



Maple House
Cranham | Gloucestershire | GL4 8HS

FINE & COUNTRY





Seller Insight

“We fell in love with the views and the idyllic situation of Maple House” says the current owner of this modern four bed detached property in the heart of rural Gloucestershire. “It is fantastic to be able to walk out of the house and go straight for a walk with the dog, whether on the Common or through the ancient beech woods. The bluebell walks are particularly lovely in Spring but the views really are spectacular all year round.”

The house itself offers flexible accommodation with plenty of living space. “The layout is open plan” says the owner, “but could be easily be divided into smaller spaces if desired. We currently have four large bedrooms but there is liveable space in the attic with the potential to develop this further if needed. Just 15 years old, this is a very comfortable, easy to live in, modern house.

“I love the living room, where from the dining table or the sofa you can look right down the valley, watch the weather arrive and the seasons change whilst cosy and warm in front of the log burner!”

The well stocked garden has had a lot of love and care put into it by the current owner: “I wanted to create a low maintenance garden to potter about in to add to the existing decking area, which gets full sun all day, and is great for taking in the views.”

The location of the property is ideal, rural yet accessible for visitors and travel. “It is very central in the country” says the owner, “so is a convenient place for the extended family to meet up. My sons love to come back here in their university holidays.”

“The village itself is very vibrant,” the owner continues. “It is not just a commuter village, but somewhere where people live their daily lives and get involved in the friendly local community. There are an enormous number of clubs and societies as well as the pub and Cricket Club and it’s easy to find ways to get involved if you want to. There is a real sense of community in the village, people getting involved in so many different ways. I will miss the friendly community and quintessentially English countryside.”

“We have hosted numerous events here, from drinks parties to formal dinners and large family gatherings – it’s a great house for a party.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Step inside

Maple House

An exceptional example of a modern family home in a lovely tucked away setting in Cranham Village. The house which was built in 2002 has a great emphasis on open space and natural light. The whole of the back and side of the house is open plan incorporating the kitchen, dining and living areas, and has a carved stone fire place and log burner to the lounge area making a cosy focal point. The rest of this open space has doors and windows facing onto the full width deck, taking in the far reaching Cotswold views which stretch down the valley towards Stroud.

Also on this level is the welcoming reception hall, cloakroom/wc, office and vast utility as well as a generous double garage with electronic doors. Upstairs are four bedrooms and three bathrooms with an attic space above with stairs up from the landing.

Cranham is a typical Cotswold village; it has a thriving primary school, village pub, pretty church and great community spirit. Surrounded by acres of common land managed by Natural England and there is National Trust woodland too.

With Cheltenham only about 7 miles away and the motorway access even closer, this is a highly convenient rural Cotswold spot in which to settle.

- Detached modern house offering open plan living accommodation
- Stunning open views over the Cotswolds
- Four bedrooms plus full length attic space accessed via stairwell
- Two en suite shower rooms and a Jack n Jill Bathroom
- Entrance Hall, Cloakroom, Utility room and Office
- Log burner inset to chimney breast in main Living Room
- Oversized double garage plus driveway parking
- Formal gardens offering seating area, patio and decking
- Tucked away setting

Directions:

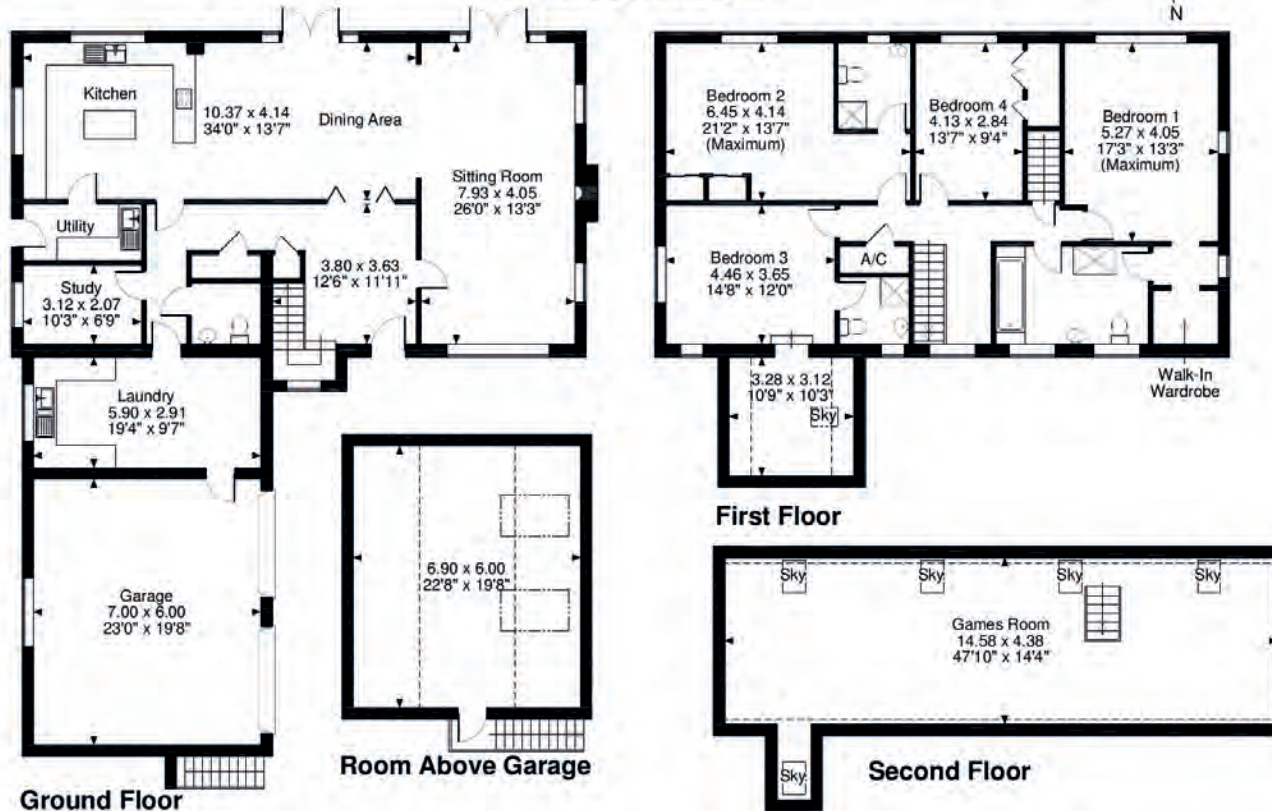
Take A46 from Cheltenham towards Stroud and Painswick. Continue for some 7 miles passing the entrance for Prinknash Abbey on your right. Turn sharp left for Cranham and then bear right for the village. Continue down into the village centre and turn right just before you reach the common. Continue again turning right at the T junction. As you pass the school, turn left up a driveway which leads to four houses, follow the drive for Maple House.



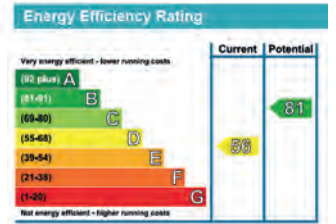




Maple House, Cranham, Gloucester
Approximate Gross Internal Area
Main House = 3440 Sq Ft/320 Sq M
Garage = 638 Sq Ft/59 Sq M
Total = 4078 Sq Ft/379 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 01685672 Registered Office: Andrews Limited, 14 Queens Road, Faversham, Kent ME13 8RJ. Printed 28.04.2017

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