



, Frampton On Severn GL2 7EH
£774,950



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- Grade II listed thatched cottage
- Three double bedrooms
- Living room with open fire
- Well-proportioned accommodation throughout
- Mature garden overlooking St Marys Church
- Off-road parking for several vehicles
- Sought after village location
- House and majority of garden is freehold. Part of garden is leasehold.
- Council tax band D (£2,178.34)
- EPC exempt

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Ground Floor Accommodation

The property is accessed via the front porch with stable doors, which in turn lead to a door to the dining room. From the porch, there is a downstairs cloakroom with low level WC and pedestal wash handbasin. A handy utility room with a range of wall and base units with worktop over and a Belfast sink can be found at the end of the corridor. There are spaces for a washing machine and tumble drier and there is also a storage cupboard. The kitchen that is accessed via the dining room has a range of wall and base units with an integrated electric oven and four ring hob, there is space for a dishwasher and there is understairs storage. The beamed ceiling in the kitchen compliments the pale green units in the kitchen. Leading on from the kitchen the dining room provides a cosy feel with an exposed brick fireplace with

open fire and beamed ceiling, whilst providing a window seat to enjoy the outlook. Both the sitting room and dining room overlook the well-tended front garden and another open fire also features in the sitting room where you can while away many an evening in front of a roaring fire. Continuing the theme, the fireplace is exposed brickwork and this room also has a beamed ceiling. There is a spacious hallway/study between the reception rooms which leads from the front door and has stairs rising the first floor, giving access to two of the three bedrooms.

First Floor Accommodation

Two of the three bedrooms are accessed via the hallway/study area which lead to bedrooms one and two which both have views to the front elevation. The family bathroom comprises of a bath with hand



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held shower, a low level WC and bidet, separate shower cubicle and a vanity sink unit. The third bedroom is accessible via a second staircase and is complete with an ensuite bathroom which comprises of a bath with handheld shower, low level WC and pedestal wash handbasin.

Outside

The cottage is accessed via a driveway which leads to a parking bay for several vehicles. The front and side gardens are well-tended and has been established over many years providing an abundance of flora and fauna. There are many fruit trees to include apple, fig and pear and a vegetable garden, giving the owners the ability to 'live off the land'. There are many seating areas around the garden, where you can sit and enjoy the serenity of the area, including a pergola. Part of the garden provides a lawned area to enjoy summer picnics, whilst there is also a Zen garden complete with pond which provides a great reading space. There is a greenhouse and summerhouse to complete the garden area. A full list of shrubs and plants is available on request. The gardens to this property feature in Frampton on Severn's 'Open Gardens' on an annual basis.

Location

This home is located in the village of Frampton-on-Severn. The village benefits from a village shop which incorporates a post office, doctors' surgery, restaurant, pubs and primary school. There are a range of pleasant walks nearby, including the Gloucester and Sharpness canal and the River Severn in Arlingham. The canal provides mooring for boat enthusiasts as well as several family events. Frampton-on-Severn is situated on the eastern side of the River Severn and close to junction 13 of the M5 and the A38, providing easy access to Gloucester, Cheltenham and Bristol. Further facilities can be found in Stonehouse, Stroud, Gloucester and Cheltenham. Mainline railway links to London Paddington can be found at Stroud and Stonehouse, whilst Bristol and Gloucester are accessible via Cam.

Material Information

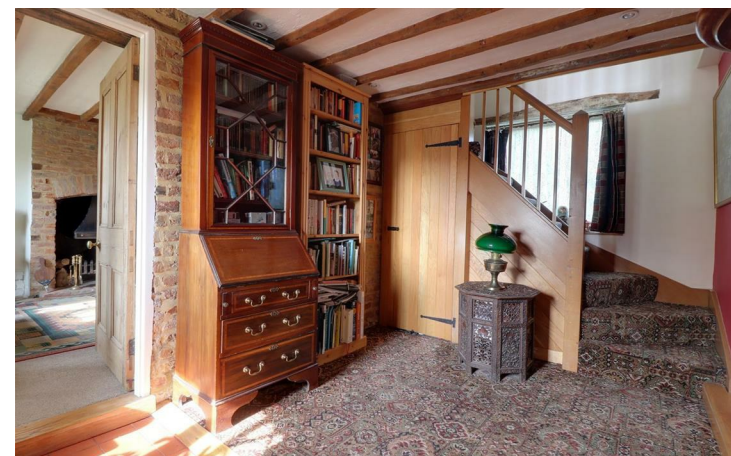
Tenure: The house and majority of garden is freehold. Part of the garden is leasehold beginning 29/9/1963 with 961 years remaining. There is an annual charge of £2 to Frampton Court Estate.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,178.34 (2024/25).

Electricity supply: mains.

Water supply: mains.



Sewerage: septic tank.

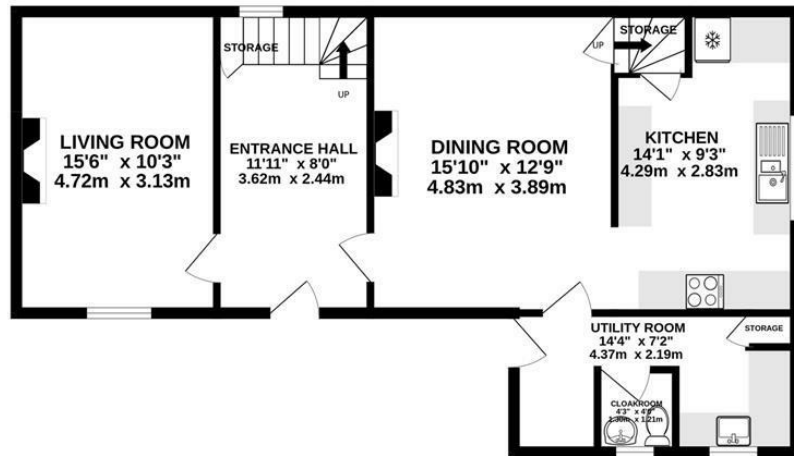
Heating: oil fired.

Broadband speed: Gigaclear - approx
157mbps download and 70mbps upload

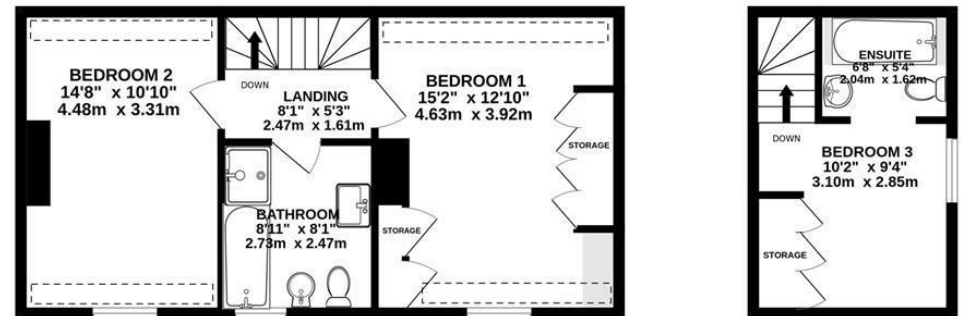
Mobile phone coverage: EE, Three, O2 and
Vodafone



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

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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