

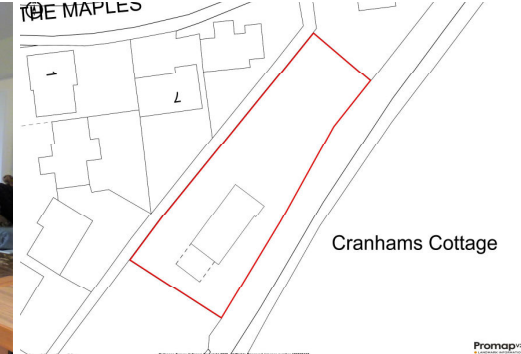


## CRANHAMS COTTAGE CIRENCESTER

OFFERS OVER £500,000

A detached house set along a quiet lane, set in lawned gardens extending to 0.22 acres and offering further potential to update and extend (subject to planning).





## CRANHAMS COTTAGE CRANHAMS LANE CIRENCESTER GL7 1TZ

Constructed in 1973 this detached home is set back behind mature trees and shrubs creating privacy to the house and extensive lawned gardens. The driveway leads in to a useful car port and single garage.

The current accommodation provides an open plan L-shaped living room. A light triple-aspect room combines a well-proportioned sitting room with a central open fireplace and dining area to the rear; a flexible living space. Adjoining the dining area and divided by low-level wall is the galley kitchen with fitted units, sink, electric cooker point and plumbing for a dishwasher.

The hallway has a staircase to the first floor and a large storage cupboard and cloakroom. A utility room is located behind the car port and extends to the rear of the garage, with a sink and plumbing for a washing machine. A later addition is the conservatory to the side housing a small swimming pool and shower.

To the first floor, a generous landing with airing cupboard and loft access, it is flooded with light thanks to a window to the side elevation. Principal bedroom with built-in wardrobes, further double bedroom with built-in wardrobes and a good size single bedroom with built-in wardrobes. Family bathroom of three piece coloured suite.

The extensive lawned gardens are an impressive feature of the property. Extending to 0.22 acres, bound by mature planting and interspersed with established trees and shrubs.

### Services:

Mains water and electricity are connected, drainage and waste water via a septic tank. LPG fired heating feeding radiators. Share of cost for maintenance of shared access lane. EPC Band F (36)

**Outgoings:** Council Tax Band 'E' charges 2020/21 £2287.12

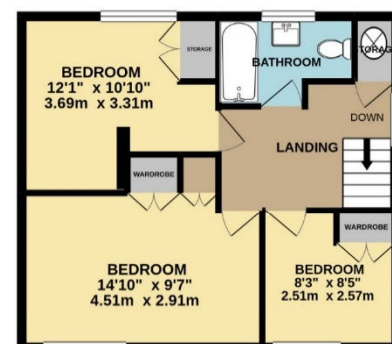
**Local Authority:** Cotswold District Council, 01285 623000

**Tenure:** Freehold offering vacant possession upon completion

GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1003sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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