

# RAINBOW END

CRANHAM  
GLOUCESTERSHIRE









## **RAINBOW END, CRANHAM, GLOUCESTERSHIRE, GL4 8HP**



**GUIDE PRICE £1,250,000**

**A SPACIOUS AND LIGHT-FILLED 5 BEDROOM FAMILY HOME IN A LOVELY ELEVATED CENTRAL VILLAGE LOCATION WITH TWO SELF-CONTAINED STUDIO APARTMENTS, CURRENTLY RUN AS SUCCESSFUL HOLIDAY LETS BUT EQUALLY SUITED TO MULTI-GENERATIONAL LIVING**

**Reception Hall, Kitchen/Breakfast Room, Dining Room, Laundry Cupboard, Sitting Room, Cinema Room, Gym/Playroom, Cloakroom, Five Bedrooms, 2 with En-suite, Family Bathroom, Tiered Garden with Village Views**

**Rowan Studio: ground floor self-contained one bed studio apartment with bathroom and kitchenette**

**Beeches Studio: first floor self-contained one bed studio apartment with bathroom and kitchenette**







Rainbow End offers a light-filled and spacious family home in a delightful elevated location overlooking the village of Cranham. The house works superbly for family living whilst also affording an excellent income from its two self-contained studio apartments.

The property opens into a spacious reception hall which sets the tone for the remainder of the home; light filled rooms and ample space for family living. The main living room leads off the hallway and is an excellent space for hosting family and friends, with a fireplace providing a cosy focal point and double doors opening to a patio, providing the perfect spot to soak up the lovely views over the village. The kitchen is set to the rear of the house and is well-equipped with fitted units and in-built appliances. A breakfast bar provides a good space for friends and family to sit and chat, whilst cooking up a feast. A useful laundry cupboard is great for hiding washing away. Adjacent to the kitchen is a further reception room, currently used as a gym but with obvious potential to knock through to the kitchen and create a fabulous open-plan kitchen/living area. A dining room provides a great space for hosting family and friends, with double doors opening to a patio area, perfect for alfresco dining. A further reception room/cinema room, is located to the front of the house and there is also a spacious cloakroom.

The first floor is accessed via an oak staircase leading to a spacious landing and five bedrooms, two with en-suite. The principal suite is a bright and airy room with wonderful views across the village. All of the bedrooms have been carefully laid out to provide comfort and ample built-in storage. A family bathroom is also located at this level.

Outside, the garden is set to the rear and side of the property and comprises tiered areas with several idyllic spots for relaxing and enjoying the views and the peaceful surroundings. A large shed provides useful storage space. There is ample parking for family and guests.

Two self-contained studio apartments sit adjacent to the main house. Rowan Studio comprises a ground floor one bed studio apartment, kitchenette and bathroom and Beeches Studio comprises a first floor studio apartment with kitchenette, bathroom and outside seating area.





## LOCATION

Rainbow End is located in a lovely elevated location just as you enter the idyllic village of Cranham. An archetypal Cotswold village, Cranham has a popular primary school, local pub, church and cricket ground, along with a good sense of community spirit. Set in a spectacular wooded valley, the village is surrounded by stunning countryside with numerous public footpaths and bridleways to explore. One of the key draws to the area is the excellent choice of schools in both the private and state sector. Stroud, Gloucester and Cheltenham all have sought after grammar schools and in the private sector, Beaudesert Park School is only a few miles away in Minchinhampton and Cheltenham Ladies and College are nearby in Cheltenham. Nearby Painswick, often referred to as the 'queen of the Cotswolds' has excellent amenities with a stylish boutique hotel, several pubs and independent restaurant. There is also a popular 18 hole golf course on the Painswick Beacon. There are three major supermarkets in Stroud including Waitrose and superb shopping in Cheltenham. London is circa 90 minutes from nearby Stroud Station. Junction 12a of the M5 motorway is approximately 10 minutes drive away.

## DIRECTIONS

From our Painswick office, follow the A46 for approximately 2 miles towards Cheltenham. Circa 400 yards after the Royal William pub, turn right, signposted Cranham/Birdlip. Turn immediately right again towards Cranham Village and continue for approximately one mile. As you enter the village, you will see Rainbow End on the left hand side, just before the entrance to the Scout Hut.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 59 / Potential 70</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property, oil central heating, mains drainage, council tax band G.</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property</b>

## Rainbow End, Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House	229 sq metres / 2466 sq feet
Rowan Studio	40 sq metres / 430 sq feet
Beeches Studio	40 sq metres / 430 sq feet

Total	309 sq metres / 3326 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet

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Job No SP3315

This plan is for identification and guidance purposes only.

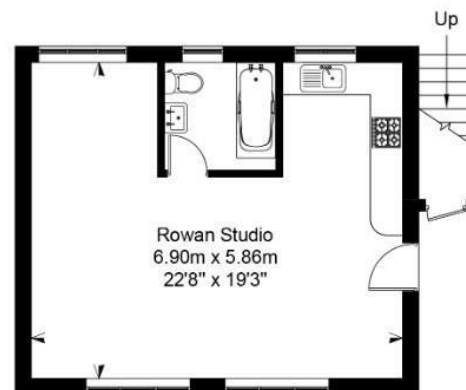
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

[ ] = Limited Use Area



Ground Floor



First Floor

**SUBJECT TO CONTRACT**

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