



Laxton House, Lake Lane  
, Frampton On Severn, GL2 7HG  
**£610,000**

4 2 1 B

Laxton House is a spacious detached modern home is set back from Lake Lane in the sought after village of Frampton on Severn.

There are four generous bedrooms on the first floor, two benefiting from built-in wardrobes, the main bedroom has an en suite.

On the ground floor the central hallway provides access to a cloakroom and a useful utility and study overlooking the front aspect, The stunning kitchen/dining room is undoubtedly the hub of the house, perfect for entertaining family and friends with a large central island, and well equipped with a range of integrated appliances. The kitchen/dining room leads to a comfortable living area and bi-folding doors open out to the attractive garden.

### The Situation

The village of Frampton on Severn, which has what is reputed to be the longest village green, at 22 acres. The Village is designated as a Conservation area, and has a thriving community with two public houses, a post office/village store, a popular Primary School and many clubs and societies.

### Entrance Hall

### Study

8'1 x 6'9 (2.46m x 2.06m)

### WC

### Kitchen/Dining/Family Room

33'8 x 22'1 (10.26m x 6.73m)

### Bedroom 1

14'1 x 10'2 (4.29m x 3.10m)





## Ensuite

Bedroom 2  
14'2 x 9'3 (4.32m x 2.82m)

Bedroom 3  
11'7 x 11'2 (3.53m x 3.40m)

Bedroom 4  
11'2 x 10'2 (3.40m x 3.10m)

## Bathroom

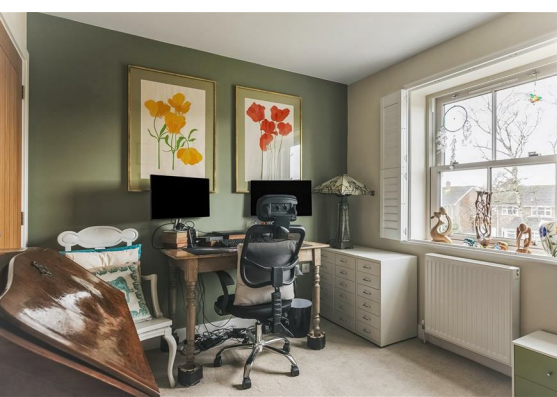
## OUTSIDE

There is a driveway to the side of Laxton house leading to two off road parking spaces and gated pedestrian access to the rear garden, the lovely rear garden is mainly laid to lawn with a useful shed and a patio area.

