





Rosamund House, Whitminster Lane
, Frampton On Severn, GL2 7HR

£699,950

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A rare opportunity to purchase an individual FOUR bedroom family home, one of six properties on an exclusive development accessed via a private driveway. Close to the village green where you will find the local amenities. The property benefits ENSUITE to master bedroom, UTILITY, STUDY, SOLAR PANELS and DOUBLE GARAGE. Viewing is a must to appreciate what's on offer!

The Situation

Close to the green in the village of Frampton on Severn, which is famous for its extensive and picturesque village green. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close by 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 occupies a pleasant location on the lane which gives access to the adjoining village of Whitminster. Frampton on Severn is also well placed for access to the A38, which brings the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

Entrance Hall

Cloak room

Study
9'0 x 5'5 (2.74m x 1.65m)

Lounge
21'10 x 12'7 (6.65m x 3.84m)

Kitchen/Breakfast Room





Dining Room
11'0 x 10'2 (3.35m x 3.10m)

Utility

Conservatory
11'0 x 10'8 (3.35m x 3.25m)

Bedroom 1
12'9 x 12'0 (3.89m x 3.66m)

Ensuite

Bedroom 2
12'7 x 9'5 (3.84m x 2.87m)

Bedroom 3
13'4 x 8'6 (4.06m x 2.59m)

Bedroom 4
9'9 x 7'7 (2.97m x 2.31m)

Bathroom

OUTSIDE

Situated on a private driveway parking for numerous vehicles, leading to the DOUBLE GARAGE, gated side access leads to the rear garden.

The enclosed rear garden is mainly laid to lawn, a central feature of the garden is the circular pergola ideal for entertaining, the garden backs onto the local football field so it is not overlooked to the rear, therefore a pleasant outlook can be enjoyed.

Services

Mains drainage (shared system for the six properties pumps to main sewer) adopted by Severn Trent

Air Source heat pump

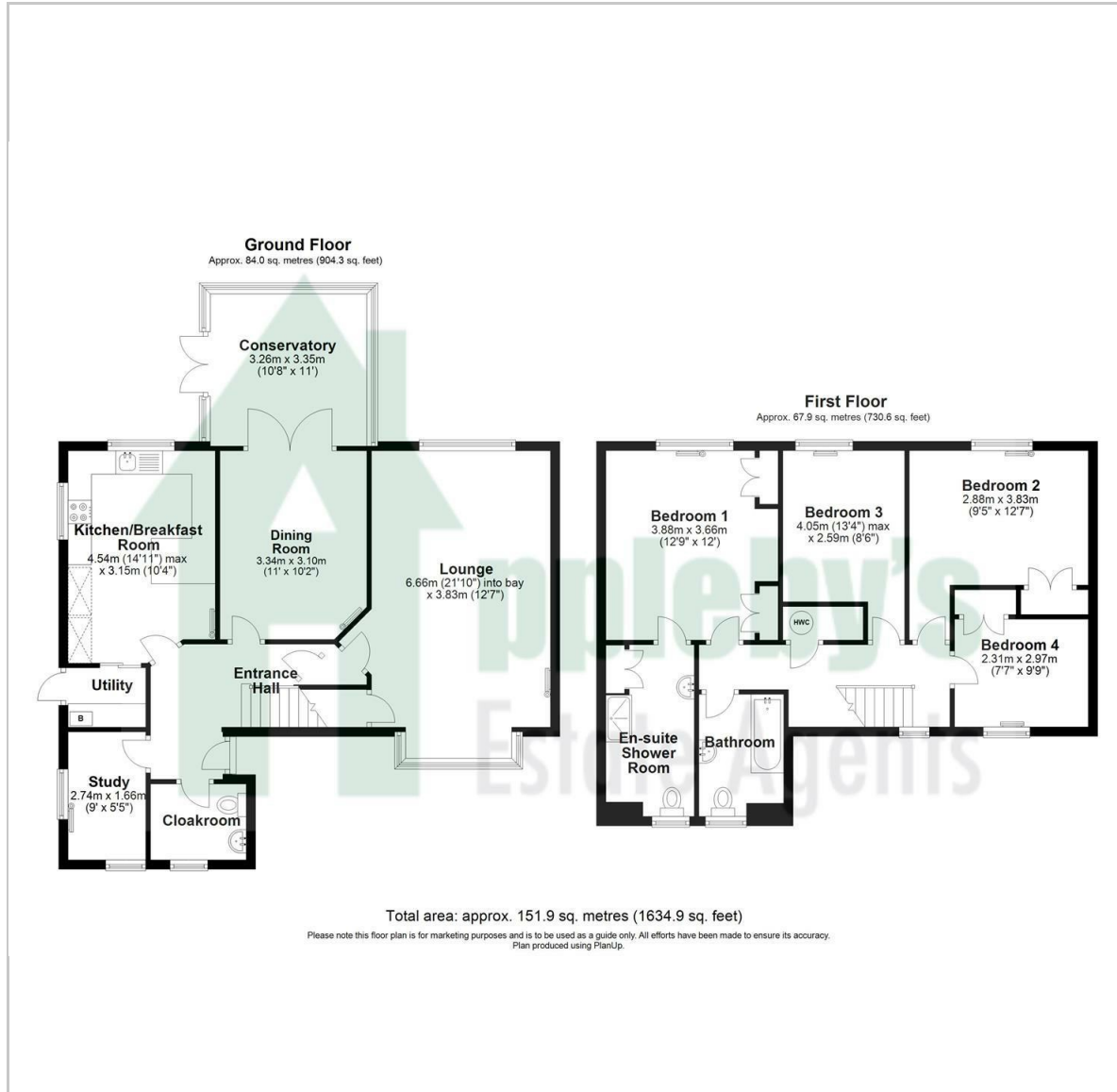
Solar Panels provide a feed in tariff and benefits an income of £300 PA (approx.)

