

HILLSIDE
CRANHAM
GLOUCESTERSHIRE





HILLSIDE, CRANHAM, STROUD, GLOUCESTERSHIRE, GL4 8HP



GUIDE PRICE £1,175,000

A LIGHT-FILLED AND SPACIOUS FAMILY HOME IN A MAGNIFICENT ELEVATED LOCATION BORDERING CRANHAM COMMON, WITH FABULOUS OPEN-PLAN KITCHEN/LIVING ROOM, 4 BEDROOMS, GARAGE, PARKING AND MAGNIFICENT VIEWS

Reception Hall, Kitchen/Breakfast/Sitting Room, Dining Room/Snug, Utility/Boot Room, Cloakroom, 4 Double Bedrooms, 2 with En-suite and one with shared Jack and Jill Bathroom, Garage, Driveway Parking, Landscaped Garden with Seating Areas





Hillside offers a spacious family home in a stunning, elevated location in the village of Cranham. The home works superbly for everyday living and equally well for entertaining, with a thoughtfully planned layout, designed to maximise the magnificent valley views. A glass panelled entrance sets the tone for this light-filled home, which is instantly welcoming, with a great sense of space and plenty of natural light. Opening to a large kitchen/breakfast/living room, this open-plan space is clearly the hub of the home. Granite worktops and a centre island provide plentiful space for prepping food and fitted units offer ample storage. The sitting room is set to the front of the house with double doors opening to a raised seating area, ideal for alfresco entertaining. The open-plan layout lends itself superbly to everyday dining, as well as larger gatherings, allowing friends and family to relax and chat, whilst cooking up a feast. The L shape of the room works well for multiple uses and part of the room is currently used as a music room, to house a grand piano but would also create an ideal dining area. A separate dual aspect dining room is set to the front of the house and would work equally well as a snug.

Off the kitchen, a rear hall leads through to a good-sized utility/boot room and a useful cloakroom, together with access to an enclosed patio. A rear staircase leads to the first floor, which opens to a 'statement' glass panelled upper hall with huge oak beams and access to a gravel parking area, the garage and the common. Four spacious double bedrooms are located on the first floor, two with en-suite and two sharing a Jack and Jill bathroom. All of the rooms have been carefully laid out to provide ample discreet storage and plenty of natural light. The principal bedroom benefits from wonderful views across the village and towards Cranham Woods.

The enclosed garden is set to the side and front of the house and comprises gently sloping lawns and well-stocked borders. A gravel driveway provides parking for several cars, together with further gated parking to the rear of the house and a garage.



LOCATION

Hillside is located in a lovely elevated location, bordering Cranham Common. 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 within easy reach, 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 several 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 The Scout Centre on your left hand side; continue up the other side of the hill and after circa 50 yards, turn right by the Village Hall. Hillside is located circa 20 yards along the lane, on the left hand side.

TENURE	Freehold
EPC	EER: Current 85 / Potential 91
SERVICES	Stroud District Council Tax Band G - £3,639.25 (24/25), Electricity and Water are connected to the property. Mains drainage. Air Source Heating. Broadband : Standard 1 Mbps, Ultrafast 1000 Mbps, Mobile Network Coverage: EE, O2, Vodafone, Three
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

