



**R B WALTERS**  
ESTATE AGENTS



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*Clifton Place, Saul,  
Gloucestershire, GL2 7JX.*

£399,950

Beautifully presented cottage with off road parking and garden with separate access in the beautiful Gloucestershire countryside.

This attractive cottage is located in the village of Saul, close to the Gloucester and Sharpness Canal with beautiful countryside on its doorstep. The picturesque village of Frampton on Severn is a few minutes drive away where there is wide variety of community clubs and a village shop whilst several popular pubs are also close by. The M5 is a 10-minute drive and the market town of Stroud is about 15 minutes drive and has a train station with regular services to London Paddington.

As you step in to the impressive 21ft Living Room you are immediately drawn towards the focal point of the room being a feature wood burning stove. The kitchen has fitted dishwasher, oven and hob and there is a separate utility area and ground floor WC. Upstairs there are 3 generous bedrooms and a bathroom with bath and shower.

Outside the driveway provides parking for several cars and the rear garden, which has private gated access is enclosed and offers a good degree of privacy.

The property provides an excellent opportunity for anyone looking to escape to the country whilst becoming part of a friendly community whilst remaining easily accessible to the surrounding area.

## Services

Oil Fired Central Heating, Electric, Mains Water and Drainage, Broadband Available

### *Living Room*

21' 4" x 12' 0" (6.50m x 3.65m)

### *Hallway*

### *Kitchen*

9' 10" x 8' 11" (2.99m x 2.72m)

### *Utility Room*

5' 11" x 4' 1" (1.80m x 1.24m)

### *Cloakroom*

6' 2" x 4' 7" (1.88m x 1.40m)

### *First Floor Landing*

### *Bedroom*

12' 0" x 11' 1" (3.65m x 3.38m)

### *Bedroom*

12' 2" x 9' 11" (3.71m x 3.02m)





### *Bedroom*

9' 9" x 9' 0" (2.97m x 2.74m)

### *Bathroom*

9' 1" x 6' 1" (2.77m x 1.85m)

### *Outside*

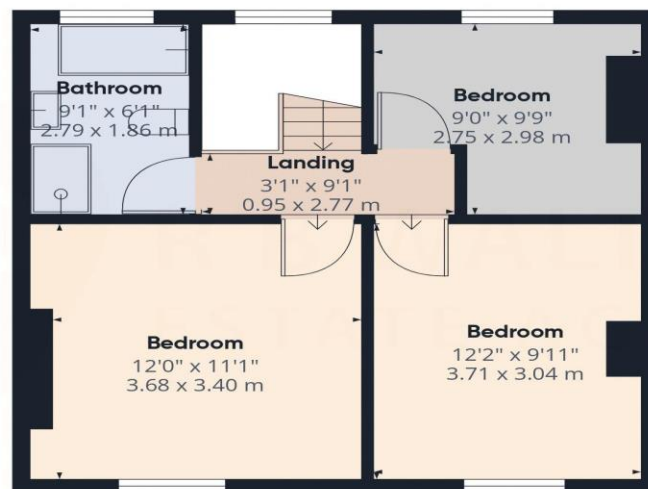
### *Off Road Parking*

### *Rear Garden*





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
862 ft<sup>2</sup>  
80.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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