



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE



1, SAUL, GL2 7LF
£395,000

The Property

A charming rustic attached cottage set in a small enclave of properties with delightful private gardens. Nestled on the outskirts of Saul & Frampton on Severn with riverside walks to the end of the drive. The current owners have lovingly restored the cottage over the last 14 years. They have created modern living space whilst exposing the character in a rare combination of rustic charm and modern eco-features.

Chipping driveway with parking for three cars to the side. Decorative trellis fencing and stepping-stone pathway, complemented by raised planters, potted plants, & climbing foliage that create a welcoming approach. A striking blue stable front door, set beneath a timber porch/boot room, adds character to the warm brick exterior.

The porch/boot room is bright & practical, painted in a fresh palette with blue accents. The stable-style front door opens to views of the lane outside, allowing both light & air to flow through. Built-in shelving & cabinets provide useful storage, while well-placed windows make the space feel open & airy.

Traditional fitted kitchen with cream units, complimented by wooden worktops, window sill with exposed bark edging, built-in double oven & hob set within a white brick alcove and timber shelving. A wealth of natural light streams through the window above the sink and from the hatchway to the living area. Throughout a beautiful blend of wood, brick, & painted finishes. Serving hatch and opening provides views and access to the sitting/dining room. Completed by engineered oak flooring which continues throughout the ground floor.

Leading into a delightful reception room offering the perfect blend for all seasons. French doors open to the grounds, providing lovely views of the garden and a great amount of privacy. Space for ease for dining. A fireplace with log burner inset, perfect for those cosy winter evenings. A serving hatch to the kitchen enhances the flow between spaces. Complimented by a stunning handcrafted staircase leads to the first floor complete with under stair storage. This room connects beautifully with the outdoors, perfect for family get-togethers.

The stairs turn and rise to the first floor landing, with doors leading to both bedrooms and four piece bathroom. Vibrant colourful glass bricks blend modern style whilst filtering light into the space together with the landing sky-light..

Bedroom one is a delight, with exposed ceiling beams and exposed brick chimney breast, wooden floorboards & French doors opening to a Juliet balcony with views over the mature garden. With space for a double bed & free-standing furniture, this is a delightful room which oozes character. Complimented by a feature decorative wall covered in old maps.

A further double bedroom to the front, having views of gardens to the front and a side window providing a view in the distance to the River Severn. Quirky architectural details, including colourful glass block inserts, add individuality while maintaining a warm & welcoming atmosphere.

The bathroom provides a relaxing space at the end of a long day with a double-ended roll top bath and a separate corner shower cubicle, wooden flooring, wonderful garden views, and cupboard set into the wall. A modern twist with glass bricks inset high in the wall with subtle lighting, creating a lovely ambience perfect for that long soak in the bath.

VENDORS COMMENTS

The location is peaceful, with occasional sounds from the Severn Bore on the nearby river. Scenic walks lead to Upper Framilode, where there is a church, canal, and The Ship Inn public house. An organic egg farm is within walking distance. We have truly loved the location, neighbourhood and the wider community as a family.

AGENT NOTES:

Planning permission has been granted to extend the home with two extra rooms downstairs & a master bedroom with en-suite upstairs, almost doubling the property's footprint while keeping most of the garden intact. S.24/0007/HHOLD

Stamp Duty at £395,000

First Time Buyers £4,750, Moving House £9,750, Additional Property £29,500.





Outside

Grounds and Approach

The grounds are a real treat and a very generous size with a wealth of privacy and perfect seating areas around the garden. Access from the side of the cottage and the sitting room opens to a paved sun terrace, perfect for that first coffee of the day. Opening to a lawned garden and so much more. A lovely brick and wood built outhouse has been converted created as a utility room. A selection of wooden raised planters create a herb garden. Across the lawn a recently added garden room a rustic retreat that blends effortlessly with the surrounding greenery, perfectly positioned to provide a view of all the garden. All the wood used has been recycled with tiled flooring.

The garden opens out with a selection of mature trees to include fruit-bearing, a large vegetable plot complete with three brick-built compost bins and a greenhouse. A pretty summer house along with a great potting shed and large garden shed/store.

The garden has been maintained without chemical treatments and features a cherry tree, two Kent cob hazel trees, elder trees, an apple tree, and three types of berry bushes. A small wildlife pond with yellow flag iris and orange iris attracts dragonflies, damselflies, and a variety of garden birds. The garden measures 98.5ft x 45ft.

To the front and approach

The chipping driveway provides parking for three cars and is bordered by mature trees & shrubs for privacy. A wooden cladded shelter to the side offers storage for bicycles and housing electric car charging point and air heat source pump unit. Additional log & garden storage neatly tucked away. A metal gate leads through to the rear garden, giving a welcoming frontage that blends countryside charm with modern convenience.

A joy from the moment you arrive.

