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THE SKEIN, VICARAGE LANE, FRAMPTON ON SEVERN, GL2 7EE

The Property

Set within a quiet cul de sac in one of Frampton on Severn's most sought after positions, this four bedroom detached home offers generous and flexible accommodation, ideal for family life. With countryside walks right on the doorstep, including the nearby Frampton Lakes, the setting is perfect for families, dog walkers and those who enjoy being outdoors.

The property has been well cared for and loved by the same family for over 30 years, offering a home that has been thoughtfully maintained and enjoyed over time. The entrance opens into a welcoming hallway with doors to dining room, sitting room, fitted kitchen and stairs rising to the first floor.

The sitting room is a lovely, well balanced room, enjoying a window to the front overlooking the front lawn and driveway, allowing in plenty of natural light. A central fireplace with surround and electric fire creates a focal point. To the rear, patio doors open through to the conservatory, drawing in further light and creating a natural connection between the two spaces.

The conservatory provides an additional reception, filled with light and enjoying views to the garden. A door leads directly out onto the terrace, making this an ideal space for both everyday use and entertaining, with an easy flow between inside and out.

The dining room is positioned to the front of the property and is a versatile reception room with a window overlooking the drive and front garden. A hatch opens through to the fitted kitchen, creating a practical link between the two spaces. There is also potential, subject to any necessary consents and building regulations, to open this through further to create a larger family dining kitchen if desired.

The fitted kitchen is located to the rear and offers a range of wood base and wall units, complemented by dark worktops. Integral appliances include a double oven, hob and extractor, with space for further appliances. A handy pull-out breakfast table is neatly set within one of the units, providing a practical space for informal dining. A window over looks the rear garden, ideal for keeping an eye on children playing outside. A door leads through to the rear hallway, where a useful pantry cupboard sits to the left, with a separate cupboard to the right housing the boiler.

The rear hallway runs from the front of the property through to the utility area, providing access to the garage, utility and shower room. It offers a practical space for coats and boots, ideal for cleaning up after muddy dog walks and keeping paws and floors tidy. The utility room offers additional storage, with space for washing machine and tumble dryer, a door leads directly out to the rear garden, making it ideal for busy family living.

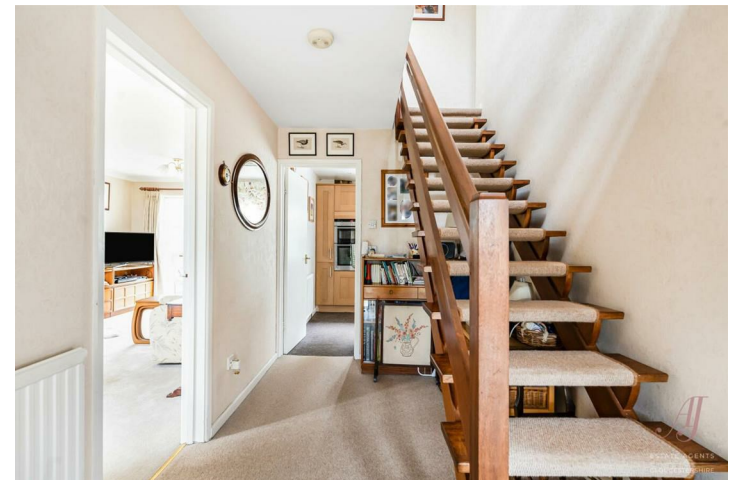
Also on the ground floor is a separate shower room, fitted with a walk in shower, wash hand basin and WC, along with a heated towel rail, adding further comfort and convenience for family life and guests.

