



R B WALTERS
ESTATE AGENTS



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*Framilode Passage, Gloucester,
Gloucestershire, GL2 7LF.*

£450,000

This stunning home, set in an idyllic location, offers spacious and beautifully presented accommodation brimming with character and charm, perfectly in keeping with its style and setting.

Tucked away from passing traffic, the property enjoys a good frontage and will appeal to those seeking a peaceful rural retreat, with picturesque riverside walks quite literally on the doorstep, while still being within easy reach of nearby towns and everyday amenities.

The property is approached via a traditional farm-style gate, opening onto a generous gravelled driveway providing ample parking. The majority of the gardens lie to the front, where thoughtfully landscaped flower borders and private seating areas create a secluded haven. A double garage, ideal for parking or use as a workshop, is also easily accessed.

Stepping inside, a spacious storm porch leads into the welcoming entrance hall, which in turn connects to an inner hall with access to the garage and a cloakroom. The generous lounge is a standout feature, complete with a wood-burning stove, while the adjoining dining room – home to a second stove – flows seamlessly into the kitchen. Upstairs, there are three well-proportioned double bedrooms. The master benefits from its own ensuite, while a family bathroom serves the remaining rooms.

Storm Porch

8' 0" x 6' 1" (2.44m x 1.85m)

Inner Hallway

12' 4" x 4' 6" (3.76m x 1.37m)

Entrance Hall

10' 11" x 9' 11" (3.32m x 3.02m)

Lounge

15' 7" x 12' 7" (4.75m x 3.83m)

Dining Room

19' 11" x 11' 4" (6.07m x 3.45m)

Kitchen

10' 9" x 8' 6" (3.27m x 2.59m)

Cloakroom

5' 0" x 3' 0" (1.52m x 0.91m)

First Floor Landing





Bedroom

15' 8" x 12' 8" (4.77m x 3.86m)

Ensuite

8' 10" x 6' 9" (2.69m x 2.06m)

Bedroom

12' 0" x 10' 8" (3.65m x 3.25m)

Bedroom

11' 4" x 8' 7" (3.45m x 2.61m)

Bathroom

9' 7" x 8' 11" (2.92m x 2.72m)

Outside

Gravelled Parking and Garden

Double Garage

17' 7" x 16' 10" (5.36m x 5.13m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1660 ft²
154.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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