

# PerryBishop

PROPERTY MADE PERSONAL



Painswick Road, Brockworth, Gloucestershire GL3 4RU

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### Key Features



5  
Bedrooms



4  
Bathrooms



3  
Receptions

- Substantial period home
- Five bedrooms
- Four bathrooms
- Plot in all 0.674 acres
- Range of outbuildings to include a swim spa
- Super views
- Conveniently situated between Cheltenham and Painswick

### About the property

Nestled in the picturesque countryside, this substantial and charming period detached house offers a perfect blend of character and modern comforts. Situated betwixt Cheltenham and Painswick, boasting five bedrooms, three reception rooms, four bathrooms and a range of outbuildings spread over 3,586 sq ft, this property provides ample space for a growing family.

The property exudes a homely atmosphere with its bright interiors and scenic views of the surrounding landscape. The impressive 24' open plan sitting/dining/kitchen is the hub of the home and the bi folding doors open on to the terrace with fine views over the surrounding countryside.

Conveniently located, the property also features a mature plot approaching 0.674 acres with a sweeping driveway giving access to a parking area and a range of outbuildings to include a double garage/wood store, two

further outbuildings/sheds and a refreshing swim spa pool, making it an ideal retreat for both relaxation and entertainment.

Don't miss the opportunity to own this spacious and inviting rural home that offers a peaceful lifestyle in a stunning setting.

### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

### Amenities

Brockworth is a very popular area on the outskirts of Gloucester area, largely established in the post war period and up to the 1970s, on the back of The Gloster Aircraft company which was a major employer in the pre and post war era and the runway saw the first test flight for Sir Frank Whittle and his turbo jet engine. Today the site has been redeveloped into a bustling business park and includes a major supermarket. There is also a traditional shopping area in Brockworth, sporting facilities and primary and secondary schools. Nearby is the famous cheese rollers hill, a pagan festival on the last Monday in May, where the brave and the foolish chase a cheese round down a breathtakingly steep hill.

### Directions

From Cheltenham take Shurdington Road and Painswick Road (A46). Continue towards Painswick and the property will be found on the left hand side shortly after the turning to Green Street identified by our 'For Sale' board.



### Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are connected, with an oil-fired heating system.

### Local Authority

Tewkesbury Borough Council

Council Tax Band F

### Our reference

CHE/GW/KF/17052024

### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

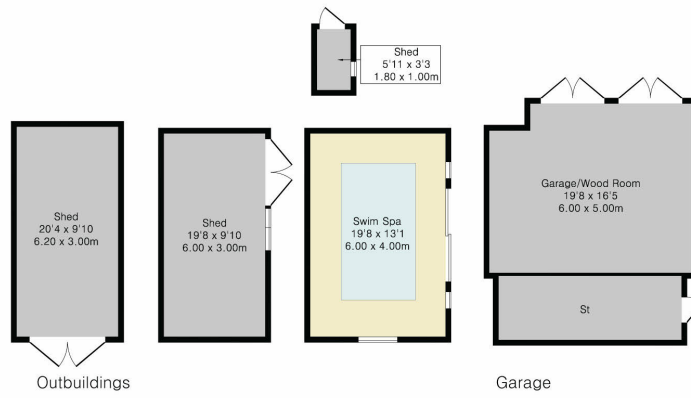
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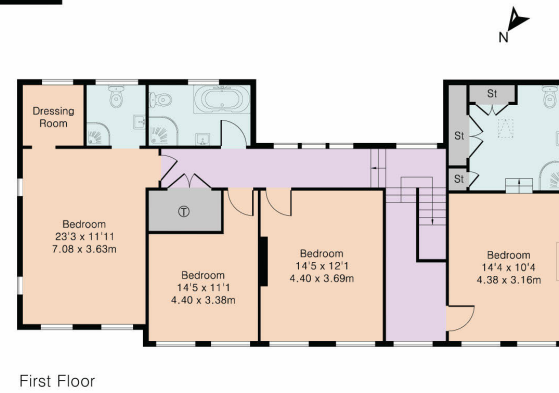








Approximate Gross Internal Area 3586 sq ft – 333 sq m  
 Ground Floor Area 1314 sq ft – 122 sq m  
 First Floor Area 1172 sq ft – 109 sq m  
 Garage Area 428 sq ft – 40 sq m  
 Outbuildings Area 672 sq ft – 62 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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