



The Holt, Vicarage Lane, Frampton on Severn, Gloucester, GL2 7EE
Guide Price £695,000

PETER JOY
Sales & Lettings



The Holt, Vicarage Lane, Frampton on Severn, Gloucester, GL2 7EE

A beautifully presented four-bedroom detached home in the sought-after village of Frampton on Severn. Lovingly improved over the years, this spacious property offers generous accommodation across two floors, along with a good-sized garden, double garage, and ample parking.

ENTRANCE PORCH, CLOAKROOM, KITCHEN, FAMILY ROOM WITH BI FOLD DOOR TO GARDEN, DOUBLE GARAGE, WORKSHOP AND UTILITY, SITTING ROOM, STUDY, FOUR BEDROOMS, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM AND BUILT IN WARDROBES, FAMILY BATHROOM, GARDENS TO THE FRONT AND REAR, AMPLE PARKING, PRESENTED IN VERY GOOD ORDER.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk

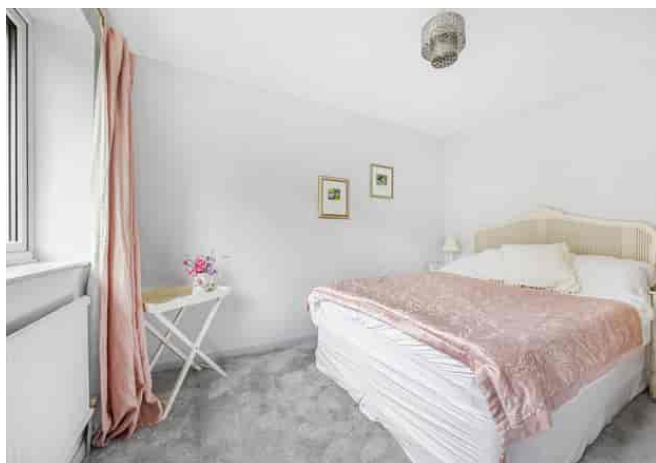


Description

A stylish and modernised four-bedroom detached home located in the popular village of Frampton on Severn. The current owners have enhanced and updated this home, maintaining its charm while incorporating modern features. Entering through a handy porch, you're welcomed into the hallway, which offers stairs to the first floor, a cloakroom, and access to the ground-floor rooms. The entire ground floor is laid with stylish engineered oak flooring. The kitchen is well-equipped with a range of wall and base units, alongside freestanding appliances, and leads into a spacious family room. This room features bi-fold doors that open to the rear garden, creating a seamless flow between indoor and outdoor living. A door from the family room gives access to the double garage, workshop, and utility room. From the workshop, a door opens to the side of the house. The sitting room is a great space for socialising, with both front and rear aspects. This leads into a dining room, where a sliding door opens to the garden. A study, conveniently located off the dining room, completes the ground-floor accommodation. Upstairs, you'll find four well-proportioned bedrooms, two of which have built-in wardrobes. The main bedroom is particularly spacious, with built-in wardrobes and an en-suite shower room. A family bathroom serves the other bedrooms.

Outside

The Holt benefits from gardens to both the front and rear of the property. At the front, you'll find an enclosed garden with mature shrubs, a well-maintained lawn, and a natural pond. There's ample off-road parking for several cars, along with access to the double garage. Additionally, side access leads to the rear garden. The private, south-facing rear garden is a peaceful and tranquil space, featuring well-stocked borders, lawn and a modern aluminium-framed pergola with lighting, an adjustable roof, and blinds. This versatile area is ideal for enjoying year-round, offering a great place to relax and entertain.



Location

Frampton benefits from having a pub, a village hall, primary school, a community centre, two churches and a local surgery as well as a village green which extends to 22 acres and is said to be the longest in the country. This location also allows for easy access to the shops and amenities of Stroud, Gloucester, Cheltenham and Bristol via the M5 and A419. Gloucester and Stroud offer a wide range of shops and amenities, including supermarkets, local speciality stores, hospitals, state and private schools and leisure and sports centres. Stroud is proud to be home to an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. Main line railway stations with inter city services travelling to London (Paddington) are available at Gloucester, Stonehouse and Stroud. Cirencester (10 miles), Bristol (25 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance with Junction 13 of the M5 within 5 a minute drive.

Directions

From Stroud take the A419 West, away from the town. Continue for several miles, following the signs for the M5 and A38. At the roundabout on the A38 turn left and take the next right signposted Frampton on Severn. Drive into the village and turn left for The Green. Drive the entire length of the Green and continue along the Street. You will note Vicarage Lane on your left. Turn left onto Vicarage lane and the property can be seen on your right.

Services

The property is freehold. Oil central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard broadband, superfast and ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

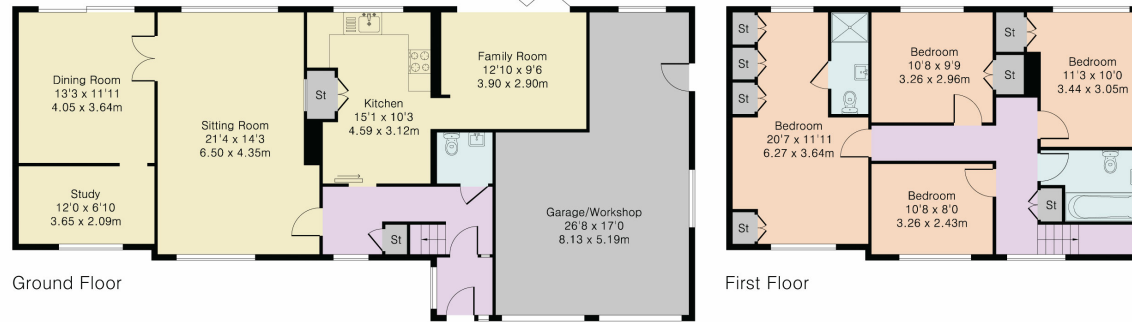
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



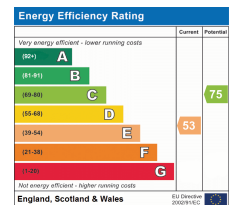
Approximate Gross Internal Area 2129 sq ft - 198 sq m

Ground Floor Area 1366 sq ft – 127 sq m

First Floor Area 763 sq ft – 71 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.