



Ramjiluka

28 Cainscross Road, Stroud

Guide Price: £1,100,000

A 1920s Arts and Crafts Home, Reimagined for Modern Living



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The Property

A 1920s Arts and Crafts Home, Re-imagined

Ramjiluka is a rare and characterful Arts and Crafts home, built in the 1920s and quite unlike anything else you will find. Comprehensively renovated to an exacting standard by a master builder, its elevations refaced in a new skin of classic imperial brick sourced from specialist providers, it offers all the specification, comfort and efficiency of a contemporary home, including an EPC rating of B that period properties very rarely achieve, while retaining the elegance and craftsmanship of its 1920s Arts and Crafts character.

The house makes an immediate impression. Handsome brick elevations, ashlar stone detailing and a solid oak veranda give a real sense of arrival. Set back and elevated above Cainscross Road, that gentle rise, together with full double glazing, gives it a serenity that genuinely surprises: a notably quiet, private home, moments from the centre of Stroud.



Key Features

- Rare 1920s Arts and Crafts home, comprehensively renovated with exceptional period detailing throughout
- Five bedrooms: four en-suite doubles plus a self-contained annexe above the garage (fifth bedroom)
- 26ft bespoke kitchen and dining room with oak island and log burner
- Separate sitting room with open fire, plus office, utility, cloakroom and a further reception
- New facade, new roof, insulation and full rewire
- Gas central heating with a new boiler (2026)
- Full double glazing
- Impressive EPC B rating for a period home
- Detached double garage and workshop with working pit
- Private landscaped garden with pond and oak veranda
- Set back and elevated, quiet and private, yet minutes from Stroud
- On the edge of the Cotswolds AONB and the Five Valleys
- Private parking for six cars, plus EV charging
- Stroud station and London Paddington from around 1h 35m





Welcome to Stroud

There is nowhere quite like Stroud.

Where the Five Valleys meet on the western edge of the Cotswolds, steep wooded hillsides and honey-stone streets give way to one of the most characterful and creative market towns in the country. Stroud has long drawn artists, makers and independent-minded people, and rewards them with a genuine sense of community, a celebrated arts and music scene, and a weekly Farmers' Market regularly named among the very best in Britain.

Ramjiluka sits perfectly within it. Cainscross Road is one of the principal approaches into the town, so the centre, its cafes, galleries, the Subscription Rooms and the market, is only minutes away on foot. Yet the house is set back and elevated above the road, quiet and private, with the commons and open countryside of the Cotswolds National Landscape rising all around. To live here is to have a vibrant town on the doorstep and the hills at your back.



Stroud at a glance

Natural Beauty & Heritage

- Among the scenic Five Valleys, on the western edge of the Cotswolds AONB, with far-reaching views and open commons on the doorstep
- Handsome historic stone architecture and a proud textile and woollen-mill heritage
- Rodborough and Selsley Commons (National Trust), with woodland, canal towpaths and walking and cycling routes

Community & Culture

- The celebrated Stroud Farmers' Market, regularly named among the finest in the country, every Saturday
- An independent high street of shops, galleries, delis and cafes, with the Subscription Rooms for music and theatre
- Stroud Brewery, a thriving food and drink scene, and a year-round calendar of festivals and live music
- A creative tradition that draws artists, makers and independent-minded families

Education

- Selective grammar schools Marling and Stroud High within walking distance, plus Archway and strong local primaries
- Well-regarded independents nearby, including Wycliffe College and Beaudesert Park

Connectivity

- Stroud station: direct to London Paddington from around 1h and 35 minutes, plus Bristol, Cheltenham and Gloucester
- M5 (J13) and A46 close by for Bristol, Cheltenham and Gloucester
- The town centre only minutes away on foot

Recreation

- Stratford Park: leisure centre, pool, outdoor lido, tennis and parkland
- Independent cinema, theatre and live music
- Golf at Minchinhampton and Painswick, with riding and walking on the commons



THE PROPERTY

Ramjiluka

Ground Floor

Inside, a welcoming entrance hall with restored original panelling sets the tone. At the heart of the home is a kitchen and dining room of over 26 feet, fitted with bespoke shaker cabinetry, Minerva work surfaces and a solid oak island, warmed by a cast iron log burner and made for family life and entertaining alike. A separate sitting room with an open fire offers a quieter retreat, while a further reception with an exposed brick wall, a dedicated office, a utility and a cloakroom complete a ground floor built around modern family living and working from home.

The finish is exemplary throughout: restored period detailing, oak doors with antique ironmongery and a butler's bell, set alongside slim, turn-of-the-century-style glazing, a stylish French door to the garden, a period home finished to a genuinely modern standard.





