



R B WALTERS
ESTATE AGENTS



*Fretherne Bridge House, Saul, Gloucester,
Gloucestershire, GL2 7JD*

Guide Price £550,000

Stunning Grade II listed property situated in an idyllic 1/4 acre plot adjacent to the canal and enjoying complete privacy and a fantastic outlook.

Immaculately presented and exuding a wealth of charm and character this beautiful home offers a rare opportunity to purchase alongside the water in this sought after and thriving community.

Approached through a farm gate and across a gravelled driveway which provides an abundance of parking the plot of 1/4 acre offers fantastic space for al fresco dining and entertaining with a covered seating and bar-b-que area, large lawn and covered double car port with multiple secure storage as well as a gardener's toilet.

The reverse level accommodation is exquisitely styled and complimented by exposed brickwork, wood burning stoves and window shutters. The ground floor has 3 bedrooms and a bathroom whilst upstairs there is recently refitted kitchen, a snug recess with built in wine cooler, lounge and additional cosy sitting room befitting of the property.

Whether you are looking for a permanent home in this thriving village or a second home to escape too this beautiful home has it all.

Services

Oil Fired Central Heating

Mains Electric

Mains Water

Private Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Bedroom

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom

12' 5" x 7' 7" (3.78m x 2.31m)

Bedroom

8' 11" x 7' 0" (2.72m x 2.13m)

Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

First Floor Landing

Living Room

11' 6" x 9' 1" (3.50m x 2.77m)

Living Room

13' 3" x 8' 3" (4.04m x 2.51m)





Kitchen/Breakfast Room
13' 1" x 12' 0" (3.98m x 3.65m)

OUTSIDE

Extensive Driveway

Double Car Port

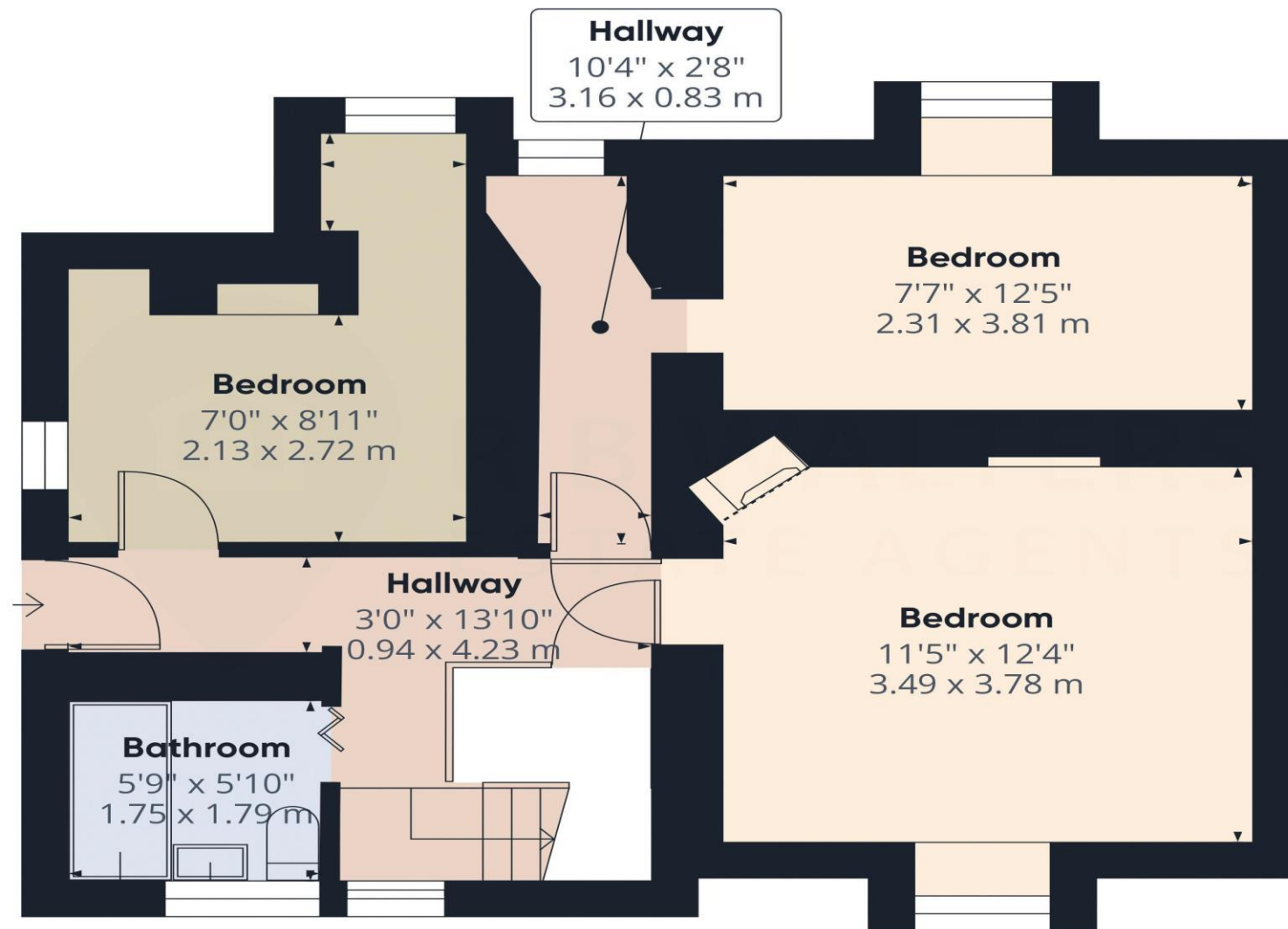
Multiple Locked Storage

Gardeners Toilet

Gardens of 1/4 Acre

Covered Seating Area





Ground Floor Building 1



Approximate total area⁽¹⁾

480 ft²
44.6 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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