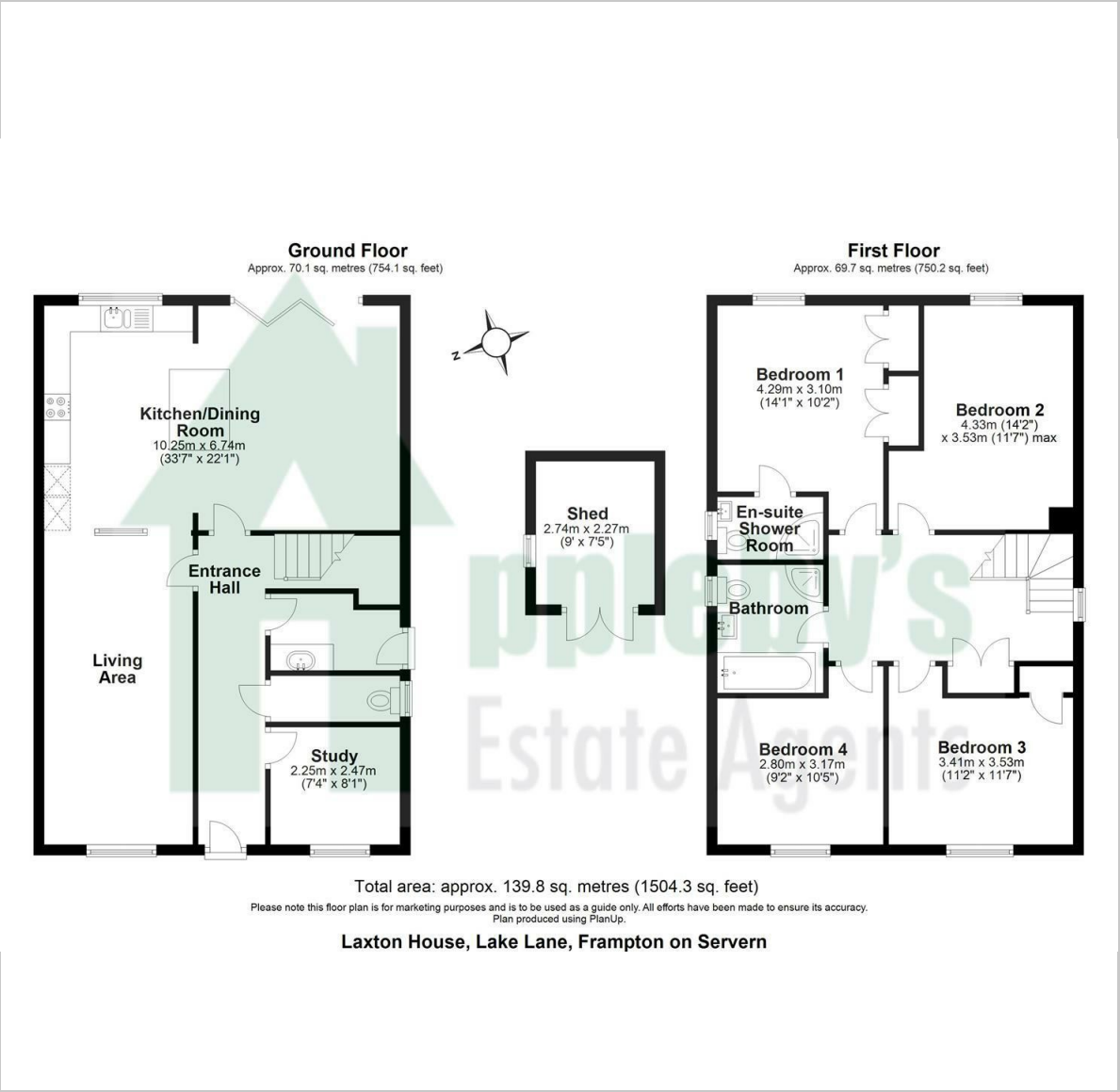
## Services

Services: Mains water, electricity, drainage. Oil fired central heating.  
Solar Panels ( Owned)  
Stroud District Council tax band E

Tenure  
Freehold



Floor Plan

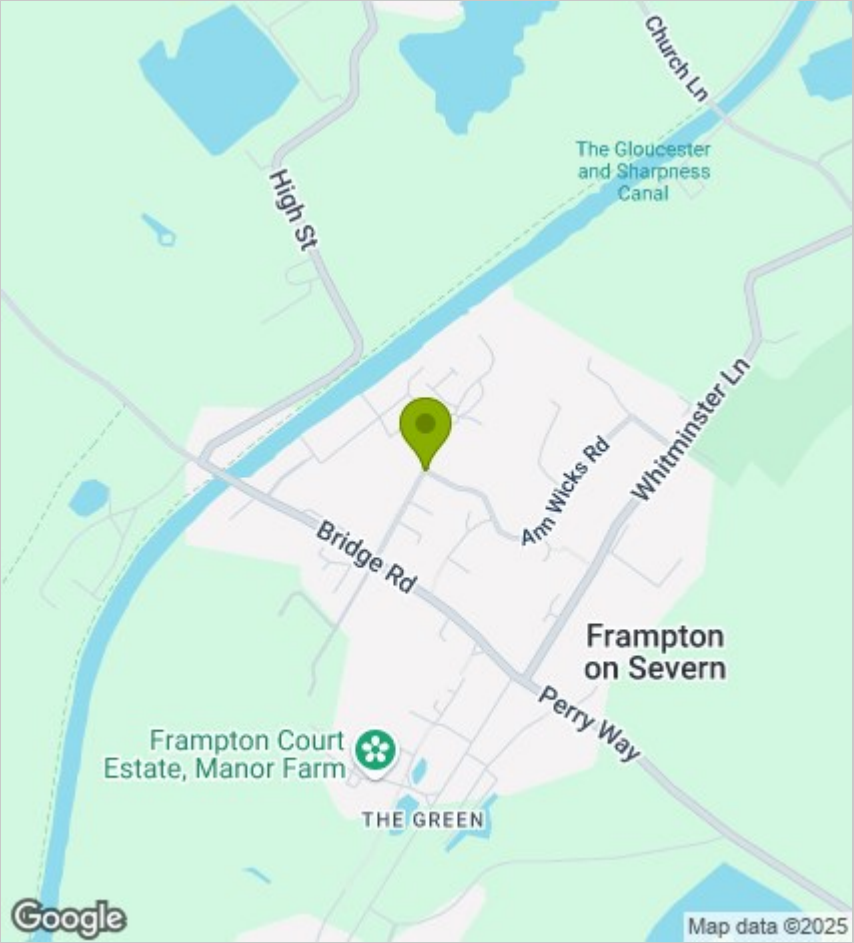


Viewing

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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Area Map



Energy Efficiency Graph

