

HILLCREST

CRANHAM
GLOUCESTERSHIRE



Hillcrest, The Knoll, Cranham, Gloucestershire, GL4 8HR

A LIGHT-FILLED AND SPACIOUS 4/5 BED HOME WITH AN ADDITIONAL SELF-CONTAINED ONE BED ANNEXE, IN A DELIGHTFUL EDGE OF VILLAGE LOCATION, WITH LARGE GARDEN OPENING TO CRANHAM CRICKET GROUND, AMPLE GATED PARKING, TIMBER FRAMED CARPORT, GARAGE AND WORKSHOP

Entrance Hall, Kitchen, Breakfast Room, Utility, Sitting Room, Dining Room, Playroom/Bedroom 5, 4 Bedrooms (one ground floor and 3 first floor), Principal Bedroom with En-suite, Ground Floor Family Shower Room

Self-contained One Bed Annexe with open-plan Sitting Room/Kitchenette, One Bedroom with Balcony overlooking open Countryside, 2 Shower Rooms, Private Courtyard Garden Large Landscaped Garden, Garage with Workshop, Timber Framed Carport

GUIDE PRICE £1,000,000

DESCRIPTION

Hillcrest offers a spacious and light-filled family home in a peaceful, tucked away location in the Cotswold village of Cranham.

Opening to an entrance hallway, with the main receptions leading off, the home has an instantly welcoming vibe. The kitchen is clearly the heart of the home and a good-sized room with open-plan breakfast/dining area. Overlooking the garden, the kitchen has a pretty aspect and ample preparation space and discreet storage. A spacious utility leads off the kitchen, ideal for hiding laundry. The utility has access to the driveway and garden, making it an ideal space for muddy boots and country paraphernalia. The sitting room is filled with natural light, with double doors opening to the garden and a lovely space for hosting family and friends. A wood burning stove provides the perfect cosy-up for the colder months. The dining room has a fabulous vaulted ceiling, creating a great sense of space and the perfect room for more formal entertaining. A large window affords plenty of natural light and double doors open to the garden, ideal for alfresco dining. A playroom is a great addition to the ground floor and would work equally well as a 5th bedroom. A family shower room is also located on the ground floor. The main house benefits from four bedrooms, one located on the ground floor, plus three first floor bedrooms, the principal with en-suite shower room.

A side hall provides access to the annexe, which also has its own external access. The annexe comprises a ground floor sitting room with kitchenette and a shower room. A bedroom with walk-in dressing room and further shower room are located on the first floor. The bedroom benefits from a balcony opening to wonderful countryside views. The annexe has its own private courtyard garden and a large storage area on the first floor.

The property is enveloped by its own grounds, with a large garden set to the rear and side of the house. The landscaped garden comprises gently sloping lawns, a feature pond, well-stocked borders, a kitchen garden and mature trees. There is also a patio area with pizza oven and a decking area at the top of the garden, where access can be gained via a garden gate, to the village cricket ground. A gated driveway provides plentiful parking and there is a garage with workshop, plus a timber framed carport and two sheds.

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.

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LOCATION

One of the key attributes of Hillcrest is its location. Tucked away at the end of a no-through road, the home offers a rural, tranquil haven, whilst still within easy walking distance of the village and within easy reach of nearby towns. The large garden opens directly onto the village cricket ground, ideal for lazy summer evening's relaxing with a drink and enjoying a spot of cricket and with views as far-reaching as Wales, on a clear day.

Cranham is nestled in a delightful valley between deep woodland and open common land. It has its own church, primary school, village hall with post office and a newly opened community pub. 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.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Sought after grammar schools are located in Stroud, Gloucester and Cheltenham and there is a good selection of schools in the private sector, with Cheltenham College and Cheltenham Ladies in nearby Cheltenham and Wycliffe College in Stonehouse, near Stroud, plus many more.

London is within 90 minutes from Stroud mainline station. 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.

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 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 Hillcrest will be found at the end of the lane on the right hand side.

