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Buckholt

Cranham, Gloucestershire, GL4 8HD

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A fine period and substantial country home enjoying a peaceful and beautiful wooded setting in this sought after village location.

- Entrance hall
- Impressive Kitchen/Breakfast room
- Five reception rooms
- Utility room
- Additional kitchen for annex
- Six double bedrooms
- Four bathrooms
- Dressing room
- Carport and Gym
- Southerly facing gardens

An exceptional and flexible family home that is nestled within its own private and beautiful grounds with a wooded backdrop for a scenic setting. The house is on a wonderful scale, spanning nearly 5000 Sq Ft of the most practical accommodation with a traditional floorplan. The property has been subject to continual enhancements over the years, in keeping with its period era there is a feeling of grandeur and a room for every eventuality, yet the modern style makes it a comfortable home for family living.

Whilst undeniably spacious, it is a house that flows offering manageable space and a balance of formal reception rooms with more casual living spaces.

On the ground floor the wonderful open plan kitchen/breakfast and dining room acts as a central point for the reception rooms. This stunning space is well appointed with a range of fitted units and bi-fold doors opening to the terrace and gardens beyond. Off here is a utility room and separate boot room, giving side access to the property. A formal dining room and a sitting room is positioned behind the kitchen and to the other side of the hallway, a formal drawing room and further snug/sitting room.



Additionally, on this level, is an area that would create a self-contained annex should a prospective owner wish, comprising a reception room, wc, kitchen on the ground floor and bedroom and bathroom on the first floor. This is ideal for those looking for an independent space for guests, live in au pair or dependant relative as it allows for this to be separated from the house with its own entrance or, as overflow accommodation to the main house.

The bedrooms on the first floor are equally well proportioned and offer the flexibility of the living rooms. The principal suite is a lovely room with a dressing room and en suite enjoying views over the grounds. There are four further double bedrooms and two bathrooms.

Outside:

Buckholt is approached by electric gates leading to a paved driveway allowing for cars to park securely. Within the driveway is a large framed carport, workshop home office or gym and adjacent, a store room above which is currently being used as a home cinema.

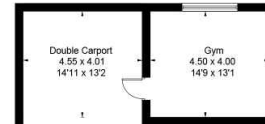
The grounds are a wonderful expanse and a balanced environment for a home of this scale. The plot extends to 0.6 acres, with a lovely area of level lawn flanking a decked terrace accessed from the principal reception rooms. The principal southerly facing gardens are laid to lawn and stocked with fine specimen trees, raised borders and an area of woodland at the rear, which is akin to the natural setting of Cranham.

Situation:

The Buckholt is an area nestled close to Cranham, a sought after village well known for its walking and riding countryside, primary school and the many Cotswold pubs that can be found within close distance. This entire area is picturesque, and only 3 miles from the beautiful town of Painswick, known as the Queen of the Cotswolds, providing good day to day amenities, a variety of independent shops, boutiques and The Painswick, a boutique hotel/eatery. Cheltenham is a mere 8 miles from the property offering a more comprehensive centre, wonderful leisure facilities and large supermarkets. Private, State and Grammar Schools within the area are excellent, with a wide offering including Beaudesert Park in Minchinhampton, Cheltenham College, The Cheltenham Ladies' College, and excellent choice of grammar School in neighbouring Stroud with Rendcomb College and Hatherop Castle closer to Cirencester.



Approximate Floor Area = 462.1 sq m / 4974 sq ft



(Not Shown In Actual Location / Orientation)



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (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 | |