

# BRAMLEY

CRANHAM





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## Bramley, Cranham, Gloucestershire, GL4 8HP

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**A GREAT OPPORTUNITY TO ACQUIRE A DETACHED BUNGLALOW IN NEED OF MODERNISATION RIGHT IN THE HEART OF THE SOUGHT AFTER VILLAGE OF CRANHAM WITH GOOD SIZED GARDEN, GARAGE & PARKING.**

**Entrance Porch, Hallway, Sitting/Dining Room, Kitchen/Breakfast Room, Utility/Boot Room, 2/3 Bedrooms, Bathroom, Study/Office, Sun Room, good sized Gardens, Garage, Parking and village Views**

**ASKING PRICE £425,000**

### 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 and drop down the hill, passing the Scout Hut on your left, you will find Bramley, third house on the left as you begin to climb up the hill (opposite the turning to The Black Horse pub).

### DESCRIPTION

Bramley offers a fabulous opportunity to acquire one of the only bungalows in the middle of the village. The property is in need of modernisation but offers the next owners a wealth of opportunities to improve and even extend, subject to the necessary planning consents. There is an entrance porch that leads through to the main hallway, large sitting/dining room with doors to garden and an open fire, fully fitted kitchen/breakfast room, utility/boot room, 2/3 bedrooms or office depending on how you use the rooms, bathroom and a sun room/conservatory with views over the garden. There is a detached garage, plenty of parking and a pretty garden with mature trees and shrub/flower borders.

### LOCATION

Cranham has an active village community with community owned pub, cricket club, tennis club and village hall and school with extensive walks on the doorstep. The village also benefits from Gigaclear - highest-speed fibre-to-the-premise broadband internet connectivity.

Cranham is an archetypal Cotswold village 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 Cranham has a popular primary school. 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. The location offers the best of both worlds; a rural haven, yet still within easy reach of local business and shopping centres, including Cheltenham, Stroud and Gloucester. London is circa 90 minutes from nearby Stroud Station. Junction 12a of the M5 motorway is approximately 10 minutes drive away.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 63 / Potential 76</b>
<b>SERVICES</b>	Oil fired central heating. Mains drainage. Water and electric are connected to the property. Stroud District Council. Tax Band D. Gigaclear broadband in the road outside.
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property</b>

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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# Bramley, Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House 121 sq metres / 1302 sq feet

Garage 17 sq metres / 183 sq feet

Total 138 sq metres / 1485 sq feet

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07890 327 241

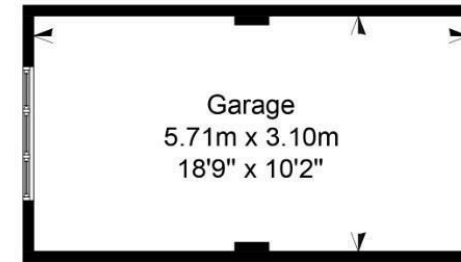
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This plan is for identification and guidance purposes only.

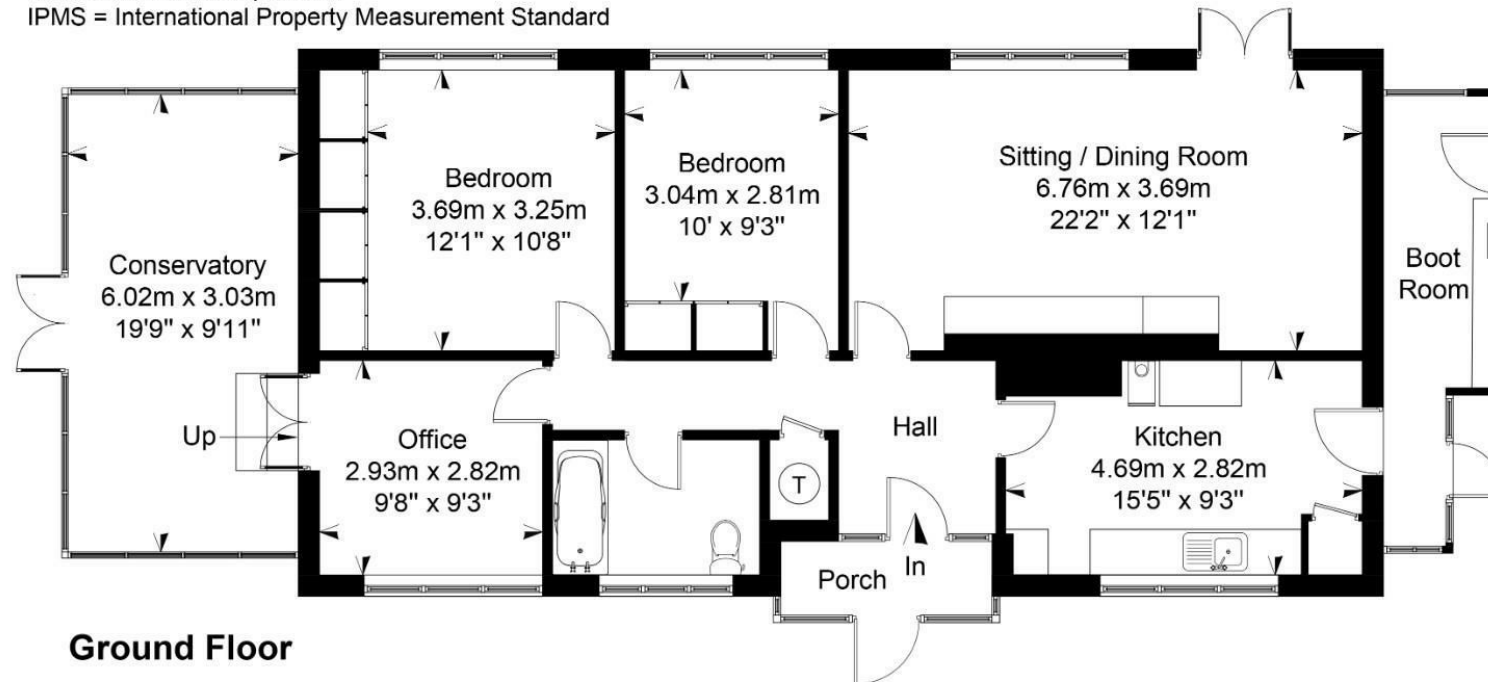
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuilding  
Not Shown In Actual Location Or Orientation



Ground Floor



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