



# Hillfield Place

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OIEO £700,000

*A Distinguished Village  
Residence of Generous Space  
and Versatility*



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# Hillfield Place, Passage Road, Saul, Gloucester, Gloucestershire, GL2 7LB

Nestled within the charming rural village of Saul, where picturesque waterways and open countryside create an enviable lifestyle setting, this generous detached family home offers a blend of character, practicality, and modern energy efficiency. Thoughtfully arranged and well maintained throughout, the property presents a rare opportunity to acquire a highly versatile residence in one of Gloucestershire's most desirable village locations.

## Accommodation

A welcoming covered entrance porch opens into a hall, where stairs rise to the first floor.

The principal sitting room enjoys an attractive fireplace with wood burning stove, and a useful serving hatch connecting to the kitchen. A separate living room provides an equally inviting retreat, complete with exposed brick fireplace and wood burning stove. Glazed panelled double doors lead through to a delightful family room, where an attractive boxed bay window frames views across the beautiful rear garden.

At the heart of the home lies a superb open plan kitchen and dining room. Fitted with bespoke farmhouse style cabinetry, a Belfast sink, recessed down lighting, and tiled flooring, the space effortlessly combines traditional charm with modern functionality. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Further ground floor accommodation includes a well-equipped utility room with fitted units, sink, and appliance space, together with a useful cloakroom fitted with WC.

The first floor reveals four generously proportioned double bedrooms, two of which benefit from decorative fireplaces that further enhance the home's character. A larger than average landing provides an ideal study or reading area and incorporates useful built-in storage. The family bathroom is well appointed with both a bath and separate shower enclosure.

## Design and Features

Throughout the property, period inspired detailing sits comfortably alongside practical modern enhancements. Character fireplaces, generous room proportions, and colourful decor design create a warm and welcoming atmosphere.

The property has been significantly enhanced with an environmentally conscious approach to modern living, benefiting from solar panels and an efficient air source heat pump system. These features contribute to the home's impressive EPC Rating

of B, delivering excellent energy performance and reduced running costs. Gigaclear ultra fast broadband further ensures outstanding connectivity for home working and modern lifestyles.

## Gardens and Grounds

The grounds are undoubtedly one of the property's most captivating features, offering an imaginative and beautifully established series of outdoor spaces that have been thoughtfully created to provide year-round enjoyment.

The principal garden is both generous and mature, featuring formal lawn, well stocked flower and shrub borders, patio seating area, and a dedicated barbecue space, ideal for outdoor entertaining. A useful workshop and storage area provide practical versatility.

Beyond this lies a productive vegetable garden, leading through a gate to a further cultivated area complete with greenhouse, mature shrubs, and small trees. A further gateway reveals a natural garden area, intentionally left to flourish as a haven for wildlife, with winding mown pathways meandering through natural planting, creating a wonderfully peaceful and private environment.

To the front of the property, a block paved driveway provides off road parking and benefits from a 7kW universal EV charging point. Gated side access leads conveniently to the rear gardens.

## Location and Lifestyle

Saul enjoys a unique and highly desirable setting where the Gloucester & Sharpness Canal meets the Stroudwater Navigation, creating a landscape of waterways, open countryside, and thriving wildlife. The village itself offers a welcoming community atmosphere, together with a village hall, church, marina, picnic areas, and the popular Stables Café overlooking the canal.

The nearby historic village of Frampton-on-Severn, approximately one mile away, provides a range of everyday amenities including a village shop and Post Office, primary school, public house, doctor's surgery, and parish church. The area is renowned for its scenic walks, cycling routes, and outdoor leisure opportunities.

Dursley, Stonehouse, Stroud, and Gloucester provide comprehensive educational, leisure, and shopping facilities, with an excellent selection of both state and independent schools within easy reach.

For commuters, the location is particularly convenient. The A38 and M5 motorway network are easily accessible, providing straightforward connections to Gloucester, Cheltenham, Bristol, the Midlands, and the South West. Rail services from Stonehouse, approximately 6.5 miles away, offer direct links to London Paddington in around 90 minutes, making this an ideal countryside residence for those requiring excellent transport connections while enjoying the benefits of village living.

## Material Information

Title Number: GR114567  
Tenure: Freehold  
Conservation Area: Saul  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: E  
Electricity Supply: Mains  
Gas: No  
Water Supply: Mains  
Sewerage: Mains  
Mobile coverage: EE, Vodafone, Three, O2  
Broadband: Basic 6Mbps, Superfast 80Mbps, Ultrafast 100Mbps  
Satellite/Fibre TV Availability: BT, Sky.

