




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

**£799,950**

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Are you searching for a home in a rural village ?

This imposing extended family home has been in the same ownership for over 20 years, ideal for a growing family in excess of 2000 Sq. ft approx.

The property benefits KITCHEN/DINING separate UTILITY, CONSERVATORY, ENSUITE to master bedroom and GARAGE.

The SOUTH facing garden is an idyllic setting overlooking the countryside being close to the village green where you will find the local amenities.

### The Situation

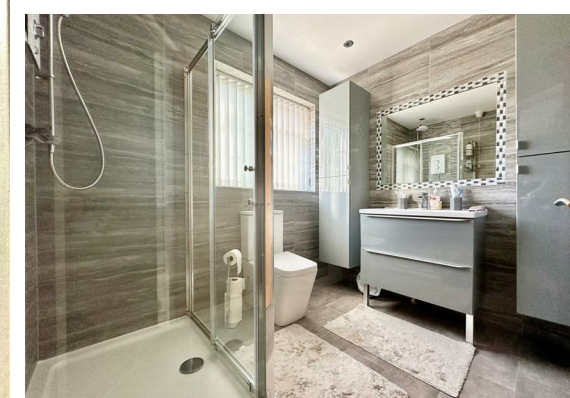
Close to the green in the village of Frampton on Severn, which is famous for its extensive and picturesque village green. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close by including the tow path of the Gloucester/Sharpness 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

Lounge  
27'6 x 16'6 (8.38m x 5.03m)





**Conservatory**  
14'2 x 13'10 (4.32m x 4.22m)

**Kitchen/Breakfast**  
23'10 x 11'2 (7.26m x 3.40m)

**Dining Room**  
17'1 x 9'2 (5.21m x 2.79m)

**Utility**  
9'7 x 8'8 (2.92m x 2.64m)

**Bedroom 1**  
27'6 x 17'8 (8.38m x 5.38m)

**Ensuite**

**Bedroom 2**  
12'0 x 11'9 (3.66m x 3.58m )

**Bedroom 3**  
11'9 x 11'9 (3.58m x 3.58m)

**Bedroom 4**  
12'0 x 8'1 (3.66m x 2.46m)

**Bathroom**

**OUTSIDE**

The driveway provides an abundance of OFF ROAD parking leading to the GARAGE with loft room above (19'2 x 16'6) Gated side access leads to the SOUTH FACING rear garden a large patio overlooking the feature pond, outside tap and power point. The pergola is a great feature of the garden ideal for entertaining whilst you can enjoy the view!

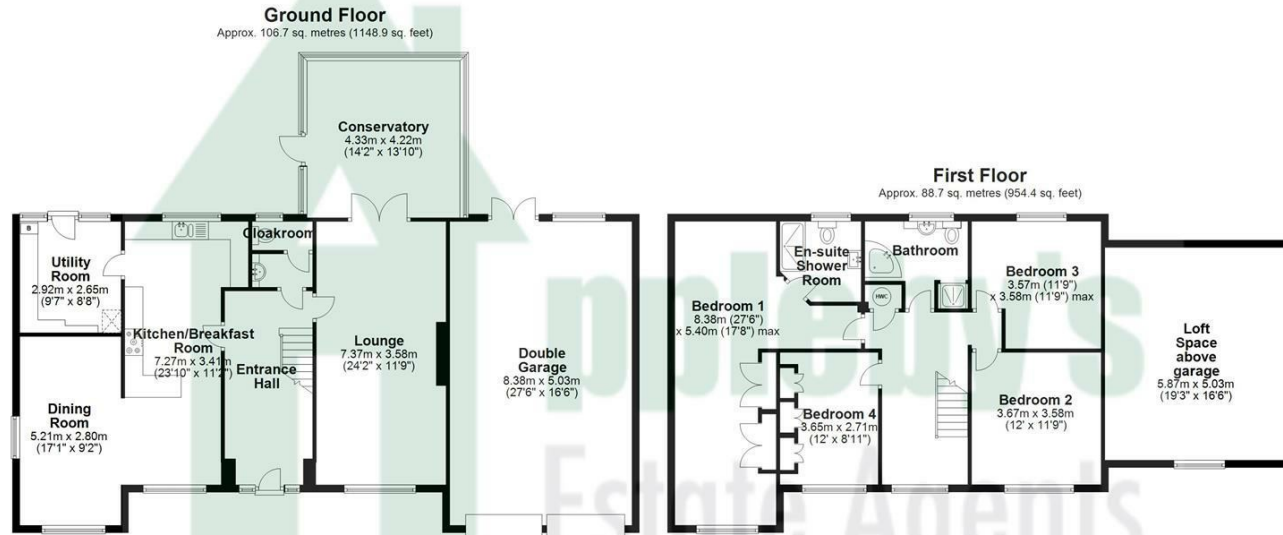
**Services**

Oil fired central heating and septic tank drainage  
Stroud District council tax band F

**Tenure**  
Freehold



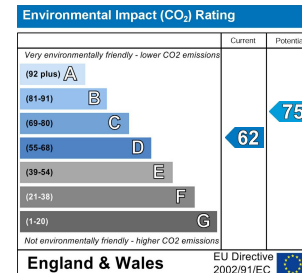
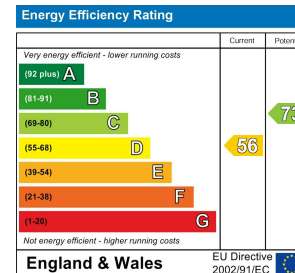
# Floor Plan



Total area: approx. 195.4 sq. metres (2103.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

## Energy Efficiency Graph



## Viewing

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

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