



KINGFISHER
CLOSE

FRAMPTON ON SEVERN



WELCOME TO KINGFISHER COUNTRY

ENJOY THE VERY BEST IN COUNTRYSIDE AND CANALSIDE LIVING.

Frampton on Severn is a quintessentially English village nestled in the countryside of the Gloucestershire. Set next to the Gloucester and Sharpness Canal, this picturesque hamlet has so far evaded popular attention and has retained its idyllic atmosphere, with a large traditional village green that hosts regular cricket matches in the summer and an annual country fair in the autumn.

Situated in a peaceful, tucked away location, Kingfisher Close is an exclusive development of three- and four-bedroom family homes built to Bespoke's high standards throughout.

Every contemporary home benefits from enclosed gardens, modern kitchens complete with washer/dryer, dishwasher and Bosch appliances, as well as en suite shower rooms to the principal bedrooms in each four-bedroom home.

Despite its countryside setting, both the M5 and the A38 are close by, putting Frampton on Severn within easy reach of Gloucester, Cheltenham, Bristol, south Wales and further afield.

Kingfisher Close, with its canalside location and countryside setting, offers a contemporary lifestyle combined with the very best of traditional village life.









From top left: The picturesque Saul Junction and Marina, cricket on The Green outside the Bell Inn, the Frampton Court Georgian stately home estate, The Green Shop and Post Office, the stunning setting at Leaf and Ground, Dursley, the famous flamingos at Slimbridge Wildfowl & Wetlands Trust.

COMMUNITY, CRICKET AND COTSWOLD COUNTRYSIDE, ALL ON YOUR DOORSTEP.



Frampton on Severn is a vibrant community set on the east of the River Severn, boasting the longest village green in England. As any local or visitor will tell you, life here revolves around the picturesque setting of the cricket pitch and the green. Sitting outside the ever-welcoming Bell Inn on the green, enjoying lunch or a drink with family or friends while watching a match, is a local's favourite pastime. Every September, the green also plays host to the traditional Frampton Country Fair, which celebrates all that is great about the countryside and the people who work and live in it, drawing in huge crowds from miles around.

For those interested in more active pursuits, there are plenty of lakeside walks to be found behind Frampton Manor, opposite the green. The Frampton on Severn Cricket Club is a friendly, sociable and inclusive cricket club with an array of teams, from 1st, 2nd and 3rd Elevens, men's, women's and mixed to juniors and a popular T20 team. Nearby Stinchcombe Hill Golf Club offers stunning views to its members from its scenic position on the southern edge of the Cotswold Escarpment. The long-running Dursley Rugby Football Club is a significant contributor to the local area and has teams for mens, ladies, youth, girls and minis.

All local amenities are covered by The Green Shop and Post Office, while the area around the green has been designated a conservation area. The architecture here spans several centuries ranging from Grade II listed Ye Old Cruck House and De Lacy Hall to impressive Tudor and Georgian houses. Much of the village forms part of the Frampton Court Estate, a Georgian stately home that boasts a park and gardens with a stunning orangery, a beautiful and eccentric 18th century garden house, and magnificent 16th century wool barn.

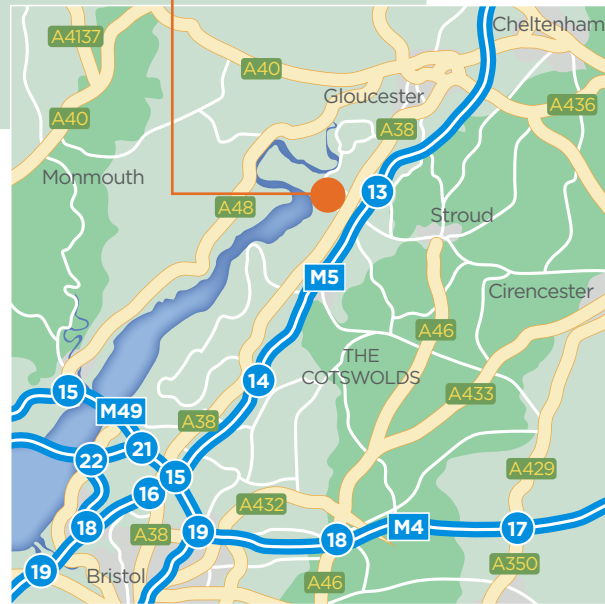
Further afield, Slimbridge Wildfowl & Wetlands Trust is a stunning wetland paradise for connecting with nature, while Cattle Country Farm Park in Berkeley provides a diverting range of activities for children of all ages, with outdoor play equipment, farm animals and play-barns perfect for rainy days, as well as a café serving delicious, locally-sourced food. Closer to home, The Bell Inn has its own working farm, complete with Shetland ponies, Pygmy goats, Kunekune pigs and chickens.

