



A ESTATE AGENTS
OF
GLOUCESTERSHIRE



THE HOLLIES, FRAMILODE PASSAGE, SAUL, GLOUCESTER, GL2 7LE

The Property

A delightful period cottage located in the heart of this pretty hamlet. Set back from the lane, front garden laid to chippings with circular rockery. A pathway leads to the composite wood effect front door with storm porch over.

A lovely entrance hall with wooden floor and cloaks area, stairs lead to the first floor with door to sitting/dining room.

Sitting room opening to dining area, provides a great amount of space, with a window to the front complimented by a log burner perfect for those winter evenings. Dining area provides good entertaining space with a very useful under stairs cupboard, door to the kitchen, with wooden flooring throughout,

A very well-designed fitted kitchen opening to a dining area. The kitchen comprises a range of base and wall mounted cabinets in a soft grey wall with cup handle, wooden worktops, with Belfast sink inset and window overlooking the rear garden. a lovely freestanding range cooker takes center stage and providing two ovens and warming draw, halogen hob with extractor above, integral dishwasher along with free standing washing machine. The room opens to the dining area providing space at ease for a four seater dining table and chairs, French doors lead out to the garden, and having tiled flooring throughout

To the first floor a spacious landing providing access to all bedrooms and family bathroom.

Bedroom one a lovely bright double room, complimented by views to the garden, built in cupboard and free standing wardrobe and a wealth of space for free standing furniture.

Bedroom two a further double bedroom with lovely views to open country side.

Bedroom three a single room also having views to open countryside.

A modern four-piece family bathroom with window to the rear, comprising panel bath, a lovely double shower with modern enclosure, low level WC and hand basin.

A charming cottage that is deceptively spacious, perfect location to enjoy not only a rural setting but the opportunity to have an ease of access to nearby facilities of Gloucester and Stonehouse





Outside

An enclosed garden with sun terrace opening to lawn with a wealth of well stocked borders

To the head of the garden a fantastic home office having door and windows to side and front, wood effect flooring and electrics, makes a perfect home office.

To the side a gate provides access to a garden shed and greenhouse all enclosed, a perfect location for chickens.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating C





Location

Saul is a small village on the River Severn. South-West of Gloucester, although in a rural setting there is lots close by to include The Anchor pub at Epney, an award winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore, Longney Lamb for sale in the village, and a village shop with Post Office, a café & doctors surgery in Frampton. Close by is a pub called The Anchor Inn.

There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting, Saul is within 9 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 13) is very straight forward north and south. Stonehouse 6.5 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes. Very convenient location for commuters.



Directions

From junction 12 of the M5 motorway, follow the sign posts for Gloucester, at the first roundabout towards Gloucester, where the petrol station is located on the left take the first exit onto the A38 Bristol road south towards Dursley. Follow the road for one mile and turn right onto Castle Lane towards Longney and Epney. In a 1.5 miles at the T junction turn left passing The Anchor public house on your right and turn left past The Ship Inn, continue through the village on Moor Street turn right onto Passage Road, the road bears to your right, continue follow the lane, there is a small cluster of cottages and The Hollies is located on your right as denoted by our for sale sign.



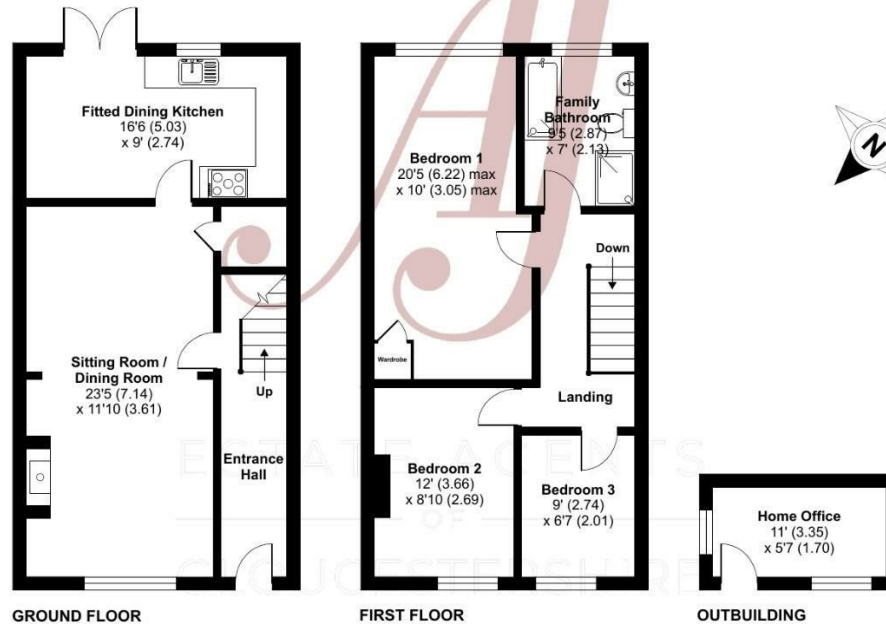
Framilode Passage, Saul, Gloucester, GL2

Approximate Area = 1090 sq ft / 101.3 sq m

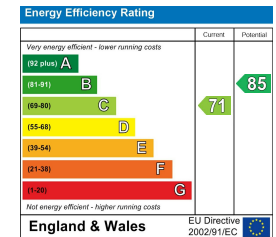
Outbuilding = 62 sq ft / 5.7 sq m

Total = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1222231



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