

THE OLD STORES

CRANHAM



The Old Stores, Cranham, Gloucestershire, GL4 8HP

A SPACIOUS AND LIGHT-FILLED 5 BEDROOM HOME WITH GARAGE AND LARGE WORKSHOP, COURTYARD GARDEN, PARKING AND LOVELY VILLAGE VIEWS; AVAILABLE CHAIN FREE

Reception Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, Games Room/Study, Kitchen/Breakfast Room, Boiler Room, Walk-in Pantry, 5 Bedrooms, Principal with En-suite, Family Bathroom, Garage, Large Workshop with access to main house, Courtyard Garden

GUIDE PRICE £595,000

DESCRIPTION

Nestled in the picturesque Cotswold village of Cranham, this spacious 5-bed home provides an opportunity to enjoy country life while still being within easy reach of nearby towns, motorways and good train services.

A spacious entrance hall, with large understairs storage cupboard, leads into the light and airy main reception/dining room with full length windows and a door leading to the front of the property which is a fabulous sunspot. Original beams provide character to this family room which has plenty of space for entertaining. Leading into the games room/study with a well-organised utility room with downstairs W/C. A conservatory with doors to the garden provide a useful space – currently used as a gym. The well-fitted good-sized kitchen complete with walk-in pantry and access to the garage, leads into the courtyard which runs the whole length of the property offering a lovely, secluded area for dining al fresco and various seating areas making it a peaceful place to relax.

Upstairs are five good-size bedrooms thoughtfully laid out providing plenty of storage space both within bedrooms and in the hallway with views on one side to the village and to the rear, views of Buckholt Wood with its ancient beech trees and Area of Outstanding Natural Beauty. Two of the bedrooms enjoy private balconies. Two bathrooms and a dressing room plus extra storage cupboards complete the first floor.

There is a large garage with electric doors, with additional storage area offering the opportunity to create a workshop if desired. There is ample parking for several cars.

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 and drop down the hill, passing the Scout Hut on your left, you will find The Old Stores, second house on the left as you begin to climb up the hill (opposite the turning to The Black Horse pub).

LOCATION

As the name suggests, The Old Stores was originally the village store and has been sympathetically converted to a dwelling providing a warm and welcoming family home with many of the village facilities nearby. Cranham has an active village community with community owned pub, cricket club, tennis club and

village hall and school with extensive walks on the doorstep. The property benefits from highest-speed fibre-to-the-premise broadband internet connectivity.

Cranham is an archetypal Cotswold village 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 Cranham has a popular primary school. 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. The location offers the best of both worlds; a rural haven, yet still within easy reach of local business and shopping centres, including Cheltenham, Stroud and Gloucester. London is circa 90 minutes from nearby Stroud Station. Junction 12a of the M5 motorway is approximately 10 minutes drive away.

TENURE Freehold
EPC EER: Current 36 / Potential 65
SERVICES LPG gas heating, mains drainage and water, council tax band E, Stroud District Council.
VIEWING By prior appointment with **MURRAY'S 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

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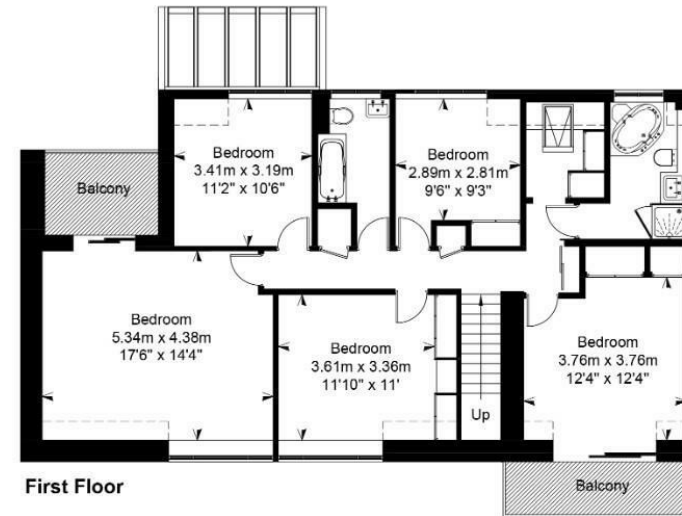
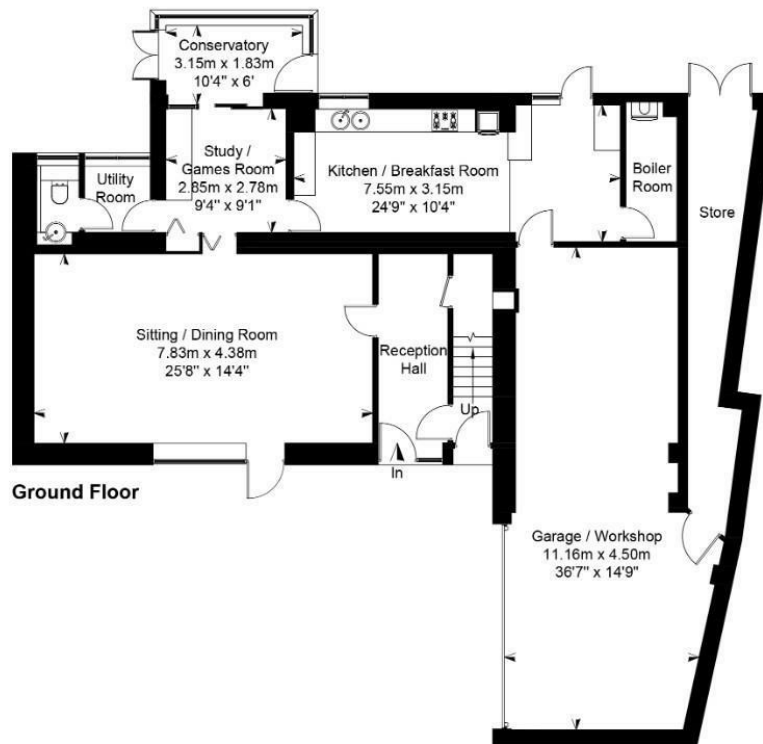


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Approximate IPMS2 Floor Area

House 198 sq metres / 2131 sq feet
Garage / Store 59 sq metres / 635 sq feet

Total 257 sq metres / 2766 sq feet
(Includes Limited Use Area 5 sq metres / 54 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



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