



Cherry Tree House, Church Lane  
, Saul, GL2 7JY

**£925,000**

 4  2  1  D

Welcome to your dream EQUESTRIAN property amidst countryside and lush landscapes approaching FOUR ACRES, furthermore THREE BAY STABLE BLOCK and BARN, in addition a separate access into the fields from the land at the rear of the Estate nestled in the heart of the rural village of Saul.

This FOUR bedroom family home is very well presented an ideal layout for a growing family. Benefits include OPEN PLAN Kitchen/Diner, HOME OFFICE, Master bedroom with ENSUITE and GARAGE.

### The Situation

Saul is a picturesque village located in Gloucestershire, situated along the Gloucester and Sharpness Canal. It's known for its charming rural atmosphere, with traditional stone cottages, scenic waterways, and peaceful countryside surroundings. The canal, which runs through the heart of Saul, adds to the village's allure, offering opportunities for leisurely walks, boat trips, and wildlife watching additionally THREE equestrian centres nearby. The area is well-served with a network of footpaths, bridleways and there is excellent off-road riding in the adjacent village of Frampton-on-Severn perfectly located, 15-minutes to train lines to London and Bristol and the M5 is a 10-minute drive.

### Entrance Hall

### Sitting Room

18'0 x 14'1 (5.49m x 4.29m)

### Kitchen/Dining Room

18'1 x 15'8 (5.51m x 4.78m)





Cloakroom

Office  
11'10 x 9'7 (3.61m x 2.92m)

Bedroom 1

Ensuite

Bedroom 2  
13'10 x 10'4 (4.22m x 3.15m)

Bedroom 3  
13'4 x 10'0 (4.06m x 3.05m)

Bathroom

Garage  
19'9 x 11'4 (6.02m x 3.45m)

### OUTSIDE

Leaving the country lane ample OFF ROAD parking can be found leading to the GARAGE.

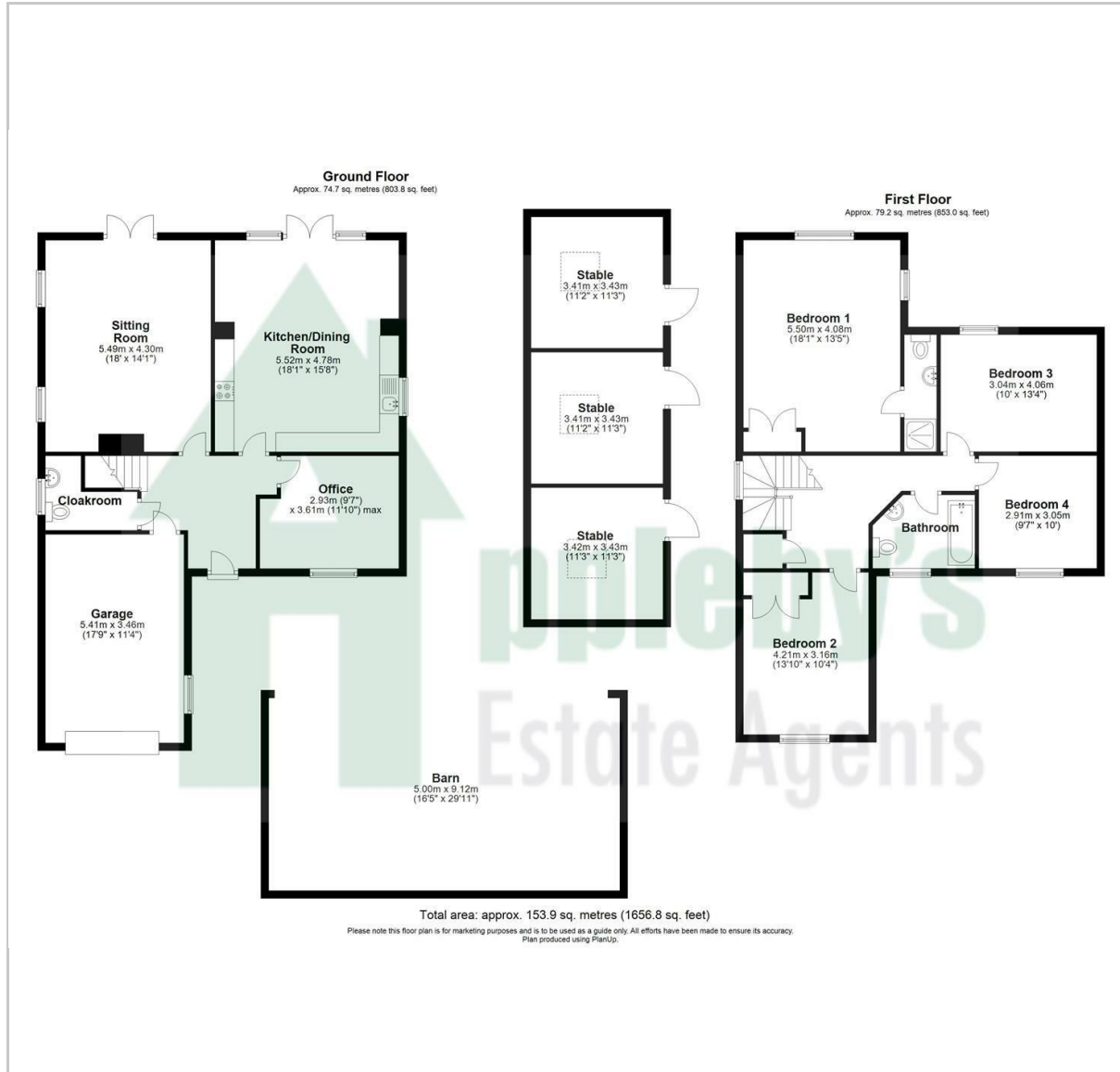
The rear garden is mainly laid lawn, garden shed and wood store. Enjoying the views over the fields. Access to the Stables via five bar wooden gate this small paddock area is fenced in leading to the rest of the land and BARN. There is a separate access to the rear section of the land via the lane to the rear the total plot is approaching FOUR ACRES.

