



TRAGARTH · CRANHAM · GLOUCESTER

MURRAYS
SALES & LETTINGS

TRAGARTH
CRANHAM
GLOUCESTER
GL4 8HS

A spacious and light semi detached property now in need of some modernisation set in a lovely elevated position close to the school in the sought after village of Cranham

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £450,000

FEATURES

- Semi detached family home
- Lovely elevated position
- In need of some modernisation
- Spacious and light
- Lots of potential
- Good sized gardens
- Village location
- 3 bedrooms
- Garage
- Views



DESCRIPTION

Tragarth is a spacious semi detached family home built in the late 1950's that has been in the same ownership since 1964 with only two owners since the property was built.

The property has been well maintained over the years but is now in need of some modernisation with lots of potential to improve and extend subject to the necessary planning consents.

On the ground floor there is a good sized double aspect sitting dining room, kitchen/breakfast room, utility room, cloakroom, boiler room, and integral garage. Upstairs there are three bedrooms and a family shower room.

There are good sized landscaped gardens to both the front and rear of the property and plenty of parking.





DIRECTIONS

The property is most easily located by leaving our Painwick office in the direction of Cheltenham on the A46 and continuing out of the village passing the Royal William public house on your left. After a short distance, turn right signposted to Cranham and Birdlip, then turn immediately right again signposted to Cranham. Continue down into the village and as you begin to go up the hill turn right at the Village Hall continuing to the junction and going right again, past the school, where the entrance and drive to Tragarth can be found on the left.

LOCATION

Cranham is a delightful unspoilt village, tucked away in the Cotswold hills, immediately south of Cheltenham and very accessible to Gloucester. With the benefit of its own Common, a glorious expanse of ancient pasture open for everyone to enjoy, it has a glorious backdrop of 'hanging' beech woods, a blaze of colour in the spring and autumn. Cranham is a traditional village with a cricket ground, village owned pub, village hall with post office and café, church and popular primary school.

A friendly community, residents live and work locally as it is ideal for Cheltenham or Gloucester as well as the motorway system - Junction 11a for Bristol and the West Midlands. London is about 2 hours by road, largely dual carriageway or motorway and trains from Stroud Station into London Paddington are scheduled from just over 90 minutes. There are excellent secondary and private schools in the locality, Cheltenham is famous for its shopping, Music, Literature and Science Festivals as well as its National Hunt race course while nearby Painswick, the 'jewel of the Cotswolds' is very pretty with good local services, a shop, 3 cafes, pubs, restaurants and an 18 hole golf course.

Stroud Railway Station - 7 miles, Gloucester Railway Station - 6 miles, Cirencester - 11 miles, Cheltenham - 9 miles, M5 Motorway junction 11a - 3 miles, Bristol Airport - 40 miles. Distances are approximate.



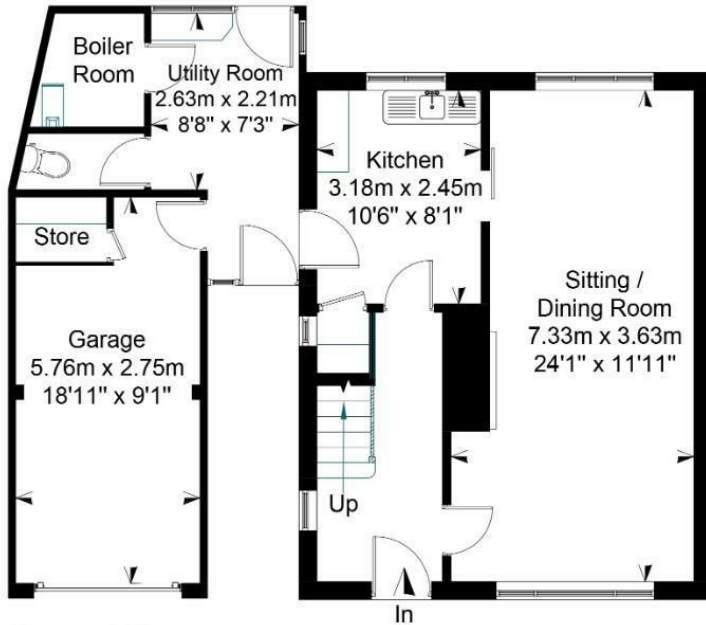
Tregarth, Cranham, Gloucestershire

House
Garage

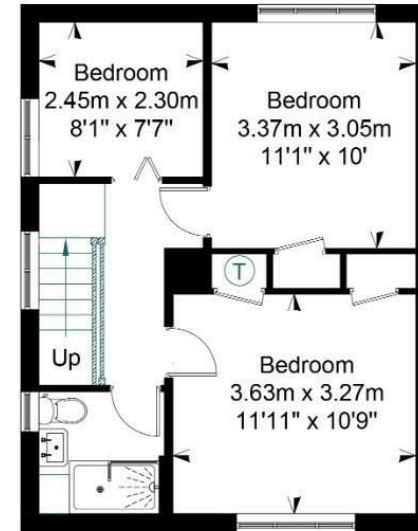
Approximate IPMS2 Floor Area
95 sq metres / 1023 sq feet
16 sq metres / 172 sq feet

Total

111 sq metres / 1195 sq feet



Ground Floor



First Floor

Simply Plans Ltd © 2025

07890 327 241

Job No SP3666

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property, septic tank drainage. Oil fired central heating. Stroud District Council Band D - £2,183.54. Ofcom checker: Broadband - standard 2 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely. Gigaclear in road outside the property.

For more information or to book a viewing
please call our Painswick office on 01452
814655