The second of the village green's two pubs, The Three Horseshoes, is a died-in-the-wool locals pub. The Ship Inn sits canal-side at Saul, within easy walking distance of the village. The canal path is dotted with coffee stops and provides a delightful amble to venues such as the Stables Café, also in Saul, with a fine selection of coffee and cakes. Nearby, Leaf and Ground in Dursley offers a café, deli, popular garden shop and walled garden.

Frampton on Severn's location provides easy access to Bristol, Bath and Cheltenham via the M5 and A38, while local station Cam & Dursley has frequent trains for a traffic-free journey to surrounding areas.

This delightful village is a true hidden gem: discover it for yourself before it's too late.





Kingfisher Close, Lake Lane, Frampton on Severn GL2 7HG

Directions from M5 junction 13

Exit the M5 at junction 13, take road signposted Frampton on Severn (A419), at the next roundabout take first exit left onto A38, after approx. 0.5 miles turn right onto Perry Way (B4071, continue until you pass The Bell Inn after which take your next right onto Lake Lane, you will find Kingfisher Close on your left of the roundabout.

Distances by car

Stroud	8.6 miles	21 minutes
Gloucester	16.0 miles	26 minutes
Cheltenham	18.8 miles	28 minutes
Cirencester	27.6 miles	36 minutes
Bristol	29.4 miles	40 minutes

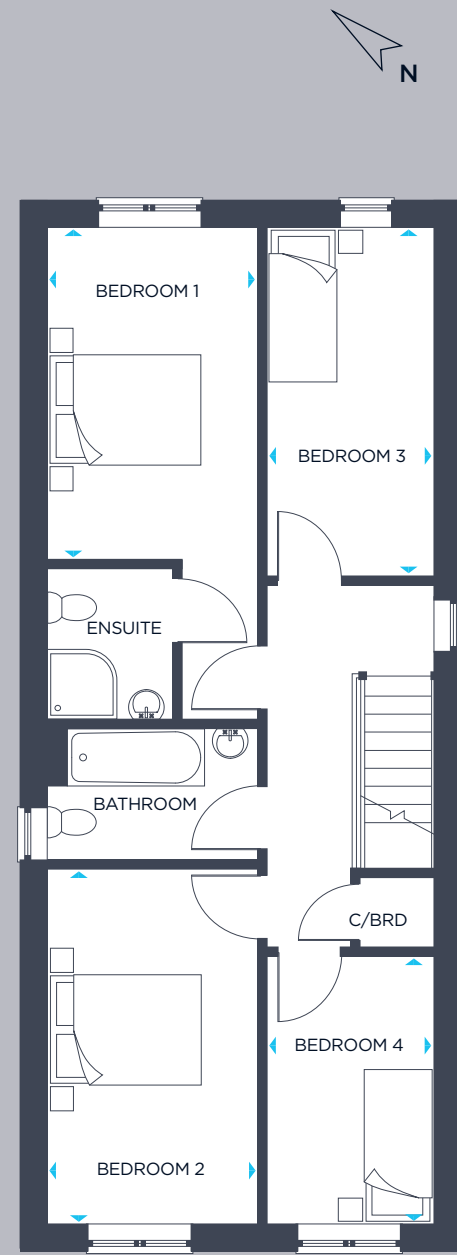
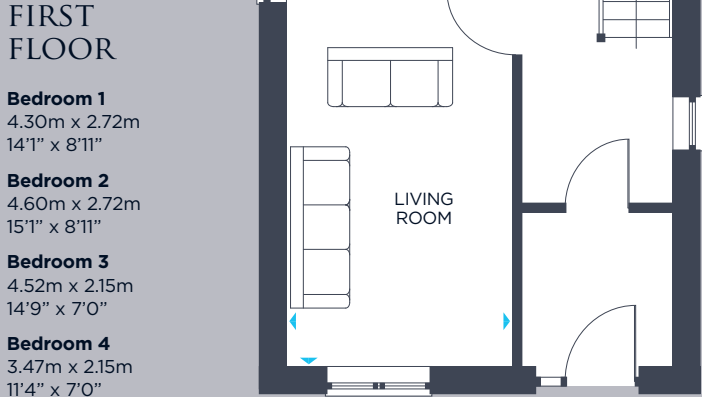
Source: Google Maps.



