and well served village of Painswick.

The property is set in the middle of its grounds and screened by a large hedge, with a spacious driveway leading to the property. Its elevation maximises the stunning views over the neighbouring valleys, yet it is only a short walk to the village centre.

The accommodation is well presented, highly practical, well configured, and has the versatility to suit various individual preferences.



Gardens and Grounds

The property sits in the centre of its grounds, mainly laid to grass to the front, surrounded by mature hedging. A large driveway to the side gives access to the integral double garage with two adjoining storage rooms, but with relevant permissions, it could be converted into a ground floor studio. To the rear are various stocked borders and a large terrace, which is accessed through the garden room, kitchen/dining room and utility room.

Property Information

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage

Local Authority: Stroud District Council

Council Tax: G

EPC: D

Postcode:
GL6 6SL

What Three Words: // fight.unions.plants

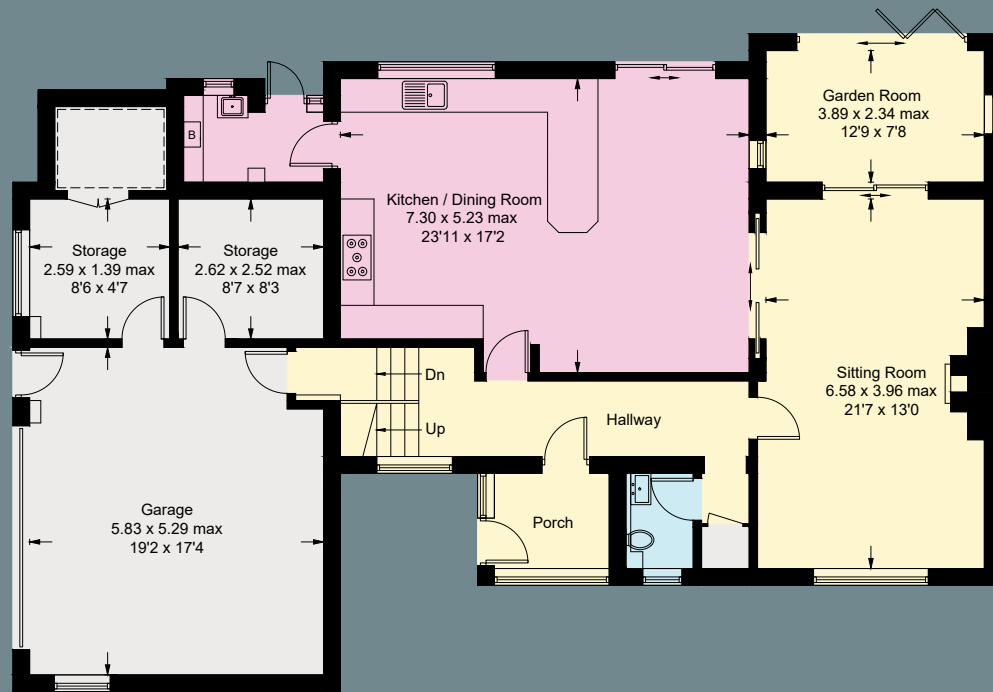
Guide Price:
£1,100,000

Viewings:

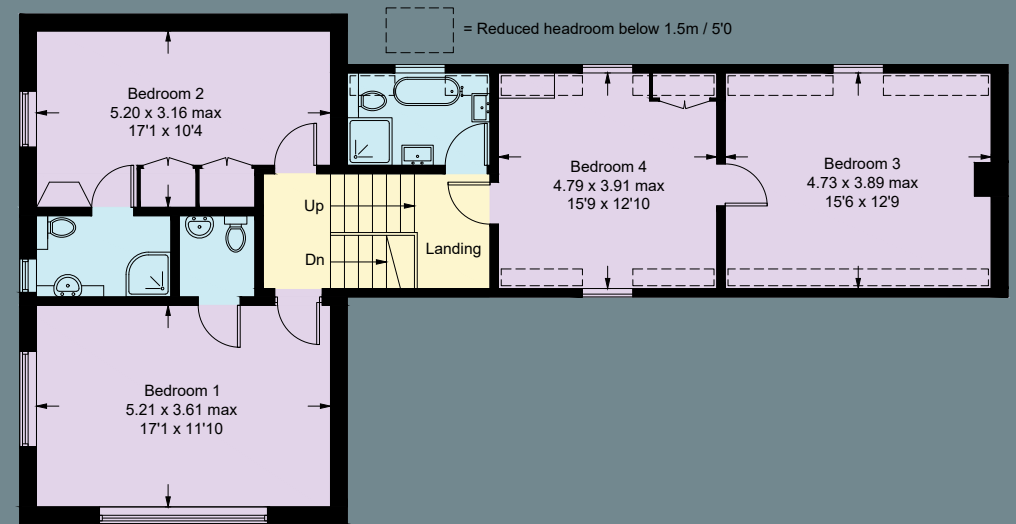
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Total Area: 242.7 sq.m / 2,612 sq.ft
(Including Garage/Storage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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