

The Old Post Office Cranham, Cranham GL4 8HP

£365,000

naylor powell

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• No onward Chain • Situated in the highly sought after village of Cranham • Two bedroom character cottage • Situated on the edge of the Cotswolds • Chocolate box cottage • Private and enclosed rear garden • Versatile living accommodation throughout • EPC F36 • Tax Band C - Stroud District Council - £2,134.36 per annum (2025/26)

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Accommodation

Stepping into the property, the ground floor accommodation comprises a kitchen, living room, dining room, and cloakroom. The living room is particularly cosy and features a striking inglenook fireplace with a wood-burning stove and stone surround, creating a true focal point. From here, there is access to the kitchen, dining room, and stairs leading to the first floor.

The kitchen is well proportioned and offers ample storage through a range of base and eye-level units, complemented by an electric oven and a four-ring gas hob with extractor hood over.

To the rear of the property is the dining room, a versatile space currently used by the homeowner as an additional sitting room. This room benefits from French doors that open out onto the patio, allowing for plenty of natural light and easy access to the garden.

Upstairs, the property offers a generously sized landing, which could easily be utilised as a home office space. This leads to two double bedrooms and a family bathroom, fitted with a WC, a wash hand basin, and a bath with a shower over.

Outside

To the rear, the garden is generously sized and thoughtfully arranged, featuring a combination of lawn and patio areas. There is ample space for outdoor dining, making it ideal for entertaining or enjoying al fresco meals.

Location

The picturesque village of Cranham is surrounded by ancient beech woods and open common land and sits alongside the Cotswold Way. The church, primary school, village hall with post office, cricket ground, and recently opened Black Horse community public house are the focal points of village life. The nearby village of Painswick, which is located just south of Cranham, has a golf course, restaurants, a health centre, a library, and good everyday shopping options. The centres of Stroud, Gloucester, Cheltenham, Bath, Bristol, and Swindon are all easily accessible, as is access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Stroud and Cheltenham Spa train stations.

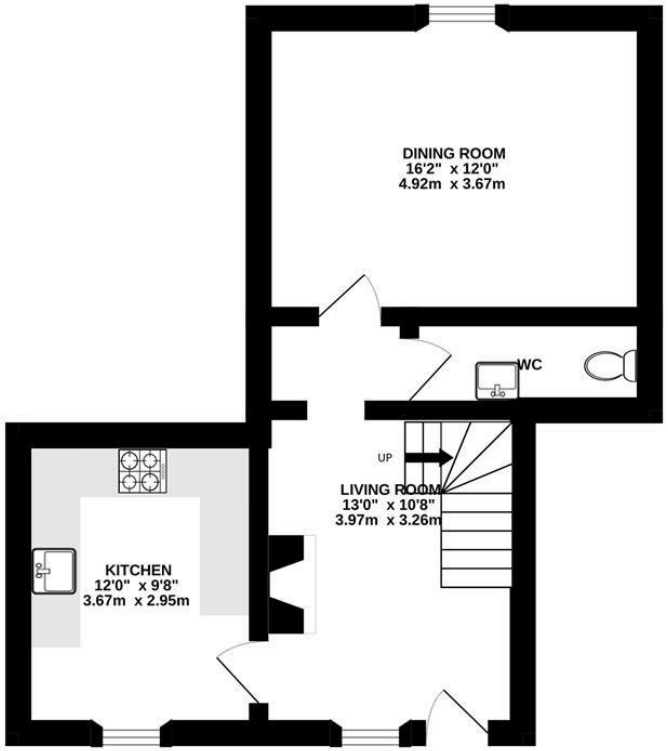
Material Information

Tenure - Freehold
Council Tax Band C
Stroud District Council - £2,134.36 per annum (2025/26)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas LPG
Broadband speed: Standard 1 Mbps, Superfast 0 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone(Likely), EE(Likely), Three(Likely) and O2(Likely)

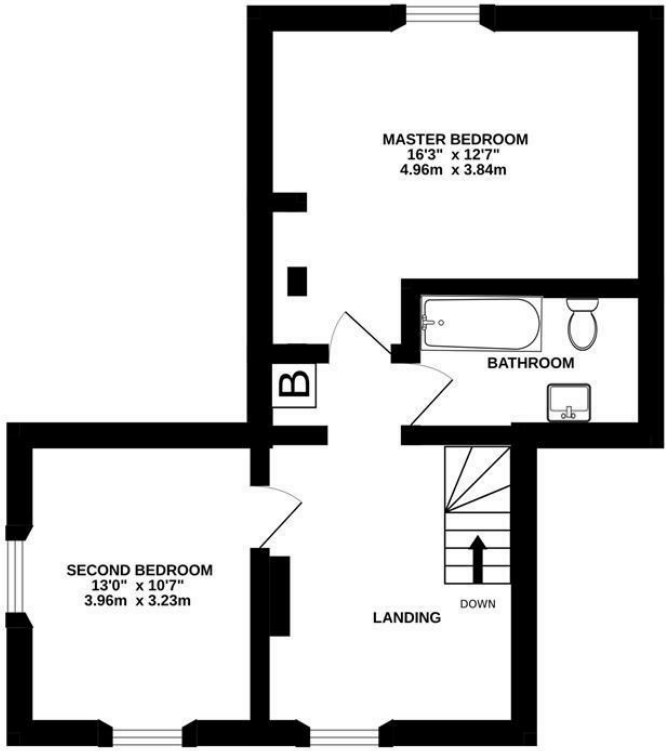




GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



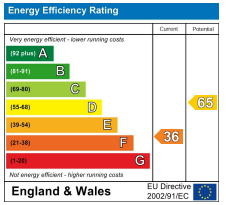
TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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