



Arlingham

 Nick
GRIFFITH
ESTATE AGENTS

Arlingham

Overton Lane, Arlingham, Gloucester GL27JJ

£950,000 Freehold

A stunning, individually designed, family house with spectacular far reaching views across the River Severn and towards the Forest of Dean.

Reception hall • living room • open plan kitchen/dining/ family room • home office/bedroom 5 • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • single garage & car port • electric car charger point • lovely gardens • driveway • triple glazing & gas central heating

Description

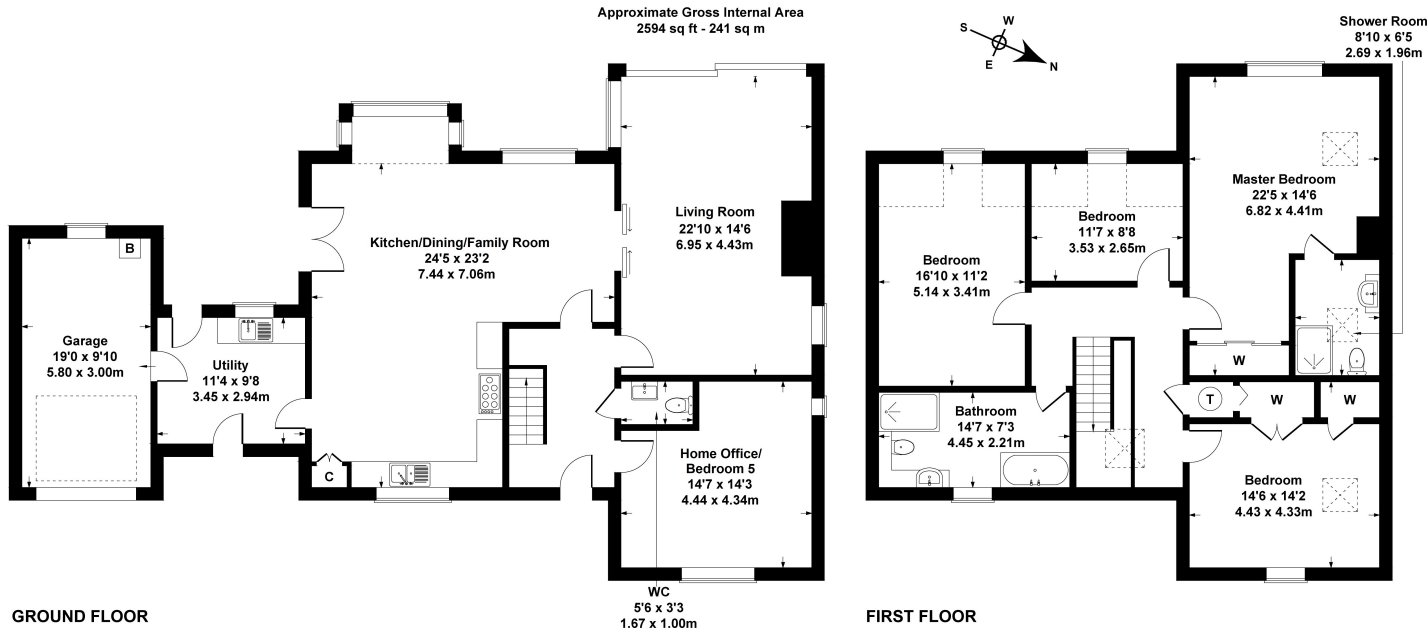
Designed by the current owner and built in 2015, this exceptional property offers generous, versatile living in an impressive position. The beautifully presented accommodation is orientated towards the mesmerising views and includes a reception hall, living room with feature wood burner and floor to ceiling sliding patio doors to the rear, a magnificent open plan kitchen/dining/family room with granite worktops and solid oak flooring, a generous utility room with vaulted ceiling and door to the garage, home office/bedroom 5, and a downstairs cloakroom. Upstairs, there is a light and airy landing, 4 bedrooms and 2 bath/shower rooms, the master with en suite. Outside, there is a driveway providing turning and parking for several vehicles, a single garage with electric door, and carport. The southwest facing rear garden is principally lawned with seating sections, and a good size self-sufficiency area. Finished to exacting standards throughout, this individual property further benefits from gas central heating (LPG), triple glazing, and an electric car charging point. Stroud District Council Tax Band F. Please note: The owner of this property is related to an employee of Nick Griffith Estate Agents.



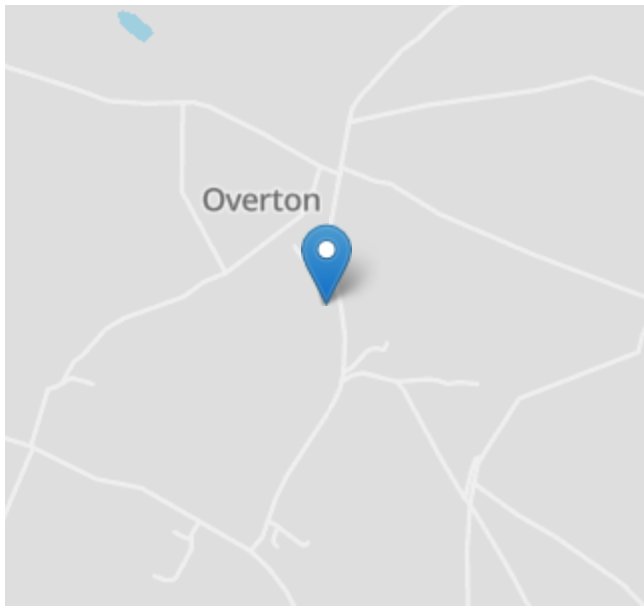


Situation

Situated in a rural, elevated position, amongst glorious countryside, enjoying spectacular far reaching views across the River Severn and towards the Forest of Dean. Just beyond the Gloucester-Sharpness Canal, Overton Lane is approx. 2 miles from the popular village of Frampton on Severn where there is a village shop, a primary school, and 2 pubs at each end of The Green. There is easy access to the A38, and M5 north and southbound, with Cheltenham and Bristol around a 30 minute drive away.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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