

THE OLD POST OFFICE

CRANHAM
GLOUCESTERSHIRE



The Old Post Office Cranham, Gloucester, Gloucestershire, GL4 8HP

A CHARMING SEMI DETACHED COTTAGE FULL OF CHARACTER SET RIGHT IN THE HEART OF THE SOUGHT AFTER VILLAGE OF CRANHAM, FORMALLY THE VILLAGE POST OFFICE AND NOW CONVERTED INTO AN EXTENDED HOME

Entrance/Dining Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room/Cloakroom, Landing/Snug/office, 2 double Bedrooms, family Bathroom, Garden and village Views.

GUIDE PRICE £395,000

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, the entrance to The Old Post Office can be found on the right hand side opposite the turning into the Scout Hut.

DESCRIPTION

The Old Post Office is a charming semi detached Cotswold cottage set right in the middle of the sought after village of Cranham. It is believed to have been a post office right back in the 1800's and was then extended and the post office was moved into the extension. Full of charm and character the property with a dining/entrance with inglenook fireplace, good sized kitchen/breakfast room, sitting room with doors to rear garden and a utility/cloakroom all on the ground floor. Upstairs there is a large landing/snug/home office, two double bedrooms and a family bathroom. To the rear of the property there is lawned garden and patio area and to the front is off road parking. The parking is not currently in the deeds for the property and is shared with the neighbour next door.

LOCATION

As the name suggests, The Old Post Office was originally the village post office and has been sympathetically converted to a cottage with many of the village facilities nearby. 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.

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.

TENURE

Freehold

EPC

EER: Current null / Potential null

SERVICES

LPG central heating. Mains drainage. Water and electric is connected to the property. Stroud District Council, Tax Band C. Talk Talk broadband, Gigaclear broadband in the road outside. Vodaphone.

VIEWING

By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

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

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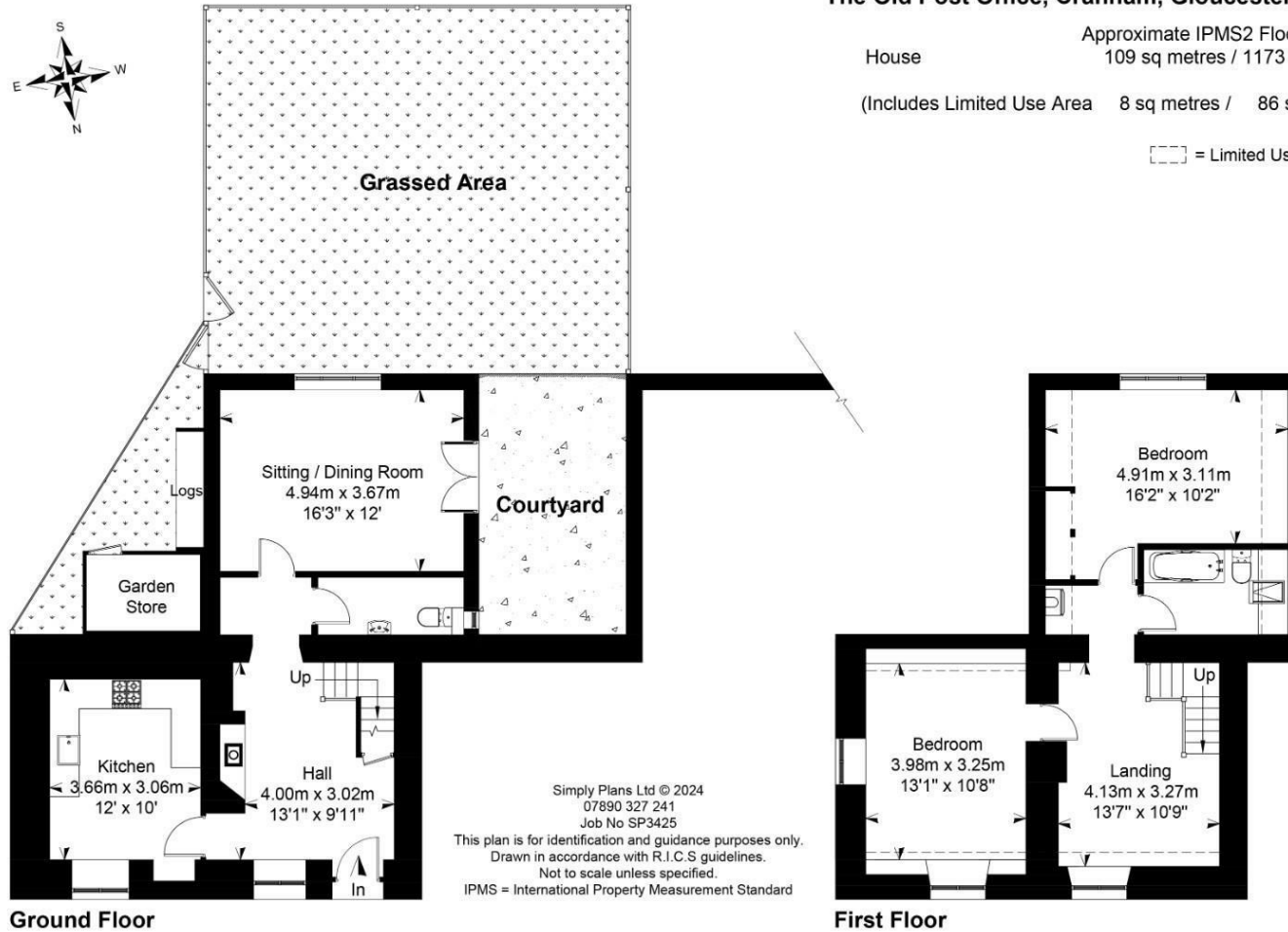


The Old Post Office, Cranham, Gloucestershire

House Approximate IPMS2 Floor Area
 109 sq metres / 1173 sq feet

(Includes Limited Use Area 8 sq metres / 86 sq feet)

 = Limited Use Area



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