



2 Windsor Place, Painswick Road, Stroud, Gloucestershire, GL6 6LD  
Guide Price £367,500

**PETER JOY**  
Sales & Lettings





## 2 Windsor Place, Painswick Road, Stroud, Gloucestershire, GL6 6LD

A charming Grade II listed character property which has been extended to the rear and is well presented throughout. The property offers excellent access to Stroud Town Centre and all its amenities, shops, leisure centre and transport links. The single garage and delightful gardens are complimented by a spacious sitting room, feature open plan kitchen/dining room which leads onto a living space with a feature gas wood burner, three good size bedrooms with the master offering an en suite WC and a contemporary family bathroom.

PATHWAY LEADING TO THE ENTRANCE DOOR, SPACIOUS SITTING ROOM WITH STRIPPED FLOOR BOARDS, FEATURE OPEN PLAN KITCHEN/DINING ROOM, LIVING SPACE WITH CONTEMPORTY STYLE GAS WOOD BURNER AND DOUBLE DOORS LEADING TO THE REAR GARDEN, LANDING WITH STORAGE, THREE GOOD SIZE BEDROOMS WITH THE MASTER OFFERING A WC, MODERN BATHROOM, GAS CENTRAL HEATING, DELIGHTFUL FRONT AND REAR GARDENS WITH PERGOLA AND A 16'2 x 8 GARAGE TO THE REAR.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)







### Description

Windsor Place offers very well presented accommodation over three floors with period features throughout. The accommodation comprises a spacious sitting room with stripped floor boards and a feature open fireplace, ideal open plan living space offering a kitchen/dining room with under stairs storage and a contemporary fitted kitchen which is open plan to a living space with stripped floor boards, Velux windows, double doors leading to the rear garden and a feature gas wood burner. The first and second floors offer a landing with excellent storage, three good size bedrooms with an open aspect to the front and rear and with the master bedroom offering a separate WC to the family bathroom on the first floor. Further benefits include gas central heating.

### Outside

The property offers delightful front and rear gardens that are clearly well maintained and are of a good size. The front garden is mainly laid to lawn with a pathway leading to the entrance door. The rear garden which can be accessed via a rear lane offers a further lawned area with a pergola and beds, paved steps and a feature Cotswold dry stone wall leading to the double doors and feature open plan living space. Directly to the rear of the property is the single garage.

### Location

Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools, large leisure centre and award winning weekly farmers market. Beautiful Stratford Park is just a short walk away from the house. There is also a main line railway station with Intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

### Directions

Leave Stroud and head towards Painswick on the A46, continue past the Royal Mail building and Salmon Springs which will be on your right and approximately a mile from the town the property can be found on your left hand side as denoted by our for sale board.

### Services

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard/ultra fast, and you are likely to have service from Openreach or Gigaclear.

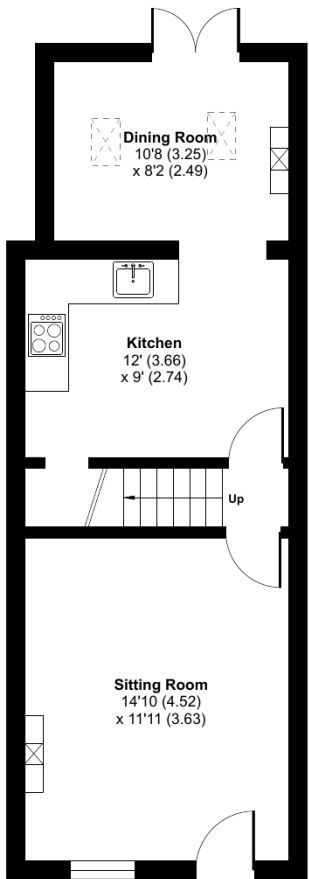
### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

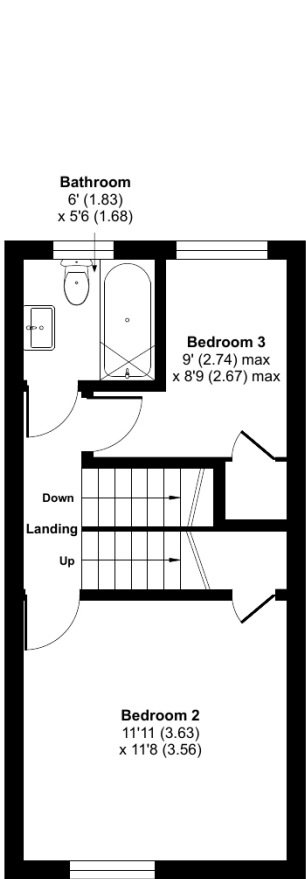


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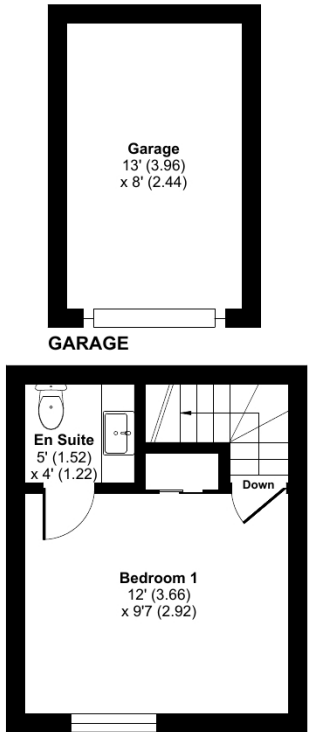
Approximate Area = 932 sq ft / 86.5 sq m  
Garage = 104 sq ft / 9.6 sq m  
Total = 1036 sq ft / 96.1 sq m  
For identification only - Not to scale



GROUND FLOOR



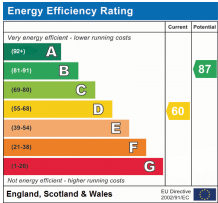
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1109921



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.