

# THE FERNS

FRAMILODE  
GLOUCESTERSHIRE



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# The Ferns, Framilode, Gloucester, Gloucestershire, GL2 7LH

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**LOCATED IN THE SOUGHT-AFTER HAMLET OF FRAMILODE NEAR FRAMPTON ON SEVERN, THIS LOVELY PERIOD HOME OFFERS POTENTIAL FOR BUYERS LOOKING TO PURCHASE SOMETHING WITH ANCILLARY ACCOMMODATION.**

**Kitchen, Utility Room, Cloakroom, Dining Room, Sitting Room, Family Room, 4 Bedrooms, 2 Bathrooms, Dressing Room, Roof terrace, ground floor annexe with Sitting/Dining room, Bedroom and Shower Room, detached one Bed Studio, Gardens, Parking, Views, 0.5 acres.**

## PRICE GUIDE £800,000

### DESCRIPTION

Located in the sought-after hamlet of Framilode near Frampton on Severn, The Ferns offers a unique potential for purchasers looking to buy with relatives or even look to the future with both ground and first floor living facilities as well as a detached one bed studio within the grounds.

The property itself offers extremely adaptable accommodation with the ground floor comprising: kitchen fitted with a range of built in units, dining room with feature fireplace, snug with spiral staircase to an office area, ground floor bedroom /reception room in the interconnecting section, sitting room, kitchenette area and wet room (ideal for people requiring level access). On the first floor there are two bedrooms together with a walk in dressing room and family bathroom with two further bedrooms and a bathroom on the second floor. The roof terrace can also be accessed from this area. The property retains several period features, including exposed beams, fireplaces and lovely window seats.

Within the extensive gardens a detached one bedroom studio offers an ideal space to either work from home or house guests/extended families with its independent cooking and living facilities. Lovely level gardens encompassed by mature trees and shrubs are located to the front of the house with off street parking for a number of vehicles.

### DIRECTIONS

The property is most easily found by leaving Stroud in the direction on the M5 Motorway. Cross over the Motorway and on reaching the A38 turn left towards Bristol. After a short distance turn right signposted to Frampton on Severn. On reaching the village green, continue on the main road and over the canal bridge and round to the right passing through the village of Saul. As you leave the village, The Ferns can be found after a short distance on the left hand side.

### LOCATION

Framilode boasts its own church and canal side public house, with meandering countryside walks along the Severn Way, whilst the nearby village of Frampton on Severn is reputed to have the longest village

green in England which extends to some 20 acres, around which are pretty thatched cottages and distinctive period homes. Village cricket is still played on the green and ducks and geese mill around several ponds. Amenities include Parish Church, village store with post office, primary school, two public houses and a lovely tea shop.

The A38 and M5 motorway are within two to three miles and provide easy access to the surrounding centres of Gloucester, Cheltenham, The Midlands, Bristol and Bath. Mainline railway stations at Stonehouse and Stroud bring London within 90 minutes travelling time.

Motorway M5 J12 Stonehouse - 4 miles, Gloucester Railway Station - 9.5 miles, Stonehouse Railway Station - 7 miles, Cheltenham - 17 miles, Bristol Temple Meads - 31 miles, Bristol Airport - 40 miles. Distances are approximate.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 21 / Potential 72</b>
<b>SERVICES</b>	<b>Mains Electricity, Oil central heating and private drainage are believed to be connected to the property. Stroud District Council: Band F</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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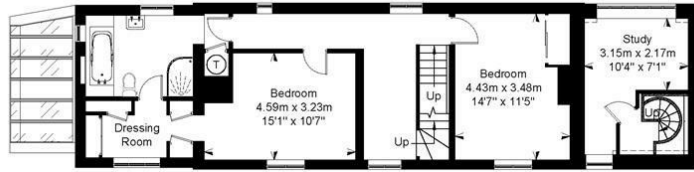


**The Ferns, Framilode, Gloucestershire**

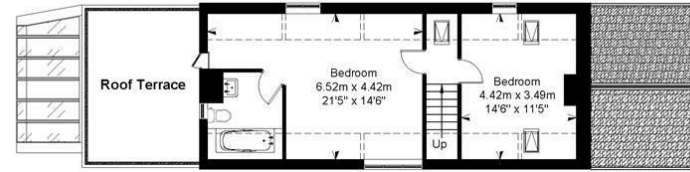
Approximate IPMS2 Floor Area	
Main House	213 sq metres / 2293 sq feet
Apple Tree Cottage	39 sq metres / 420 sq feet
Apple Tree Studio	43 sq metres / 462 sq feet
Total	
(Includes Main House Limited Use Area	295 sq metres / 3175 sq feet
(Includes Apple Tree Studio Limited Use Area	18 sq metres / 194 sq feet)
	12 sq metres / 129 sq feet)

Simply Plans Ltd © 2023  
 07890 327 241  
 Job No SP3227  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

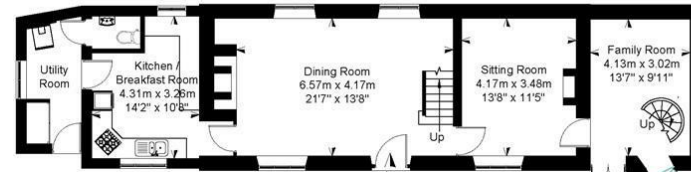
Outbuildings  
 Not Shown In Actual Location Or Orientation



**First Floor**

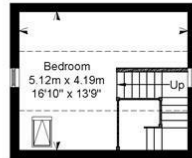


**Second Floor**

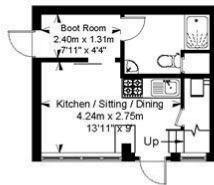


**Ground Floor**

☐ = Limited Use Area

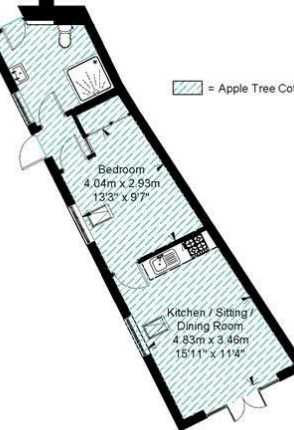


**Apple Tree Studio  
 First Floor**



**Apple Tree Studio  
 Ground Floor**

▨ = Apple Tree Cottage



4 London Road, Stroud, GL5 2AG  
 Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XII  
 Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
 Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT  
 Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
 Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)