



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE







# DISCREETLY MARKETING, FRAMPTON ON SEVERN, GL2 7PR

## *The Property*

This delightful detached family home offers a generous amount of internal space filled with natural light, and is beautifully presented throughout with lovely views across open fields. Situated on the edge of the charming village of Frampton on Severn, it's just a short walk to Saul Junction—perfect for a Sunday morning stroll followed by breakfast at the popular Stables Café. The property features a driveway to the side with parking for two cars, while a dwarf wall and gate at the front lead to the entrance with a storm porch above. Inside, the entrance hall provides access to the sitting room and kitchen, with stairs rising to the first floor. The sitting room is a warm and inviting space, centred around a log burner, with a window to the front and French doors at the rear opening out to the garden, offering abundant light and picturesque views of the open countryside. The wooden laminate flooring runs throughout, adding to the home's cohesive feel.

The kitchen is truly stunning, fitted with a range of light grey base and wall-mounted cabinets topped with quartz worktops. It includes a built-in oven, hob, extractor, dishwasher, fridge/freezer, and bin store, all neatly integrated. The spacious countertops and breakfast bar with seating make this a practical and sociable space. A window to the front brings in natural light, while an opening leads into a fantastic dining/family room and a door provides access to a versatile study or cinema room, which could also serve as a fourth bedroom. This room benefits from dual-aspect windows to the front and side. The dining/family room features French doors to the garden, a side window, and wood laminate flooring, offering ample room for a six to eight-seater dining table and perfect for family gatherings, especially on summer days. A handy under-stairs cupboard offers extra storage, and a door leads to the utility/boot room.

The utility/boot room is equipped with plumbing for a washing machine and tumble dryer, and houses the oil-fired Worcester boiler. It also includes a side window and doors leading outside and to a downstairs cloakroom, which contains a sink, low-flush WC, and a side window. Upstairs, an L-shaped landing leads to three generously-sized double bedrooms and a beautiful four-piece family bathroom. The principal bedroom is particularly spacious, featuring front and rear windows with open views and a striking wood-panelled feature wall. Bedroom two is also a double room with scenic views of the fields behind, while bedroom three, currently used as a dressing room, overlooks the front. The bathroom is immaculately finished with a separate shower cubicle, bath, low-flush WC, and a vanity unit beneath a rear-facing window.

Overall, this is an immaculate and truly delightful home, set in a semi-rural location where all you need to do is bring your furniture and settle in.









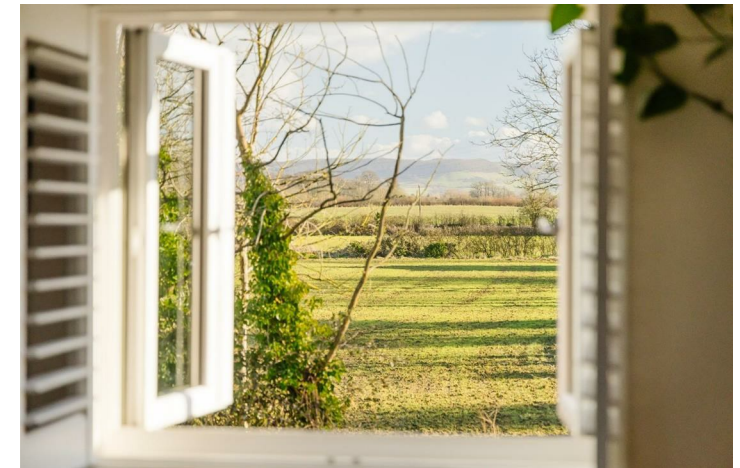
## Outside

### Garden

The private, enclosed rear garden is a standout feature of this home, offering a peaceful and secluded space that backs directly onto open fields. Perfect for entertaining, the garden connects effortlessly with the main reception areas of the house, creating a seamless indoor-outdoor flow.

A well-maintained lawn is complemented by a paved sun terrace, providing an ideal spot for outdoor dining and relaxation. A pathway leads directly to the house, with convenient access to both the sitting room and the dining/family room. A low fence at the rear allows for uninterrupted views across the fields, enhancing the sense of openness and tranquility.

To the side, a gate provides access to the driveway. The pathway continues around the garden, where a trellis cleverly encloses the oil tank and treatment plant. A useful metal shed is also situated here, offering additional storage space.



