



High Street, Saul GL2 7LW
£357,700



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• Two bedroom cottage • Dating back to 1802 with original features • Well-proportioned accommodation throughout • Brick fireplace with wood burner • Garden overlooking fields • Parking for two vehicles • Close to local countryside walks • Freehold • Council tax band B (£1,714.32) • EPC rating D55

£357,700

Porch

uPVC door to porch and windows surrounding. Wooden door to living room. Radiator.

Living Room

uPVC double-glazed window to front elevation. Wood burning stove with brick fireplace. Stairs leading to the first floor with cupboard underneath. Access to hallway. Radiator.

Hallway

Two double-glazed Velux windows. Base units. Access to kitchen. Two radiators.

Kitchen/Diner

Two double-glazed Velux windows and uPVC French doors to rear garden. Range of wall and base units with appliances including Belfast sink with mixer tap, integrated dishwasher, integrated washing machine, tumble dryer, full size integrated fridge, full size integrated freezer and range cooker with five ring electric hob. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Wardrobes. Radiator.

Bathroom

Two double-glazed Velux windows. Low-level WC, wash hand basin, bath and shower cubicle. Heated towel rail and radiator.

Landing

Stained glass window in original front door. Stairs rising to second floor. Radiator.

Bedroom One

Two double-glazed Velux windows. Radiator (not connected).

Outside

To the front of the property is a block paved driveway with parking for two vehicles. There is a front garden mostly laid to lawn with some greenery around. The rear garden is well-proportioned and overlooks

fields. There is a patio space and further lawned area with a storage shed. The garden is mature and has an abundance of plants and shrubs, ideal for a keen gardener.

Location

The property is located in the heart of Saul. Saul is a popular rural village that is well placed for easy access to the M5 motorway as well as Gloucester, Cheltenham, Stroud and adjoining the sought after village of Frampton on Severn. Within Frampton there is a village shop, post office and primary school, as well as an array of beautiful eateries. There are a range of pleasant walks nearby, as well as the Saul Marina providing mooring for boat enthusiasts as well as a number of family events.

Material Information

Tenure: Freehold.

Council tax band: B

Local authority and rates: Stroud District Council - £1,714.32 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: oil fired central heating.

Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 940 Mbps (ultrafast)

Mobile phone coverage: EE, Three, O2 and Vodafone.



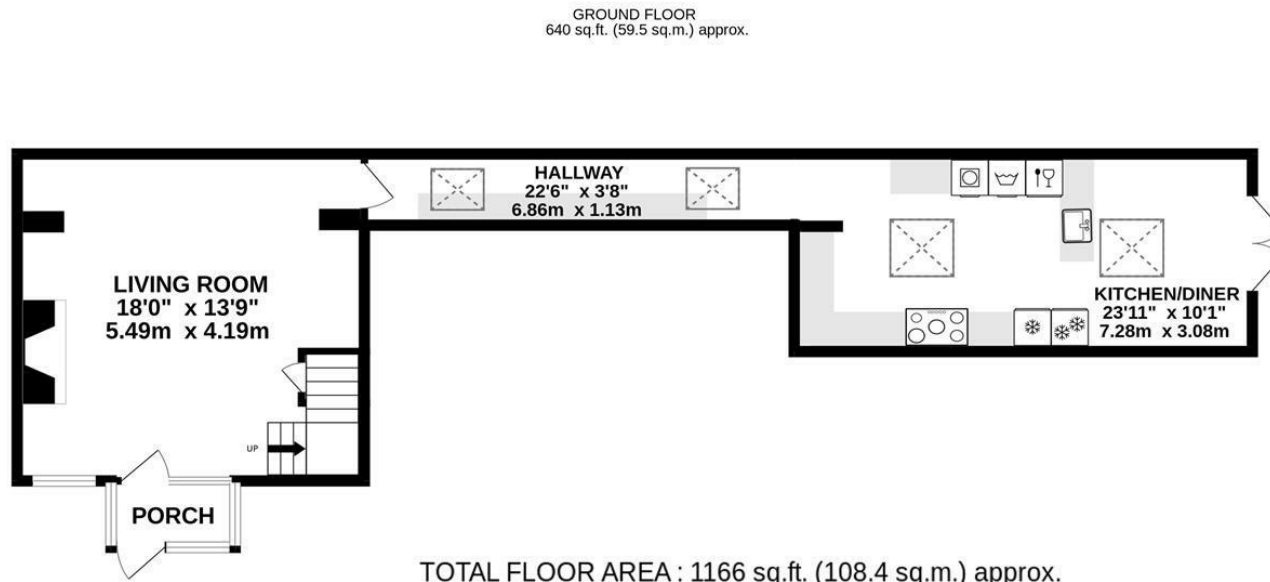
Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

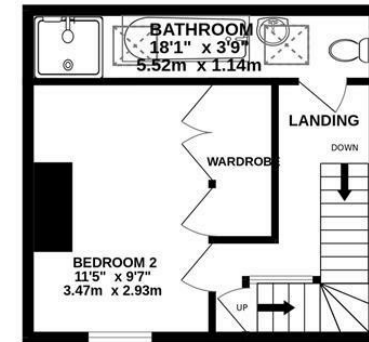




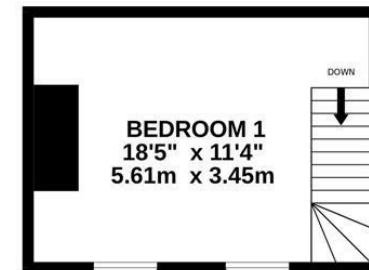
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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