First Floor

A central staircase rises to a large, galleried landing, where an atrium draws natural light deep into the heart of the first floor and downstairs hallway. Four well-proportioned double bedrooms open off its corners, each served by its own en suite and finished to an exacting contemporary standard, with thoughtful touches such as illuminated niches and integrated charging points. The principal bedroom is especially generous, extending to the bay, three of the en suites are appointed as sleek wet rooms and the fourth a well-finished shower room, and built-in and walk-in wardrobes add to the practicality throughout.



Annex

Above the detached double garage, a self-contained annexe is being finalised, plastered throughout and fitted with its own shower room, ready for the incoming owner to decorate and finish to their own taste. It offers a flexible fifth bedroom, guest suite, studio or home office entirely separate from the main house.





External

The house is set back and elevated, with a raised, gravelled terrace fronting it, sheltered by a solid oak veranda that runs along the front and side, a lovely place to sit and take in the surroundings. A low wall with central steps leads down from the terrace into the garden.

The garden is a genuine retreat: a beautifully landscaped, Mediterranean-inspired gravel garden, enclosed by mellow brick walls and a timber pergola, with an ornamental pond, raised beds, mature planting and generous room to sit and entertain in the sun.

A walkway sheltered by the veranda runs alongside the side of the house towards the detached double garage, continuing beneath an archway into the rear drive and courtyard. The garage doubles as a workshop, complete with a working pit, and has a self-contained annexe above. The rear drive and courtyard provide private parking for at least six cars, plus an EV charging point.