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THE FRETHERNE
FOUR BEDROOM HOME – No's 10, 11, 12, 13 & 14





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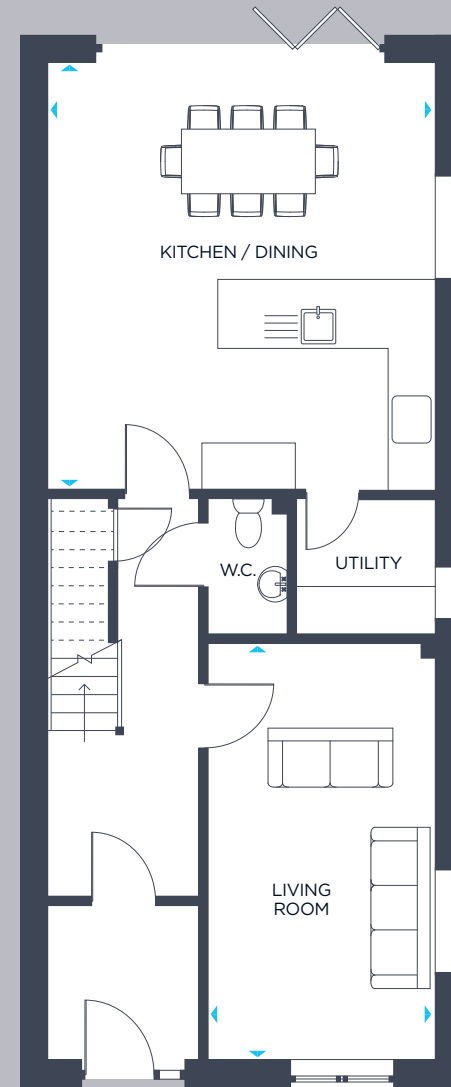


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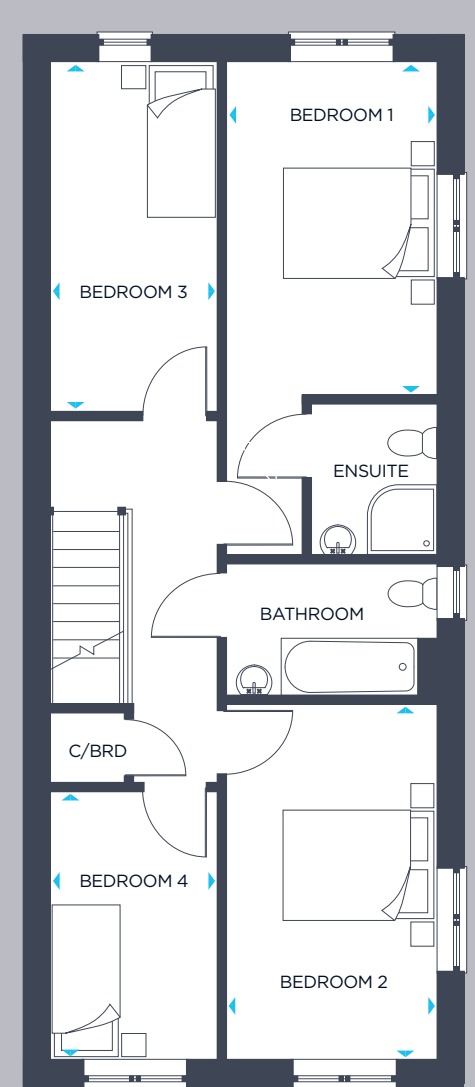
THE PURTON
FOUR BEDROOM HOME – No 19



