

INIGO



Dover House

PAINSWICK, GLOUCESTERSHIRE

£1,200,000 FREEHOLD

Overlooking the Five Valleys region, this handsome Grade II*-listed house stands proud in the historic wool town of Painswick, Gloucestershire, within the Cotswolds National Landscape. It was built in 1720 and added to in the 18th century, with a traditional limestone façade and impeccably preserved original features. Inside, its atmospheric interiors, which span almost 2,000 sq ft, have been renovated by the current owners to reflect a contemporary sensibility, making clever use of Farrow & Ball paint colours and natural materials. Lovingly maintained private gardens extend to the rear, set against a sweeping valley backdrop.

Setting the Scene

Painswick's origins stretch back to the Iron Age, with the construction of Kimbsbury hill fort. Known as the "Queen of the Cotswolds", the town appears as 'Wiche' - dairy farm - in the Domesday book of 1086. From the 17th century, Painswick's rapid growth was fuelled by its thriving wool and weaving trade. It is also home to the sole surviving complete Rococo garden in the UK, completed by Benjamin Hyett in the 1740s on the grounds of the Grade I-listed Painswick House.

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Dover House sits beyond wrought-iron railings on a tranquil street near the town's centre. Three bays wide, the façade is punctuated by six-over-six sash windows set in moulded architraves with keystones. Flowering climbers weave up the stonework and spill over the railing, softening its form with bursts of colour. Above, a dormer casement window peers from beneath the concrete-tiled roof.

The Grand Tour

At the entrance, a panelled front door lends a striking first impression, framed by an intricately carved stone architrave and topped by a frieze bearing the name of the house.

Entry is to the atmospheric sitting room, where a grand oak staircase with matching half-wall moulding and a gently curved handrail ascends to the upper floors. The interiors were thoughtfully reimagined by the current owner, who paired its original features with a confident contemporary palette.

The seating area is anchored by a late 18th-century stone fireplace. Spectacularly tall and fitted with a wood burner, it is flanked by generous cupboards. Natural light pours in from south-facing glass doors leading to the garden, as well as two six-over-six shuttered sashes, complete with deep seats overlooking the front patio.

Defined by a sophisticated palette, the walls, timber panelling, and cornices are painted in a soft Old White by Farrow & Ball, while warm-toned oak floors extend underfoot. Cast-iron radiators and Bakelite switches complete the space.

To the left, a door opens into a double-aspect dining room, where the wall panelling and oak floors continue. A feature fireplace with marble surrounds and hearth is crowned by a carved mantel and fitted with a burning stove, heating the room in the colder months. Intricate Rococo scrollwork stretches to the alcoves at each side, complete with built-in libraries.

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The kitchen is at the rear, arranged in a fragmented layout across distinct, functional sections, with striking mullion windows framing views of the garden and the hilly horizon beyond. Recently fitted by the current owners, farmhouse units by deVol are paired with a traditional Belfast sink, brass fixtures and marble countertops. Overhead cabinets and open shelving provide space for storage throughout. Integrated appliances include Smeg induction hob and oven, Smeg dishwasher and Miele washing machine. Stone tile flooring runs underfoot with integrated underfloor heating. From the kitchen, a door opens onto the paved terrace, leading to the outdoor dining area.

The staircase rises to the first floor, bathed in light from a slender arched window on the half-landing, with widescreen views across the valley. Oak flooring continues throughout the top floors.

There are two bedrooms on the first floor. Simply decorated and finished in a soothing neutral palette, the dual-aspect principal bedroom finds its focal point in another impressive stone fireplace with blue and white ceramic tiles. Generous built-in wardrobes on each side provide storage space.

The second bedroom is currently appointed as a relaxing TV/sitting room, warmed by an open, cast-iron fireplace and complete with an additional cupboard.

Accessible from the landing, the shared bathroom is fitted with a walk-in shower lined with tiling in a rich green hue. The large vanity unit is set in the window reveal and topped by a marble surface.

Two more bedrooms lie on the second floor, in a private, embracing position beneath the eaves. The views from here are wonderful, framing the village's varied architecture and the undulating hills beyond. Another shared bathroom on this floor, with muted yellow walls and marble tiles underfoot. It has a freestanding roll-top bathtub and a marble-topped vanity unit.

From the ground floor, stairs lead down to a substantial cellar fitted with built-in storage by deVol.

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The Great Outdoors

Partially walled and opening to the valley's rural landscape, the south-facing garden lies to the rear, rooting the house in its tranquil setting. A paved terrace, accessed from the kitchen, leads to a gravelled area designed for outdoor dining.

Well established wisteria softens the rear elevation, creating a sense of intimacy while a grassy lawn stretches out toward the back, with neatly arranged vegetable beds, a fig tree, two apple trees, rose bushes and additional seating areas overlooking the hills.

Out and About

Painswick sits in a commanding position overlooking the Five Valleys, in the Cotswolds Area of Outstanding Natural Beauty, four miles north of Stroud. The house lies near the town centre, where narrow lanes are lined with historic stone cottages dating as far as the 17th century.

On the doorstep, and beloved by the local community, The Oak is a 16th-century pub offering excellent real ales and seasonal British fare. The 18-hole Painswick Golf Club is five minutes' drive from the house; it is also a Site of Specific Scientific Interest due to its rare limestone grassland, which supports a unique wildlife. With plenty of walking trails within easy reach, the house is brilliantly positioned to explore the broader idyllic region on foot.

Perfect for a weekend stroll, Painswick Rococo Garden is a short walk away, interspersed with romantic vistas, ponds, and winding woodland walks. St Mary's Church is also around the corner, attracting visitors looking to admire the iconic 99 yew trees that stud its recognisable landscape.

The market town of Stroud is a 10-minute drive away, offering excellent independent businesses, a Waitrose supermarket, and a national award-winning farmers' market. The music scene is vibrant in this artistic town, with venues like The Subscription Rooms supporting a variety of performances year-round.

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There are plenty of places to dine, including recent opening Juliet, from the team behind the ever-popular 300-year-old pub, The Woolpack in nearby Slad. Wilder in Nailsworth is also of note, alongside the interiors shop Object Story. There are excellent schooling opportunities in the area. For younger pupils, The Croft Primary School is three minutes' drive from the house. Within easy reach by car or bus, Stroud has several well-regarded secondary schools including Stroud High School, Marling Grammar School, and Archway School.

Stroud railway station provides frequent services reaching London Paddington in around 95 minutes. There is easy access by car to the M5 motorway.

Council Tax Band: G

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About

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