

Hambutts House



Hambutts House, Painswick, GL6 6UP

Entrance Hall • Library • Drawing Room • Study • Dining Room
Kitchen/ Breakfast Room • Utilty • 7 Bedrooms • 3 Bathrooms
Dressing Room • Cellar • Garage • Off-Road Parking

A sensational period home in the heart of the Cotswolds

Description

Hambutts House is an elegant and substantial Grade II Listed family home only a stone's throw from the centre of the ever-popular Painswick. Discreetly positioned a few hundred yards along Edge Road, the centre of Painswick with its shops, cafes and restaurants is only a short stroll away.

Whilst the house would benefit from some updating, the proportions of the rooms and house are excellent. There is a real sense of grandeur with a wonderful feeling of space and an abundance of period charm and character throughout.

A large white door under a stone archway leads from Edge Road, where a path winds through the front garden to the front door under an impressive canopied porch with stone pillars.

The rooms flow beautifully throughout. A generous entrance hall leads to a library and study directly off to the left and right respectively. Along the hall is a large drawing room with a tall sash window and an open fireplace, perfect for relaxing with a good book in front of the fire in the cooler months. The kitchen/ breakfast room is adjacent to the dining room and is well-proportioned. The pantry is the cook enthusiast's dream!

The ground floor also includes a laundry room, boiler room and a handy cloakroom.

The first floor comprises four bedrooms, two bathrooms and a separate loo, with the master having its own dressing room and en suite

bathroom. On the second floor there are three further bedrooms and a shower room.

Outside, the gardens at Hambutts House are delightful with large areas of terraced lawns, a variety of mature fruit and specimen trees and beautiful herbaceous borders. The lawn areas are divided by mature Yew and evergreen hedging and pretty gravel pathways. There is a walled front garden giving the house a wonderful sense of seclusion and privacy. Like the rear garden, this is mainly laid to lawn but with some mature trees including Yew topiary, mature Quince trees and herbaceous borders. There is a double garage in front of which it is possible to park a car, there is also private parking at the front of the house for up to three cars. A wood store and bothy are useful additions to the garden.

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

All distances and times are approximate





Location

Nestled down a quiet lane in the heart of stunning Painswick, known as the queen of the Cotswolds. The village is a thriving community and has a general store, pharmacy along with an array of quaint boutiques, pubs, cafés and superb restaurants.

One is spoilt for choice with the fabulous selection of idyllic Cotswold towns and villages which are only a short drive away, with London and its airports accessible in 90 minutes.

Nearby Stroud has an award-winning farmers' market, vibrant community, Waitrose and other supermarkets and offers a selection of cafés, delicatessens, boutique shops, cinema and local amenities.

Cheltenham, a short drive north, not only offers excellent shopping and dining, it is also host to fabulous literature, 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 in the area and 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! (Cotswold Way runs through the village).

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. Grade II Listed.

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

Postcode: GL6 6UP.

Viewing: Strictly by appointment through Sharvell Property Ltd.

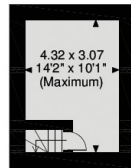
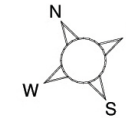
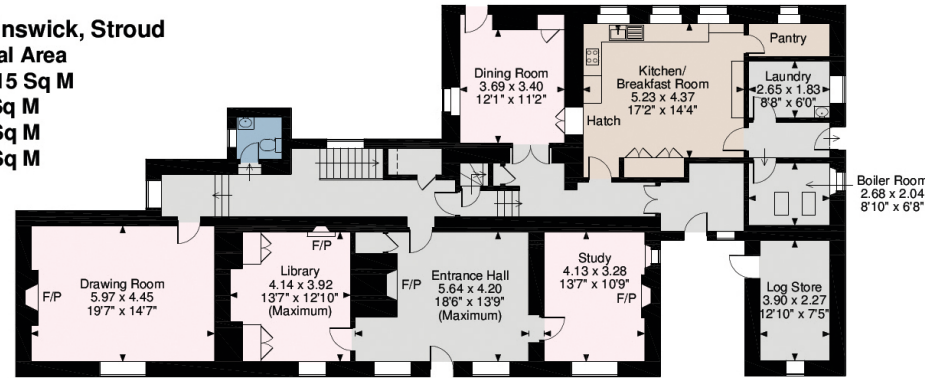
Fixtures & Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Gloucestershire, GL5 4UB. Tel: 01453 766321. Council Tax Band G.

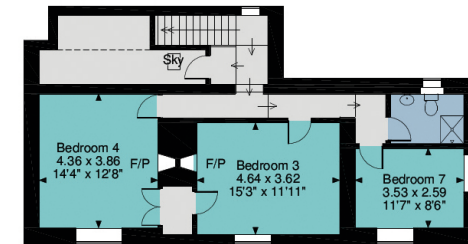
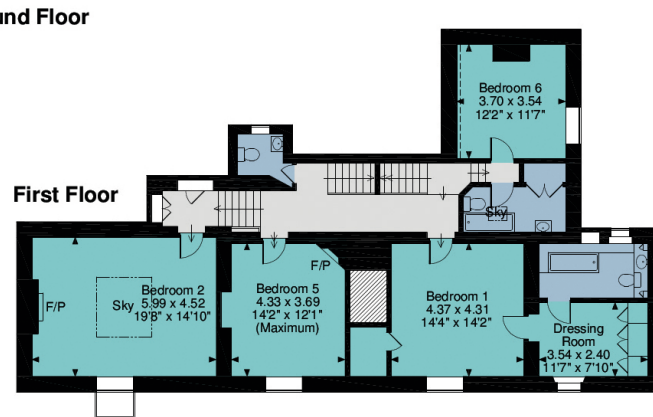
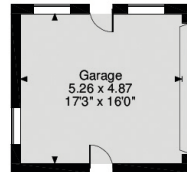


Hambutts House, Edge Road, Painswick, Stroud
Approximate Gross Internal Area

Main House = 4463 Sq Ft/415 Sq M
Garage = 276 Sq Ft/26 Sq M
Log Store = 95 Sq Ft/9 Sq M
Total = 4834 Sq Ft/450 Sq M



Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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