

# Highcroft · Cheltenham Road · Painswick · Stroud

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# Highcroft
# Cheltenham Road
# Painswick

Set in mature woodland with sweeping countryside views, this detached home offers charm and scope for extension, renovation, or redevelopment (subject to planning).

**BEDROOMS: 3**
**BATHROOMS: 2**
**RECEPTION ROOMS: 3**

**GUIDE PRICE £650,000**

## FEATURES

- Detached Home Set Within Mature Woodland
- Elevated Position With Far-Reaching Countryside Views
- Generous Plot With Scope To Renovate, Extend, Or Rebuild (Subject To Planning Permission)
- Flexible Living Space Arranged Over Two Floors
- Detached Tandem Garage And Ample Driveway Parking
- Idyllic Location With A Rural Feel, Yet Within Easy Reach Of Local Amenities
- Spacious Kitchen And Dining Area Ideal For Modern Living
- Three Double Bedrooms On The Lower Level
- Useful Utility Room And Cellar/Storage Space
- Development Potential To Create A Bespoke Home





## DESCRIPTION

Set within an established woodland backdrop and enjoying far-reaching countryside views, this unique detached property presents a rare opportunity to acquire a home with both charm and untapped potential. Positioned on a generous plot with mature gardens, off-road parking, and a detached tandem garage, it offers flexible living as is, with exciting scope for extension, renovation—or even complete redevelopment, subject to the necessary planning permissions.

Accessed from the upper level to maximise the light and views, the current accommodation has been thoughtfully arranged with living spaces upstairs. The fitted kitchen leads through to a bright dining area and on into a spacious living room, where a full-width picture window frames stunning vistas. From here, a door opens onto a timber decking area—ideal for alfresco dining and entertaining. A cosy snug adds further flexibility as a second sitting room, home office or reading nook.

The lower level currently comprises three well-proportioned double bedrooms, along with an en-suite shower room, a family bathroom, utility room, and a useful cellar/storage area.









## DIRECTIONS

From our office in Painswick, head northeast toward Hollyhock Lane and continue along the A46 for approximately 2 miles. Turn left at The Royal William Public House onto the Cotswold Way, continuing for half a mile, the property will be found shortly afterwards on the left hand side.

## LOCATION

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 a range of facilities, including a health centre, restaurants, two popular pubs, coffee shop 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 Chelteneham 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.

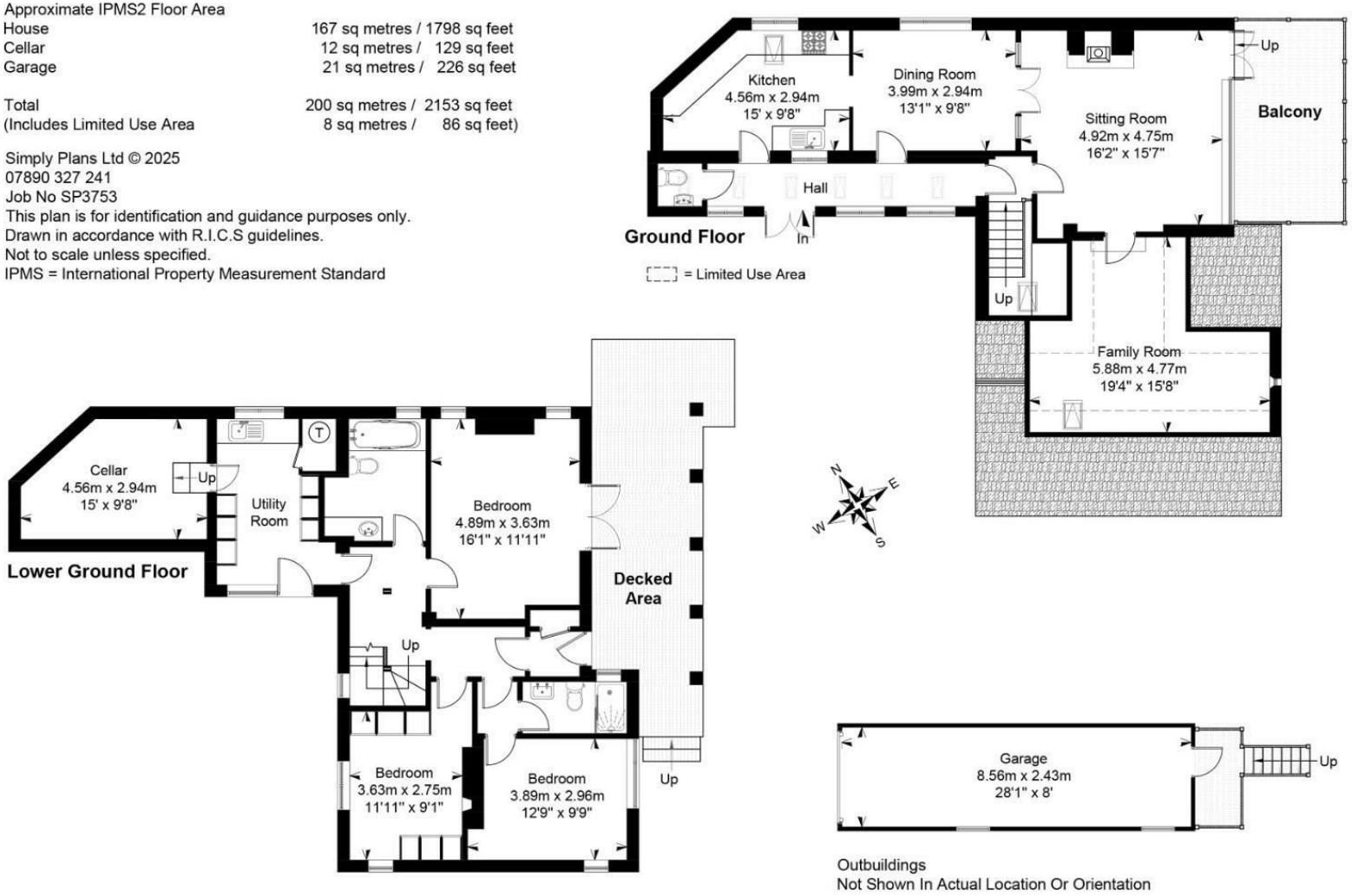


## Highcroft, Cheltenham Road, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

| | | |
|---|---|---|
| House | 167 sq metres / | 1798 sq feet |
| Cellar | 12 sq metres / | 129 sq feet |
| Garage | 21 sq metres / | 226 sq feet |
| Total | 200 sq metres / | 2153 sq feet |
| (Includes Limited Use Area | 8 sq metres / | 86 sq feet) |

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07890 327 241
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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




## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as stataements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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**TENURE**
Freehold

**EPC**
F

**SERVICES**
Water and Electricity are connected to the property. Oil fired Central Heating. Mains drainage.
Stroud District Council Tax Band F: £3,354.92. Ofcom checker: Broadband - standard 4 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