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12 Oatfield Road, Frampton on Severn,  
GL2 7HP

Price Guide  
**£375,000**



EXTENDED FOUR BEDROOM SEMI-DETACHED HOME WITH ANNEXE POTENTIAL, IN NEED OF GENERAL UPDATING, OFF-STREET PARKING FOR A NUMBER OF VEHICLES, BACKING ONTO OPEN FIELDS TO REAR, EDGE OF VILLAGE LOCATION, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, BATHROOM PLUS SHOWER, SELF CONTAINED ANNEXE WITH SEPARATE ACCESS AND KITCHENETTE, SHOWER ROOM, BEDROOM AND LIVING ROOM, OIL CENTRAL HEATING, GOOD SIZED ENCLOSED REAR GARDEN. ENERGY RATING: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# 12 Oatfield Road, Frampton on Severn, GL2 7HP

## SITUATION

This property is located in the village of Frampton-on-Severn, which is famous for its extensive and picturesque village green within walking distance. The village has its own primary school, post office/store, public house and village hall. A number of country walks are closely including the tow path of the Gloucester/Sharpness canal. Frampton-on-Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property is moments away from public walks offering routes across local fields and the nearby canal. The property is also well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

## DIRECTIONS

If travelling in a northerly direction on the A38 towards Junction 13 of the M5, turn left onto The Perry Way (B4071) signposted Frampton-on-Severn and continue for 1.6 miles, just before the village green on the left, take the right hand turning onto Whitminster Lane. Proceed 400 metres, taking the turning on the right hand side onto Oatfield Road and the property will be located shortly on the right hand side.

## DESCRIPTION

This ex-local authority property has been in the same ownership for over 30 years and has been extended by the current owners approximately 20 years ago to create a spacious four bedroom home with flexible and versatile accommodation. Having a self-enclosed annexe, this property offers superb potential for separate living spaces or combining to offer extra reception rooms with bedroom/office capabilities and shower room. A spacious driveway is located to front offering parking for a number of vehicles. The rear garden is fully enclosed, backs onto open fields and also has access gate. Internally, the main property briefly comprises; entrance hallway, living room, kitchen/diner, three first floor bedrooms and family bathroom. The Annexe briefly comprises; separate entrance hallway, shower room, kitchenette, bedroom, living room. The property benefits from oil central heating and extensive double glazing.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## MAIN PROPERTY

### ENTRANCE HALLWAY

Double glazed front door, stairs to first floor.

### LIVING ROOM 6.37m x 3.54m narrowing to 3.20m

(20'10" x 11'7" narrowing to 10'5")

Double glazed window to front, double glazed sliding door to garden, two radiators.

### KITCHEN/DINER 6.20m (max) x 3.10m (20'4" (max) x 10'2")

Double glazed window to front, double glazed sliding door to garden, fitted kitchen with base and wall units, roll top laminate work surfaces over, space for large gas cooker (on bottled gas), space and plumbing for washing machine and dishwasher, space for tall standing fridge freezer, radiator, storage cupboard, floor mounted oil boiler, door to Annexe.

## ON THE FIRST FLOOR

### LANDING

Radiator, access to loft space.

### BEDROOM ONE 3.54m narrowing to 3.26m x 3.20m (11'7" narrowing to 10'8" x 10'5")

Double glazed window to front, double and single built in wardrobes, fitted wardrobes, radiator.

### BEDROOM TWO 3.55m (max) x 2.88m narrowing to 1.68m (11'7" (max) x 9'5" narrowing to 5'6")

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM THREE 3.52m narrowing to 2.85m x 2.10m (11'6" narrowing to 9'4" x 6'10")

Double glazed window to front and side, built in wardrobe, storage cupboard, radiator.

## SELF CONTAINED ANNEXE

### ENTRANCE HALLWAY

Double glazed front door, double glazed window to side.

### SHOWER ROOM

Shower cubicle with electric shower, wash hand basin with pedestal, low level WC, double glazed window to front, heated towel rail.

### KITCHENETTE 3.44m x 2.25m (11'3" x 7'4")

Base and wall units, roll top laminate work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, under counter space for fridge, electric oven and hob with hood over, radiator, double glazed window to side.



### BEDROOM 3.15m x 2.32m (10'4" x 7'7")

Double glazed sliding door to garage, radiator.

### LIVING ROOM 3.28m x 3.98m narrowing to 3.12m

(10'9" x 13'0" narrowing to 10'2")

Double glazed sliding door to garden, radiator.

## EXTERNALLY

The rear garden has flagstone patio and is laid to lawn with further patio area, pond, oil tank and the garden is fully enclosed by wood panel fencing with rear access gate. To the front of the property there is a brick paved driveway providing ample parking.

## AGENTS NOTE

Tenure: Freehold.

Mains electric, drainage and water are believed to be connected. Oil central heating.

Council Tax Band: B

Broadband: The vendor understands there is fibre to the Premises.

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Ex-local authority property.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

