



FRAMPTON LODGE · THE GREEN · FRAMPTON ON SEVERN



FRAMPTON LODGE · THE GREEN GLOUCESTER · GL2 7EX

BEDROOMS: 8

BATHROOMS: 4

RECEPTION ROOMS: 5

GUIDE PRICE £1,500,000

- Landmark Historic Home
- Grade II Listed
- Handsome Reception Rooms
- Detached Coach House
- Celler
- Queen Anne/Georgian
- A Wealth of Period Features
- Overlooking the Village Green
- Circa 2 acres
- Huge potential

A spectacular Queen Anne/Georgian country house offering classical proportions, handsome reception rooms, circa 2 acres of grounds, ancillary Coach House.

Property Description

Frampton Lodge offers a truly spectacular historic home overlooking the picturesque green in the village of Frampton on Severn. In the same custodianship for the last 75 years, the sale of Frampton Lodge offers a rare and exciting opportunity to renovate a historic landmark property.

Dating back to the late C17th/early C18th, spanning the Queen Anne and Georgian eras, the home displays many of the features typical of the period including Frampton brick, sash windows with painted keystone and wide voussoirs, together with more formal, classical additions from the Georgian era including decorative cornices and pleasing symmetry.

A handsome double entrance opens to an impressive reception hall with open fireplace and ornate pillars and cornicing, an ideal room for welcoming guests and hosting parties. Two further reception rooms are set to the rear of house, both with wonderfully large bay sash

windows overlooking the garden. All of the receptions benefit from impressive high ceilings and working fireplaces. A large dining room with 3 sash windows overlooks the front aspect, providing a great room for entertaining with the gentle hum of a game of village cricket offering an idyllic backdrop.

A useful home office and cloakroom lead off the main reception hall.

The kitchen is set to the rear of the house with ample discreet storage and access to both the garden and a back staircase leading to a good sized laundry room and the upper floors. There is scope to relocate the kitchen to the sitting and dining rooms with the possibility of opening the two rooms up (subject to planning).

A handsome staircase leads to the upper floors with 5 first floor bedrooms and 3 further bedrooms on the second floor. The first floor principal bedroom benefits from a magnificent

bay window overlooking the garden and would combine well with the adjoining bathroom and bedroom to create and impressive principal suite with walk-in dressing room and en-suite. Four bathrooms are spread across the upper floors.

Garden & Grounds

The garden extends to circa 2 acres. Located to the rear of the house, the grounds comprise level lawns, mature trees and a former tennis court and kitchen garden. The garden is entirely enclosed with Frampton brick and dry stone walling, providing privacy and security for young families.

The potential to restore the grounds to their former glory is obvious providing a wealth of exciting opportunity.

A large gravel parking area is located to the front of the house with the potential to clear woodland and overgrowth to the side of the property and considerably extend available parking/garaging.

Ancillary Accommodation

A detached coach house totalling just under 3,000 sq feet is located to the side of the principal residence.

The ancillary accommodation has its own driveway access so would make an ideal separate home for multi-generational living or work equally well for income generation or overflow guest accommodation subject to planning/covenant consents.



Location

Reputed to have the longest village green in England, Frampton on Severn offers English country living at its finest. Extending to circa 20 acres, the village green plays host to cricket matches throughout the summer months and is frequented by ducks and geese milling around its ponds. Enveloped by pretty thatched cottages and distinctive period homes, along with a popular village pub, The Bell Inn, the green sits at the core of this charming village.

Amenities include a parish church, village store, primary school, two public houses, Post Office, restaurant and butcher.

The market town of Stroud is circa 6 miles away with a good choice of supermarkets, sports facilities and a thriving Saturday Farmers Market. The town has a unique Bohemian arts vibe and a good choice of independent retailers and coffee shops.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Top tier selective grammar schools are available in Cheltenham, Gloucester and Stroud. In the private sector Wycliffe College in Stonehouse is within easy reach and there is also a good choice of schools in nearby Cheltenham including Cheltenham College, Cheltenham Ladies College and Dean Close. Westonbirt and Beaudesert schools are also easily accessible.

Transport links are good with the A38 and M5 motorway within a couple of miles and mainline railway stations in nearby Stonehouse and Stroud, with trains into London Paddington within 90 minutes.



DIRECTIONS

From Stroud follow the A419 in the direction of the M5. Continue over the M5 roundabout and at the next roundabout take the first exit onto the A38. After about half a mile turn right sign posted Frampton On Severn. Follow the road for circa half a mile until you reach the village green on your left. Turn left onto the village green and then take the first left turn, branching left where you will find the entrance to Frampton Lodge.





