



FROMEBRIDGE HOUSE, FROMEBRIDGE LANE, WHITMINSTER, GL2 7PD

POSITIONED ON A RURAL LANE WITHIN LEVEL GROUNDS MEASURING JUST UNDER HALF AN ACRE, LIES THIS IMPRESSIVE, DETACHED PERIOD COUNTRY RESIDENCE.

The property

Fromebridge House is a substantial property, set back from a country lane with fields at the rear. In recent years, the current owners have meticulously transformed this late 18th-century house into a stylish and comfortable family residence. They have preserved its period features while enhancing it with a partially open-plan layout, perfectly suited to contemporary living.

Upon entering through the formal entrance, you are greeted by a spacious reception hall. From here, you can access the newly appointed cloakroom, the formal dining room, the elegant sitting room, and the well-designed kitchen/breakfast room. The formal dining room and hall retain what is believed to be the original flagstone flooring, adding a touch of historical charm. The sitting room, which offers views of the rear garden, features an imposing fireplace with a contemporary

wood-burning stove at one end and provides access to the snug. The snug seamlessly flows into the kitchen/breakfast room, creating a bright and versatile living space. From here, a staircase ascends to the first floor, French doors open out to the rear garden, and another door leads into the garage. The day-to-day entrance to the house is through an entrance porch that leads directly into the newly designed, fitted kitchen/breakfast room. This area is a culinary enthusiast's dream, boasting ample work surfaces, storage units, and built-in appliances. A practical utility room has been created off the kitchen/breakfast room.

Upstairs, the owners have reconfigured the layout to create a magnificent dual-aspect main bedroom suite, complete with a dressing room, bedroom, and ensuite shower room. They have also designed a guest bedroom with

ACCOMMODATION

Two Formal Reception Rooms • Kitchen/Breakfast Room Opening into a Snug • Cloakroom • Utility • Side Porch • Main Bedroom Suite with Dressing Room and Ensuite Shower Room • Guest Bedroom with Ensuite Two Further Bedrooms • Family Bathroom • Several Attic Rooms

Accommodation: 3389 sq.ft.

an ensuite bathroom. This level features two additional double bedrooms, both offering views of the gardens. One of these bedrooms includes a spacious walk-in wardrobe. A family bathroom services these rooms.

The attic level comprises several vaulted rooms, presenting an exciting opportunity to create further extensive accommodation

to suit your family's needs. This space could become a fantastic haven for teenagers or a luxurious additional living area.

This thoughtfully updated residence blends historical elegance with modern functionality, making it an ideal family home.







Situation

Fromebridge Lane is a single-track country lane running from the A38 to the Perry Way. This road leads to the picturesque village of Frampton On Severn. Fromebridge Mill is a grade II listed former mill building used throughout the years as a corn, fulling, wire and brass mill. Now it's a family public house. The historic industrial site is now a delightful private gated community of pretty period homes, positioned around the River Frome and weir. A fantastic selection of independent and grammar schools can be found nearby in Stroud, Cheltenham and Gloucester with local village junior schools found in Frampton in Severn, Whitminster and Eastington. Easy access to junction 13 of M5. Underneath the Fromebridge roundabout lies the Stroud water canal.

WITHIN EASY REACH...

Stonehouse 3.6 miles
Whitminster 2 miles
Gloucester Quays 8.3 miles
Stroud Train Station 6.4 miles
Cheltenham 16.8 miles
Bristol 27.5 miles

All distances are approximate





The house is heated by oil fired central heating and a wood burning stove.

Ofcom: Broadband: Ultrafast available.

Mobile Coverage: Indoor – limited, Outdoor – likely.

Private drainage - The septic tank is situated in the neighbour's land.



Dufside

The plot is bordered by an attractive park fence at the front. There is a small lawn area with a line of mature trees, and a spacious gravel driveway leading to the double garage provides parking for multiple vehicles. The boiler is housed in the garage. Access to the rear is on one side of the house, where the oil tank is located. The level walled gardens behind the property are divided in two by a period brick wall. There is a charming outdoor eating area right outside the house, perfect for al fresco dining. The rest of the garden is laid to lawn with a large fishpond. In the past, the area behind the wall was used as a productive kitchen garden.

OUTSIDE

Private Parking • Double Garage Walled Gardens

Total Plot Measures 0.48 Acres





Aseful Information

Tenure: Freehold.

Postcode: GL2 7PD.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating D.

Approximate Gross Internal Area = 314.9 sq m / 3389 sq ft

Double Garage = 31.3 sq m / 337 sq ft

Total = 346.2 sq m / 3726 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1138327)

01453 374007 info@whitakerseager.co.uk www.whitakerseager.co.uk

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