

# Painswick Hill House

Region: Cotswolds Sleeps: 10 - 14

## Overview

Painswick Hill House holds a fabulously tranquil location nestled amongst beautiful Cotswold hills, it makes the perfect base for those seeking a relaxing stay in the heart of one of the most special areas in the UK. The Georgian country house is positioned on a hillside overlooking Painswick, a quaint market town which is considered by many to be the “Queen of the Cotswolds”.

The house has been recently modernised and today seamlessly blends its original Georgian charm and character with updated, contemporary interiors and all the amenities guests could possibly need for a wonderful stay. Painswick Hill House can comfortably accommodate up to fourteen guests across five plush bedrooms, two double rooms, two triple rooms and a family room with both a double bed and bunk beds. The triple rooms can either be set up with a double bed and additional single or with three single beds making them ideal family rooms or simply a children’s room. On the ground floor is the main entertaining space, the cosy living room with its large comfy corner sofa and log burner makes the perfect place to snuggle up with loved ones and enjoy a movie night after a busy day spent exploring the Cotswold countryside. Budding chefs will relish the chance to cook up a storm in the state-of-the-art kitchen which boasts all the tools one could possibly need including an induction hob and 4 oven AGA as well as a luxurious semi-circular breakfast bar. The modern kitchen leads through to the bright morning room, the floor to ceiling glass windows allow light to stream in and enable guests to admire the great outdoors, whatever the season.

Upstairs, on the first floor, is the super-king master bedroom, those staying in this room will make use of a well-appointed bathroom with free standing bath tub. Also, on this level is the first of the triple rooms which boasts its very own private bathroom with bath and overhead shower as well the family room with en-suite shower room. On the second floor, are a further double and triple room, each of which come complete with en-suite bathrooms which benefit from baths with overhead showers.

The outside space is just as remarkable, sliding doors from the morning room lead out on to the terrace, guests will enjoy dining al fresco on a warm Summer’s evening while watching the magnificent sunsets over Painswick and the Cotswold hills. The children will love exploring and playing games in the extensive gardens, while the adults are bound to desire a soak in the luxury hot tub after a busy day spent discovering the surrounding countryside on foot.

*\*\*\*Please note that groups of 10 will not have access to the fifth and final family bedroom, groups of 12 will be able to use the double in this room.*



*Groups of 14 can use all 5 bedrooms and the bunk beds. \*\*\**

## **Facilities**

Villa/House • Modern • Great Value • Heritage Collection • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • AGA • Satellite TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Cheltenham Racecourse Nearby

# Interior & Grounds

*\*There are five bedrooms, however you will need to select 14 in "number of guests" in order to have access to all five. Please see the T&Cs for further information.*

## Ground Floor

- Living room with fireplace and TV
- Fully-equipped kitchen with dishwasher, induction hob, AGA and breakfast bar dining facilities
- Dining room with seating for 10
- Cloakroom with WC

## First Floor

- Bedroom with super-king double bed (can be made into a twin room on request)
- Bathroom with luxury free standing bath
- Bedroom with double bed and additional single bed and access to private bathroom with bath and overhead shower (can be made into a triple single room on request)
- Bedroom with double bed, additional 6ft adult bunk beds and en-suite shower room

## Second Floor

- Bedroom with double bed with additional single bed and en-suite bathroom with bath and overhead shower (can be made into a triple single room on request)
- Bedroom with double bed and en-suite bathroom with bath and overhead shower

## Exterior Grounds

- Gardens
- Terrace
- Dining facilities
- Hot tub

## Additional Facilities

- Wi-Fi
- SKY TV
- 2x cot & highchairs available
- Hairdryers



## Location & Local Information

Painswick Hill House is set in the very heart of the Cotswolds and so makes a fantastic base for those who wish to really explore this wonderful region. The house is set just five-minutes outside the market town of Painswick, best known for its parish church and Rococo gardens. Painswick offers a selection of shops and restaurants; a larger variety of amenities can be found in Stroud which is just a ten-minute car journey away. The cathedral city of Gloucester is less than twenty-five minutes away, with roots tracing back to Roman times, there is plenty for visits to see do and explore making it well worth a visit!

## Local Amenities

Nearest Train Station	<b>Stroud (7.5km)</b>
Nearest Town/City	<b>Painswick (3.7km)</b>
Nearest Restaurant	<b>Painswick (3.3.km)</b>
Nearest Bar/Pub	<b>Painswick (3.3km)</b>
Nearest Supermarket	<b>Tesco Superstore Stroud (7.2km)</b>
Nearest Golf	<b>Painswick Golf Club (5.1km)</b>



## What we love

- Set in an idyllic location in the very heart of the Cotswolds with truly wonderful views over the market town of Painswick
- The hot tub comes in its own wooden chalet making it available for use all year round!
- Three of the bedrooms feature double beds which can also be set up as twins making it suitable for both families and groups of friends

## What you should know...

- There is a small pond in the garden and while there is a safety mesh in place, we recommend that small children are not left to explore alone
- While the location is excellent, a car will be needed to reach local amenities and attractions

# Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: After 4.00pm
- Departure time: Before 10.00am
- Energy costs included?: Yes
- Linen & towels included?: Yes
- Heating costs included?: Yes
- Pets welcome?: No
- End of stay cleaning included?: Yes
- Smoking Allowed?: No
- Minimum stay: 3 nights
- Changeover day: Friday
- Other Ts and Cs: No stag or hen do's
- Other 2: Please note that groups of 10 will not have access to the fifth and final family bedroom, groups of 12 will be able to use the double in this room. Groups of 14 can use all 5 bedrooms and the bunk beds.