

**MARTIN&CO**



## **Cranham, Gloucestershire**

**£1,100,000 Freehold  
(subject to contract)**

**RURAL LOCATION WITH  
PANORAMIC VIEWS**

Situated in the sought after Cotswold village of Cranham offering outstanding sweeping views to the rear across the picturesque Painswick valley and open countryside framed by historic woods in the distance. This substantial detached home stands on a generous plot and offers flexible accommodation to include a self contained one bedroom annexe.





## LOCATION

c.8 miles Cheltenham. c.12 miles Cirencester. The village of Cranham is situated in a designated area of outstanding natural beauty and a particular feature of the property is the outstanding panoramic view from the rear sweeping across the valley and open countryside to the distance. Local amenities include a primary school, public house and c16th century church.

## PROPERTY

Church Vale House was originally constructed in 1946, the current owner has remodelled and improved the property over the last twenty years to create a lovely detached family home with the added attraction of an integral self-contained twin bedroom annexe. The property is well presented and includes features such as open fireplaces, some mullion windows, exposed timber beams and feature parquet flooring. The accommodation comprises entrance hall with cloakroom, living room with fireplace, separate dining room also with working fireplace, study, modern kitchen/family room. The first floor has a landing, master bedroom with en suite shower, guest bedroom with en suite bathroom, three further bedrooms plus a family bathroom.

The annexe joins the main house via the kitchen but can also be self contained with its own front entrance and comprises porch, entrance hall, kitchen/living area and bathroom on the ground floor, stairs from the hall lead up to a galleried double bedroom.

Outside, the property stands on a generous plot of approximately two thirds of an acre with enclosed sloping garden on all sides and a generous raised rear terrace ideal for al fresco dining to enjoy the far reaching panoramic views. A sweeping driveway from the front provides off road parking for numerous vehicles and leads to an attached double garage/workshop with large woodshed to the side. No onward chain.







## SERVICES

Mains electricity, water and drainage are connected.  
Cable broadband is available  
Central heating is via radiators from the oil fired  
Worcester condensing boiler installed in August 2015.

## LOCAL AUTHORITY

Stroud District Council  
Council Tax Band is G.  
Cost for 2017/2018 is £2630.74



# ACCOMMODATION

## GROUND FLOOR

### ENTRANCE PORCH

Canopied porch with step up to front door opening to:

### ENTRANCE HALL

Feature oak parquet floor. Exposed beams. Two radiators. Wall light points. Stairs up to first floor. Doors to:

### CLOAKROOM

Mullion window to front. Suite comprising WC, wash hand basin with tiled surround. Radiator. Tiled floor.

### LIVING ROOM

Two large picture windows to rear offering outstanding views across adjoining fields to the distance. Double glazed French doors to rear. Bay window to side with window seat. Feature open fireplace with stone hearth. Three radiators. Wall light points. Coving to ceiling. TV point.

### DINING ROOM

Mullion windows to front and side. Feature open fireplace with stone hearth. Built in cupboards and shelving to alcoves. Coving to ceiling. Two radiators.

### STUDY

Double glazed mullion window to rear enjoying views across the valley. Further window to side into kitchen/family room. Built in storage cupboards. Coving to ceiling. Radiator. Telephone point.

### KITCHEN/FAMILY ROOM

#### KITCHEN

Three mullion windows to front and doors to front and side. Extensive range of matching wall and floor mounted storage units with granite work surfaces over. Single sink and drainer with mixer tap over. Built in electric double oven. Island unit with integrated electric hob. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Pantry cupboard with shelving. Additional store cupboard. Tiled floor. Recessed ceiling spotlights. Door to side to annexe.

#### FAMILY ROOM

Door to rear. Double glazed windows to rear and side offering panoramic views across surrounding countryside to the rear. Feature tiled floor. Recessed ceiling spotlights.

## FIRST FLOOR

### LANDING

Stairs up to mezzanine with secondary glazed window to rear with feature window seat. Further stairs up to main landing. Coving to ceiling. Radiator. Storage cupboard.

### MASTER BEDROOM

Double glazed mullion windows to both rear and side. Built in wardrobe. Radiator. Coving to ceiling. Telephone point. Door to:

### ENSUITE SHOWER

Suite comprising WC, vanity wash hand basin and tiled shower cubicle. Coving to ceiling. Shaving light/point. Extractor fan. Recessed ceiling spotlights.

### GUEST BEDROOM

Mullion windows to front and side. Built in double wardrobe. Radiator. Door to:

### ENSUITE BATHROOM

Suite comprising panelled bath with tiled surrounds and electric shower over. WC. Wash hand basin. Extractor fan.

### BEDROOM THREE

Secondary glazed mullion windows both to rear and side. Two built in wardrobes. Radiator. Coving to ceiling. Wall light points.

### BEDROOM FOUR

Mullion window to side. Radiator. Access hatch to loft. Space and access to eaves storage areas.

### BEDROOM FIVE

Secondary glazed mullion window to rear. Storage cupboard. Radiator. Wall light points. Coving to ceiling.

### FAMILY BATHROOM

Mullion window to front. Suite comprising WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled surrounds. Radiator. Shaving point. Coving to ceiling.

## ANNEXE

Canopied porch with front door opening to:

### HALLWAY

Tiled floor. Stairs to first floor and doors to double garage and to:

### KITCHEN/LIVING AREA

Windows to front and rear. Fitted range of matching wall and floor mounted units with work surfaces over and tiled splash backs. One and half bowl sink and drainer with mixer tap. Built in electric oven and hob with cooker hood over. Built in fridge. Radiator. Tiled floor internal doors to main house and to:



## **BATHROOM**

Suite comprising WC, wash hand basin and panelled bath with electric shower over with fully tiled surrounds. Radiator. Tiled floor. Shaving light and point. Extractor fan.

