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The Croft,
Plot 1, Rockside Gardens,
Frampton Cotterell, BS36 2HL

Guide Price: £850,000

The Croft is an exclusive private development of five detached homes, ideally located in the heart of Frampton Cotterell. These unique properties enjoy far-reaching views across the Frome Valley and feature high-quality modern specifications, including air source heat pumps, underfloor heating, solar panels, and EV charging points — all thoughtfully designed for contemporary living.

Built using traditional construction methods and local pennant stone, these homes successfully combine timeless craftsmanship with modern innovation.

- **PLOT 1 Executive Detached House**
- **4 Double Bedrooms**
- **Open Plan Kitchen/Family Room**
- **Living Room**
- **Study**
- **4 Ensuites Shower Rooms & Bathrooms**
- **Good Sized Corner Plot Gardens**
- **Garage & Parking**
- **Under Floor Heating**
- **Air Source Heat Pumps**





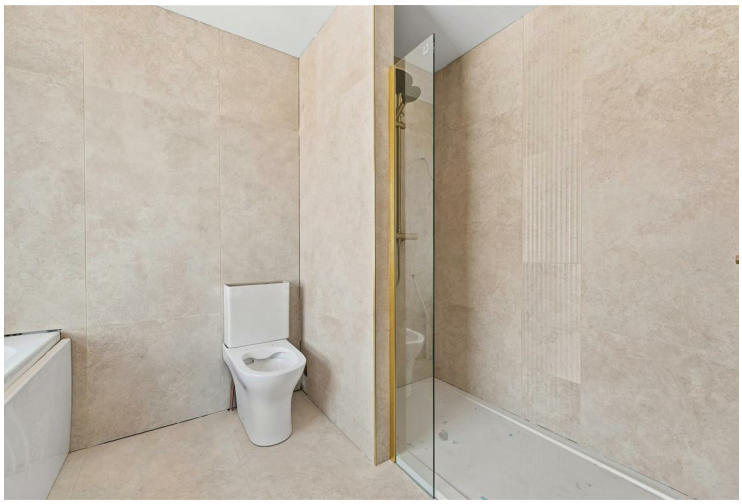























Plot 5
Plot 4
Plot 1
Plot 2
Plot 3
KNOWSLEY ROAD
ROCKSIDE GARDENS

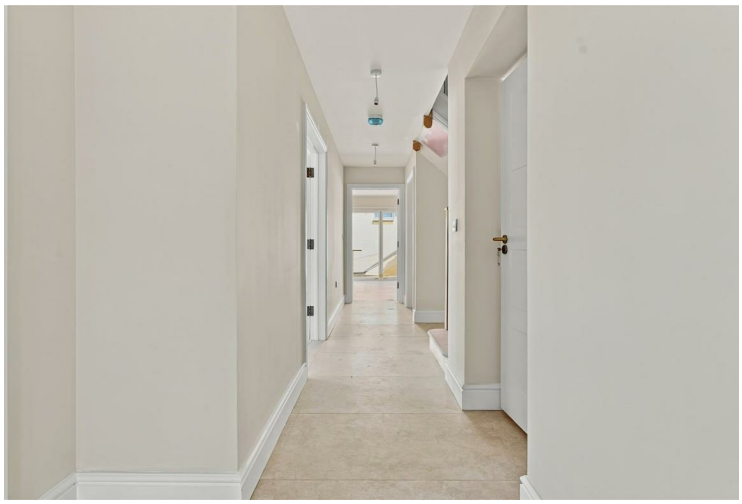

For Sale








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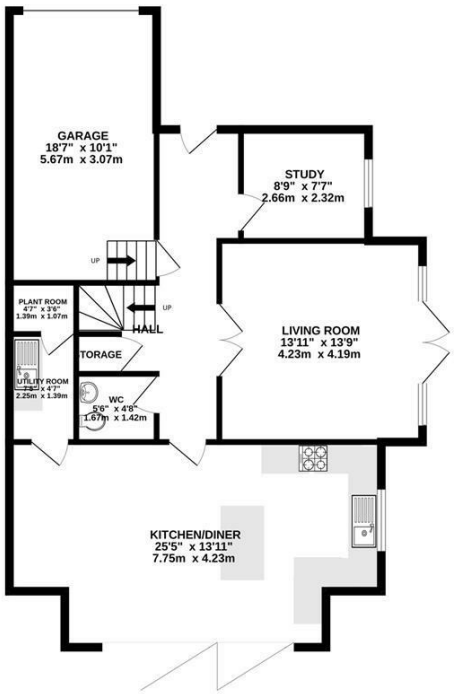




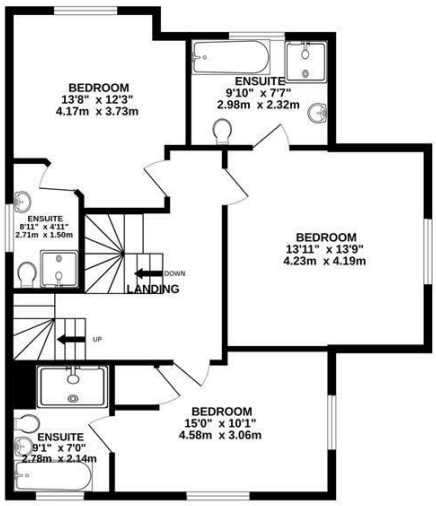




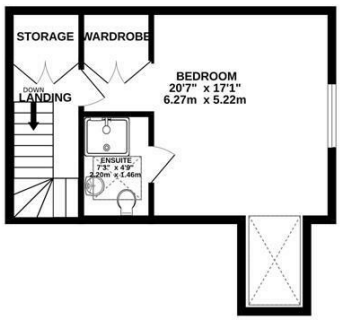
GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements