



JAMES PYLE & CO.



Hillside, Cranham, Gloucester, Gloucestershire, GL4 8HP

Detached contemporary home
Outstanding peaceful elevated setting with
valley views
Immaculately presented
Four double bedrooms all en-suited
Open plan living space
Further reception room
Ample parking and garage
Wraparound garden with views
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,100,000

Approximately 2,788 sq.ft excluding garage

'This impressive contemporary detached home is peacefully located on the picturesque common of Cranham enjoying elevated views over the surrounding Cotswold hills'

The Property

This immaculately presented, modern detached house occupies an elevated position and enjoys wonderful views across the Cotswold hills. Filled with natural light throughout and designed to take full advantage of the picturesque location, this contemporary style home offers sizable accommodation of around 2,788 sq.ft.

Arranged over two floors, the property features an impressive large open plan living/kitchen family room with stone flooring and underfloor heating beneath. A dining space, sitting space and kitchen are all flooded with light within the open plan configuration. The kitchen has a range of high specification appliances, quartz worktops, an island with breakfast bar and fitted units. Off the family room there is a more formal sitting room, cloakroom/WC and separate utility room. Upstairs there is a large landing area, which is perfect as a study space and the oak and glass structure invites a wealth of light into this

space. Adjoining the landing accessed through a glazed door is a gravelled seating area outside, an ideal place to enjoy the sunshine. There are four double bedrooms, each with access to modern bathrooms, with the master and second bedroom boasting large en suites.

Outside there is a large driveway with ample parking and at the top of the house there is a single garage accessed by a secondary driveway. An EV charger has been installed. The gardens comprise a lawned area to the side and front of the house as well as a patio area off the entrance hall which catches the afternoon sun.

Situation

Cranham village is situated North of Painswick and is within striking distance of Stroud, Cheltenham and Gloucester. Surrounded by beech woods and separated by common land, the village is able to offer a delightful environment for outdoor activities and is on the route of the Cotswold Way. There are



delightful pubs including the Royal William and the Black Horse Inn along with a church, village hall, cricket and tennis clubs, a playing field and the Scouting HQ. An excellent choice of private schools in the area include Cheltenham College, Cheltenham Ladies College, Beaudesert Park, and Wycliffe College. There is also a wide choice of excellent primary, grammar and secondary schools. Fast trains from Stroud reach London Paddington in as little as an hour and thirty five minutes and the M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands whilst the A417 is readily accessible linking the M4 & M5. Ample local sporting opportunities including a number of golf courses and National Hunt racing at Cheltenham and excellent walks in the surrounding countryside including The Cotswold Way.

Additional Information

The property is Freehold with air source pump central heating, mains drainage, mains water

and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Stroud District Council Tax Band G.

Directions

From Painswick follow the A46 towards Cheltenham and turn right sign-posted to Cranham. Take the first right onto Sanatorium road. Follow the road down the hill and up to the third right following a sign post to 'The Church'. Locate Hillside as one of the first houses on the common on the left.

Postcode GL4 8HP

What3words: ///sourcing.modem.dramatic

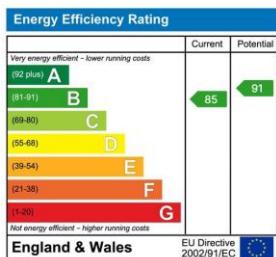
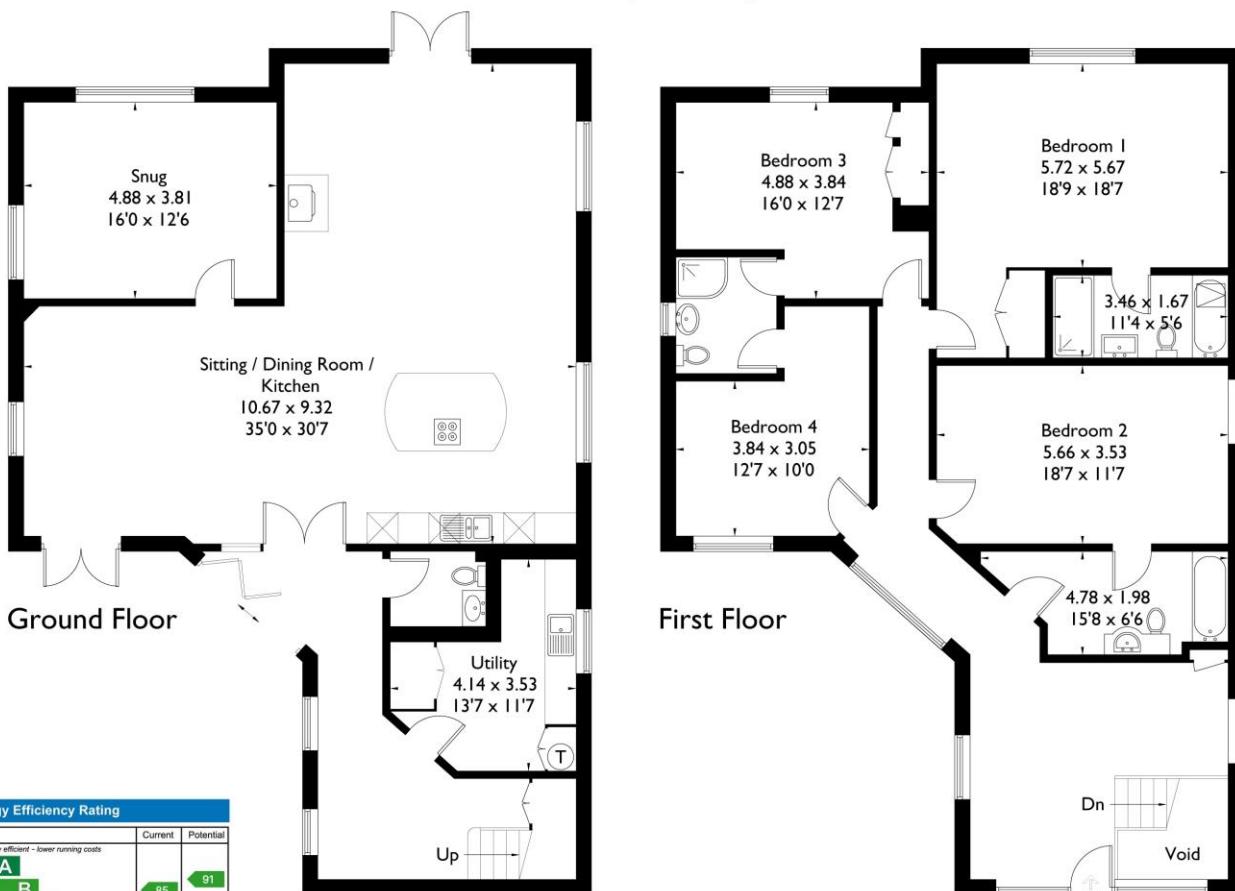


Cranham, Gloucester

Approximate Gross Internal Area = 259 sq m / 2788 sq ft (Excluding Void)

Garage = 13.2 sq m / 142 sq ft

Total = 272.2 sq m / 2930 sq ft



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