



THE CRANHAMS
CIRENCESTER, GLOUCESTERSHIRE



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A SUBSTANTIAL LISTED PROPERTY ON THE EDGE OF
CIRENCESTER, IN NEED OF UPDATING, SET IN 6.15 ACRES
WITH RESIDENTIAL DEVELOPMENT POTENTIAL

ACCOMMODATION

Ground Floor: Reception Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room • Inner Hall • Cloakroom • Wet Room • Garage

Basement: Former Kitchen • Workshop • Store • Wine Store • Boiler Room • Store Room

First Floor: Master Bedroom with Dressing Room and Wet Room • Four Further Bedrooms • Three Bathrooms

Second Floor: Five Bedrooms • Bathroom

Outside: Drive • Driveway • Gardens • Orchard • Former Walled Produce Garden • Paddock • Pond

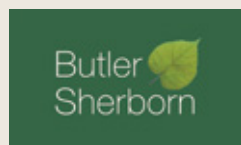
In all approximately 6.15 acres

For Sale Freehold

*Market Place 1.4 miles, Swindon 16 miles, Cheltenham 17 miles, Kemble Station 5 miles (London, Paddington from 65 minutes),
Swindon Station 15 miles (London Paddington about 55 minutes)
(All distances and times are approximate)*

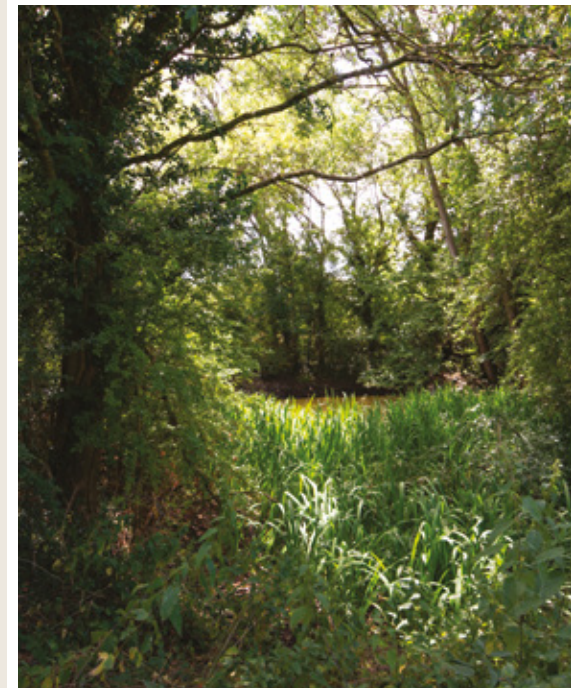
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DESCRIPTION

The Cranhams, with its 6.15 acres, is a handsome early Victorian stone property built over four floors and believed to date back to 1838. A later Victorian two storey addition to the side provided an elegant drawing room with a spacious master bedroom suite above. The principal rooms face south-west or south-east and are flooded with light from the large sash windows. The house retains many period details including high ceilings, a fine

cantilevered stone staircase, flagstone floors, sash windows, working shutters and a variety of attractive fireplaces. The property is set down a long drive on the edge of the town and enjoys a rural outlook to three aspects, including over its gardens and paddock to the south west. In the same ownership for many years it has provided an idyllic setting as a large family home, but is now in need of comprehensive updating.

PLANNING

There is significant potential for developing the house, subject to Listed Building and Planning Consents, and we understand that previous enquiries regarding Strategic Housing Land Availability Assessment have suggested that the majority of the site is suitable for residential development.

ACCOMMODATION

Ground Floor & Basement

The ground floor includes three beautifully proportioned reception rooms including the 'L' shaped reception hall and the impressive drawing room with a bay window and decorative alcove, both with fireplaces with wood-burning stoves. The elegant dining room has a fine stone mantel with an open fire. The adjacent kitchen/breakfast room overlooks the former kitchen garden and is fitted with a range of storage units and appliances to include an electric double oven and electric hob. The wet room, cloakroom and steps down to the attached garage are accessed from the hall to the rear of the drawing room, whilst the central inner hall has a door to the basement and houses the impressive staircase.

