

Fox Cottage · The Knoll · Cranham

Murrays
Sales & Lettings



Fox Cottage · The Knoll · Cranham · Gloucester · GL4 8HR

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £950,000

- Modern detached Family Home
- Stylish Contemporary Living
- Stunning Views
- Large Landscaped Garden
- Parking
- Renovated and Extended
- Impressive open-plan Kitchen/Dining/Family Room
- 4 Bedrooms
- Workshop/Studio
- Village Location

A spacious and light-filled home tucked away in a wonderful elevated location commanding spectacular views over Cranham Woods, with statement open-plan kitchen/breakfast room overlooking the tree tops, 4 bedrooms, landscaped garden and parking

DESCRIPTION

Tucked away in a stunning elevated location, Fox Cottage is a detached stone cottage that has been lovingly renovated and extended to over double its original size, to create a truly exceptional spacious family home. The accommodation has been thoughtfully laid out to maximise the sensational views, with an abundance of natural light, interspersed with cosy corners. Clad in cedar wood, the home blends seamlessly with the surrounding beauty.

The kitchen/breakfast room, is clearly the heart of the home and a real statement room in which to entertain. Floor to ceiling glazing runs along the front of the room, overlooking the tree tops of Cranham Woods and creating a fabulous backdrop for hosting family and friends. There is room for a good-sized dining table and a large centre island creates plenty of space for food preparation, as well as additional seating. Fitted units provide plentiful, discreet storage. A large utility/boot room, offers the perfect space for muddy boots and country paraphernalia and a useful area to hide away laundry. The sitting room also benefits from glazed doors, opening to the panorama, making the room a wonderful space to relax with a book, whilst working equally well for entertaining. A second reception/snug is located in the original part of the cottage, dating back to the 1830s, with aged beams, deep oak window sills and a wood burning stove, perfect for cosy evenings. A cloakroom is a useful addition to the ground floor.

Three bedrooms are located on the lower ground floor, the principal with a sliding door opening to the garden, together with an en-suite shower room. A family bathroom is also located at this level. All of the bedrooms have been thoughtfully laid out to provide comfort, alongside practical living and all with lovely views over the garden and woods. A fourth bedroom (currently used as a home office) is located in the original part of the house and accessed via a staircase off the boot room.

The grounds are set to the rear and side of the house and the tiered garden has been beautifully landscaped to include a host of well-stocked borders, waterfall feature, raised vegetable plots and pretty paths lined with dry stone walls. A large, detached, studio/workshop, is located in the garden, insulated and with power supply, together with a purpose-built, children's playhouse and a greenhouse.

Two parking spaces are located on the front side of the property and a plot of land to the side of the property, offers the potential to create further parking, or to extend/build (subject to planning).









LOCATION

The location of Fox Cottage is truly exceptional. Located along a quiet, no through track, the home commands sensational views over the tree tops of Cranham Woods, offering a tranquil haven and an outlook second to none. The property is within easy walking distance of the village, and also within easy reach of nearby towns, including Cheltenham, Stroud and Gloucester.

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 Cheltenham 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.

DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham, passing the Royal William pub on your left. Shortly after the pub, you will see a right hand turn, signposted Cranham/Birdlip; turn right and then immediately right again, signposted Cranham; continue into the village, down the hill and up the other side to the top of the hill, where you will see a track on the left hand side. Follow the track to the top where Fox Cottage will be found just around the corner and tucked away on the left hand side.













