

**VERMONT**  
**CRANHAM**  
**GLOUCESTERSHIRE**



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## Vermont Cranham, Gloucester, Gloucestershire, GL4 8HS

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**A SPACIOUS, MODERN SEMI DETACHED FAMILY HOME SET IN A LOVELY ELEVATED POSITION CLOSE TO THE SCHOOL IN THE HEART OF THE SOUGHT VILLAGE OF CRANHAM WITH LARGE GARDEN, PARKING AND VIEWS**

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Cloakroom, Utility Room, 4 Bedrooms, Family Bathroom, Shower Room, Good Sized Garden, Workshop, Parking and Far Reaching Views.**

### PRICE GUIDE £595,000

#### DIRECTIONS

The property is most easily located by leaving our Painwick office in the direction of Cheltenham on the A46 and continuing out of the village passing the Royal William public house on your left. After a short distance, turn right signposted to Cranham and Birdlip, then turn immediately right again signposted to Cranham. Continue down into the village and as you begin to go up the hill turn right at the Village Hall continuing to the junction and going right again, past the school, where the entrance and drive to Vermont can be found after a short distance on the left hand side.

#### LOCATION

Cranham is a delightful unspoilt village, tucked away in the Cotswold hills, immediately south of Cheltenham and very accessible to Gloucester. With the benefit of its own Common, a glorious expanse of ancient pasture open for everyone to enjoy, it has a glorious backdrop of 'hanging' beech woods, a blaze of colour in the spring and autumn. Cranham is a traditional village with a cricket ground, pub, village hall with post office and café, church and popular primary school.

A friendly community, residents live and work locally as it is ideal for Cheltenham or Gloucester as well as the motorway system - Junction 11a for Bristol and the West Midlands. London is about 2 hours by road, largely dual carriageway or motorway and trains from Stroud Station into London Paddington are scheduled from just over 90 minutes. There are excellent secondary and private schools in the locality, Cheltenham is famous for its shopping, Music, Literature and Science Festivals as well as its National Hunt race course while nearby Painswick, the 'jewel of the Cotswolds' is very pretty with good local services, a shop, 3 cafes, pubs, restaurants and an 18 hole golf course.

Stroud Railway Station - 7 miles, Gloucester Railway Station - 6 miles, Cirencester - 11 miles, Cheltenham - 9 miles, M5 Motorway junction 11a - 3 miles, Bristol Airport - 40 miles. Distances are approximate.

#### DESCRIPTION

Vermont is a modern, spacious and versatile semi-detached family house which has been extended by previous owners to provide further accommodation. The present owners have well maintained the

property which provides modern family living over two floors. On the ground floor there is an impressive sitting room with lovely views, a fully fitted kitchen/breakfast room, dining room, cloakroom, utility room and a conservatory with patio doors which open out into the garden. Upstairs there are four good sized bedrooms, all with good views either over the garden or over the valley and Cranham Woods, a family bathroom and further shower room. To the front of the property there is parking for several vehicles and a front lawn. To the rear of the property, the garden is mainly laid to lawn with mature tree, shrub, flower borders and sitting areas. There is also a useful workshop which can be accessed via the utility room, and a large garden shed.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 49 / Potential 75</b>
<b>SERVICES</b>	<b>Oil fired central heating. Septic tank drainage. Water and electric are believed to be connected to the property. Stroud District Council, Tax Band D</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property</b>

*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

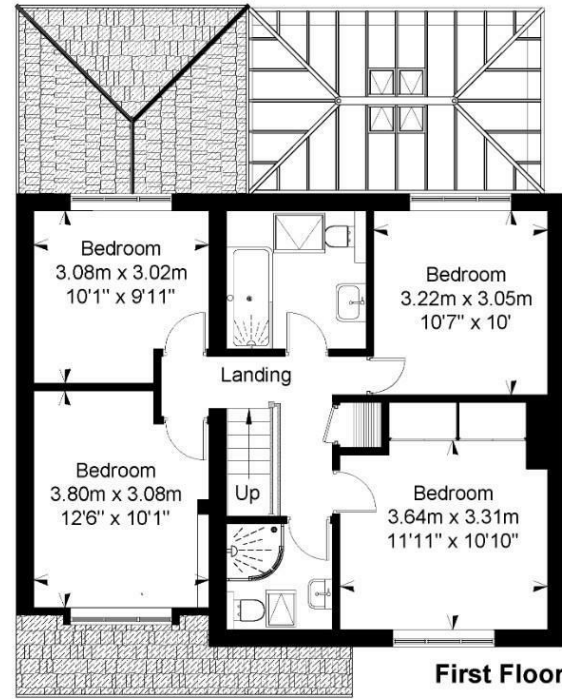
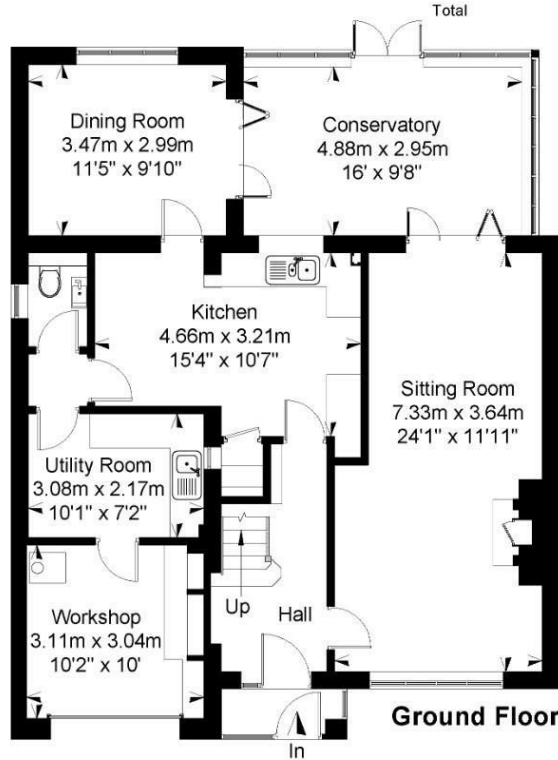
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**Vermont, Cranham, Gloucestershire**

House Approximate IPMS2 Floor Area 154 sq metres / 1657 sq feet  
 Workshop 9 sq metres / 97 sq feet  
**Total 163 sq metres / 1754 sq feet**



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 07890 327 241  
 Job No SP3216

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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