Stroud District Council tax band G

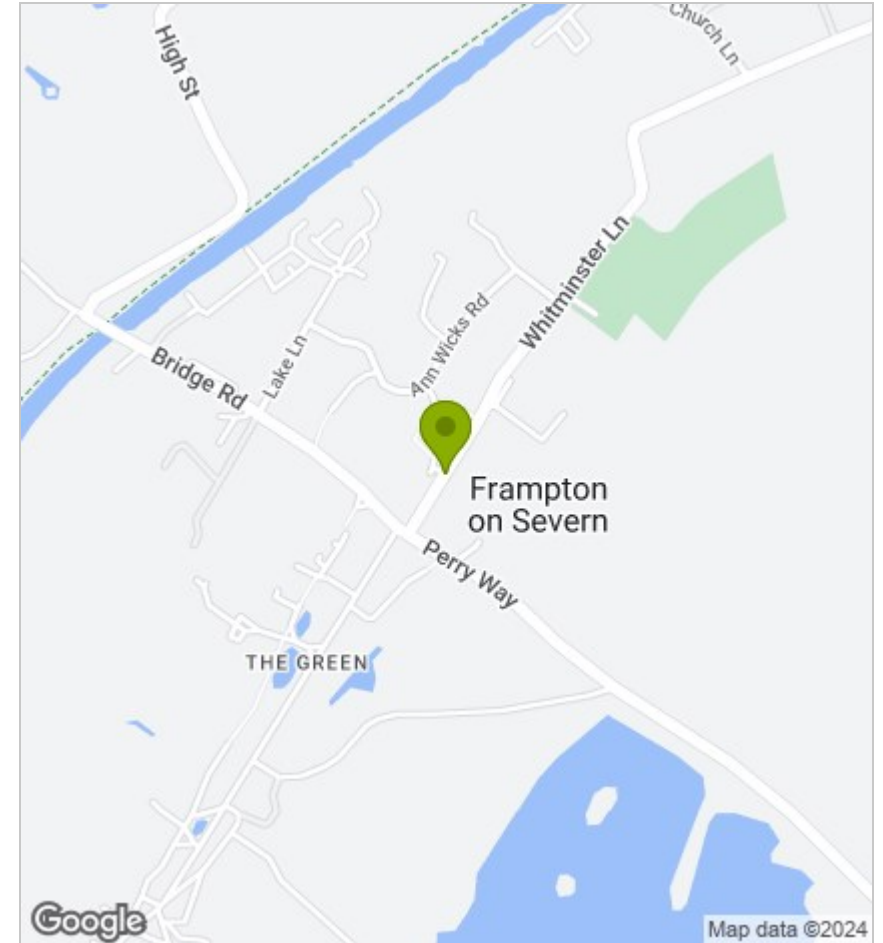
Tenure
Freehold



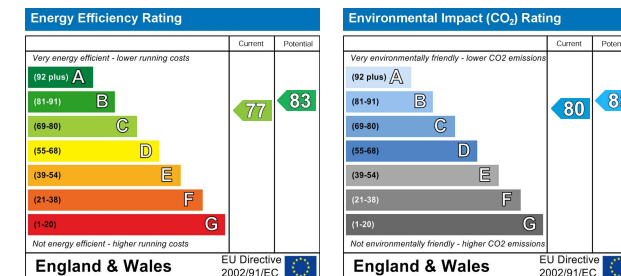
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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