TENURE

Freehold

EPC

EER: Current 42 / Potential 70

SERVICES

All mains services are believed to be connected to the property. Oil fired central heating. Stroud District Council Band F -£2,668.78 . Ofcom checker: Broadband - standard 11 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

VIEWING

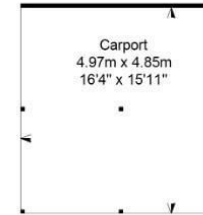
By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

SUBJECT TO CONTRACT

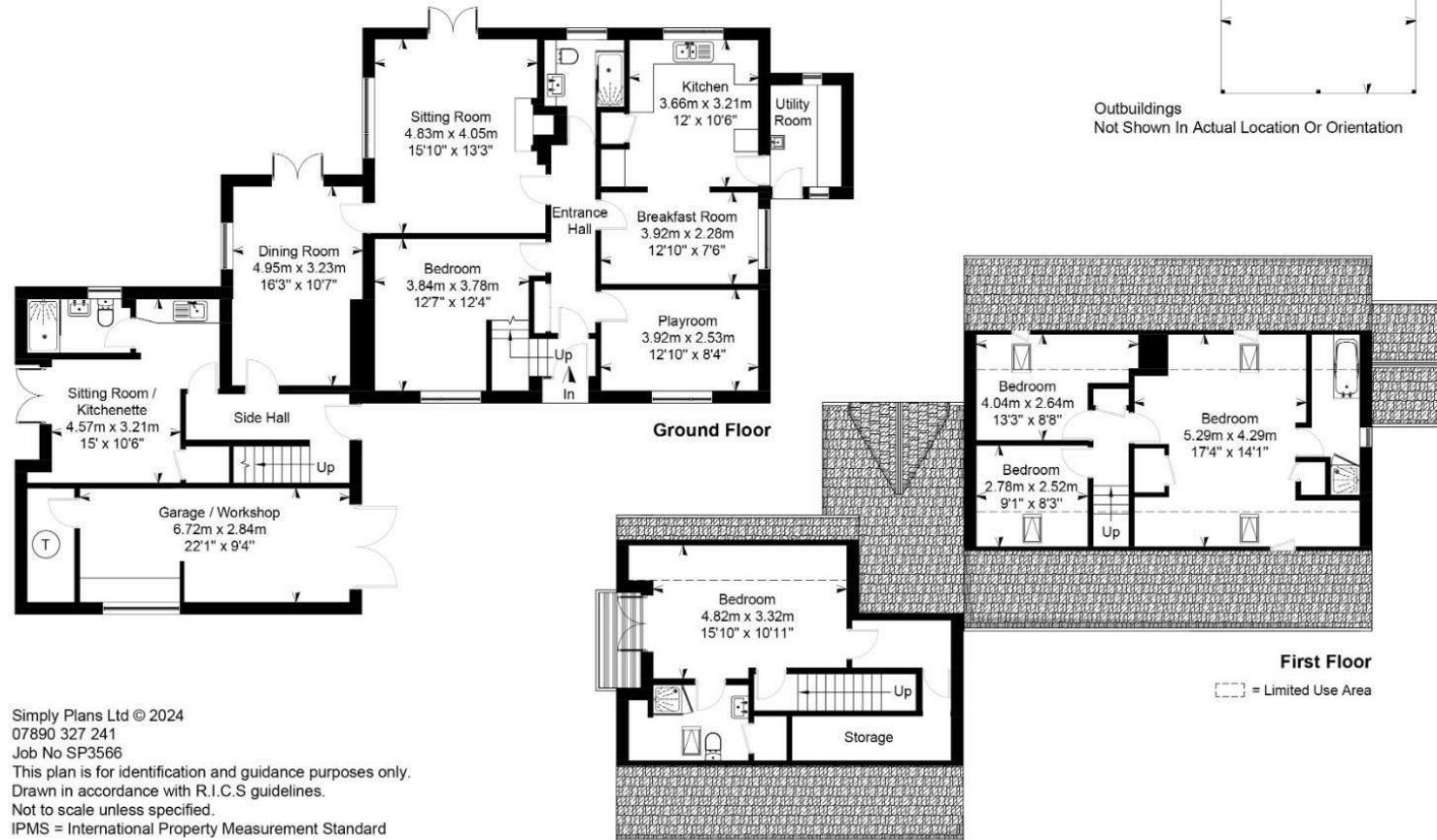


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Approximate IPMS2 Floor Area	221 sq metres / 2379 sq feet
House	23 sq metres / 247 sq feet
Garage	23 sq metres / 247 sq feet
Carport	24 sq metres / 258 sq feet
Total	268 sq metres / 2884 sq feet
(Includes Limited Use Area)	21 sq metres / 226 sq feet)



Outbuildings
Not Shown In Actual Location Or Orientation



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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



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