



R B WALTERS
ESTATE AGENTS



*The Tea Gardens, Framilode Passage, Saul,
Gloucester, Gloucestershire, GL2 7LF.*

£550,000

Located adjacent to the River Severn with a superb raised sun terrace enjoying stunning, uninterrupted 180' degree views of the surrounding countryside this beautifully presented property has good size gardens and provides the option to live all on one floor.

Converted and extended in 2019 this attractive home offers spacious and light accommodation throughout with all bar one of the principal rooms having windows or French doors looking across the water. The attractive entrance gives way to a good size hallway where the ground floor double bedroom and shower room can be accessed. The bedroom could be used as additional living space if required. As you step into the generous lounge it is hard to know where to look first as the feature wood burning stove at one end may just take your gaze away from the outstanding view on a cold, frosty morning. At the far end of the lounge is the kitchen/dining room with window to the rear and French doors leading out to the garden. Upstairs there are two further double bedrooms each with their own en suite facilities.

Outside there is ample parking for multiple vehicles and the main lawned garden is to the side which provides complete privacy. At the rear is a large patio and raised sun terrace from where you can listen to the sounds of the wildlife whilst taking in the mesmeric view and watching the occasional boat drift past. The wall provides defence from risk of flooding and the boundary extends down to the mean water high tide line.

Services

Oil Fired Central Heating

Mains Electric

Mains Water

Private Drainage and Sewerage

Fibre Broadband to the Cabinet Available and Gigaclear Available

Entrance Hall

13' 1" x 9' 5" (3.98m x 2.87m)

Living Room

21' 8" x 14' 6" (6.60m x 4.42m)

Kitchen/Diner

14' 2" x 12' 10" (4.31m x 3.91m)

Ground Floor Bedroom

12' 5" x 10' 10" (3.78m x 3.30m)

Shower Room

6' 0" x 4' 7" (1.83m x 1.40m)

First Floor Landing

Bedroom

12' 9" x 11' 0" (3.88m x 3.35m)

En Suite Shower

7' 9" x 7' 6" (2.36m x 2.28m)





Bedroom

11' 2" x 9' 7" (3.40m x 2.92m)

En Suite Bathroom

9' 6" x 5' 11" (2.89m x 1.80m)

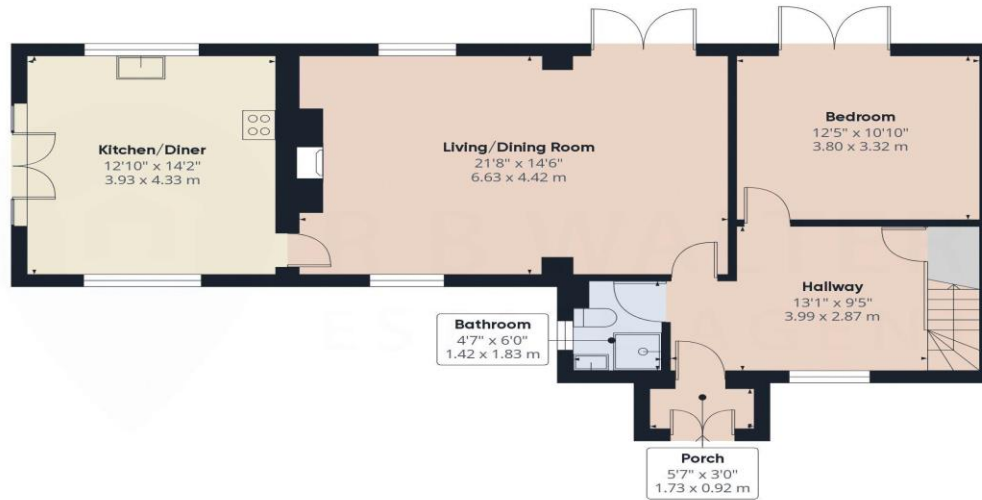
Outside

Driveway Parking Multiple Vehicles

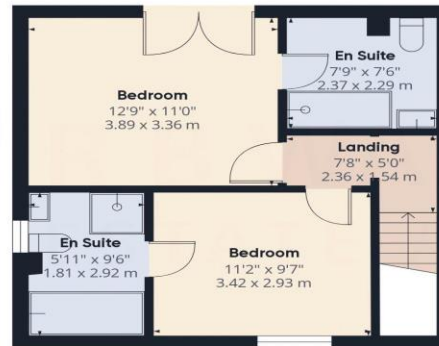
Good Size Garden

Sun Terrace and Patio on Waters Edge





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1214.48 ft²
112.83 m²

Reduced headroom

0.2 ft²
0.02 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 are based on RICS IPMS 3C standard.

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