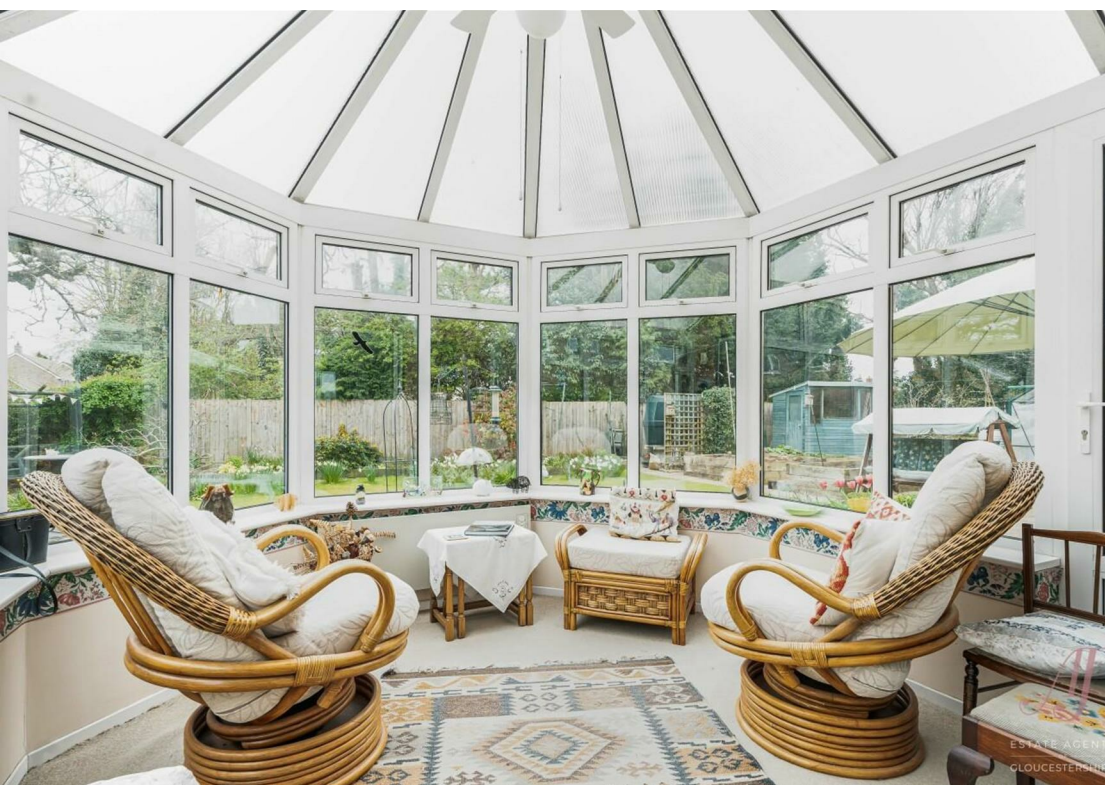
Stairs lead from the entrance hall to the landing with doors to all bedrooms and family bathroom, along with a loft hatch and an airing cupboard housing the hot water tank.

Bedroom one is positioned to the front and benefits from extensive built in wardrobes and storage, including fitted cabinets over the bed. The room enjoys an outlook over the front garden and is filled with a wealth of natural light.

Bedroom two sits to the rear and enjoys views over the garden, creating a peaceful double room. Bedroom three is a well proportioned double positioned to the front, with a window drawing in plenty of natural light and offering a pleasant outlook. Bedroom four is also to the rear and is currently used as a study, with views over the garden. This is a flexible space, well suited to a home office, child's bedroom or guest room. The accommodation is completed by a family bathroom fitted with a white suite including a bath with shower over, wash hand basin and WC. An opaque window allows in a wealth of natural light while maintaining privacy, and a heated towel rail adds further comfort.

This is a home that offers the feel of true village living, with a great community, open green spaces and countryside walks all around, yet still within easy reach of the M5 for access to Bristol, Cheltenham and Stroud.





Outside

To the front, the property is set back with a lawned garden and driveway, creating a welcoming approach and enhancing the overall kerb appeal.

The rear garden is a real highlight of the property, offering a generous and well-established outdoor space that has been thoughtfully arranged and carefully maintained over many years.

A large central lawn provides an excellent area for families, with plenty of space for children to play, while well-stocked borders surround the garden, filled with a wide variety of planting that brings colour and interest throughout the seasons. A charming ornamental pond creates an attractive focal point, adding character and a peaceful setting.

Immediately to the rear of the property, between the conservatory and utility room, there is a south-facing terrace which is a real sun trap. Sheltered from the wind, this creates a perfect space for seating and entertaining, enjoying the garden throughout the day.

Towards the rear, there is a productive garden area with raised beds, ideal for those with an interest in growing vegetables or plants, complemented by a greenhouse which offers a practical space for year-round use. A garden shed provides additional storage, and a pergola creates a lovely spot to sit and enjoy the surroundings.

