



Cranham, Gloucester, GL4 8HP

Offers in the Region Of £975,000

Proudly presented to you by Move Estate Agents; this beautiful detached family home is full of character and history, dating back to 1687 and being located in the idyllic village of Cranham, this is a property not to be missed! With wonderful period features throughout including picture windows, stone fireplaces and exposed timber beams tastefully mixed with all the mod cons expected in a property of this calibre. The Old House has so much to offer.

Grade II listed detached home dating from 1687

No onward chain

Stone built outbuilding/garage

Four double bedrooms

Sought after Cotswold village

Formal lawn and sloping gardens in the region of 1.2 acres

Entrance Hall

Entrance porch leading into the entrance hallway with stairs to the first floor, cloakroom, dining room and kitchen off.

Kitchen 16' 1" x 12' 6" (4.9m x 3.8m)

The kitchen benefits from wonderful picture windows to dual aspects with an good range of 'Parlour Farm' wall and base units with bespoke wooden worksurfaces, Belfast sink and white goods. The kitchen also has an oil fired double Aga with tiled surround and, in the middle of the room, a marble topped island unit with additional storage.

Dining Room 13' 1" x 12' 6" (4m x 3.8m)

The dining room can be accessed by both the hallway and the kitchen and features a beautiful stone fireplace and oak flooring.

Living Room 23' 7" x 14' 5" (7.2m x 4.4m)

The living room, again, benefits from windows to dual aspects and features a large original stone fireplace with wood burning stove. With an original 'secret' staircase to the first floor and solid oak flooring throughout, this room has a lovely warm feel and truly is the heart of the home.

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First Floor Landing

On the first floor, the landing provides the most fantastic views over the garden and beyond gives access to four bedrooms, shower room and the family bathroom.

Bedroom 13' 1" x 12' 6" (4m x 3.8m)

Bedroom 18' 8" x 13' 5" (5.7m x 4.1m)

Bedroom 14' 9" x 9' 6" (4.5m x 2.9m)

Bathroom

The family bathroom comprises of WC, vanity wash hand basin, roll top bath with mixer tap and shower attachment.

Bathroom

The shower room comprises of a white suite including a WC, vanity wash hand basin tiled double shower along with a heated towel rail.

Bedroom 27' 3" x 14' 9" (8.3m x 4.5m)

Outside

Outside you will find exquisitely maintained grounds that extend approximately 1.2 acres. Comprising gated front access to the large graveled driveway, enclosed formal lawn to the side with mature Copper Beech trees, extensive lawn to the rear sloping down to a small stream and backing onto Cranham Woods. The property also includes two out houses and a detached garage/barn with access straight onto the road. One of the outhouses, located next to the rear door is fitted out as a utility / boot room and houses the recently fitted oil fired boiler along with washing machine and tumble drier. At the bottom and the side of the garden you will find private gated access onto a public pathway leading to the village pond and woods. We have also been advised by the vendor that this property benefits from the right of estovers in relation to Cranham Woods allowing for the owner to collect wood for fuel.

Boiler Room

Laundry Room

The Barn 16' 5" x 15' 1" (5m x 4.6m)