DISCOVER

Ramjiluka











































A N N E X

Ramjiluka





I N F O R M A T I O N

Ramjiluka

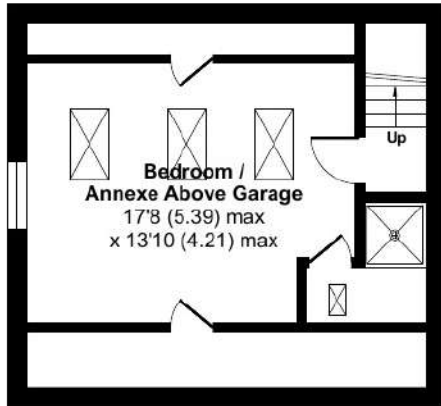
Approximate Area

Main House= 2711 sq.ft / 251.9 sqm

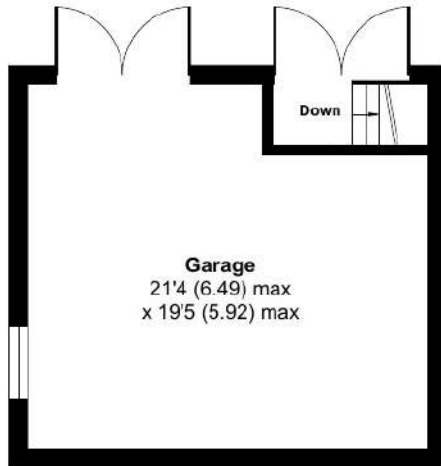
Annex = 244 sq.ft / 22.7 sqm

Garage = 414 sq.ft / 38.5 sqm

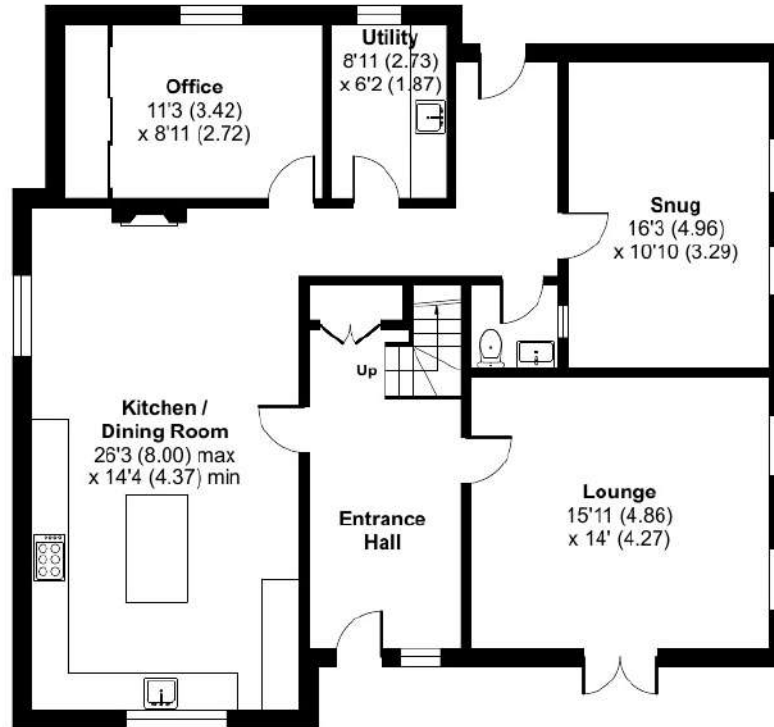
Total = 3369 sq.ft / 313.0 sqm



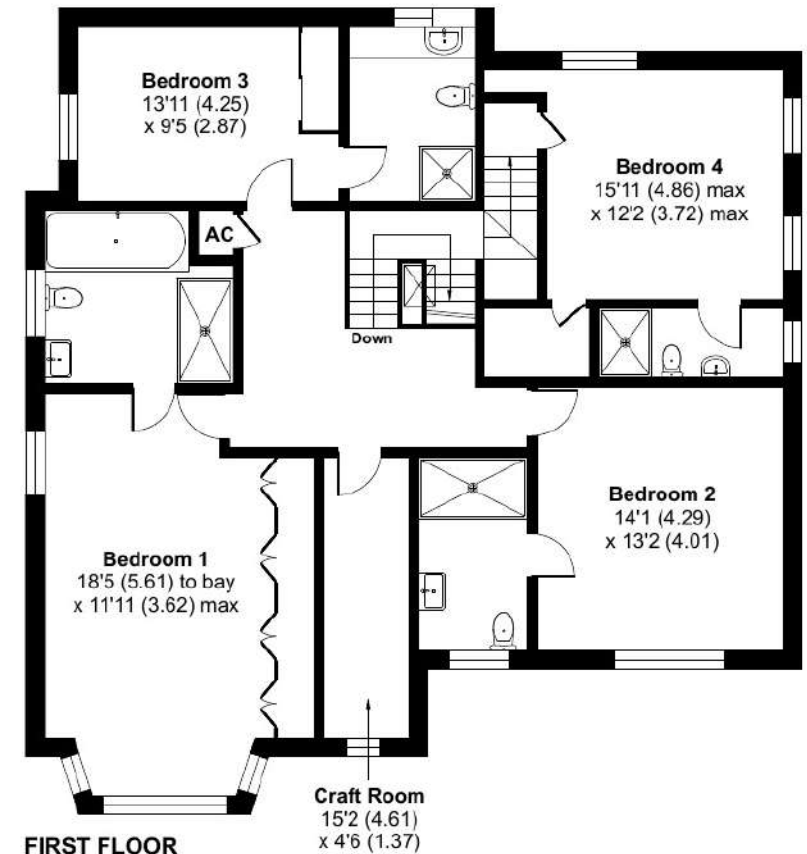
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

For identification only - Not to scale

Material Information

- Tenure: Freehold
- Local Authority: Stroud District Council
- EPC: B
- Council Tax Band: Band F
- Services: Mains water, gas, electricity and drainage
- Heating: Gas central heating (new boiler, 2026)
- Internet: Fibre broadband
- Mobile Phone: Excellent coverage
- Parking: Private parking for at least six cars (side drive and rear courtyard), with EV charging
- Access: The property is approached via a shared entrance.
- Building Regulations: Sign-off for the two-storey extension being completed ahead of completion (smoke-alarm certificate and two vents outstanding)
- Annexe (above garage): Being finalised, plastered throughout with the shower room fitted; the incoming purchaser to complete the decoration and final finish to their own taste. Not currently decorated.
- Significant boarded loft space running a large proportion of the floor area of the main house, with hatch and ladders for access, providing potential future expansion of living space (STPP).

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Energy Performance Certificate provides a measure of a home's overall energy efficiency. The higher the rating, the more efficient the home and the lower the running costs. Ramjiluka achieves an EPC rating of B. The certificate reflects the depth of those works: filled cavity walls, 200mm of loft insulation, insulated floors, high-performance double glazing throughout and full draught proofing, all served by efficient mains-gas central heating. The result is genuine period character with modern energy efficiency.

Schedule of Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen / Dining Room: 26'3 (8.00m) x 14'4 (4.37m)
- Lounge: 15'11 (4.86m) x 14'0 (4.27m)
- Snug: 16'3 (4.96m) x 10'10 (3.29m)
- Office: 11'3 (3.42m) x 8'11 (2.72m)
- Utility: 8'11 (2.73m) x 6'2 (1.87m)
- Cloakroom / WC

FIRST FLOOR

- Bedroom 1 (Principal): 18'5 (5.61m) to bay x 11'11 (3.62m)
- Bedroom 2: 14'1 (4.29m) x 13'2 (4.01m)
- Bedroom 3: 13'11 (4.25m) x 9'5 (2.87m)
- Bedroom 4: 15'11 (4.86m) x 12'2 (3.72m)
- Craft Room: 15'2 (4.61m) x 4'6 (1.37m)

LOFT

- The boarded loft covers a large proportion of the floor area of the main house, with hatch and ladders for access, providing potential future expansion of living space (STPP).

GARAGE / ANNEXE

- Garage/Workshop : 21'4 (6.49m) x 19'5 (5.92m), with working pit
- Bedroom 5 / Annexe Above Garage: 17'8 (5.39m) x 13'10 (4.21m) with shower room.

EXTERNAL

- Landscaped garden with pond, blossom trees and oak veranda
- Private side drive and rear courtyard with generous parking for at least six cars, as well as EV charging



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