



**Frampton Mansell, Stroud, GL6 8HZ**  
**Asking Price £850,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Frampton Mansell, Stroud, GL6 8HZ

**Asking Price £850,000**

Hunters Estate Agents are delighted to offer this period detached family home with wonderful views from the rear. The property has been extended throughout the years and maintains some wonderful period features throughout. The property comprises of an entrance hall, cloakroom, study, living room with log burner, dining room, kitchen/breakfast room & utility room to the ground floor. The first floor offers four bedrooms, jack & jill en-suite and the family bathroom. Further benefits include parking, double garage, rear & side garden, cellar, UPVC double glazing and fields behind.





#### ENTRANCE HALL

Entrance door.

#### CLOAKROOM

Low level WC, vanity sink, radiator and a UPVC double glazed & frosted window to front.

#### INNER HALL

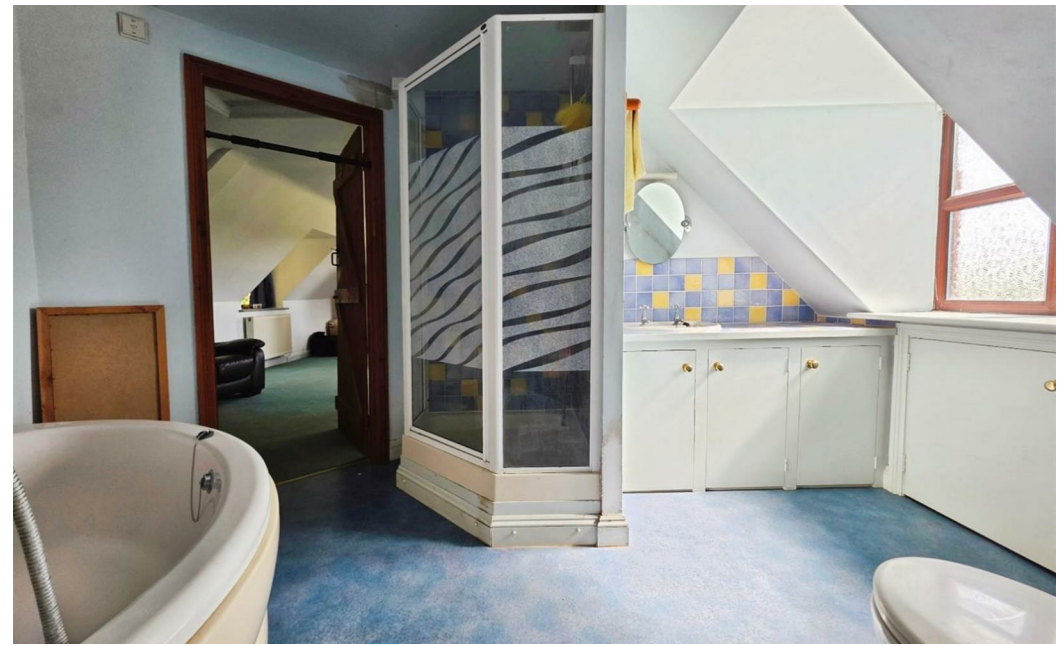
Stairs to first floor, radiator, built-in storage/shelving, access to cellar and a UPVC double glazed door to rear with views.

#### SITTING ROOM

UPVC double glazed window to rear with views, window seats, feature log burner, exposed brick & beams, radiator and phone point.

#### DINING ROOM

UPVC double glazed window & door to rear with views and a radiator.



#### KITCHEN/BREAKFAST ROOM

Good range of wall, floor & drawer kitchen units, roll top work surfaces, drainer stainless steel sink with mixer tap, space for fridge/freezer & range cooker, splashback tiling, tiled flooring, radiator, space for table & chairs and a UPVC double glazed window to front & rear with views.

#### UTILITY ROOM

Range of wall & floor units, roll-top work surfaces, sink with mixer tap, space for washing machine & tumble dryer, splashback tiling and UPVC double glazed window to front.

#### BACK HALL

UPVC double glazed door to side, door into double garage and tiled flooring.

#### CELLAR

The cellar has been tanked and has power & lighting.

#### FIRST FLOOR LANDING

UPVC double glazed windows to front, cupboard containing hot





water tank, two further storage cupboards, radiator and access to loft space. The loft is boarded, insulated and has lighting.

#### BEDROOM ONE

UPVC double glazed windows to front, side & rear with views, radiator, eave storage, door into Jack & Jill en-suite and access to loft space.

#### JACK & JILL EN-SUITE

Low level WC, corner bath with mixer tap & shower hose, shower cubicle, Mira shower,

#### BEDROOM TWO

UPVC double glazed window to front & rear with views, radiator, fitted wardrobe and access to loft space which is boarded & has insulation.

#### BEDROOM THREE

UPVC double glazed window to rear with views, radiator, door into Jack & Jill en-suite and access to loft space.