The basement area is currently used for storage and provides an insight into life 'below stairs', with some flagstone flooring, the original kitchen space with a large mantel and fireplace that would have housed a range, and associated sculleries and store rooms, including a wine store with brick shelves. The old butler/housekeepers room retains a fireplace and has french doors opening to a covered walk-way that extends around the side of the house to the rear. The large oil-fired boiler is housed in one of the store rooms.

Upper Floors

The stairs rise via a half landing, where the original cantilevered staircase continues to the first floor and a second staircase leads to the master bedroom landing and access to a large bedroom with a bay window, a dressing room, and a wet room. There are four further bedrooms and three bathrooms on the other section of the first floor, within the original part of the building.

A separate staircase rises from a side landing to the second floor, which comprises five bedrooms and a bathroom. A door from the second floor landing leads to a concealed 'ladder' staircase that rises to three storage attics within the roof-space, two of which are boarded.



OUTSIDE

The property is approached over a long, private, drive that leads to a side access to the rear garage and to the large curved gravel parking area in front of the house. A paved terrace spans the south-east elevation of the house, accessed via french doors from the reception hall. It leads to a level area of lawn and there is a gothic arch within the brick wall to one side, that would lead through to the kitchen garden, which is in need of restoration. The rest of the gardens are predominantly laid to lawn, with a broad south west facing garden with an area of orchard, which in turn leads to the paddock beyond. An iron gate leads to a small area of woodland with a pond to one side.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a large variety of independent shops, boutiques, pubs and restaurants. The larger centres of Cheltenham, Gloucester, Swindon, Bath, Oxford and Stratford are all within easy reach by car.

A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb, St Hugh's and Hatherop Castle.

Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (5 miles).

SERVICES

Mains water, and electricity. Oil fired central heating (the boiler is in the basement). Private drainage to a septic tank, located close to the woodland. Broadband connected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

RIGHTS OF WAY

Cranhams Lodge, Cranhams Cottage and The Coach House each have a right of way to their own property over the relevant sections of the private drive leading from the highway to The Cranhams.

TENURE: Freehold

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council
Trinity Road
Cirencester GL7 1PX
T: 01285 623000
W: cotswold.gov.uk

COUNCIL TAX: Band F

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or

The London Office T 0207 839 0888.
E sam@butlersherborn.co.uk

DIRECTIONS (GL7 1TZ)

From our offices in Cirencester turn left onto Sheep street, straight over the first roundabout and continue onto Somerford Road. At the next roundabout take the second exit onto Cranhams Lane. After 0.3 miles turn left onto the drive for The Cranhams. The house will be found at the end of the drive.

what3words: lifestyle.alleges.inert



Approximate IPMS2 Floor Area
 House 470 sq metres / 5059 sq feet
 Cellar 118 sq metres / 1270 sq feet
 Garage 20 sq metres / 216 sq feet
 Attic 66 sq metres / 710 sq feet
 Total 674 sq metres / 7255 sq feet
 (Includes Attic Limited Use Area 25 sq metres / 269 sq feet)

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 07890 327 241
 Job No SP2785
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation

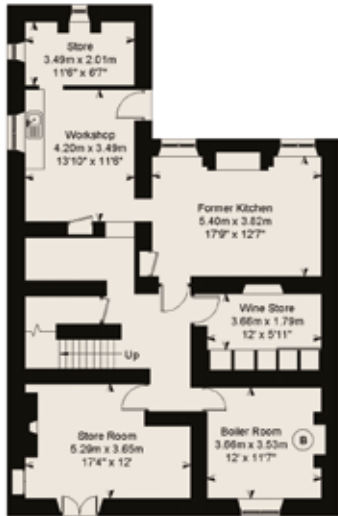


Second Floor



Third Floor

☐ = Limited Use Area



Cellar



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			



DISCLAIMER

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