Knowle Cottage

Cranham

Murrays
Sales & Lettings

Knowle Cottage · ·
Cranham · Gloucester · GL4 8JA

BEDROOMS: 8
BATHROOMS: 5
RECEPTION ROOMS: 2

GUIDE PRICE £1,775,000

- Architect-designed Contemporary Home
- Peaceful Edge of Village Location
- Highly Energy Efficient Design
- Self-contained Guest Suite
- High Specification Interior Finish
- Circa 1.75 Acres
- Exceptional Views
- Flexible and Versatile Accommodation
- Paddock & Outbuildings
- Garage and Parking

Occupying an exceptional edge-of-village setting, this architect-designed home enjoys uninterrupted views across adjoining common land and the surrounding countryside. Created with sustainability at its core, it combines bold contemporary design with intelligent energy-efficiency.

Description

Built around 15 years ago and designed with entertaining in mind, the house centres around beautifully connected open-plan living spaces that combine impressive scale with an easy, informal flow.

The front door opens directly into the heart of the home where a striking double-height entrance and galleried landing create an immediate sense of space and light.

The principal sitting room forms the focal point of the ground floor where English oak and ash flooring extends throughout and a substantial sandstone fireplace reclaimed from an Arts & Crafts house in Motherwell, Scotland, provides a striking centrepiece.

At the heart of the home, the kitchen sits between the sitting room and the snug with substantial oak sliding doors allowing each space to be opened up or closed off as required. Designed around a large central island with an oak worktop, it is fitted with ash cabinetry providing extensive storage and space for a large dining table. Its dual-aspect position enjoys views across the valley to one side and the garden and courtyard to the other.

Beyond the kitchen, the garden room opens directly onto the sheltered inner courtyard while the adjoining snug centres around a contemporary wood-burning boiler stove, contributing to both the property's heating and hot water. Together with an adjoining shower room and a secondary kitchen, currently arranged as a utility room, this section of the house can be closed off to create self-contained accommodation for multi-generational living, guests or independent family members.

An oak staircase rises to five first-floor bedrooms. The principal suite includes a dressing room, en-suite bathroom and private balcony, while a second bedroom also benefits from an en-suite. The remaining two bedrooms share a Jack and Jill bathroom and all four enjoy access to balconies overlooking either the gardens or the surrounding countryside.

Three bedrooms also feature elevated gallery spaces, accessed by bespoke ladders or a spiral staircase.

The second floor provides further flexibility, with a spacious home office and an additional room currently used as a music room. Complete with an en-suite shower room and private balcony, it could equally serve as an additional bedroom or guest suite.

At lower ground floor level, a self-contained suite comprising a spacious bedroom, kitchenette and en suite shower room provides excellent flexibility, whether for guests, independent living or potential Airbnb use, subject to any necessary consents.

Garden & Grounds

The gardens and grounds extend to approximately 1.75 acres combining established gardens with a paddock to create a peaceful and private setting.

An enclosed south-facing courtyard garden to the rear provides a sheltered retreat, while a south and west facing glazed verandah enjoys views across the surrounding landscape and the setting sun.

The gardens have been thoughtfully planted to include a productive fruit garden, orchard and a fine mature mulberry tree. Quince, apple, pear and plum trees add both seasonal colour and a wonderful sense of abundance.

A shed/log store, provides useful storage and an impressive timber summerhouse with full-width bifold doors offers a versatile space ideal as an artist's studio, home office or peaceful retreat.

On the far south east boundary an ensemble of larch clad enclosures surround a brick paved courtyard which has been used for rearing and milking of goats for artisan cheese making.

Location

The location of Knowle Cottage is truly spectacular. In an elevated location on the outskirts of the Cotswold village of Cranham, the home borders open common land, enjoying magnificent views as far-reaching as Hay Bluff in Herefordshire on a clear day.

Cranham is an archetypal Cotswold village with a popular primary school, church and cricket ground. The village has a strong sense of community spirit and even has a community owned and run village pub, The Black Horse.

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, the acclaimed schools in Cheltenham and Gloucester are within easy reach. Cheltenham, Gloucester, Stroud and Cirencester are equally around a 20 minute drive away.

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.

The nearby market town of Stroud has excellent amenities including several leading supermarkets, an award-winning Saturday Farmers Market and independent restaurants and coffee shops. including.

The area is well serviced for transport links with an hourly intercity service to London From Stroud or Kemble. Junction 12a of the M5 motorway approximately 10 minutes drive.

Directions

From our Painswick office, follow the A46 towards Cheltenham. Turn right shortly after the Royal William pub signposted to Cranham and then immediately right again. As you enter the village, you will see The Scout Centre on your left hand side; continue up the other side of the hill and after circa 50 yards, turn right by the Village Hall. Continue along the common for circa 400 yards, turning left at the junction. The driveway to Knowle Cottage is the second track on the right.