#### BEDROOM FOUR

UPVC double glazed window to rear with views, radiator and fitted wardrobe.

#### BATHROOM

Low level WC, pedestal wash basin, panelled bath, shower cubicle, Mira electric shower, splashback tiling, vinyl flooring, extractor fan and a UPVC double glazed & frosted window to front.

#### EXTERIOR

The rear garden is mainly laid to lawn with views across the fields behind. Further benefits include fenced borders to rear, outside tap, storm porch

The front has a storm porch. bedding area, outside tap & lighting and gate to rear garden.

#### DOUBLE GARAGE

Up & Over door, power, lighting and doorway into Back Hall.





## OFF-STREET PARKING

Driveway parking for several cars.

## COUNCIL TAX BAND

The council tax band is F.

## TENURE

Freehold. Please note the property is on three titles.

## UTILITIES

The property is on oil heating & has a septic tank.

## SOCIAL MEDIA

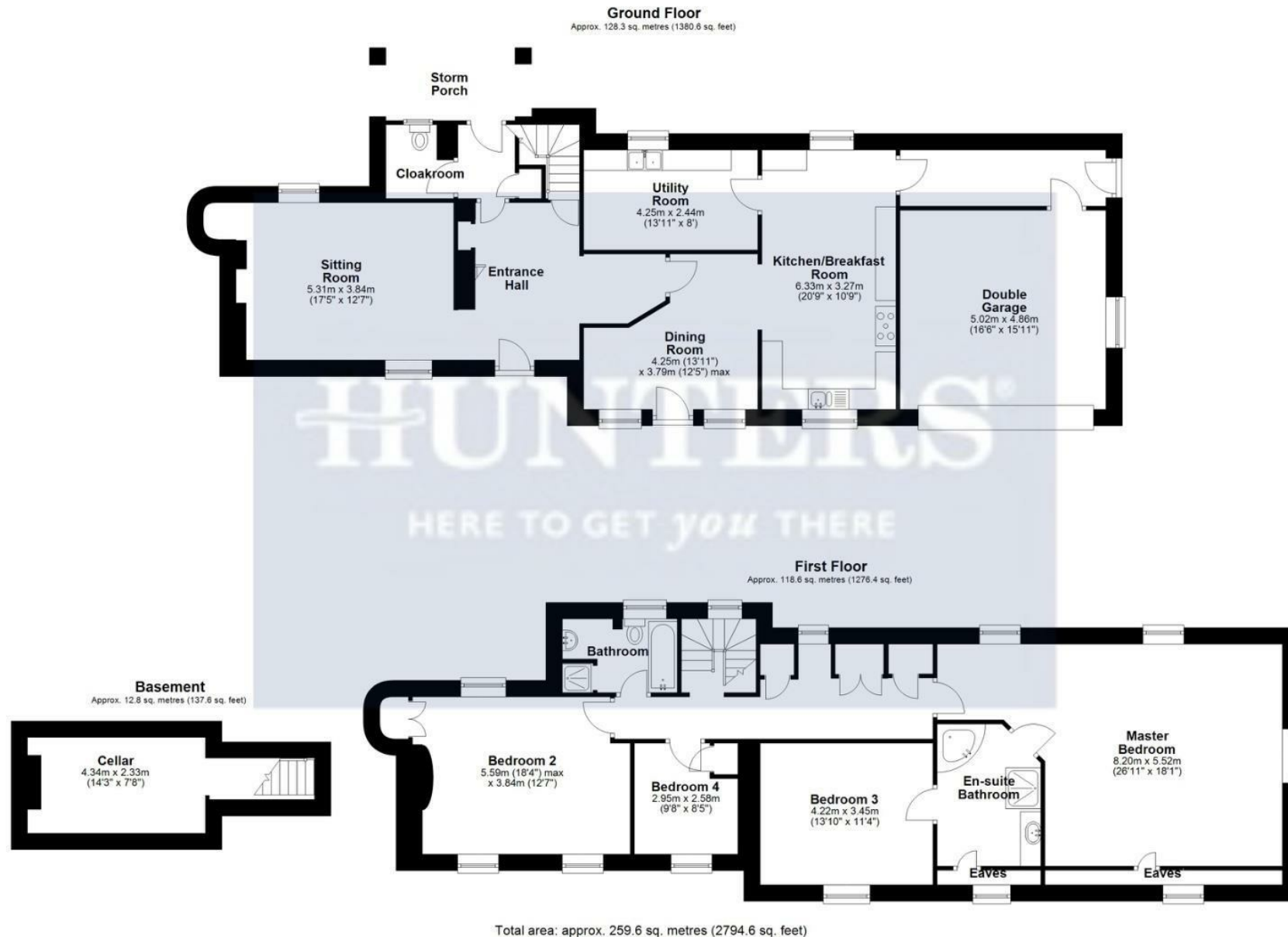
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	73
England & Wales		
EU Directive 2002/91/EC		

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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