## **GALLERIED BEDROOM**

Double glazed mullion windows to front and rear. Exposed timber beams. Access to eaves storage spaces.

## **OUTSIDE**

### **FRONT GARDEN**

Accessed via timber gates and bordered by mature beech hedging, the garden comprises sloping lawn with cultivated borders. Raised beds. Pathways to sides. Storage shed. Sweeping gravelled driveway provides off road parking for numerous vehicles leading to the front entrance and to:

### **DOUBLE GARAGE/WORKSHOP**

Electric up and over doors. Two windows and door to rear. Wall mounted sink and tap. Oil fired "Worcester" boiler. Power and light points.

### **SIDE GARDEN**

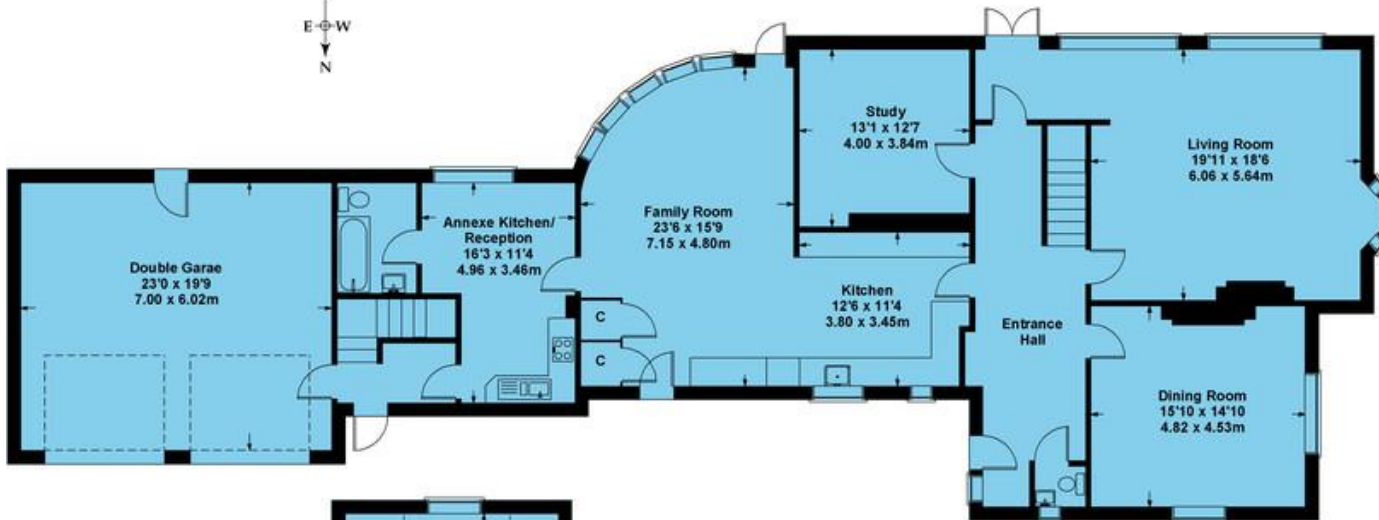
Pathway from front to sloping lawned area to side with mature trees and cultivated borders. Pathway to rear leading to:

### **REAR GARDEN**

South facing with outstanding views across the valley. Raised paved terrace with steps down to lawned garden with cultivated beds, sloping away from the property and enclosed by mature beech hedging. Steps up to rear door giving pedestrian access to garage/workshop. Galvanised metal framed greenhouse.



Approximate Gross Internal Area  
3,723 sq ft - 346 sq m



GROUND FLOOR

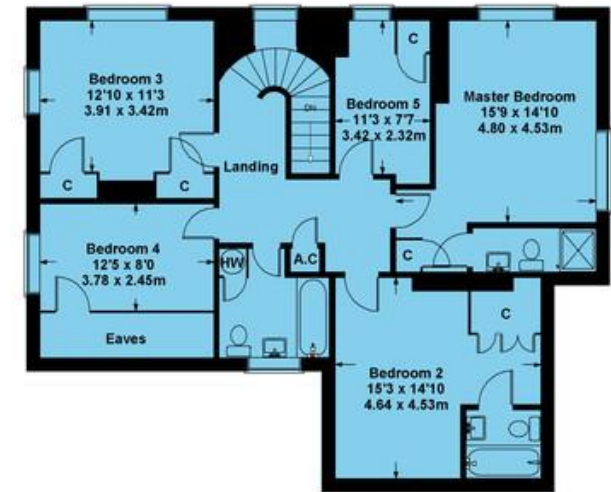


FIRST FLOOR

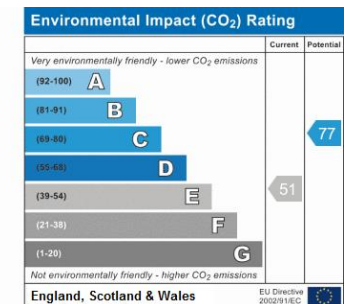
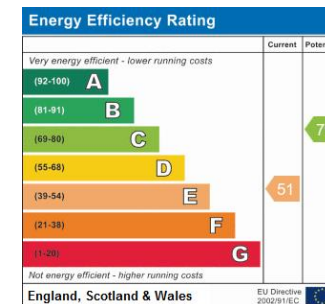
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016



FIRST FLOOR



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