



## DUNSTALLS FARM

Frampton-on-Severn, Gloucestershire



Frampton on Severn 0.5 miles, Cam and Dursley Station 7 miles (Bristol Temple Meads from 34 mins), Stroud train station 8 miles (London Paddington from 86 minutes),  
M5 (J13) 4 miles, Gloucester 13 miles, Cheltenham 19 miles, Bristol 30 miles, Bristol international airport 40 miles, London 122 miles (all times and distances are approximate)

# AN IMMACULATE NEW BUILD FAMILY HOME WITH FAR REACHING VIEWS AND COMMERCIAL OPPORTUNITIES.

Main House

**Ground floor:** Hall | Study | Living room | Dining room | Kitchen | Utility/boot room

**First floor:** Principal bedroom with en suite bathroom and dressing room | Three further bedrooms (plumbing for two en suite bathrooms) | Family bathroom

Annexe

Kitchen/living room | WC | Three bedrooms | Family bathroom

One bedroom flat above garage

Garden and Grounds

Four bay garage with air conditioning | Planning permission for four stables, tack room and hay store

In all about 36.09 acres (further land, development (Class Q) and commercial opportunities available by separate negotiation).



4-8



2-4



3-5

EPC

B

**Services:** Mains water and electricity, private drainage, air source heating

**Security:** CCTV camera system, intercom gate entry

**Local Authority:** Stroud District Council, E: customer.services@stroud.gov.uk, T: 01453 766321

**Council Tax:** Band E

**Viewings:** Viewing strictly by appointment with Knight Frank.

**Guide Price:** £2,750,000

# DUNSTALLS FARM

Well-positioned outside the village of Frampton-on-Severn, Dunstalls Farm has been meticulously designed and built by the current owners, the house has recently won the “pride in the job” and “seal of excellence” from the National House Building Council (NHBC). Accessed via a winding private driveway with electric gates, the house is surrounded by 36 acres of its own organic farmland with views of the River Severn. Please note further land, development (Class Q) and commercial opportunities available by separate negotiation. On entering the house, your eyes are immediately drawn to the bespoke oak staircase in the hallway. There is underfloor heating throughout the ground floor, which consists of a large living room with a log burner and bi-folding doors providing access into the garden. The study is also accessed off the main hallway, as well as the south facing dining room and cloakroom. The impressive kitchen/family room consists of a bespoke inset framed kitchen with imported Italian granite worktops. Full Miele appliances including double ovens, coffee machine and Quooker water taps installed. The large family seating area has a log burner and bi-folding doors outside. Adjacent to the kitchen is the utility/ boot room with a cloakroom, internal door to the annexe and French doors out to the garden. Upstairs the principal bedroom has a large dressing room and en suite bathroom. There are three further bedrooms, two with dressing rooms which are plumbed to become en suite bathrooms. As well as a large family bathroom. There is a heat recovery ventilation system installed which circulates fresh filtered air throughout the house.

# THE ANNEXE

Fully self-contained, the annexe offers excellent open plan kitchen/living space with a log burner on the ground floor, and three double bedrooms upstairs with a family bathroom.

# OUTSIDE

The gardens and grounds surrounding the house have been landscaped and recently reseeded. There is a four-bay air conditioned garage with a self-contained one-bedroom flat above. Three phase and solar panel installation are ready to make the property zero carbon. The land is registered as organic and currently laid down to grazing, there are two areas of woodland on the property, one of which is a blue bell wood.







## SITUATION

The nearby village of Frampton-on-Severn has a village shop, post office, pubs, a primary school, surgery and marina. The area around the green has been designated a Conservation Area. More extensive shopping and recreational activities are available in the nearby towns of Gloucester and Cheltenham.

## COMMUNICATIONS

Dunstalls Farm is well positioned within close proximity to Junction 13 of the M5 providing access to the Midlands and South West. Stroud train station has a direct line to London Paddington, and Cam and Dursley Station to Bristol Temple Meads. Bristol International Airport is also within easy reach.

## EDUCATION

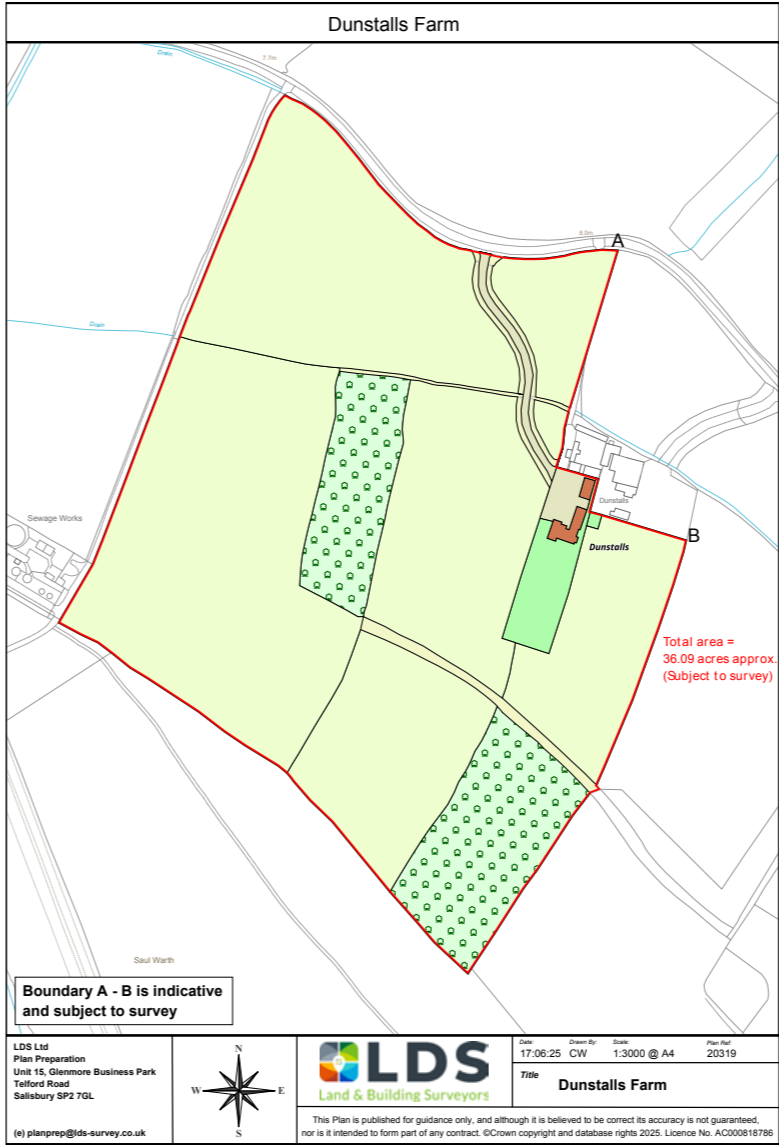
The area has a very good selection of schools such as Marling Grammar School, Stroud High School and The King’s School Gloucester. There are also some excellent private schools in the area including Beaudesert Park, Wycliffe, Cheltenham Ladies College and Cheltenham College.

## LEISURE

The region has many sporting opportunities including Rugby at Gloucester, racing at Cheltenham, sailing at Frampton Marina, Golf at Minchinhampton. The surrounding countryside offers many excellent walks, the Severn way can be accessed directly from the property.







Approximate Area = 457.1 sq m / 4920 sq ft  
Annexe = 136.9 sq m / 1473 sq ft  
Garage = 175.7 sq m / 1891 sq ft  
Total = 769.7 sq m / 8284 sq ft (Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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