MURRAY'S

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TENURE

Freehold

EPC

N/A Grade II Listed

SERVICES

Water, Electricity and Mains Drainage connected to the property. Oil Central Heating. Stroud District Council Tax Band H £4,579.61. Ofcom Checker: Broadband, Standard 18 Mbps Ultrafast 1000 Mbps. Mobile, Inside - O2 and Vodafone, Outside - all likely

For more information or to book a viewing
please call our Stroud office on 01453 755552

Frampton Lodge, The Green, Frampton On Severn, Gloucestershire

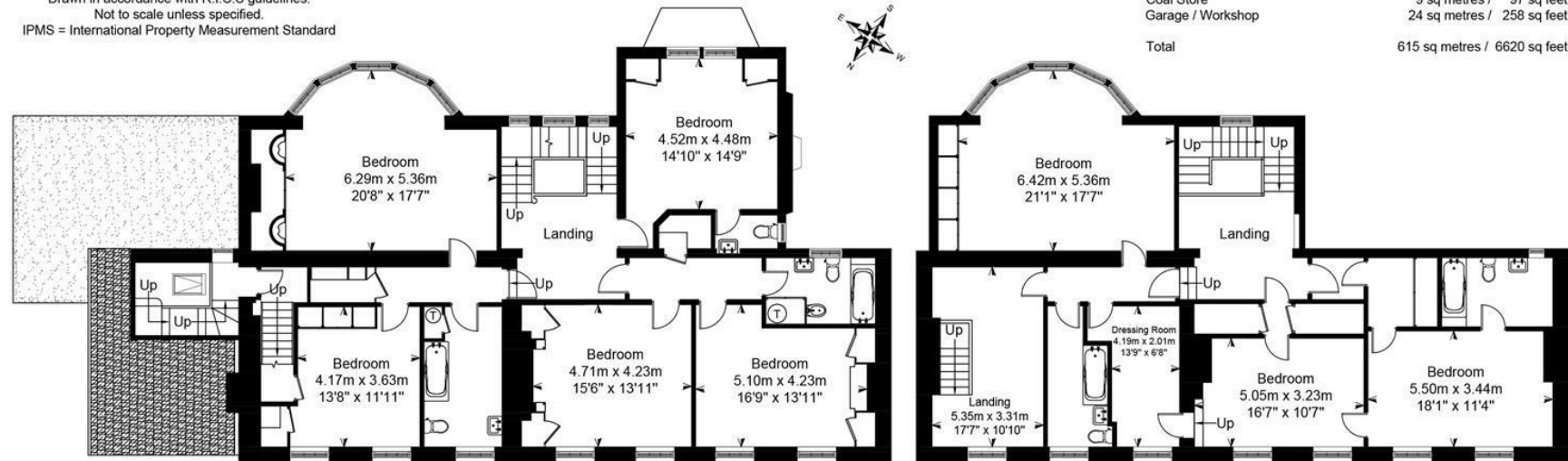
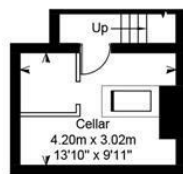
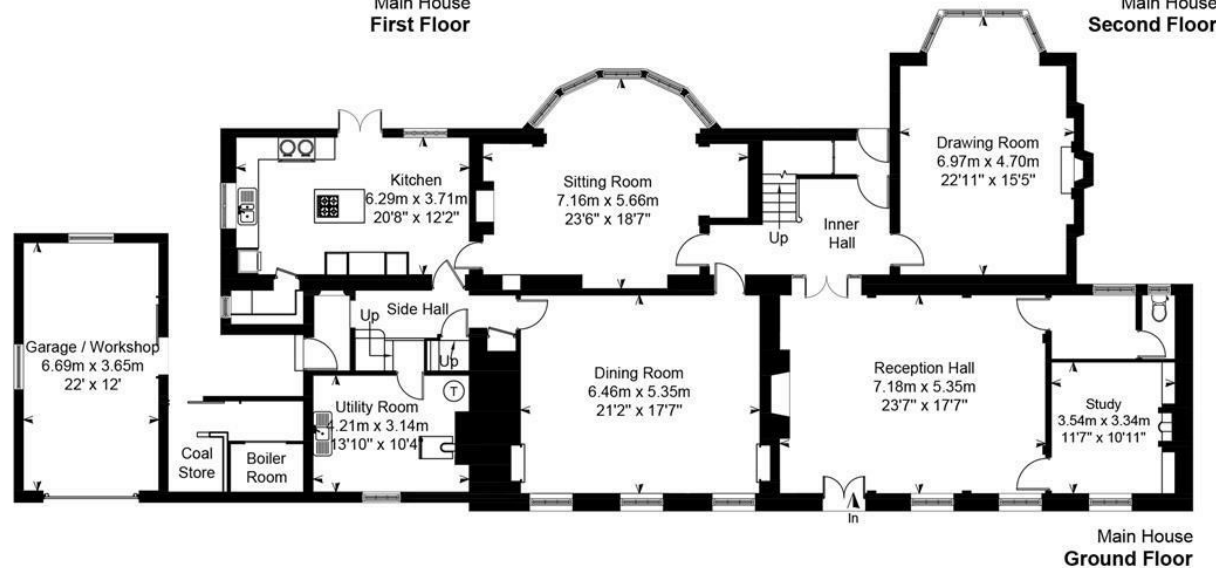
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Main House
Cellar
Coal Store
Garage / Workshop

Approximate IPMS2 Floor Area
567 sq metres / 6103 sq feet
15 sq metres / 162 sq feet
9 sq metres / 97 sq feet
24 sq metres / 258 sq feet

Total 615 sq metres / 6620 sq feet



SUBJECT TO CONTRACT

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