



R B WALTERS
ESTATE AGENTS



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*River Side Cottage, Priding, Saul,
Gloucester, Gloucestershire, GL2 7LG*

OIRO £450,000

Nestled in the charming hamlet of Priding alongside the River Severn, this spacious cottage has plenty of scope for enhancement and offers the perfect blend of countryside peace and family-sized living.

Set on a generous plot with open views across the water, Riverside Cottage presents an exciting opportunity to secure a rarely available home in a truly idyllic setting.

Requiring updating the accommodation provided is as follows - large living room, further reception room, kitchen, gym/study, utility, bathroom and bedroom on the ground floor and then 3 further bedrooms and another bathroom upstairs.

The property stands on a good size plot with a large garage/workshop and is well set back from the road with a further area of garden right on the river bank.

Whether you're searching for a forever family home, a peaceful rural retreat, or a property with scope and potential, this one ticks all the boxes and must be viewed to fully appreciate the space, setting and potential on offer.

Services

Oil Fired Central Heating, Mains Electric, Mains Water, Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

25' 9" x 22' 10" (7.84m x 6.95m)

Dining Room

13' 0" x 9' 8" (3.96m x 2.94m)

Study/Gym

11' 11" x 7' 11" (3.63m x 2.41m)

Kitchen

11' 10" x 8' 5" (3.60m x 2.56m)

Utility Room

8' 2" x 5' 10" (2.49m x 1.78m)

Bedroom

12' 11" x 11' 9" (3.93m x 3.58m)

Bathroom

13' 0" x 5' 8" (3.96m x 1.73m)





Lean To
10' 4" x 4' 7" (3.15m x 1.40m)

FIRST FLOOR LANDING

Bedroom
18' 6" x 10' 10" (5.63m x 3.30m)

Bedroom
12' 7" x 11' 9" (3.83m x 3.58m)

Bedroom
12' 11" x 11' 2" (3.93m x 3.40m)

Bathroom
9' 3" x 7' 6" (2.82m x 2.28m)

OUTSIDE

Large Gardens

Garage
18' 5" x 14' 3" (5.61m x 4.34m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

3676.28 ft²

341.54 m²

Reduced headroom

34.64 ft²

3.22 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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