

KEEPERS
LODGE





KEEPERS LODGE, CRANHAM, GL4 8HG

ENTRANCE HALL • LIVING ROOM • SITTING/DINING ROOM
• KITCHEN/ BREAKFAST ROOM • UTILITY • CLOAKROOM
• STUDY/BEDROOM • 3/4 BEDROOMS • 2 BATHROOMS
• PRIVATE DRIVEWAY • LANDSCAPED GARDENS • Paddock
• STABLES • WOODLAND • GARAGE • OUTBUILDING
• PLANNING PERMISSION FOR 2 BEDROOM EXTENSION

ONE OF THE MOST IDYLIC SETTINGS IN THE COTSWOLDS: A REMARKABLE COTSWOLD STONE COUNTRY HOUSE SET IN CIRCA 7 ACRES OF LAND, SURROUNDED BY OPEN COUNTRYSIDE.

DESCRIPTION

Keepers Lodge, which is not Listed, is a beautiful country home in the heart of the Cotswolds. Restored over the last thirty years by the current owners and double glazed throughout, this has been a wonderful and much-loved family home for the past few decades and with long country walks on the doorstep and exceptional views, it is a haven of peace and tranquillity.

A rare find, the house is set in circa 7 acres of paddock, landscaped gardens and woodland and exhibits a wealth of original features with stone mullion windows, parquet floors and open fireplaces.

The kitchen/ breakfast room is bright and ideal for everyday dining with a superb Rangemaster and views over the front and rear gardens. The useful adjoining utility room provides rear garden access which comes in handy for muddy wellies after a long country walk!

Both the living and sitting rooms are spacious and bright with open fireplaces and feature exquisite parquet flooring hidden beneath the carpets. The sitting room is occasionally used as a formal dining room and with views over the paddock and front garden this is a delightful room in which to entertain family and friends.

A study offers the opportunity to have a home office and with the adjoining cloakroom this was previously used as a fourth bedroom.

Upstairs is the master bedroom with en suite bathroom and two further double bedrooms with a family bathroom. The bedrooms are bright and spacious with excellent discreet storage.

Outside, the rear and front gardens have been beautifully landscaped and laid to lawn, interspersed with herbaceous borders, a variety of mature trees and a pond. The love and attention lavished on the gardens is clearly apparent in the colourful array of daffodils, bluebells and orchids. From the rear garden, a path leads to the recently constructed stables and woodland beyond, the perfect starting point for a country walk.

The paddock to the front of the house, lined by the driveway with wild flower borders, offers a truly elegant entrance to this country home.

Planning permission has been granted to greatly extend the property creating a new entrance hall and kitchen/ family room on the ground floor and two additional bedrooms and a bathroom on the first floor.



LOCATION

Keepers Lodge, accessed via an impressive driveway, is nestled in an idyllic rural setting just over a mile from the beautiful quintessential Cotswold village of Cranham with its excellent amenities. A vibrant community, there is a village hall, playing field, infant/primary school, church, three pubs and an outreach Post Office, plus a wealth of groups and societies.

One is spoilt for choice with the fabulous selection of idyllic Cotswold towns and villages which are only a short drive away, with London and its airports accessible in 90 minutes.

Nearby beautiful Painswick and Nailsworth offer a selection of cafes, delicatessens, boutique shops and local amenities.

Known as the “Capital of the Cotswolds”, Cirencester, to the south, is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The Market Place hosts a twice weekly market and a farmer’s market every other Saturday.

Cheltenham, a short drive north, not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Cranham COE Primary School, Birdlip’s outstanding Ofsted rated Primary School, Pate’s, Marling, Stroud and Cheltenham schools to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Painswick, Cheltenham, Gloucester, Cirencester and Minchinhampton; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



CRANHAM 1.5 MILES
PAINSWICK 5 MILES
STROUD 7 MILES
CHELTENHAM 7 MILES
NAILSWORTH 11 MILES
CIRENCESTER 12 MILES
KEMBLE 12 MILES (LONDON PADDINGTON
75 MINS)
ALL DISTANCES AND TIMES ARE
APPROXIMATE









GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Private Drainage. Oil-fired central heating.

Postcode: GL4 8HG.

Viewing: Strictly by appointment through Sharvell Property Ltd.

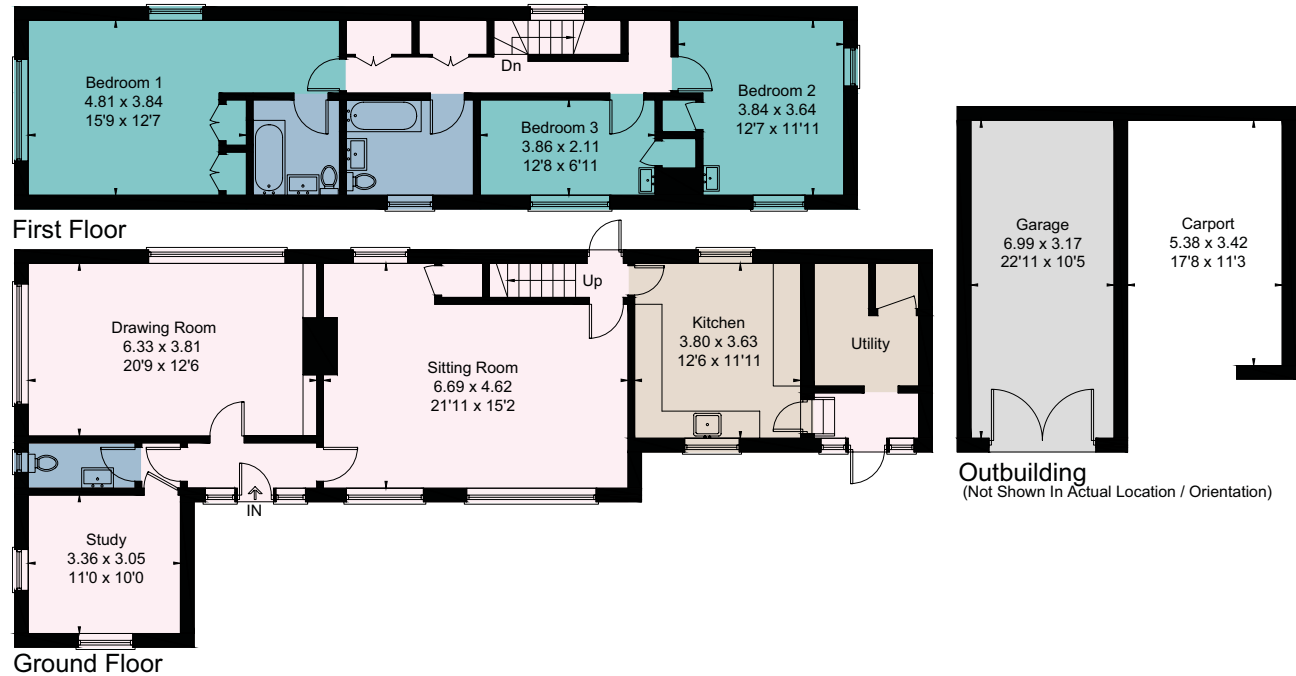
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000.

Council Tax Band F, EPC rating F.

Gross Internal Area (approx)
 House = 169.8 sq m / 1827 sq ft
 Outbuilding = 22.0 sq m / 237 sq ft (Excluding Carport)
 Total = 191.8 sq m / 2064 sq ft
 For identification only. Not to scale.
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