MURRAYS
SALES & LETTINGS

Stroud
01453 755552
stroud@murraysestateagents.co.uk
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
D

SERVICES

Mains electricity, water and drainage and are connected to the property. Bottled Gas. Solar Thermal and wood fired boiler heating. Stroud District Council Band G, £4,001.92 . Ofcom checker: Broadband, Standard 1 Mbps, Ultrafast 1000 Mbps. Mobile, all variable outdoor

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

Knowle Cottage, Cranham, Gloucestershire

Approximate IPMS2 Floor Area

House	442 sq metres / 4758 sq feet
Attic Space	23 sq metres / 248 sq feet
Annexe	38 sq metres / 409 sq feet
Outbuildings	74 sq metres / 796 sq feet
Total	577 sq metres / 6211 sq feet
(Includes Limited Use Area	32 sq metres / 344 sq feet)

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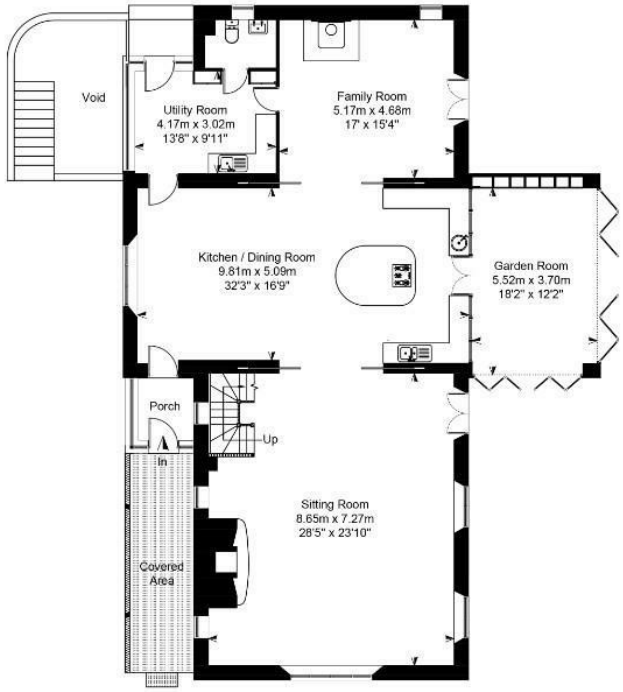
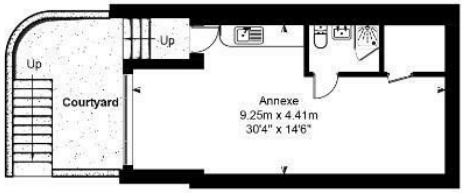
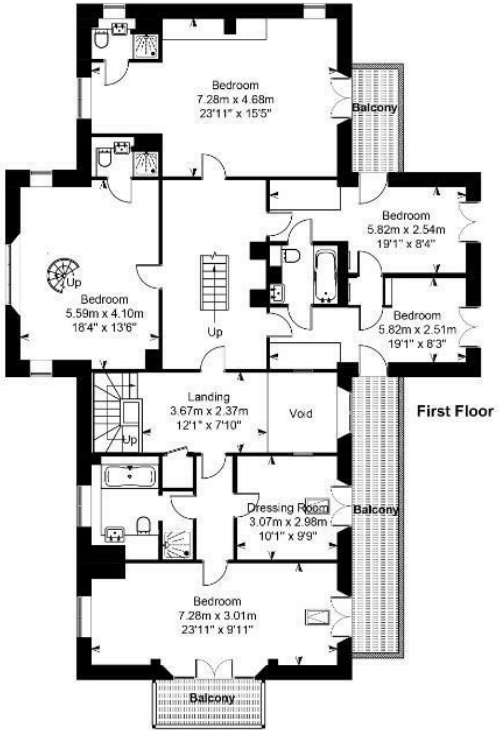
Job No SP4140
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



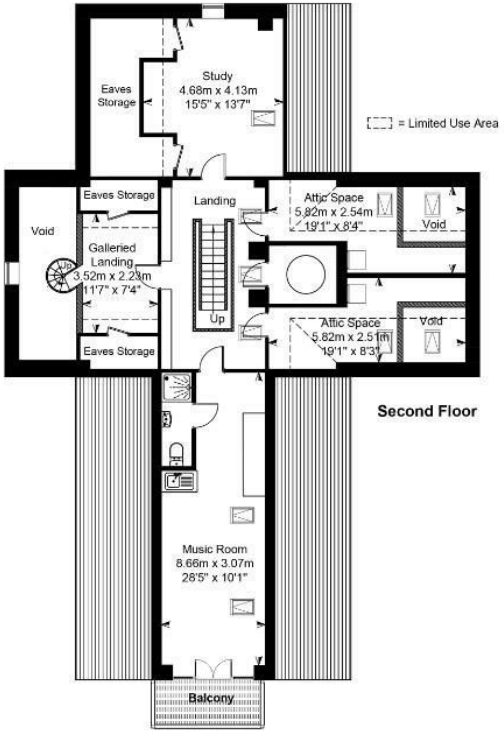
Ground Floor



Lower Ground Floor



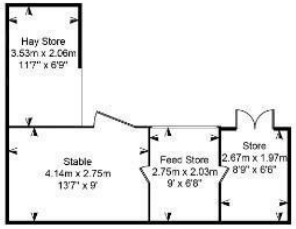
First Floor



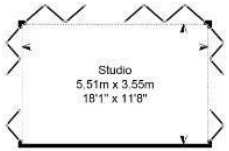
Second Floor

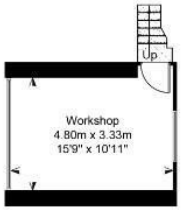
Outbuildings

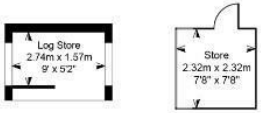
Outbuildings
Not Shown In Actual Location Or Orientation



Stable Block







SUBJECT TO CONTRACT

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