

# LOCK HOUSE

## UPPER FRAMILODE





## LOCK HOUSE, UPPER FRAMILODE, GLOUCESTER, GL2 7LH



**GUIDE PRICE £1,000,000**

**A RARE OPPORTUNITY TO ACQUIRE A CHARMING HOUSE IN A UNIQUE AND TRULY STUNNING POSITION WITH OVER 150FT OF PRIVATE RIVER FRONTAGE ON THE SEVERN**

**Reception Hall, Kitchen/Breakfast Room, Utility Room, Cloakroom, Snug/Living Room, Sitting Room, Home Office, 4 Bedrooms, 3 with En-suite Shower Rooms and the Principal with En-suite Bathroom, Landscaped Garden of circa 1 Acre, Double Garage, Greenhouse with Power, Garden Breeze House, Swimming Pool, Driveway Parking for several cars**





A unique opportunity to acquire a magnificent family home in an idyllic location with over 150ft of private river frontage . Built in 1776, the Grade II listed home is steeped in historic interest. As soon as you sweep through the gates and set eyes on the handsome red brick facade, you know this is a rare find. The soft pink hue of the aged brick, so typical of the area, creates an instantly warm and welcoming vibe. A porch provides useful cover over the front entrance, which opens to a charming and spacious reception hall with stunning aged flagstone floor. The main drawing room spans the depth of the house with a pretty door opening to the rear garden, ideal for alfresco entertaining. An open-fire provides a warming focal point for the colder months. A second reception, ideal as a snug or family room, leads open-plan into the kitchen. The family room creates an ideal entertaining space for friends and family to gather whilst cooking up a feast. The kitchen is a bright and homely room with blue shaker-style units offering plentiful storage and room for a dining table. A black Alpha Range cooker creates a focal point and a separate utility is ideal for keeping laundry out of sight. A cloakroom is located off the utility. A good sized home office overlooks the rear garden. A handsome staircase leads to the upper floors where four spacious bedrooms are located. All the rooms have been thoughtfully laid out to provide both comfort and ample storage and the principal bedroom benefits from a good sized en-suite bathroom, whilst the other three bedrooms all have en-suite shower rooms. All of the bedrooms benefit from wonderful views over the garden, the River Severn and the village.

Totalling circa one acre, the garden is beautifully landscaped with a plethora of well-stocked borders, mature trees and topiary. A path leads to the swimming pool and to the river frontage and a Breeze House offers an idyllic spot to relax with a drink and soak up the riverside charm or a front row view of the famous Severn Bore. A greenhouse with power is located to the side of the property, together with a double garage and ample driveway parking.



#### **DIRECTIONS**

From our Stroud office, follow signs to the M5 Motorway. Cross over the Motorway and turn left on the A38 towards Bristol. After a short distance turn right to Frampton on Severn, passing the village green on your left and continuing straight, over the canal bridge. Bear right after the canal bridge, passing through the village of Saul. As you leave the village and the road opens out, you will cross a hump back bridge where you will then take a left turn after The Ship Inn, signposted to St Peter's Church. Lock House will be found a short distance along the lane, on the right hand side.

#### **LOCATION**

The magical waterside setting of Lock House is one of its key attributes, offering a truly unique and special setting. Tucked away along a quiet no-through road, the home offers an oasis of peace with the river on one side of the house and the canal on the other. Part of the parish of Fretherne with Saul, the village of Framilode offers a haven of rural tranquility. Warm coloured red brick homes line the country lanes with open countryside stretching as far as the eye can see. Both the village church and canal-side pub are within a short walk from Lock House, together with wonderful walks along the Severn Way, right on the doorstep. The neighbouring village of Frampton on Severn is a short drive away with its wonderful village green, reputed to be the longest in England and host to regular cricket matches. Frampton also benefits from a 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: N/A Grade II Listed</b>
<b>SERVICES</b>	<b>Oil fired central heating, septic tank drainage, council tax band E, Stroud District Council. OFCOM Checker: Broadband - Standard 27 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE, O2, Three, Vodafone</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property</b>

