



JAMES PYLE<sup>Co.</sup>



Hillside, Cranham, Gloucester, Gloucestershire, GL4 8HP

Modern detached home  
Four double bedrooms  
Immaculate presentation  
Open plan living space  
Valley views  
Ample parking

Approximately 2,788 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**£3,250 pcm**

‘This immaculately presented, modern home sits in an elevated position and enjoys light and wonderful views. Arranged over two floors, the property features impressive large open plan living space.’



### The Property

**DESCRIPTION** This immaculately presented, modern home sits in an elevated position and enjoys wonderful views. 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 flooded with light in the open plan space. The kitchen has 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, cloakroom/WC and separate utility room.

Upstairs there is a large landing area, which is perfect as a study space and the oak and glass structure invites a wealth of light into this space. Off the landing is a gravelled seating area outside, a place to enjoy the

sunshine. There are four double bedrooms, each with access to modern bathrooms, with the master and second bedroom boasting large en suites.

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

**SITUATION** Cranham village is situated North of Painswick and is within striking distance of Stroud, Cheltenham and Gloucester. Surrounded by beech woods and separated by common land, the village is able to offer a delightful environment for outdoor activities and is on the route of the Cotswold Way. There are delightful pubs including the Royal William and the Black

Horse Inn along with a church, village hall, cricket and tennis clubs, a playing field and the Scouting HQ. An excellent choice of private schools in the area include Cheltenham College, Cheltenham Ladies College, Beaudesert Park, and Wycliffe College. There is also a wide choice of excellent primary, grammar and secondary schools. Fast trains from Stroud reach London Paddington in as little as an hour and thirty five minutes and the M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands whilst the A417 is readily accessible linking the M4 & M5. Ample local sporting opportunities including a number of golf courses and National Hunt racing at Cheltenham and excellent walks in the surrounding countryside including The Cotswold Way.

### 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 a sign post to ‘The Church’. Locate Hillside as one of the first houses on the common on the left. Postcode GL4 8HP. What3words: ///sourcing.modem.dramatic

### Local Authority

Stroud District Council

### Council Tax Band

G £2,823

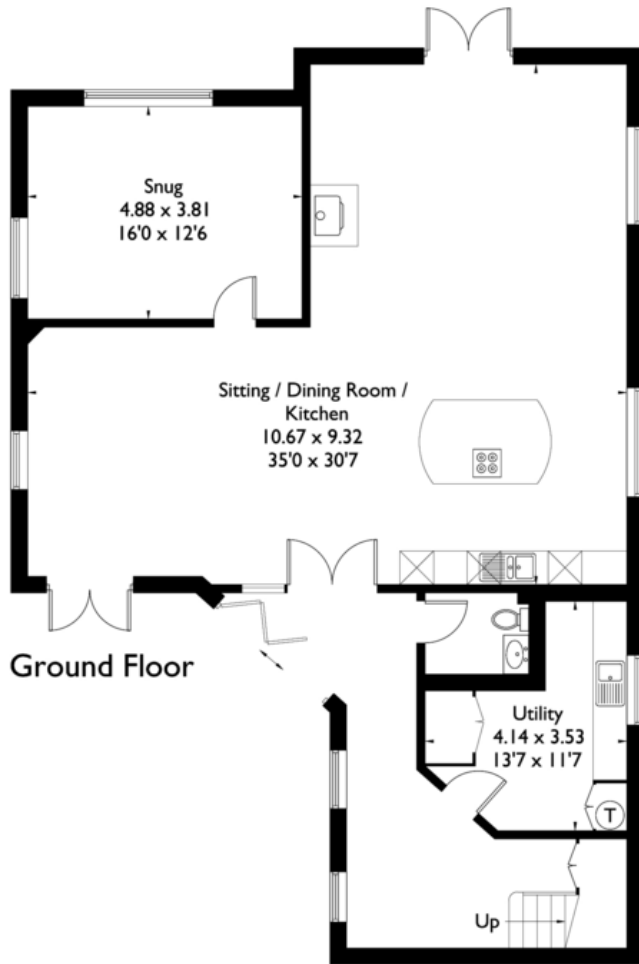


# Cranham, Gloucester

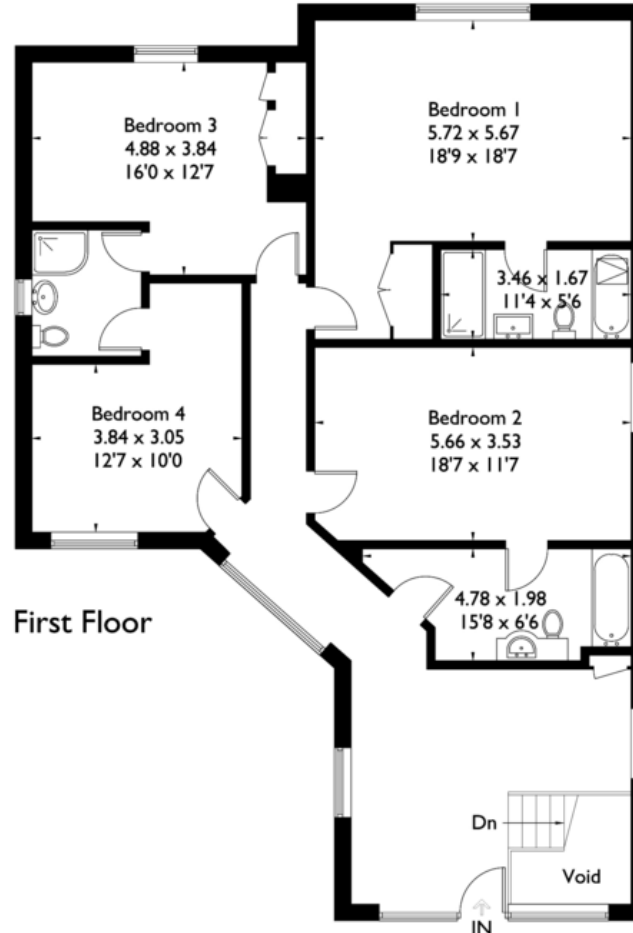
Approximate Gross Internal Area = 259 sq m / 2788 sq ft (Excluding Void)

Garage = 13.2 sq m / 142 sq ft

Total = 272.2 sq m / 2930 sq ft

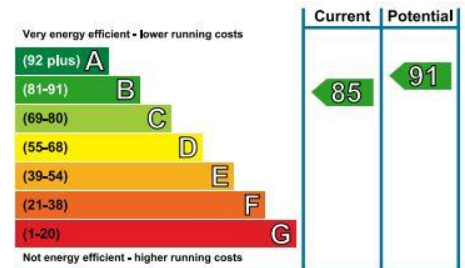


Ground Floor



First Floor

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