### Services

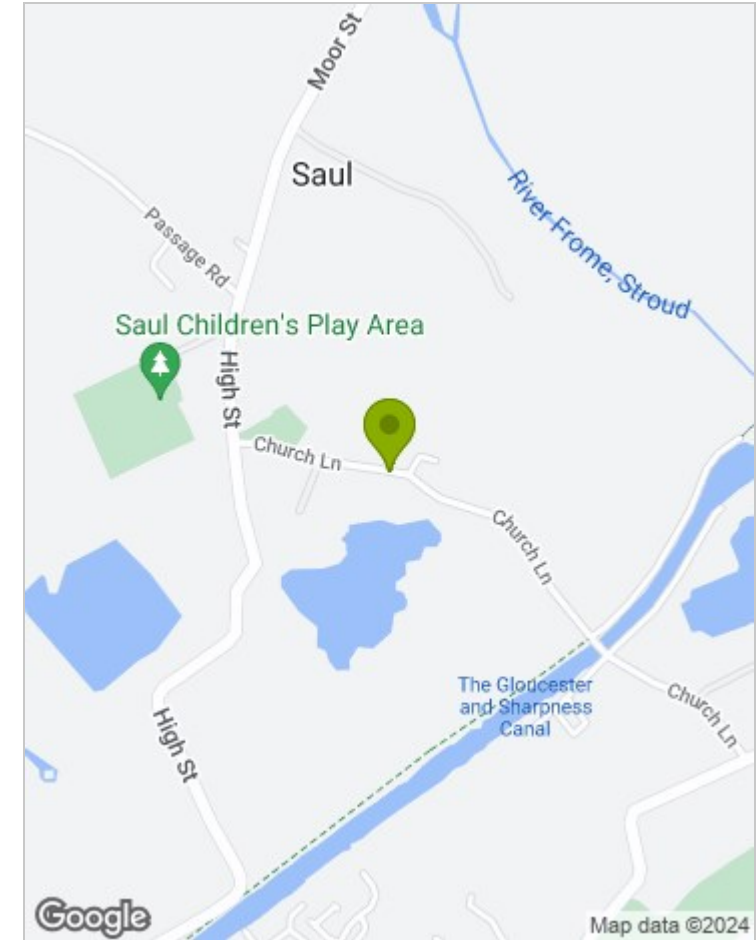
Mains Drainage, Oil  
Stroud District Council tax band E

Tenure  
Freehold

## Floor Plan



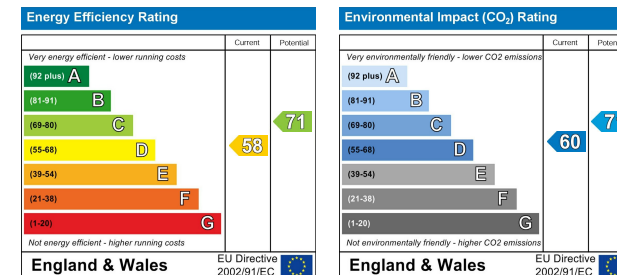
## Area Map



## 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.

## Energy Efficiency Graph



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