



**Knoll Lodge The Knoll, Cranham GL4 8HR**  
**£535,000**





# Knoll Lodge The Knoll, Cranham GL4 8HR

• Open plan living • Beautifully renovated throughout • Planning permission to extend and create a double garage S.23/1253/HHOLD • En-suite to master bedroom • Chain free • Grounds approaching 0.15 of an acre • Garage and parking • Quiet location • Stroud District Council - Tax Band C £2035.41 per annum (2025/26) • EPC E41

**£535,000**



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## Kitchen/Living/Dining Room

With two fireplaces, the striking open-plan living, dining, kitchen, areas serve as the focal point of the house. Double-glazed windows to the side and front elevation, double-glazed patio doors to the rear. A range of matching wall and base units, an electric hob with an extractor fan over, an integrated oven, and inset 1 1/2-bowl sink. Space for a fridge freezer, Stairs to the first floor, two infrared electric panel heaters.

### Inner Hall

Access to both downstairs bedrooms and shower room.

### Bedroom 2

Double-glazed patio doors to the garden, electric radiator.

### Bedroom 3

Double-glazed window to the left elevation, electric infrared panel radiator.

### Shower Room

WC and wash hand basin, shower, tiled splashbacks, extractor fan. electric infrared wall heater.

### On the First Floor

### Bedroom 1

Three double-glazed Velux windows, a free-standing bath, an infrared electric panel heater, eaves storage, and a door to:

### En-suite/Wet Room

Wash hand basin, shower, WC, tiled splashbacks, heated towel rail.

### Outside

To the front of the property is a large gravelled driveway offering parking for numerous vehicles, a garage, and a small lawn area. To the rear of the property there is a generously sized, private, and fully enclosed garden, mainly laid to lawn with a patio seating area perfect for entertaining. Along with a large detached outbuilding/utility room. There is a further good-sized lawn area behind the workshop.

### Garage

16'3" x 8'3" (4.96 x 2.53)

Power and light, stable doors to front elevation windows to both side elevations. Planning permission to extend and create a double garage with pitched roof.

## Workshop

21'1" x 8'6" (6.45 x 2.60)

Power and light, windows to front and rear elevation. With the potential to extend further, subject to the relevant permissions.

## Location

The picturesque village of Cranham is surrounded by ancient beech woods and open common land and sits alongside the Cotswold Way. The church, primary school, village hall with post office, cricket ground, and recently opened Black Horse community public house are the focal points of village life. The nearby village of Painswick, which is located just south of Cranham, has a golf course, restaurants, a health centre, a library, and good everyday shopping options. The centres of Stroud, Gloucester, Cheltenham, Bath, Bristol, and Swindon are all easily accessible, as is access to the M5 and the M4 via the A417/419, with a train service to London Paddington from Stroud and Cheltenham Spa train stations.

## Agents Note

There is currently planning permission in place for a two-story rear extension and for a double garage. Planning Ref: S.23/1253/HHOLD.

The owners currently own two shares in the Black Horse Community Pub which will be transferred to the new owners free of charge when available.

## Material Information

Tenure - Freehold

Council Tax Band C

Stroud District Council - £2035.41 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

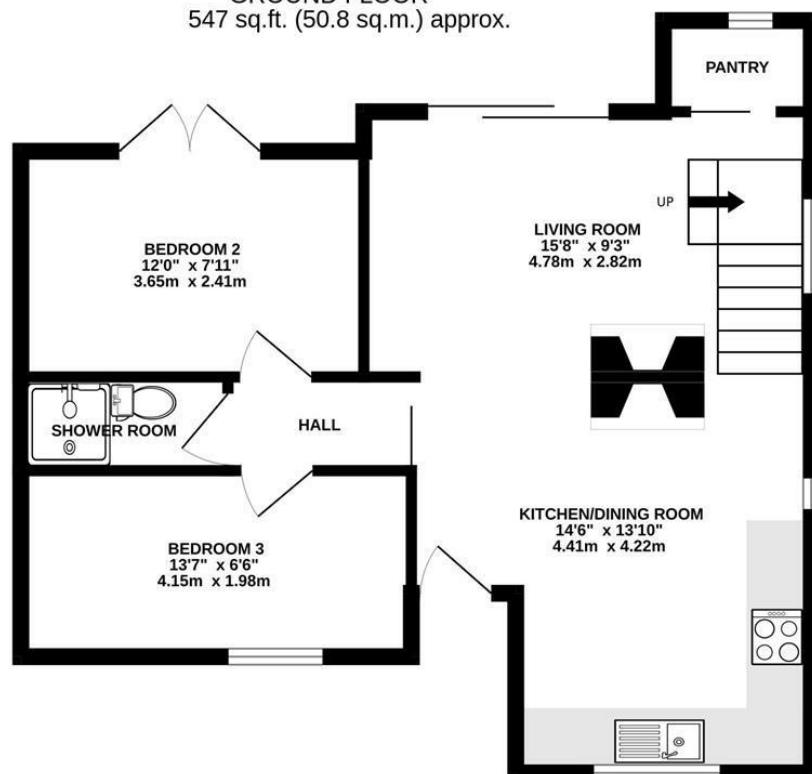
Heating: Electric Heating

Broadband speed: Standard 1 Mbps, Superfast 0 Mbps, Ultrafast 1000 Mbps

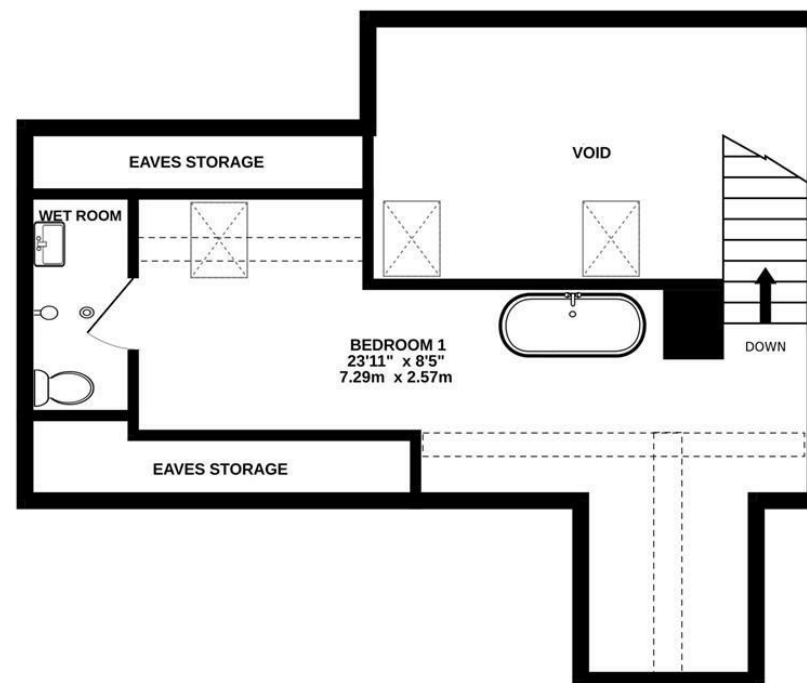
Mobile phone coverage: Vodafone(Likely), EE(Likely), Three(Likely) and O2(Likely)



**GROUND FLOOR**  
547 sq.ft. (50.8 sq.m.) approx.



**1ST FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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