GROUND FLOOR

Kitchen / Dining
5.53m x 5.04m
18'1" x 16'6"

Living Room
5.39m x 2.97m
17'8" x 9'8"



FIRST FLOOR

Bedroom 1
4.30m x 2.76m
14'1" x 9'0"

Bedroom 3
4.52m x 2.15m
14'9" x 7'0"

Bedroom 2
4.60m x 2.76m
15'1" x 9'0"

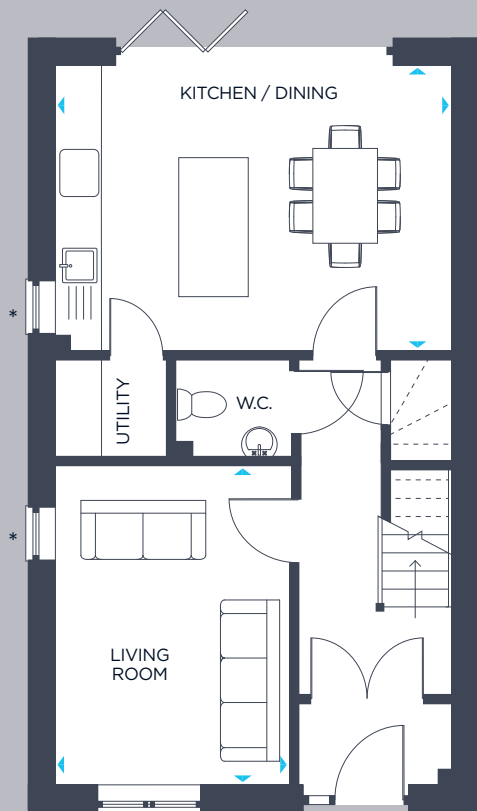
Bedroom 4
3.47m x 2.15m
11'4" x 7'0"





THE CAMBRIDGE

THREE BEDROOM HOME – No's 15, 16, 17 & 18

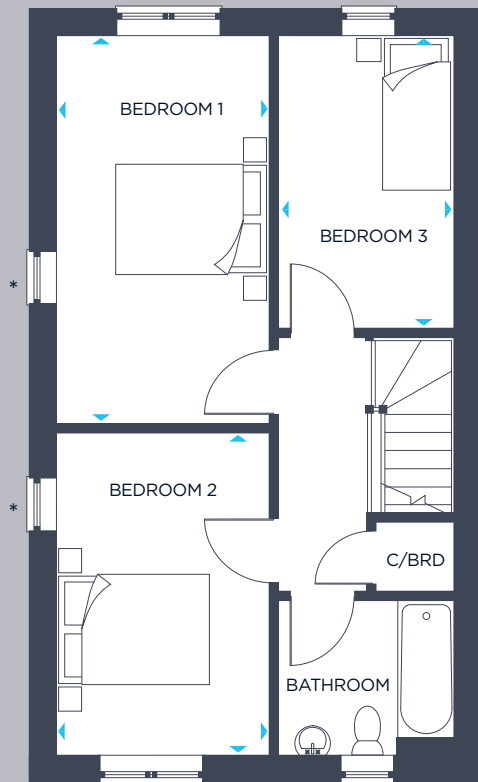


* Windows on plots 15 & 16 only.

GROUND FLOOR

Kitchen / Dining
5.12m x 3.70m
16'9" x 12'1"

Living Room
4.12m x 3.05m
13'6" x 10'0"



* Windows on plots 15 & 16 only.