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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
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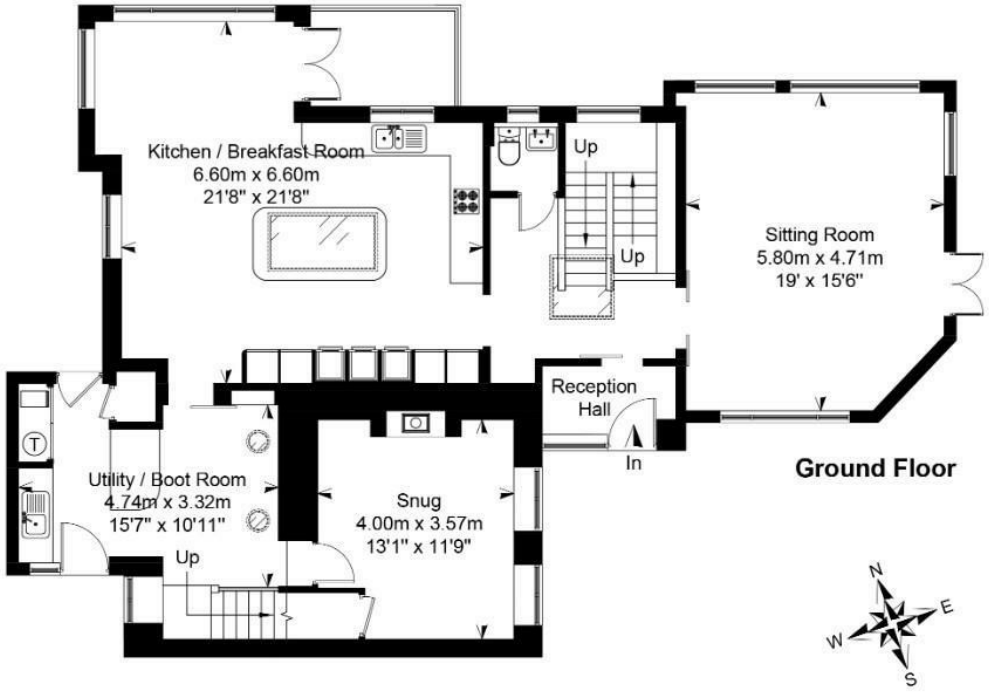
SERVICES

Water and Electricity are connected to the property. Oil fired Central Heating. Mains drainage.
Stroud District Council tax band D - £2,183.54. Ofcom checker: Broadband - standard 1 Mbps ultrafast 1000 Mbps, All Mobile Networks are likely.

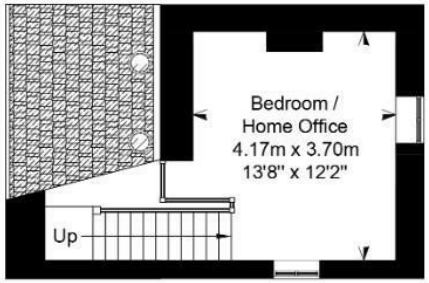
For more information or to book a viewing please call our Painswick office on 01452 814655

Fox Cottage, Cranham, Gloucestershire

	Approximate IPMS2 Floor Area
House	205 sq metres / 2207 sq feet
Workshop	15 sq metres / 161 sq feet
Total	220 sq metres / 2368 sq feet

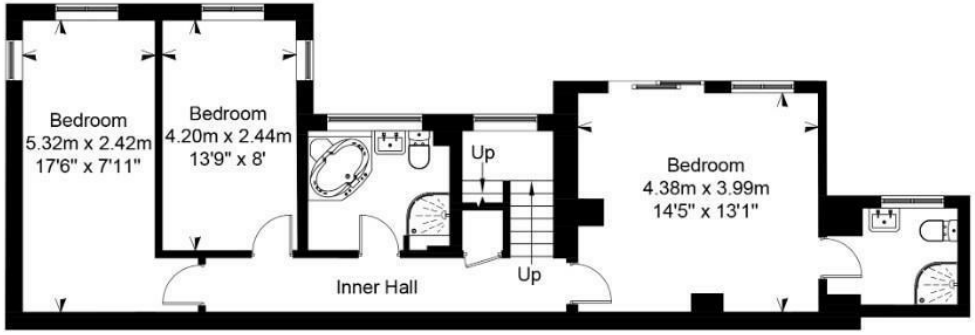


Ground Floor



First Floor





Lower Ground Floor

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Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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