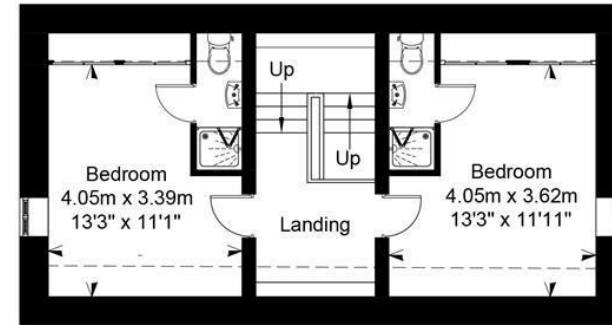
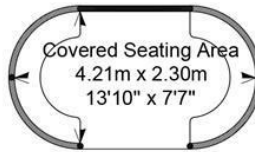
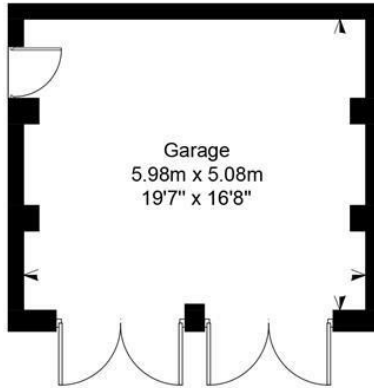
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This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation

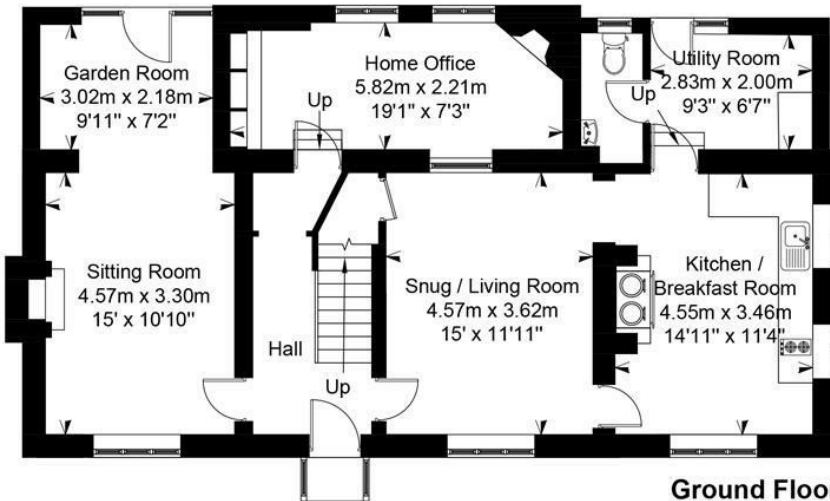


## Lock House, Framilode, Gloucestershire

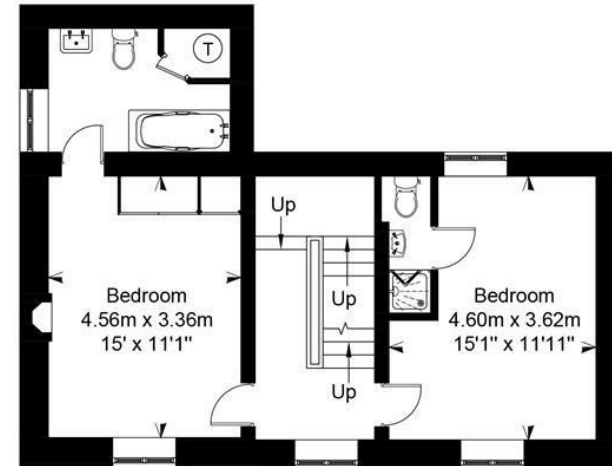
	Approximate IPMS2 Floor Area
House	190 sq metres / 2045 sq feet
Garage	30 sq metres / 323 sq feet
<b>Total</b>	<b>220 sq metres / 2368 sq feet</b>
(Includes Limited Use Area	8 sq metres / 86 sq feet)



**Second Floor**



**Ground Floor**



**First Floor**

**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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