



R B WALTERS
ESTATE AGENTS



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*River View, Framilode Passage, Saul,
Gloucestershire, GL2 7LF.*

£700,000

This extremely spacious home is in a quiet hamlet away from any main traffic and in an idyllic spot close to the waters edge thus offering a delightful place to raise a family.

Approached through iron gates and just a stones throw from the banks of the River Severn this well-proportioned detached house provides substantial accommodation for a larger family with plenty of space for those who need to work from home.

The ground floor has a large living room and additional games/playroom with a further office and kitchen/dining room. There is also a utility and cloakroom whilst upstairs two of the bedrooms have ensuite facilities and there are a two more double bedrooms and family bathroom. Outside the extensive parking area can comfortably accommodate 6/7 vehicles and there is a large garage currently used as a gym. The rear garden enjoys a good degree of privacy and has a sunny South facing aspect.

The property is well presented, and all bathrooms have been upgraded within the past 12 months. The property benefits from underfloor heating throughout with individual thermostatic controls in all rooms and there is an alarm system and electric car charger point.

Services

Oil Fired Central Heating

Mains Electric

Mains Water

Private Drainage and Sewerage

Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

15' 11" x 13' 1" (4.85m x 3.98m)

Kitchen/Diner

20' 2" x 13' 1" (6.14m x 3.98m)

Utility Room

13' 2" x 5' 1" (4.01m x 1.55m)

Games Room

19' 6" x 13' 2" (5.94m x 4.01m)

Office

9' 5" x 8' 2" (2.87m x 2.49m)

Cloakroom

7' 3" x 5' 2" (2.21m x 1.57m)

First Floor Landing





Master Bedroom

14' 2" x 13' 3" (4.31m x 4.04m)

Ensuite

9' 2" x 5' 8" (2.79m x 1.73m)

Bedroom

15' 3" x 11' 3" (4.64m x 3.43m)

Ensuite

8' 6" x 4' 4" (2.59m x 1.32m)

Bedroom

12' 6" x 12' 4" (3.81m x 3.76m)

Bedroom

12' 8" x 8' 11" (3.86m x 2.72m)

Bathroom

8' 8" x 6' 8" (2.64m x 2.03m)

Outside



Driveway Parking for Multiple Vehicles

Garage

19' 2" x 11' 5" (5.84m x 3.48m)

South Facing Rear Garden





Ground Floor



Floor 1

Approximate total area⁽¹⁾
2074 ft²
192.5 m²

(1) Excluding balconies and terraces

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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