



THE PADDOCK · CRANHAM

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SALES & LETTINGS

THE PADDOCK CRANHAM GLOUCESTER GL4 8HZ

A well-proportioned home with bright living spaces, two bedrooms, and a self-contained one-bedroom annexe, enjoying elevated views towards Cranham Woods. Set within enclosed gardens with ample parking, garage, and conversion potential, it offers versatile living in a sought-after setting.

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £695,000

FEATURES

- 3 Bedroom Property
- Self Contained Annexe
- Enclosed Private Garden
- Integral Double Garage
- Well Presented Throughout
- Views Towards Cranham Woods
- Situated on The Common
- Balcony off Living Room
- Versatile Accommodation
- Ample Parking



ACCOMMODATION

The main home is entered through a useful entrance hall, leading to a bright and spacious living room, where sliding doors open onto a balcony, perfect for enjoying the elevated look and views towards Cranham Woods.

The kitchen is well-proportioned and offers dual aspect windows allowing plenty of natural light in with a practical garden room/boot room adjoining, which is ideal for everyday use.

The home also includes two good-sized bedrooms, a family bathroom and a convenient cloakroom.

Adjoining the main home, is a one-bedroom annex and is entered either via the primary home or via the independent entryway.

The space offers a spacious living room with electric fireplace and contemporary kitchen on the ground floor.

The first floor offers a large bedroom with ample storage and a four-piece bathroom suite.

GARDEN & GROUNDS

Externally, the property has a sun terrace to the front, with open views of Cranham Common and towards Cranham Woods. The garden is enclosed by mature hedgerow and picket fencing, with a lawned area, well-stocked borders and a variety of established trees. A gravelled driveway offers ample off-road parking.

Additionally, The Paddock includes an integral double garage with power and lighting, and a workshop/home office. The property also boasts a generous attic, with excellent head height, presenting a fantastic opportunity for conversion, subject to the necessary planning permissions.

AGENTS NOTES

To the rear of the property lies a small parcel of land which has granted planning permission for the erection of a three-bedroom chalet-style bungalow. Access to this plot is available via pedestrian and vehicular rights over the driveway located to the left-hand side of The Paddock.





DIRECTIONS

The property is most easily located by leaving our Painwick office in the direction of Cheltenham on the A46 and continuing out of the village passing the Royal William public house on your left. After a short distance, turn right signposted to Cranham and Birdlip, then turn immediately right again signposted to Cranham. Continue down into the village and as you begin to go up the hill turn right at the Village Hall continuing to the junction and going straight ahead. Bear right shortly afterwards and the entrance to The Paddock will be on the left.

LOCATION

Cranham is a delightful unspoilt village, tucked away in the Cotswold hills, immediately south of Cheltenham and very accessible to Gloucester. With the benefit of its own Common, a glorious expanse of ancient pasture open for everyone to enjoy, it has a glorious backdrop of 'hanging' beech woods, a blaze of colour in the spring and autumn. Cranham is a traditional village with a cricket ground, village owned pub, village hall with post office and café, church and popular primary school.

A friendly community, residents live and work locally as it is ideal for Cheltenham or Gloucester as well as the motorway system - Junction 11a for Bristol and the West Midlands. London is about 2 hours by road, largely dual carriageway or motorway and trains from Stroud Station into London Paddington are scheduled from just over 90 minutes. There are excellent secondary and private schools in the locality, Cheltenham is famous for its shopping, Music, Literature and Science Festivals as well as its National Hunt race course while nearby Painswick, the 'jewel of the Cotswolds' is very pretty with good local services, a shop, 3 cafes, pubs, restaurants and an 18 hole golf course.

Stroud Railway Station - 7 miles, Gloucester Railway Station - 6 miles, Cirencester - 11 miles, Cheltenham - 9 miles, M5 Motorway junction 11a - 3 miles, Bristol Airport - 40 miles. Distances are approximate.



The Paddock, Cranham, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage / Boiler Room	164 sq metres / 1765 sq feet
	32 sq metres / 344 sq feet
Total	196 sq metres / 2109 sq feet
(Includes Limited Use Area)	4 sq metres / 43 sq feet

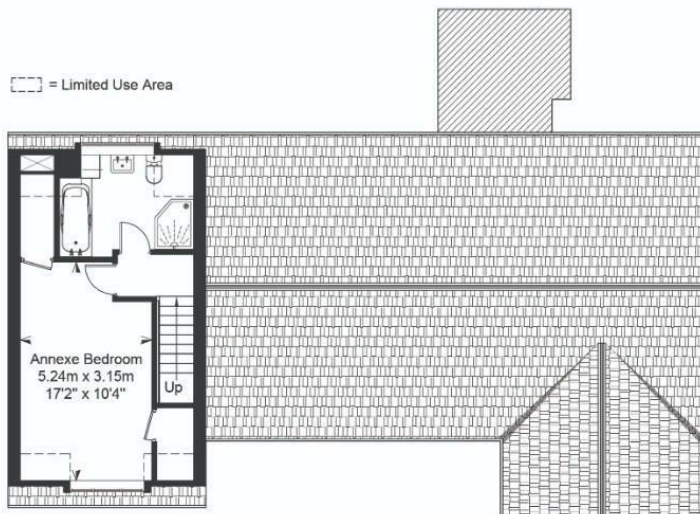
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

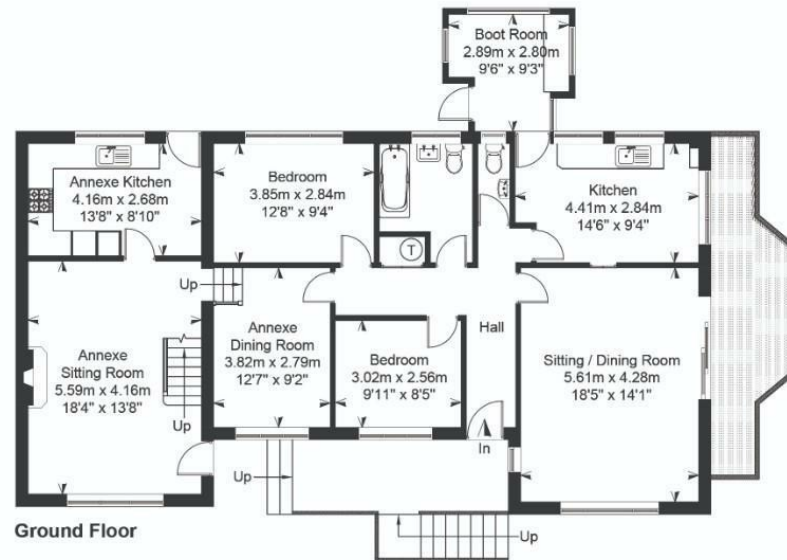
Not Shown In Actual Location Or Orientation



First Floor



Lower Ground Floor



Ground Floor

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

E

SERVICES

Mains electricity, drainage and water are connected to the property. Oil Central Heating. Stroud District Council, Tax Band: E Charge: £2934.73. OFCOM Checker, broadband: standard 2Mbps, ultrafast 1000Mbps. Mobile, EE, o2, Vodafone and Three all good or likely.

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