

CRANTOCK BURLEIGH



WHITAKER
SEAGER



CRANTOCK, 4 DEANS QUARRY, BURLEIGH, STROUD, GL5 2PQ

OCCUPYING A DESIRABLE POSITION, LESS THAN A MILE FROM 'MINCH' CENTRE, CLOSE TO MINCHINHAMPTON COMMON. A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, SET IN 1/4 OF AN ACRE, WITH A DOUBLE GARAGE AND PRIVATE DRIVEWAY.

The property

Set on a generous ¼ acre corner plot with far-reaching rural views, Crantock is a beautifully maintained and much-loved detached family home. Located in the desirable and peaceful cul-de-sac of Deans Quarry. Less than a mile from the heart of Minchinhampton, this charming home offers both space and versatility in a truly desirable setting. Enjoying bright and airy interiors, Crantock has been thoughtfully updated over the years to accommodate modern living, including the installation of a Stiltz home lift, offering ease of access to the first floor — ideal for those who struggle with stairs. The canopied entrance opens into a welcoming reception hall with striking parquet flooring, leading to a spacious dual-aspect sitting room with a beautiful stone fireplace housing a woodburning stove, and stunning countryside views through patio doors. This warm, inviting space enjoys a westerly aspect and is flooded with natural light thanks to its double aspect outlook.

Adjacent lies a bespoke home office, fitted with custom oak cabinetry; next to the study is a downstairs cloakroom. The kitchen-dining room is the heart of the home — a light-filled space with Shaker-style in-frame units, quartz worktops, a bespoke dresser and quality appliances including two ovens, a warming drawer, induction hob, and dishwasher. A lift offers direct access upstairs. The adjoining utility houses the boiler, integrated fridge/freezer, and space for laundry appliances. From here, French doors open to a garden room with access to the decked seating terrace and gardens. Upstairs, four double bedrooms provide comfortable accommodation, including a main suite with elevated rural views, bespoke wardrobes, and an ensuite with corner shower and oak vanity. A stylishly refurbished bathroom serves the remaining bedrooms. Other highlights include oak doors, a boot room, and wraparound gardens enhancing privacy and appeal. A detached double garage offers further appeal. Agents note - lift can be removed.





Guide price
£999,995

- Reception Hall & Cloakroom
- Sitting Room & Garden Room
- Study
- Kitchen/Dining Room - Equipped with Stiltz lift
- Utility & Boot room
- Main Bedroom Suite with extensive storage & ensuite shower room
- 3 further Bedrooms & stylish Family Bathroom
- Mature landscaped gardens, gated driveway & detached garage
- Gas centrally heated. The next owner will need to affect first registration
- Ofcom - Ultrafast broadband available
- Indoor mobile signal likely with O2

WITHIN EASY REACH...

Minchinhampton centre - 0.7 of a mile on foot

Stroud - 3.2 miles

Nailsworth - 2.5 miles

Kemble Railway Station - 9.1 miles

Cirencester - 10 miles

Cheltenham - 16 miles

Bath - 27 miles

Bristol - 29 miles

Outside

Tucked away on a peaceful corner plot, this beautifully presented property enjoys a generous quarter-acre of landscaped gardens and thoughtfully designed outdoor space. A classic five-bar gate opens onto a block-paved driveway, providing ample off-road parking and leading to a double garage—offering both secure parking and useful storage. The front garden is laid to lawn and enclosed by mature hedging and fencing, creating a welcoming and private approach to the home. At the rear, the garden truly comes into its own.

Exceptionally private and secure, it has been lovingly maintained and curated over the years to offer a perfect blend of beauty and function. A wraparound lawn provides a safe and spacious area for children to play, while stone steps rise through vibrant, mature flower borders to a paved terrace—an ideal spot for outdoor dining or relaxing with views over the garden and open countryside beyond. A raised decked area extends from the garden room, perfect for morning coffee or evening drinks. For the green-fingered, there's a caged vegetable patch, greenhouse, and a screened composting area. A gentle water feature adds a calming touch to this peaceful outdoor retreat. This garden offers something for everyone—whether you're entertaining, growing your own produce, or simply unwinding.

Situation

Situated just off Burleigh Lane and tucked away in a peaceful setting, this property enjoys a prime location less than a mile from the heart of Minchinhampton and right on the edge of the stunning Minchinhampton Common. Known affectionately as 'Minch', this quintessential Cotswold market town is perched high above the valleys of Stroud and Nailsworth and is brimming with character and community spirit. The town offers a wide range of everyday amenities, including cosy pubs such as The Crown Inn and The Lodge, charming cafés, a general store, butcher, chemist, Post Office, a Church of England Primary Academy, and a doctor's surgery. Minchinhampton and neighbouring Rodborough are celebrated for their access to over 600 acres of National Trust-maintained Common land, ideal for walking, cycling, and horse riding. One of three excellent local golf courses is also located on the Common, making the area especially appealing to outdoor enthusiasts. Despite its rural charm, the property is well-connected. Stroud and Kemble railway stations are just a short drive away, providing regular direct services to London—making this an attractive option for commuters. Education is another strong draw, with highly regarded state grammar schools such as Stroud High School for girls and Marling School for boys, both in nearby Stroud. Prestigious independent options include Beaudesert Park School and Wycliffe College. The nearby town of Stroud also boasts a vibrant shopping scene, with four supermarkets (including Waitrose), a range of independent shops, and the multi-award-winning Stroud Farmers' Market held weekly.

Please note: the property is subject to some historical covenants dating back to its original construction. A copy of the original conveyance is available to view upon request.



Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft
 Double Garage = 33.5 sq m / 360 sq ft
 Total = 237.2 sq m / 2553 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192977)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 2PQ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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