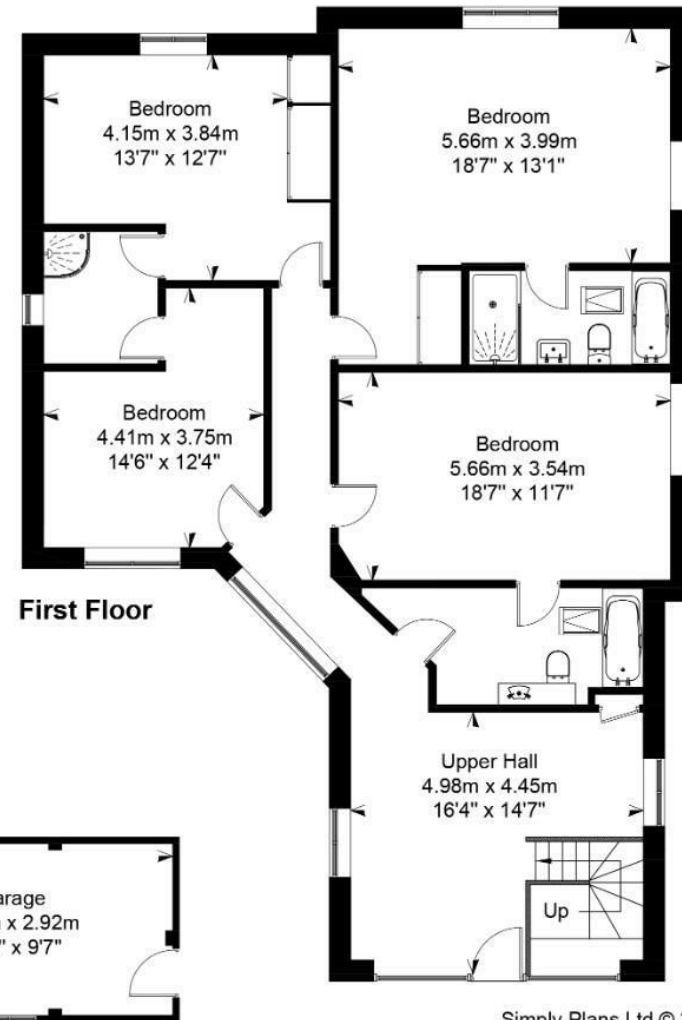
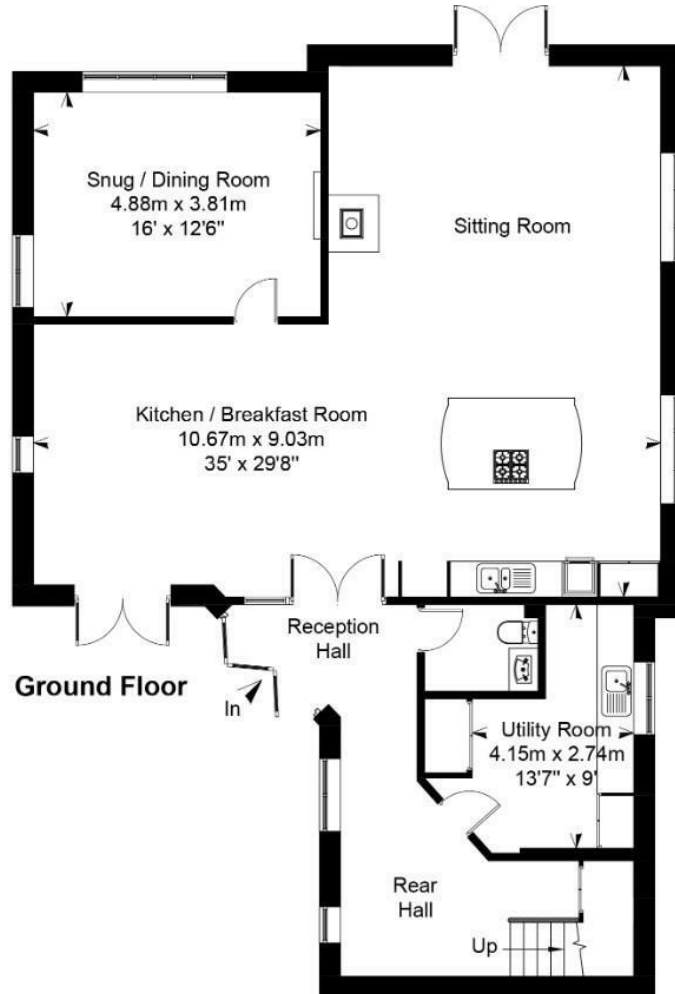
Hillside, Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House 257 sq metres / 2766 sq feet

Garage 16 sq metres / 172 sq feet

Total 273 sq metres / 2938 sq feet



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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

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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