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 C and EPC rating D





Location

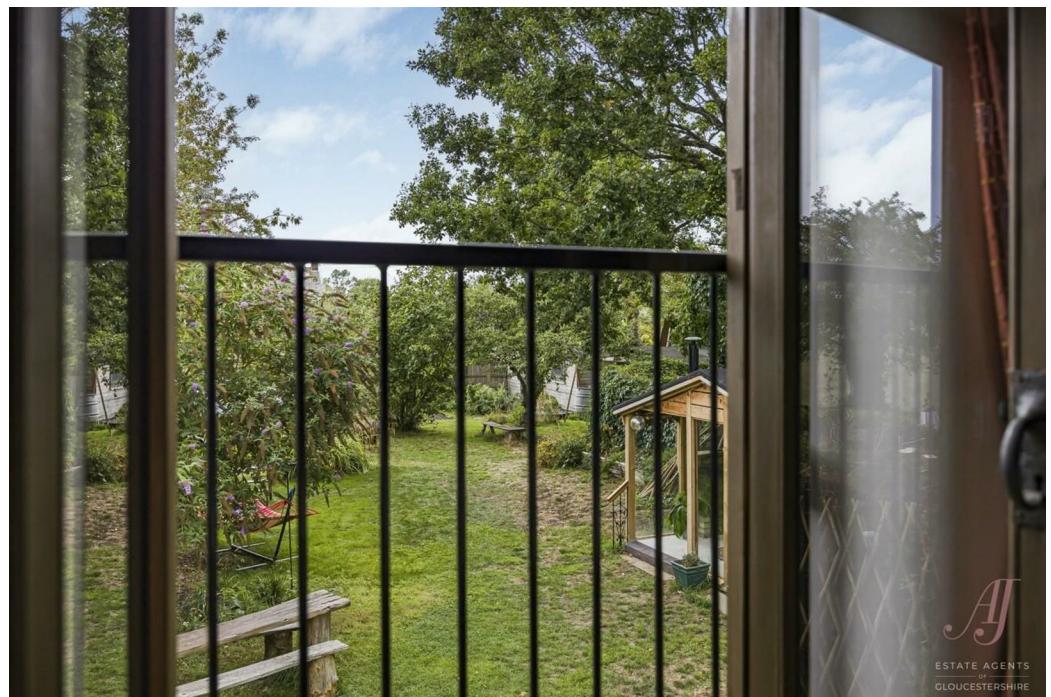
Saul is a small village where the Gloucester & Sharpness Canal meets the Stroudwater complete with a marina & picnic area and a great cafe The Stables. The village offers a wonderful blend of period homes in a rural setting. There is lots close by to include The Ship Inn and nearby The Bell at Frampton 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. A village shop with Post Office, a café & doctors surgery in Frampton and a sailing club.

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.

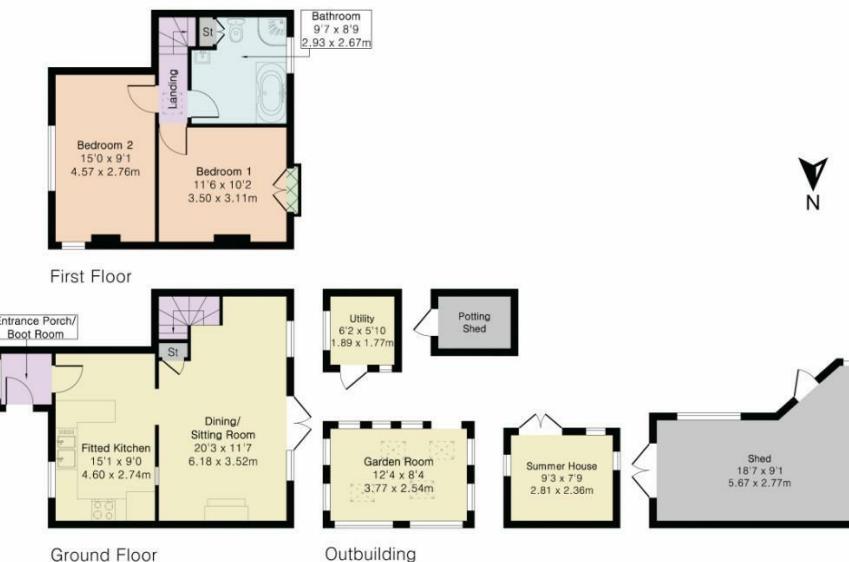
Directions

From Junction 13 of the M5 follow the signpost for A419 then the A38 southbound towards Frampton On Severn. Then turn right for Frampton on long straight road (The Perryway). Straight through Frampton (where, on the left, you can see the longest village green in the country and quintessential pub, The Bell, facing the cricket pitch). Over the canal, follow the road around to the right sing posted Saul. Once in the village you will pass a mechanics workshop on your left and shortly after a turning on the left for Priding & Framilode Passage. This is passage road, follow this lane passing a triangle of grass on the left and continue. Passing a group of cottages on the right and follow to the right. You will see shortly on your right hand side our for sale sign. Turn right where you will see 1 Garden Cottages with driveway on the right hand side. [///author.befitting.rings](http://author.befitting.rings)



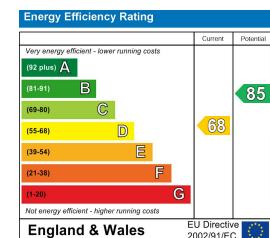
**Approximate Gross Internal Area 772 sq ft - 72 sq m
(Excluding Outbuilding)**

Ground Floor Area 397 sq ft - 37 sq m
First Floor Area 375 sq ft - 35 sq m
Outbuilding Area 403 sq ft - 37 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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