



A WONDERFUL MODERN & SPACIOUS FAMILY HOME IN A BEAUTIFUL HILLSIDE POSITION ON THE EDGE OF CRANHAM COMMON

CRANHAM, GLOUCESTER, GL4 8HP

Unfurnished, £2,450 pcm + fees and other charges apply.*

Available Now



A WONDERFUL MODERN & SPACIOUS FAMILY HOME IN A BEAUTIFUL HILLSIDE POSITION

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£2,450 pcm Unfurnished

- Located on the edge of Cranham Common • Beautiful woodland views • 4 Bedrooms • 3 Bathrooms • 2 Receptions • Open plan kitchen / diner / family room • Separate sitting room • EPC Rating = B • Council Tax = G

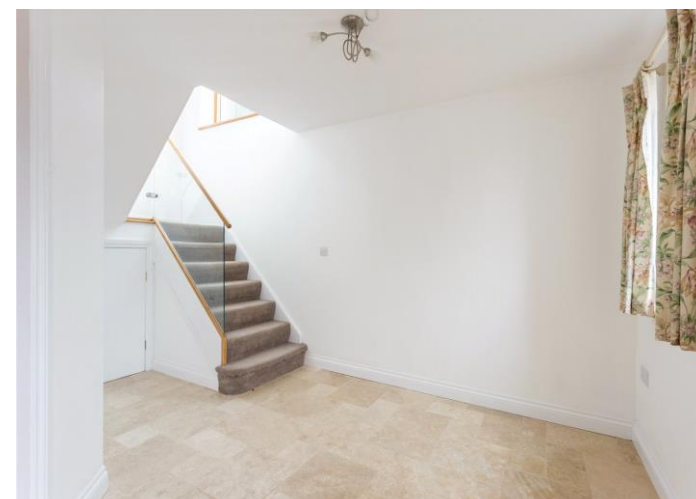
Situation

This property is situated in the heart of the delightful Cotswold village of Cranham, nestled in a hillside position with beautiful views across Cranham Common and the large expanses of Cranham and Buckholt Woods which, along with the common, surround the village adding to the picturesque nature of the area. Cranham is situated in the heart of the Cotswolds Area of Outstanding Natural Beauty and the common is a real advantage to the village which, together with the Cotswolds Way which also runs through the village, provides access for those looking for outdoor pursuits. Within this rural community there is also a local primary school, village church, village hall and two public houses, the Black Horse Inn and the Royal William.

Approximately 3.7 miles north of Painswick, a market town known as 'The Queen of the Cotswolds'. There are shops, pubs and hotels for everyday requirements. For more comprehensive shopping, commercial and recreational amenities Cheltenham, Gloucester and Stroud are all within easy motoring distance.

Cheltenham is particularly well endowed with public schools being home to Cheltenham College (co-ed), Cheltenham Ladies' College, Dean Close and St. Edwards: Beaudesert Park at Minchinhampton about 11 miles away has a co-ed prep and pre-prep school with an enviable reputation. There are also highly regarded grammar schools in Cheltenham, Gloucester and Stroud.

Intercity trains from Stroud reach Paddington in as little as an hour and thirty five minutes and the M5 about six miles to the west of Cranham gives good access to the West Country and the Midlands: about 3 miles north from the house the A417 dual carriageway leading to the M4 motorway, brings London within two hours.



Approximate Area = 266.9 sq m / 2873 sq ft (Excluding Void)
 Garage = 18.0 sq m / 194 sq ft
 Total = 284.9 sq m / 3067 sq ft
 Including Limited Use Area (6.6 sq m / 71 sq ft)
 For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 235354

Description

Occupying a hillside position this modern four bedroom family home is in a wonderful situation. The property is in great condition has been designed with large windows, to take in the beautiful views and spacious accommodation.

On the ground floor is a large kitchen / dining / family room with underfloor heating and double aspect windows and patio doors, the kitchen area has a central island with breakfast bar, this room also has a log burner. Leading from the open plan reception room is a separate sitting room / snug with fireplace. There is also a separate utility room and WC on this floor. Upstairs the landing is bright and spacious with a vaulted ceiling and floor to ceiling oak framed windows, this large area was previously used as an open plan home office. Leading from this level there is access outside onto a gravelled seating area. There are four bedrooms, the master bedroom and second bedroom both have en-suite bathrooms and bedrooms three and four share a Jack and Jill bathroom.

Outside the garden is mature but manageable and wraps around the house. There is a large drive with off street parking and a single garage.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Gross internal area: 2873 sq ft, 266.9 m²



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190617AGBL

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Cotswold Lettings

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