Pool House, The Green, Frampton on Severn, Gloucester, Gloucestershire, GL2 7ET.

Offers in the Region Of

With 3/4 bedrooms and approached via the entire length of the village green this attractive cottage enjoys a picturesque outlook across the duck pond and offers spacious and flexible accommodation.

Beautifully presented throughout, this charming home is centrally positioned within this quintessential part of Gloucestershire famous for having the longest village green in England and being surrounded by stunning countryside, canal and river walks.

The property has a good size living room with feature fireplace and curved bay window where you can enjoy sitting and watching village life pass by or the ducks longing for the next passer by to stop with some food. There is a separate dining room and good size kitchen as well as further snug room which could potentially be used as a ground floor bedroom if so desired. This could be ideal for an elderly relative and if so then a slight alteration to the cloakroom would create a ground floor shower room. The ground floor is complete with a laundry room. The first floor has two double bedrooms with one also benefitting from a curved bay window however both rooms enjoy a wonderful vista. There is also a family bathroom with bath and shower. The top floor has two rooms with one being accessed via the other. Both generous in size this could be an ideal bedroom/games room set up for a child or could make superb office space depending on your requirements. The rear garden is exceptionally private with a good size patio, abundance of shrubs and plants as well as a workshop and garden shed.

Frampton On Severn is a thriving and picturesque village to the south of Gloucester offering something for everyone. The village green is at the very heart of it with leather on willow to be heard during the summer months as people sit outside one of the two local pubs to watch the cricket whilst other sports including football, tennis, bowls and skittles can all be found well supported within the village. For the walker, runner or cyclist there is any number of picturesque routes either through the countryside or along the canal path and indeed slightly further afield to the River Severn. The yearly ball which is well attended and a highlight of the social calendar is held at nearby Frampton Hall and there is a bustling village shop and post office and a garage situated at the entrance to the village.

Entrance Porch

Entrance Hall

Living Room
15' 6" x 12' 8" (4.72m x 3.86m)

Dining Room
12' 6" x 11' 2" (3.81m x 3.40m)

Kitchen/Breakfast Room
17' 5" x 7' 9" (5.30m x 2.36m)

Snug/Ground Floor Bedroom
11' 0" x 9' 2" (3.35m x 2.79m)

Cloakroom
4' 7" x 2' 10" (1.40m x 0.86m)

First Floor Landing

Bedroom
12' 10" x 11' 6" (3.91m x 3.50m)

Bedroom
11' 7" x 10' 0" (3.53m x 3.05m)

Bathroom
12' 2" x 5' 7" (3.71m x 1.70m)

Second Floor

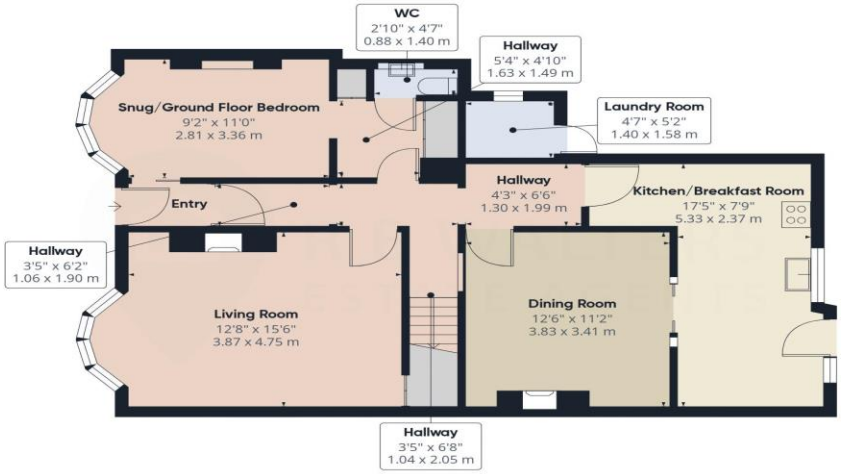
Bedroom
11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom (Accessed via Previous Bedroom)
11' 7" x 8' 8" (3.53m x 2.64m)

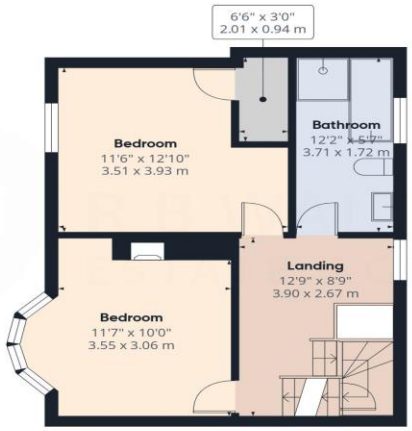
Outside

Laundry Room
5' 2'' x 4' 7'' (1.57m x 1.40m)

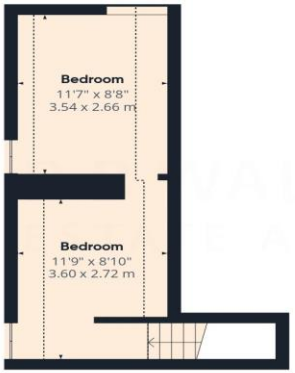
Rear Garden



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area(1)

1475 ft²

137 m²

Reduced headroom

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

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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