FIRST FLOOR

Bedroom 1
5.02m x 2.75m
16'5" x 9'0"

Bedroom 3
3.79m x 2.25m
12'5" x 7'4"

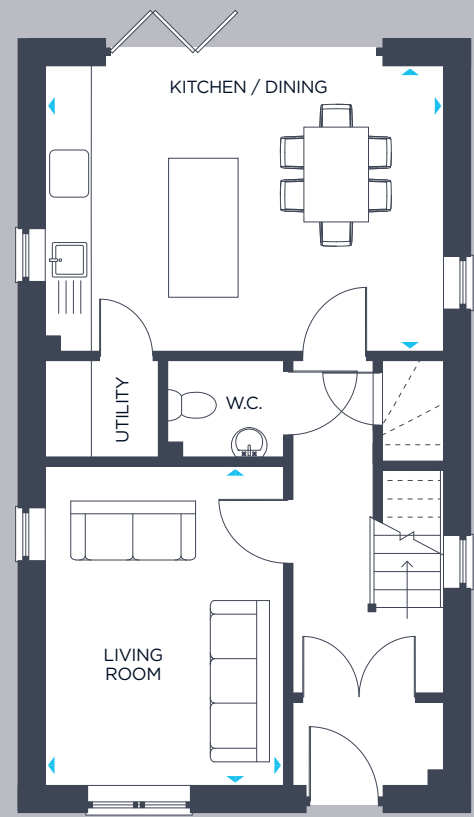
Bedroom 2
4.17m x 2.75m
13'8" x 9'0"



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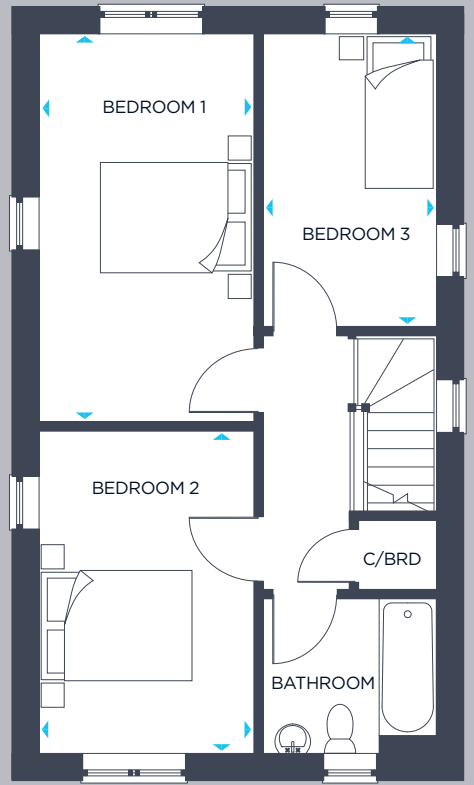
THE SANDFIELD
THREE BEDROOM HOME – NO'S 8 & 9



GROUND FLOOR

Kitchen / Dining
5.15m x 3.70m
16'10" x 12'1"

Living Room
4.12m x 3.08m
13'6" x 10'1"



FIRST FLOOR

Bedroom 1
5.02m x 2.78m
16'5" x 9'1"

Bedroom 3
3.79m x 2.24m
12'5" x 7'4"

Bedroom 2
4.17m x 2.78m
13'8" x 9'1"

DELIVERING SUSTAINABLE DEVELOPMENTS

At Bespoke we are committed to delivering sustainable developments that benefit both the locations we build in, and the people we build for.

At Kingfisher Close, all homes are powered by air-source heat pumps and benefit from electric car charging points and A+ rated appliances.



WHY BUY A BESPOKE HOME

A quality home builder with an exceptional eye for detail

With every Bespoke home, you'll find some things come as standard – like uncompromising build quality, the finest finishes and unrivalled customer service. Other than that, you'll discover we're anything but standard.

Working in partnership with the most highly respected architects and interior designers, we create unique, award-winning homes in prime locations. Offering a beautiful blend of heritage, style and contemporary living, each one is spacious, stunning and very special.



For all enquiries call 0117 317 1974 or
email bristolnewhomes@knightfrank.com

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EXCEPTIONAL EYE FOR DETAIL

Our business was established in 2004. It arose out of a passion for preserving and restoring historic buildings and creating new homes in stunning locations.

By using the finest materials, the most talented craftspeople and never wavering from the highest standards, we've created homes that are a beautiful blend of heritage and contemporary living.

It's something that makes us incredibly proud – and is a testament to the hard work of our dedicated team.



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