### 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 E and EPC rating D









## Location

Frampton on Severn is a well-known and picturesque village, home to what is said to be the longest village green in the country, extending to an impressive 22 acres. The village also offers convenient local amenities including a farm shop and post office. Ideally situated, it lies a short distance from Gloucester, Stonehouse, and Stroud, all of which provide a wider range of amenities, shopping options, and restaurants. Admiral Cottage enjoys a prime location just a short walk from the scenic Saul Junction, where visitors can enjoy the peaceful marina setting and the popular Stables Café. A brief drive away, the nearby village of Whitminster offers a welcoming local pub, a village store, various takeaway outlets, and the well-regarded Highfield Garden Centre, complete with its own café.

Frampton on Severn also benefits from excellent transport links, with easy access to Stonehouse Railway Station, providing regular services to London, Bristol, and surrounding towns. For those travelling by car, Junction 13 of the M5 motorway is just a five-minute drive away, making this a highly accessible location for both commuters and families.



## Directions

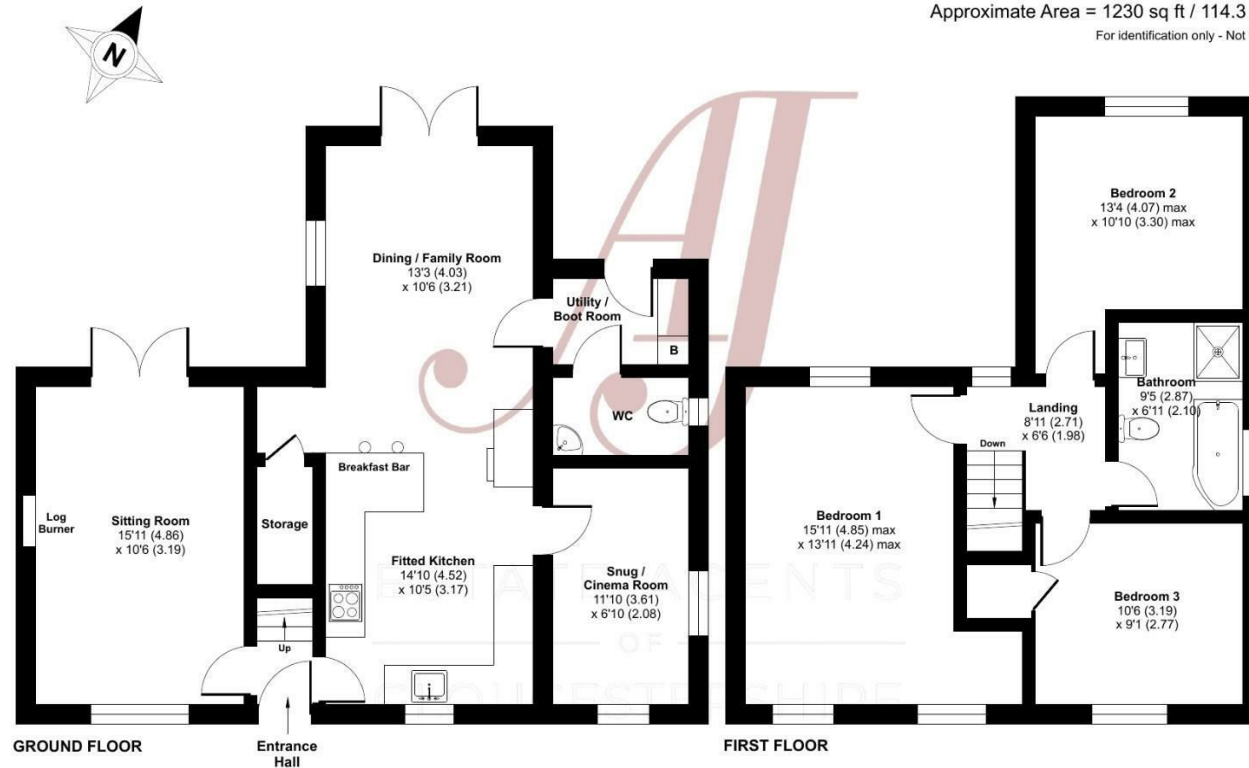
From Junction 13 of the M5 island follow the A419 to the island and turn left onto the Bristol Road. Passing the garage on the left you will see the signpost for Frampton On Severn on the right. This road is Perry Way that leads into the village. Turn right onto Whitminster Lane, you will see our for sale sign on turning right. Continue to follow this lane passing the surgery on the left and continue until you see the property on the left hand side as denoted by our for sale board.



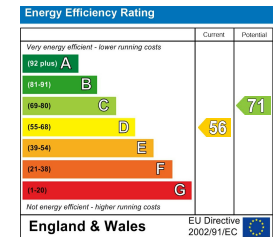
## Whitminster Lane, Gloucester, GL2

Approximate Area = 1230 sq ft / 114.3 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 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1253130



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