



Stunning
4 Bedroom
Detached House
in Cranham,
Gloucestershire

£3,400 PCM

Hillside
Cranham
Gloucestershire
GL4 8HP



Victoria Allman
lettings

- Beautiful modern detached home in a fantastic rural location in Cranham
- Immaculate presentation throughout
- Impressive open-plan kitchen/dining/family room
- Four double bedrooms, each with modern bathroom
- Great outdoor space with striking views
- Air source heat pump with underfloor heating
- Council Tax Band G (Stroud)
- EPC Rating B
- Available in August on a long-term let

SUMMARY

Hillside is an immaculately presented, four bedroom modern home in a stunning location in Cranham, just north of Painswick and the popular market town of Stroud.

Arranged over two floors and built to a high specification throughout, this is an ideal home for a family or professional couple who need some extra space.

Available unfurnished from August on a long-term let.

DESCRIPTION

This immaculately presented, modern home sits in an elevated hillside position with wonderful views of the Cotswolds Area of Outstanding Natural Beauty (AONB). Arranged over two floors, the property features an impressive large open-plan living/kitchen family room with stone flooring and underfloor heating. A dining space, sitting space and kitchen are all beautifully presented and flooded with natural light. The kitchen is equipped with a range of high specification appliances, quartz worktops, an island with breakfast bar and fitted units. Off the family room is a more formal sitting room or snug, a cloakroom/WC and a separate utility room.

Upstairs there are four double bedrooms, each with access to beautiful modern bathrooms. The master and second bedroom each have large ensembles, whilst the other two bedrooms have a 'Jack and Jill' shared bathroom with walk-in shower. There is a large landing area with a stunning oak and glass structure which is perfect as a study space. Off the landing is a gravelled seating area outside, a place to enjoy the sunshine.

Outside there is a large driveway with ample parking and at the top of the house is a detached garage. There is lawned area to the side and front as well as a patio area off the entrance hall which catches the afternoon sun.

SITUATION

Cranham village is situated to the north of Painswick and is within striking distance of Stroud, Cheltenham and Gloucester. Surrounded by beech woods and separated by common land, the village offers a delightful environment for outdoor activities and is on the route of the Cotswold Way. There are a number of great pubs in the area including the community-owned Black Horse Inn, as well as the church, village hall, cricket and tennis clubs, a playing field and the Scouts HQ. As well as local well-regarded primary and secondary schools, there is also an excellent choice of private schools in the area including Cheltenham College, Cheltenham Ladies College, Beaudesert Park, and Wycliffe College.

Fast trains from Stroud reach London Paddington in less than an hour and thirty minutes, and there are good train links to other regional centres. The M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands, whilst the A417 links the M4 and M5 to head east.



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3



3



B

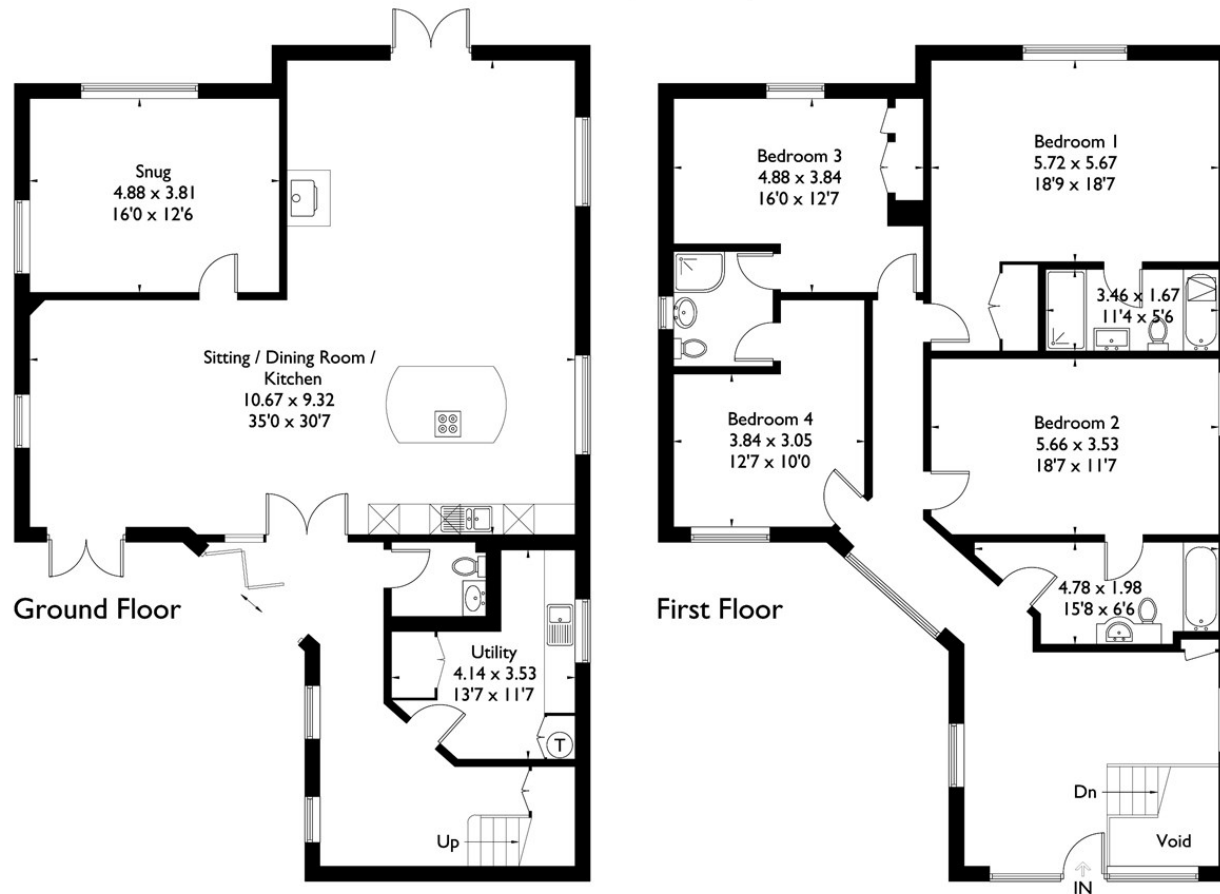




Aerial view of Hillside in Cranham

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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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 the signpost for the church. Hillside is one of the first houses on the common on the left hand side.

Postcode: GL4 8HP

What3Words:
 ///sourcing.modem.dramatic

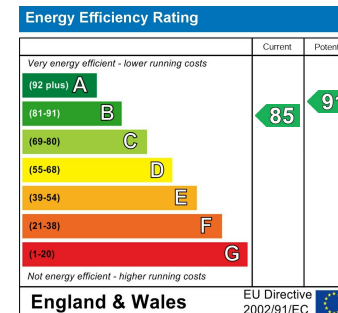
CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and air source heat pump central heating. Standard broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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