



Priding, Saul GL2 7LG
Price Guide £895,000



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• Detached cottage • Four double bedrooms • Open plan kitchen/diner/family room • Three reception rooms • Set in approximately 7 acres • Driveway parking for several vehicles • Sought after village location • Freehold • Council tax band E (£2,645.12) • EPC rating D55

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Ground Floor Accommodation

The property can be accessed via the front door or the rear lobby. The entrance hall has stairs rising to the first floor with a storage cupboard. Both the living room and reception room have a bay window overlooking the well-tended front garden with views to the River Severn. The living room benefits from a multi-fuel burner and the reception room, an open fireplace. The study provides access to the rear lobby and bedroom four. The rear lobby has a composite door and a wood burner and leads on to the kitchen/diner.

In the kitchen there is a range of soft closing wall and base units, it benefits from integrated appliances including two fridge/freezers, two AEG ovens and a dishwasher. To create more space there is an island with four ring induction hob and breakfast bar. The sliding doors to the rear garden along with the Velux skylights flood the room with light and make it a great entertaining space. The utility room has space for a washing machine and tumble dryer. Additionally, there is a downstairs shower room, it boasts a corner power shower, wash hand basin and WC, along with a heater towel rail. The red exposed steel beams compliment the kitchen, giving it a countryside feel.

First Floor Accommodation

Bedroom three and the bathroom are accessed via the landing and have views to the side aspect. The bathroom has a large airing cupboard along with a corner power shower, bath, wash hand basin, WC and heated towel rail. Bedroom one and two are accessed via a further small staircase and both have views towards the River Severn.

Outside

To the front of the property there is both driveway access and pedestrian access to the front door, which also has a large gravelled area for sitting out and watching the sunsets over the River Severn. The driveway has ample parking, providing spaces for several vehicles.

Beyond the driveway, there is gated access to an orchard and a brick built shed. There is a large garden which can be accessed from the

kitchen/diner/family room with a large patio area, ideal for alfresco dining and entertaining.

There is a large allotment area within the plot, complete with polytunnel and beyond there is a field which can be used for grazing livestock.

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: E.

Local authority and rates: Stroud District Council - £2,645.12 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: septic tank.

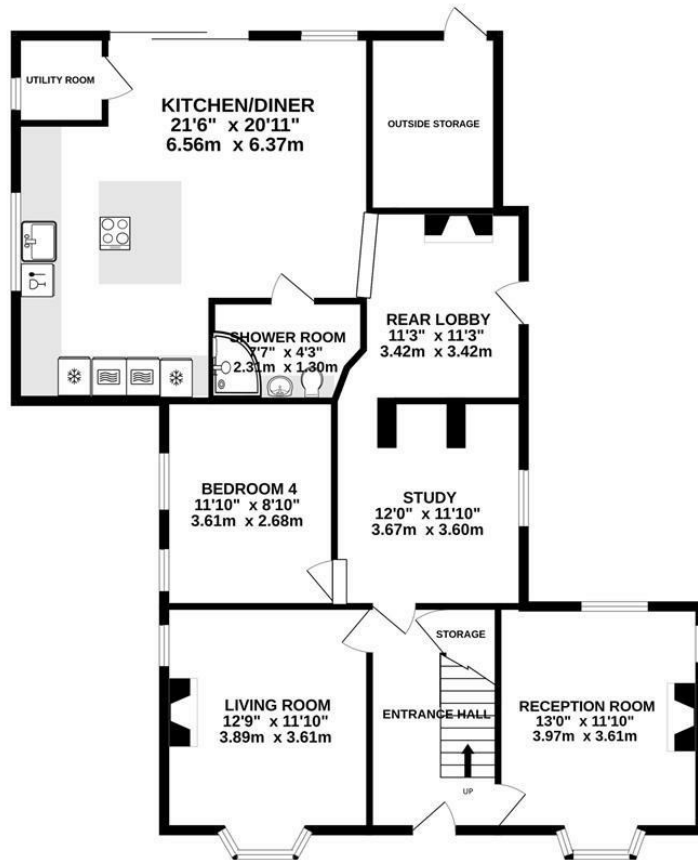
Heating: oil fired.

Broadband speed: 22 Mbps (basic) and 1000 Mbps (ultrafast).

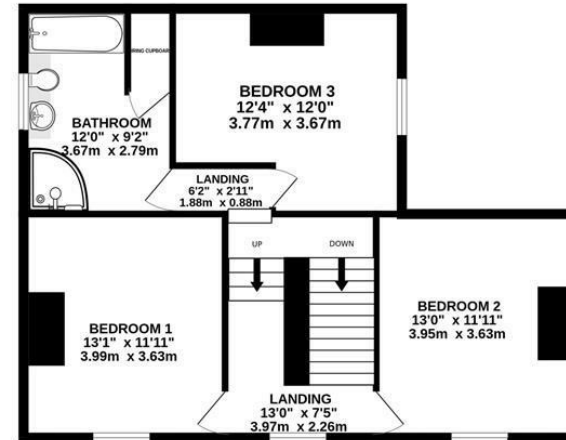
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 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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