(This information is subject to change and should be checked by your legal advisor)

## Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

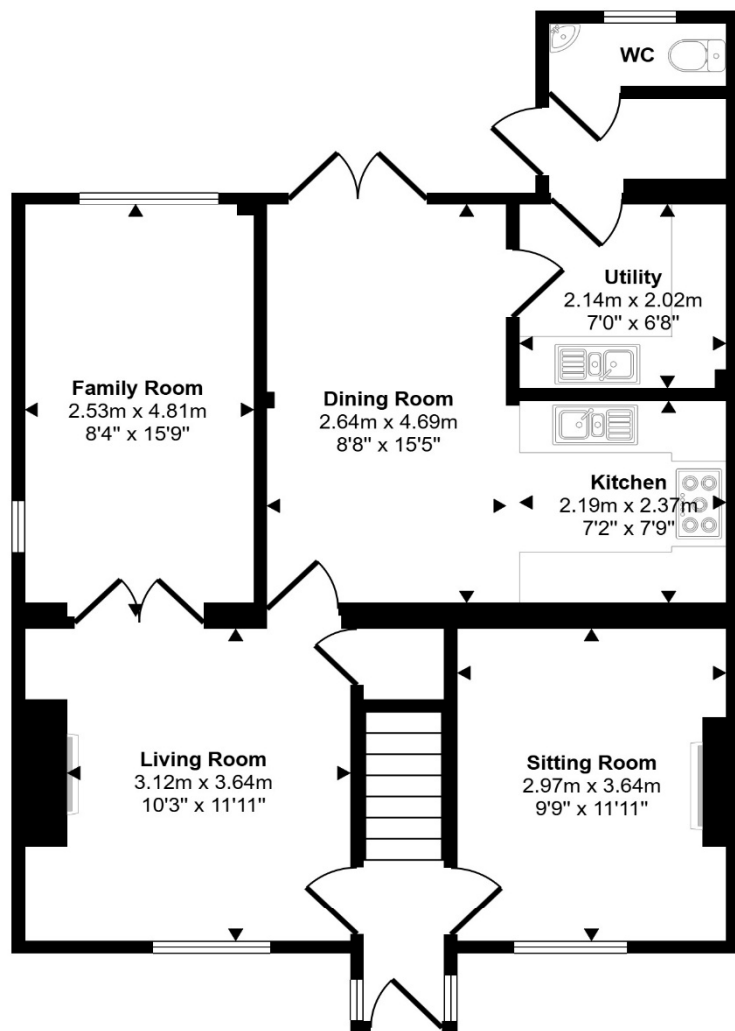
## Selling Agent

Fine & Country  
01453 751661

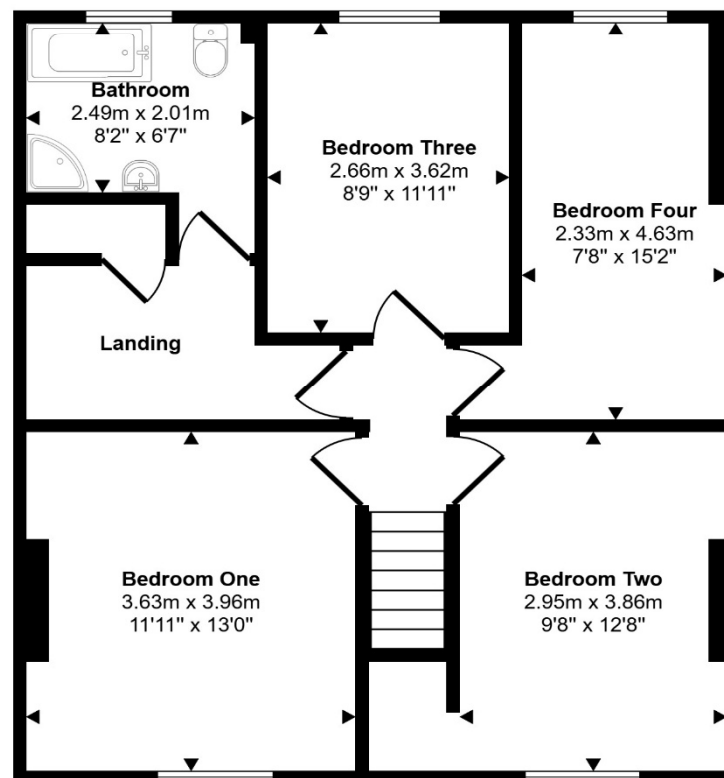
## Directions

For SAT NAV use: GL2 7LB

Approx Gross Internal Area  
145 sq m / 1560 sq ft

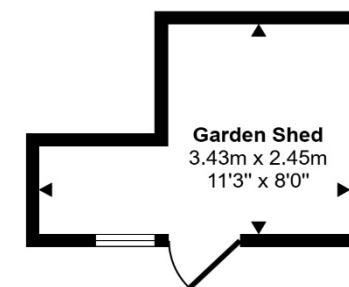


Ground Floor  
Approx 71 sq m / 764 sq ft



First Floor  
Approx 68 sq m / 727 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 86                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Garden Shed  
Approx 6 sq m / 69 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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