The garden continues to both sides of the property, offering further areas of planting and useful space, enhancing the overall feel of a well-balanced and established plot. The garden is enclosed and secure, with gated access to both sides.

An oil tank is discreetly positioned within the garden, and the whole space offers a good degree of privacy.

The property also benefits from a single garage, which includes a loft space above offering useful additional storage. A carport sits alongside, providing further covered storage and flexibility, to the rear there is a workshop/ store room with a window, ideal for hobbies or practical use. The driveway provides parking with ease for up to five vehicles.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating D



Location

Frampton on Severn is a well-connected village set within the Gloucestershire countryside, known for its strong sense of community and attractive setting. At its centre is one of the longest village greens in England, lined with period homes and mature trees, creating a calm and traditional feel.

The village offers a range of everyday amenities, including a local shop and two well-regarded pubs, The Bell Inn and The Three Horseshoes. There is a popular primary school, a cricket club and a busy village hall which hosts regular events and activities.

Surrounding canal paths and countryside walks provide plenty of options for outdoor leisure, while the nearby A38 and M5 offer convenient access to Stroud, Gloucester and further afield. Frampton on Severn offers a balance of village living with good connections, making it a popular choice for buyers.

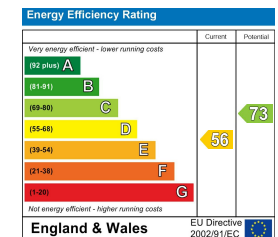
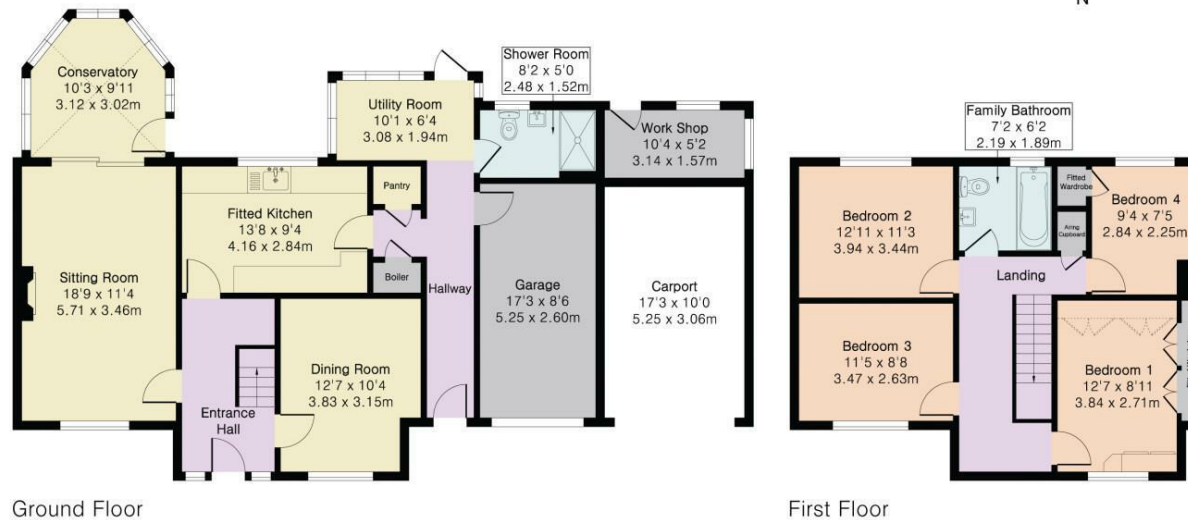


Directions

From Junction 13 of the M5 island follow the A419 to the island and turn left onto the Bristol Road. Passing the garage on the left you will see the signpost for Frampton On Severn on the right. Follow this road until you come to the Green and turn left, with the Bell Inn on your right. Continue through the village and take a left Turn into Vicarage Lane continue along and before the road turns right the property is located on the right hand side as denoted by our for sale board [///recruiter.prepped.escape](http://recruiter.prepped.escape)



Approximate Gross Internal Area 1655 sq ft - 154 sq m
(Including Garage & Excluding Carport)
 Ground Floor Area 1045 sq ft – 97 sq m
 First Floor Area 610 sq ft – 57 sq m



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