

CRANHAM CLOSE · PRINKNASH CORNER  
CRANHAM · GLOUCESTER



**MURRAYS**  
SALES & LETTINGS







# CRANHAM CLOSE · PRINKNASH CORNER CRANHAM · GLOUCESTER · GL4 8EZ

**BEDROOMS: 5**  
**BATHROOMS: 3**  
**RECEPTION ROOMS: 4**

**GUIDE PRICE £1,100,000**

- Superbly Proportioned Country Home
- 4 Receptions
- Landscaped Garden
- Garaging
- Views
- 5 Bedrooms
- Edge of Village Location
- Outbuildings
- Ample Gated Parking
- Light and Spacious Rooms

**A charming Cotswold home on the outskirts of the popular village of Cranham with a beautifully landscaped garden of circa 1/3 acre, 5 bedrooms, 4 receptions, outbuildings and plentiful parking**

## DESCRIPTION

Cranham Close is a superbly proportioned and beautifully presented country home. The property benefits from an abundance of natural light and beautifully laid out rooms which work equally well for everyday living as they do for entertaining.

A large reception hall sets the tone to the property, which is both welcoming and spacious in equal measure. Four reception rooms provide ample space for relaxing and entertaining. The sitting room with open fire for the colder months, is a wonderful room to host guests and works equally well in the summer months with direct access to a lovely patio area from the adjoining garden room. The garden room is a superb

year-round space for soaking up the winter sun or for throwing open the three sets of double doors to the garden in the warmer months. A snug works well as a teenager's room or as a separate TV room.

The dining room is perfect for more formal entertaining, with a lovely open fire for cosy supper parties. A good-sized study overlooks the garden and is the perfect room for working from home. A large cloakroom with shower provides a useful addition to the ground floor.

The kitchen is clearly the heart of the home with cream-coloured fitted units providing plenty of discreet storage. The kitchen is filled with natural light and has a lovely dual

aspect outlook over the front and back garden. There is ample room for a good-sized table and double doors open to the outside. A wood burning stove creates a cosy atmosphere. A large walk-in pantry with a Belfast sink provides useful overflow storage. A separate laundry room is ideal for hiding away washing and for storing coats and boots.

A statement vaulted stairwell leads to the first floor where 5 double bedrooms and a family bathroom are located. All of the bedrooms have been thoughtfully laid out to offer comfort together with ample discreet storage. All of the rooms benefit from pretty views over the garden or valley. The principal suite opens to a magnificent

balcony seating area, perfect for a night cap or a morning coffee.

The garden envelopes the property and is beautifully landscaped to incorporate well-stocked borders and several magnificent white cherry trees. There is a choice of seating areas for alfresco dining and a pretty path leads from the gravel parking area to the main entrance. Outbuildings include a garage with separate potting shed and WC, a timber framed car port and a large shed. The gated driveway provides plentiful parking and turning room.





## LOCATION

Cranham Close is located on the outskirts of the village of Cranham. The property benefits from magnificent far reaching views across the Stroud Valley, as well as ease of access to the villages of Cranham and Painswick and within easy reach of Cheltenham, Stroud and Gloucester.

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 nearby 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 three major supermarkets in Stroud including Waitrose and superb shopping in Cheltenham.

London is circa 90 minutes from nearby Stroud Station. Junction 11a 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 where the driveway entrance to Cranham Close will be found on the right hand side.









# MURRAY'S

SALES & LETTINGS

## Stroud

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3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

## EPC

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## SERVICES

Water, Electricity and Propane Gas are connected to the property. Propane Gas Central Heating. Septic Tank Drainage. Cotswold District Council tax band G, £3,639.25 Ofcom checker: Broadband - standard 5 Mbps ultrafast 1000 Mbps, All Mobile Networks are likely.

For more information or to book a viewing please call our Painswick office on 01452 814655

## Cranham Close, Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House	320 sq metres / 3444 sq feet
Garage Block	32 sq metres / 345 sq feet
Garage	16 sq metres / 172 sq feet
Carport / Seating Area	24 sq metres / 258 sq feet

Total 392 sq metres / 4219 sq feet

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07890 327 241

Job No SP3672

This plan is for identification and guidance purposes only.

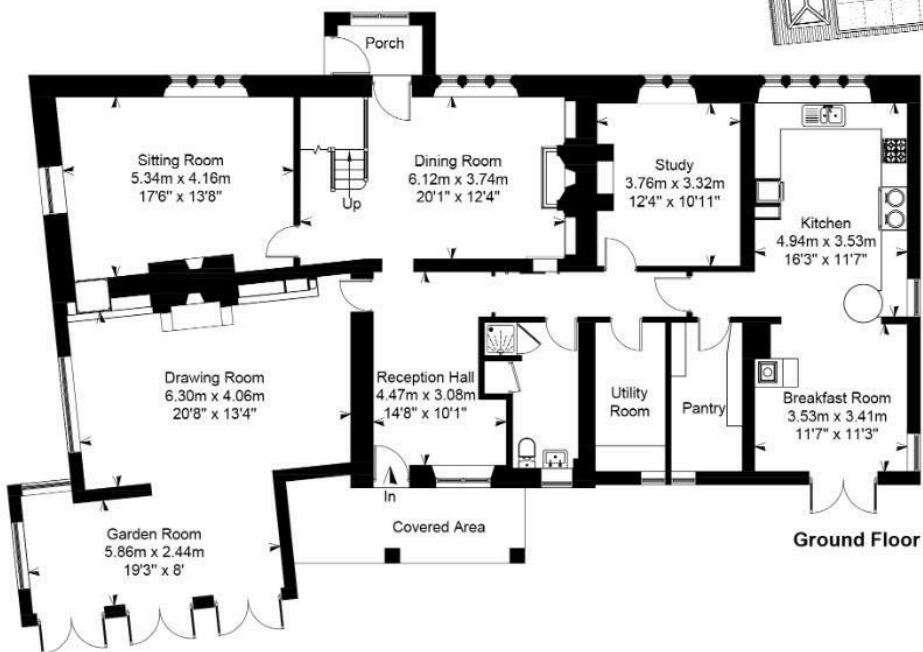
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

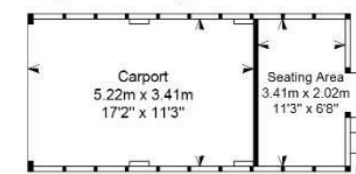
IPMS = International Property Measurement Standard

Outbuildings

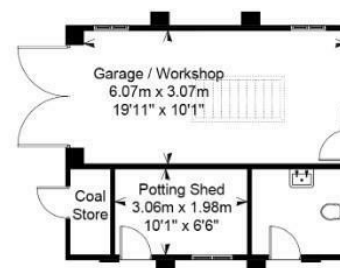
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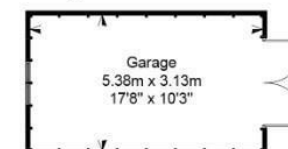
### Carport / Seating Area



### Garage Block



### Garage



## SUBJECT TO CONTRACT

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