HAREGROVE
CRANHAM • GLOUCESTERSHIRE

Stunning position at the head of a long drive in a quiet Cotswold valley

Cranham 1 mile • Painswick 3 miles • Birdlip 4 miles • Cheltenham 9 miles • Cirencester 15 miles

Reception hall • Drawing room • Dining room • Garden room • Study • Kitchen/breakfast room and Snug
Utility/laundry/boot room • Wine store and storeroom
Sitting/playroom with bathroom and first floor mezzanine bedroom

Main house 3 bedrooms and 2 bathrooms

Attached converted barn consisting of open-plan triple-height sitting room, kitchen and bathroom with first floor mezzanine bedroom

Beautiful tiered gardens and grounds • Lake • Paddocks • Agricultural storage barn • Long approach • Beautiful views

Approximate gross internal floor area 5,006 sq ft

In all about 35.8 acres
For sale Freehold

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Your attention is drawn to the Important Notice on the last page of the brochure.
Gloucestershire
Haregrove is privately situated just south of the attractive Cotswold village of Cranham, with its popular primary school, church and a pub. The nearest shops are at Painswick which lies about 3 miles to the south. More extensive shopping and cultural facilities are provided in the nearby towns of Cheltenham, Cirencester and Gloucester, all of which are within easy reach. Communication links are excellent with the A417, A40 and M5 all within easy reach.

Schools in the area are excellent including in Cheltenham, both the Boys and Ladies Colleges, Dean Close and Pate’s Grammar School. Also within reach are Rendcomb College and Beaudesert Park.

There are many recreational and leisure opportunities within the area including National Hunt racing at Cheltenham, golf at Cheltenham, Painswick, Cirencester and Minchinhampton and a network of paths and bridleways provide for excellent walking and riding throughout this Area of Outstanding Natural Beauty.

Haregrove
Haregrove, which is Listed Grade II, is a pretty Georgian fronted Cotswold stone Farmhouse, with part dating to the 15th Century, having converted outbuildings sitting at the head of a very long drive in a peaceful rural valley in prime Gloucestershire. The house sits on one side of the valley and is approached through a stone pillar entrance down a long carriage drive with paddocks flanking on either side. On approach there is a further set of gates with a gravel parking and turning area in front of the house. The property is constructed of Cotswold stone and brick under a stone tile roof and is set beautifully within its gardens that are laid out to the south and east of the house grading down to
the lake at the base of the valley. The grounds are made up of fields interspersed with mature woodland copses and the lake is stream fed.

Features within the house include stone floors, stone mullion windows, wooden doors with plenty of built-in storage. The accommodation in the main house is arranged over three floors in the original farmhouse end. Of particular note is the well-proportioned **drawing room** with an impressive stone inglenook fireplace with large bressumer beam over, exposed timbers and a stone floor with built-in shelving and cabinets across one wall. Carvings by the fireplace were probably executed by visiting Monks, when the house was used as a retreat. The **Dining room** is a charming, light room being double aspect with a large ¾ height floor to ceiling sash window with beautiful views of the valley to the front of the house. There is a built-in bookshelf with storage cabinet beneath and a brick fireplace with stone surround housing a log burner.

Stairs lead to the 1st and 2nd floors with 3 double Bedrooms and 2 bathrooms.

The **kitchen/breakfast room** is well equipped with a four-oven Aga and electric hob, a range of on-floor and wall-mounted kitchen cabinets with granite work surfaces and steps lead down to a **snug** or **breakfast room** and beyond this is the **utility/laundry** or **boot room** with doors to outside.

A further door leads to a converted barn that is triple height into the pitch and consists of an open **sitting room** or **playroom** with a built-in log burner to one side, a **bathroom** on the ground floor and steps rise up to a **mezzanine bedroom** above.

There is an opening through to a further converted barn (currently blocked off) but could easily be brought back in the main accommodation if required. The **secondary barn**, currently used as separate **accommodation**, consists of an open-plan triple-height **sitting room** with **kitchen**, **bathroom** and **mezzanine bedroom** on the first floor.
Approximate Gross Internal Floor Area
House: 400 sq m (4,306 sq ft)
Cottage: 51 sq m (549 sq ft)
Garage: 14 sq m (151 sq ft)
Total: 465 sq m (5,006 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gardens and Grounds

In front of the house is a sunken entertaining terrace surrounded by a low dry-stone wall with rose and shrub beds surrounding. Adjacent to this is the remnants of an old stone milling trough with surrounding paving leading to a formal lawned garden on the east side of the house. Around this pretty, enclosed garden is a dry-stone retaining wall on two sides and flanked on the third by the house with a beautiful back drop with the valley beyond. There are specimen trees, flower and shrub beds as well as mature trees surrounding the formal gardens.

The Land

The land predominantly consists of fields of pasture interspersed with wooded copses and mature hedgerows. The land is registered for Basic Payment Scheme entitlements and the land has been consistently grazed by livestock with an existing grazing agreement in place. Within the grounds is a useful agricultural storage barn and running at the base of the valley is the Painswick stream feeding a pretty lake situated below the house.

Footpaths

There are several footpaths that cross the land.
Note: "This plan is based upon the Ordnance Survey map with the sanction of the Controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: E8258801796."
Listing
The house is Grade II listed.

Fixtures and Fittings
All items known as fixtures and fittings including garden statuary and furniture are specifically excluded from the sale but may be made available by separate negotiation.

Directions (GL4 8HY)
Please see directions below as Sat Nav may not take you to the right place. Head out of Stroud on the A46 (Painswick road) towards Cheltenham/Gloucester. Go Through Painswick heading towards Cranham passing the Painswick Golf Club on your left.
On the A46 you will pass a pub called the Royal William – slow down and passed the car park there is a tight turning on your right hand side (sign posted Sheepscombe). Take this turning and start going down hill. Keep on this road and you will will come to a fork in the road – take the left hand fork. Keep heading down the hill until you come all the way to the bottom (ignore the left hand up hill fork) – you will then start going up the hill for a c.150m. You will then come to a T junction (left to the church, right to Sheepscombe) Don’t take either just go straight ahead and through the stone pillars onto the Haregrove drive.

Viewings
All viewings to be booked by prior appointment with the vendors agent Knight Frank contact Cirencester on +44 1285 659771 or Country Department on +44 20 7861 1707.

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