



R B WALTERS
ESTATE AGENTS



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*The Street, Frampton on Severn,
Gloucestershire, GL2 7EA.*

£550,000

Character, charm and plenty of appeal will be found in this Grade II listed cottage which is positioned just a short walk from the end of the Village Green in this sought after and picturesque location.

The property offers all that a quintessential country cottage should with some low ceilings, exposed beams, little nooks and crannies but also everything cosy that make properties like this so idyllic and refreshing.

The ground floor provides the opportunity to accommodate an elderly relative if needed with a double bedroom and bathroom whilst the lounge features a heart-warming wood burning stove and there is a separate dining room and the kitchen which, whilst compact in size has everything you need. Upstairs there are two further double bedrooms and another bathroom. Outside the driveway leads all the way down the side of the property to an extensive parking area for 5 or 6 cars. The rear garden is of good size and extremely private with mature plants and shrubs and a tranquil seating area ideal for entertaining and relaxing.

The village itself has two charming pubs, one at each end of The Green (reported to be the longest village green in England), a football club, tennis club, cricket and skittles teams, convenience store, village hall and community centre as well as a very well-respected primary school. There is also a doctors surgery and two churches whilst beautiful walks can be enjoyed around the village and along the canal and through the grounds of Frampton Court. The M5 motorway can be accessed in about 5 minutes.

Living Room

16' 0" x 10' 10" (4.87m x 3.30m)

Dining Room

13' 10" x 12' 0" (4.21m x 3.65m)

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Hallway

Bedroom

9' 5" x 7' 5" (2.87m x 2.26m)

Bathroom

7' 7" x 5' 4" (2.31m x 1.62m)

First Floor Landing

Bedroom

11' 9" x 10' 10" (3.58m x 3.30m)





Bedroom

11' 8" x 10' 6" (3.55m x 3.20m)

Bathroom

7' 11" x 7' 7" (2.41m x 2.31m)

Outside

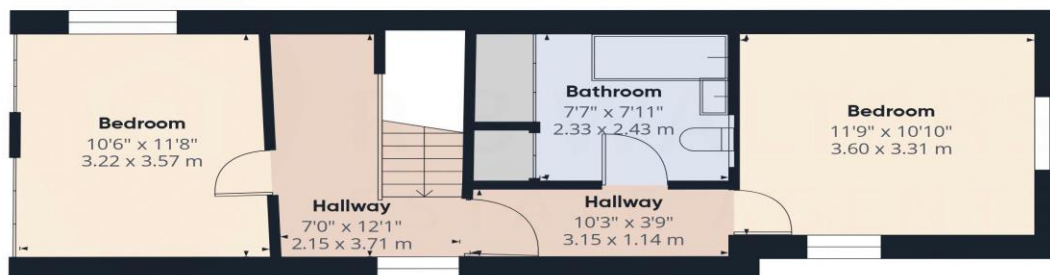
Large Rear Garden

Driveway Parking for 5/6 Cars





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1005 ft²

93.4 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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