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THE HOLLIES, FRAMILODE PASSAGE, SAUL, GL2 7LE

The Property

In addition to its delightful features, this period cottage exudes charm and character, beautifully blending traditional aesthetics with modern-day comfort. The attractive garden is not only visually appealing but also provides a peaceful haven for outdoor relaxation or entertaining guests during the warmer months.

Enjoying a picturesque rural setting, the property offers peace and privacy while remaining within easy reach of local amenities and transport links, making it an ideal choice for both families and professionals. Natural light fills each room, enhancing the warm and inviting atmosphere throughout. The thoughtful layout ensures each space is versatile, easily adapting for cosy family living or larger gatherings.

This cottage presents a wonderful opportunity to enjoy a harmonious balance of rustic charm and contemporary living, a true sanctuary for those seeking countryside tranquility without sacrificing convenience.

On approach, the front garden is designed for ease of maintenance, laid to chippings with a circular rockery feature. A pathway leads to the composite wood-effect front door sheltered by a storm porch.

The welcoming entrance hall features wooden flooring and a useful cloak area, with stairs rising to the first floor and a door leading to the sitting/dining room.

The sitting room offers a real sense of cosiness, with a window to the front providing open views across fields and a charming log burner, perfect for winter evenings. The space opens into a delightful dining/snug area with whitewashed beams, ideal for entertaining, and includes a useful under-stairs cupboard with wooden flooring throughout.

The well-designed fitted kitchen is a real highlight, opening to a dining area with French doors leading to the rear garden. The kitchen features a range of soft grey base and wall-mounted cabinets with cup handles, wooden worktops, and a Belfast sink overlooking the garden. A freestanding range cooker with two ovens, a warming drawer, and a halogen hob takes centre stage, accompanied by an extractor above, integrated dishwasher, and freestanding washing machine. Tiled flooring runs throughout, offering a seamless finish.

Stairs lead to a spacious landing which provides access to all bedrooms, the family bathroom and loft hatch.

Bedroom One is a bright double room with views over the rear garden, built-in storage, and ample space for additional furniture.

Bedroom Two is another double, enjoying lovely open countryside views to the front. Bedroom Three is a comfortable single room, also with countryside views. The modern four-piece family bathroom includes a panelled bath, double shower enclosure, low-level WC, and hand basin, complemented by a window to the rear.

A charming, deceptively spacious cottage in a peaceful rural setting, perfectly positioned to enjoy countryside living while being within easy reach of Gloucester, Stonehouse, and surrounding villages.

AGENTS NOTE:

The property has recently had the following improvements.

2022 new double-bunded oil tank.

2023 new double glazing throughout the property and new front door.

2025 new boiler

Stamp duty - First time buyer £4,497 Moving £9,497 Additional Home £28,995

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Outside

An enclosed garden with a sun terrace that opens up to a lawn filled with well-stocked flower borders.

At the far end of the garden, there is a fantastic home office with garden views. Great space with wood-effect flooring and electrics. This home office is not just a functional workspace; it's an inspiring environment perfect for productivity and creativity.

A gate provides access an enclosed area providing a good sized garden shed and greenhouse. Ideal location for keeping chickens. The space also lends itself to create a vegetable garden.

A NOTE FROM OUR VENDOR

We moved into The Hollies three and a half years ago. It is a beautiful cottage in a wonderful area. We had previously lived in Stroud and at the time we knew little about Lower Framilode and the surrounding areas of Saul, Frampton and Arlingham; it was a brilliant decision to move here. Lower Framilode is a hamlet right on the banks of the River Severn. All of the surrounding fields are accessible for dog walking; we are spoiled for choice and all are within a 2 minute walk from the house. The area is quiet, extremely safe, and with excellent views across the river and local farmland. The neighbours are friendly and all know each other well.

There are many nearby pubs with good food; The Bell Inn located on The Village Green in Frampton, The Ship Inn at Upper Framilode, and The Red Lion in Arlingham are our favourites. Frampton also has a small village shop, and the stunning Frampton Court Estate is a wonderful walk and stages several events throughout the year, such as the Frampton Country Fair. The Frampton Village Green is lovely to visit in the summer where you can eat outside and children can play. The canal runs through Saul has a lovely cafe to visit and a canal path that which is great for walks, running and cycling. You can also paddle board and kayak down the canal or the nearby River Frome.

We absolutely love our house and the area, but sadly have to move out due to our expanded family size.



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 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 sign 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. You will see a group of cottages on the right hand side. The hollies will be denoted by our for sale board.



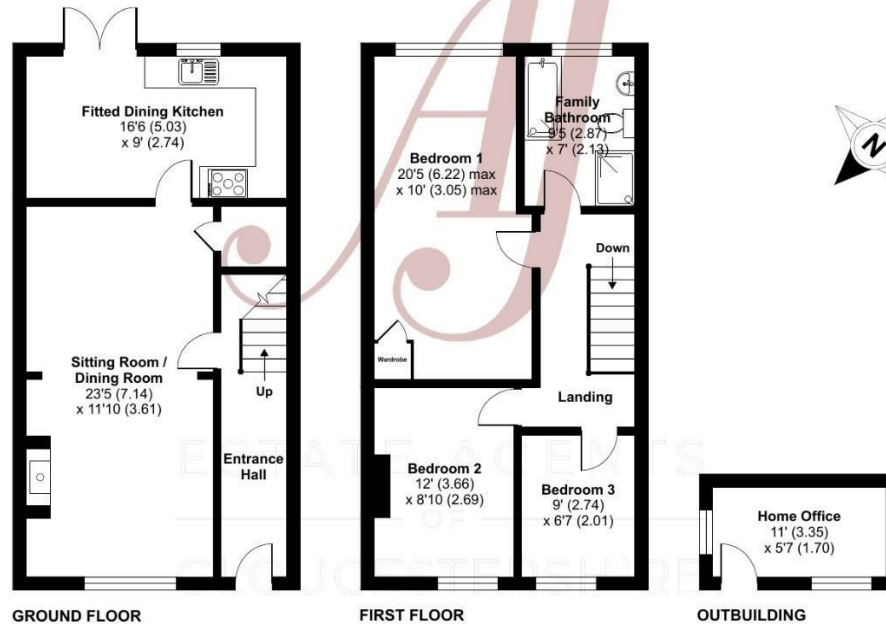
Framilode Passage, Saul, Gloucester, GL2

Approximate Area = 1090 sq ft / 101.3 sq m

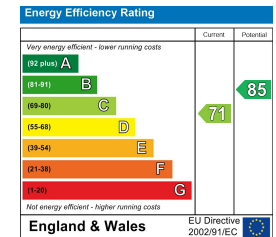
Outbuilding = 62 sq ft / 5.7 sq m

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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