

# KNOLL LODGE

CRANHAM  
GLOUCESTERSHIRE



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## Knoll Lodge The Knoll, Cranham, GL4 8HR

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**A BEAUTIFULLY PRESENTED DETACHED PROPERTY THAT HAS BEEN STYLISHLY RENOVATED AND IMPROVED SET IN A SOUGHT AFTER NO THROUGH ROAD IN THE POPULAR VILLAGE OF CRANHAM WITH PLANNING PERMISSION TO EXTEND AND BUILD A DOUBLE GARAGE**

**Entrance Hall, open plan Kitchen/Dining/Sitting Room, 2 downstairs Bedrooms, downstairs Shower Room, Master Bedroom Suite with Wet Shower Room, large level Gardens, Outbuilding/Utility Room, Garage, Parking and planning permission for a two story extension and garaging.**

**GUIDE PRICE £545,000**

### LOCATION

The pretty Cotswold village of Cranham nestles in a delightful valley between deep woodland and open commonland. It has its own church, primary school, village hall with post office, cricket ground and a newly opened community public house with food.. The nearby village of Painswick offers further shopping facilities as well as a health centre, library, restaurants and golf course. The centres of Stroud, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

A mainline railway station at Stroud brings London within 90 minutes travelling time. Stroud Railway Station - 8 miles, Gloucester Railway Station -10 miles, Cirencester - 11 miles), Cheltenham - 9 miles, M5 Motorway junction 11a - 3 miles. Distances are approximate.

### DESCRIPTION

Knoll Lodge is a beautifully renovated and extended former bungalow set in an elevated location on a no through road in the sought after village of Cranham. The property has been renovated throughout by the current vendors and has an extremely stylish, contemporary feel to it. With light and spacious accommodation throughout there is an impressive open plan sitting/dining/kitchen/family room as the central hub of the home with double fireplace, there are also 2 bedrooms and a shower room on the ground floor. Upstairs is the master suite with a free standing bath and separate shower/wet room. Outside there is a large detached outbuilding/utility room, garage, parking and good sized level gardens and seating areas.

### DIRECTIONS

The property is located by leaving Painswick in the direction of Cheltenham on the A46, passing the Royal William public house on your left. After a short distance turn right signposted Cranham/Birdlip and turn immediately right again signposted Cranham, continue down into the village and up the other side to the top of the hill known as The Knoll. Turn right into a no-through road where the entrance to Knoll Lodge is the second on the left.

### AGENTS NOTE

There is current planning permission for a two story extension at the back of the property and for a double garage.  
Planning Ref: S23/1253/HHOLD

### TENURE

**Freehold**

### EPC

**EER: Current 41 / Potential 78**

### SERVICES

Electric heating. Main drainage. Water and electric are connected to the property. Stroud District Council Band C. Gigaclear. EE/Vodafone mobile service.

### VIEWING

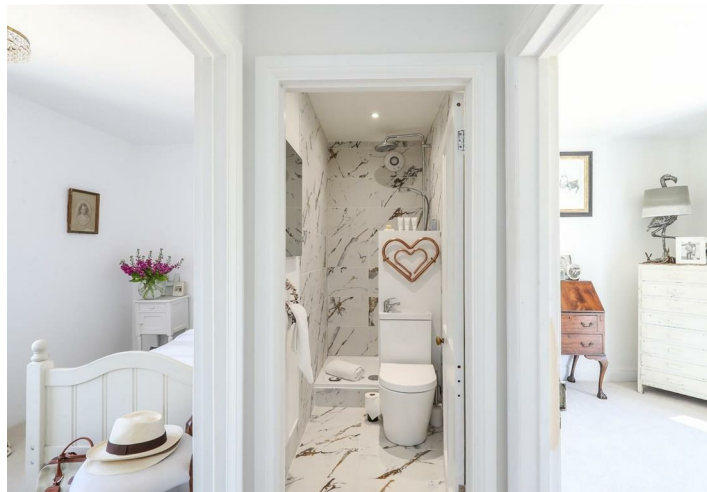
**By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

*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

*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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## Knoll Lodge, The Knoll Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House	88 sq metres / 947 sq feet
Workshop	16 sq metres / 172 sq feet
Garage	12 sq metres / 129 sq feet

Total	116 sq metres / 1248 sq feet
(Includes Limited Use Area)	18 sq metres / 194 sq feet

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07890 327 241

Job No SP3420

This plan is for identification and guidance purposes only.

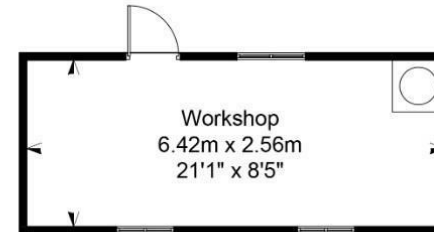
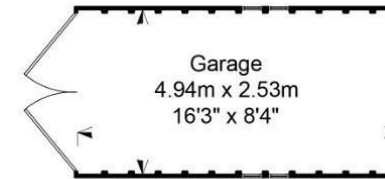
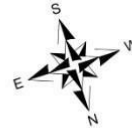
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

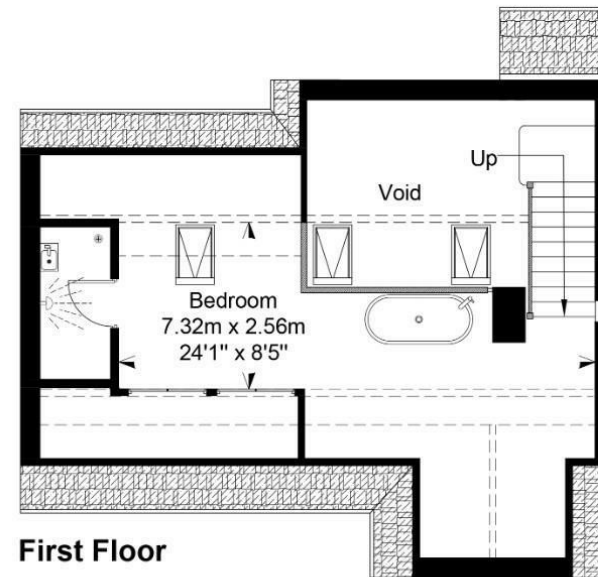
IPMS = International Property Measurement Standard

Outbuilding

Not Shown In Actual Location Or Orientation



= Limited Use Area



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