



Churchend Cottage, Frampton on Severn, Gloucester, GL2 7EH  
Guide Price £935,000



## Churchend Cottage, Frampton on Severn, Gloucester, GL2 7EH

Charming 17th century grade II listed thatched cottage set in the most idyllic of positions in popular Frampton on Severn. Superb gardens of approx .25 of an acre and off street parking for several cars are complemented by an entrance hall/study, two further receptions rooms, fitted kitchen, utility, ground floor WC, three double bedrooms with bedroom three to en-suite and a family bathroom.

ENTRANCE HALL/STUDY, SITTING ROOM, 14'8 x 12'9 DINING ROOM, FITTED KITCHEN, REAR HALLWAY, UTILITY ROOM, GROUND FLOOR WC, THREE DOUBLE BEDROOMS ACCESSED VIA TWO STAIRCASES WITH BEDROOM 3 TO EN-SUITE, FAMILY BATHROOM WITH A SEPARATE SHOWER, OIL CENTRAL HEATING, SUPERB TRADITIONAL COTTAGE GARDENS OF APPROX .25 OF AN ACRE WITH A PATIO, VEGETABLE PLOTS AND ORCHARD, OFF STREET PARKING FOR SEVERAL CARS, BEAUTIFUL VILLAGE LOCATION IN THE SETTING OF ST MARYS CHURCH.

Viewing by appointment only

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

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Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Churchend Cottage is a beautifully presented thatched property which is presented to a high standard, the accommodation, which is arranged over two floors comprises, a 14'8 x 8'0 entrance hall/study with storage and stairs to the first floor, cosy sitting room with a feature open fireplace, spacious dining room with a quarry tiled floor, fitted kitchen with Okite quartz worktops and Neff oven and hob, lobby with rear access, ground floor WC and useful utility room. The first floor comprises three double bedrooms with bedroom three to an en-suite and are accessed via two staircases and a family bathroom with a separate shower cubicle. Further benefits include oil central heating, Smallbone designer fitted furniture and period features throughout.

### Outside

Beautifully presented traditional cottage gardens of approx .25 of an acre and overlooking St Marys church. To the front of the property is a gravelled area which provides off street parking for several car and is accessed via the shared driveway with the neighbouring property. There is a private orchard just behind the kitchen with a selection of mature trees which is overlooked by the garden room, which could be upgraded to be used as a home office or studio. A large vegetable plot and a peaceful contemplative garden make up the remainder of well kept grounds which is a particular feature of the property.

### Location

Frampton benefits from having two pubs, 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. At the far end of the Street, take a sharp right turn towards the church. The property can be found on the right adjacent to the church with the gravel parking to the front.

### Tenure

Freehold

### Council Tax Band

Band = D

### Services

The vendor has informed us that the property has mains water and electric, the sewerage is via a septic tank and has oil central heating.

### Local Authority

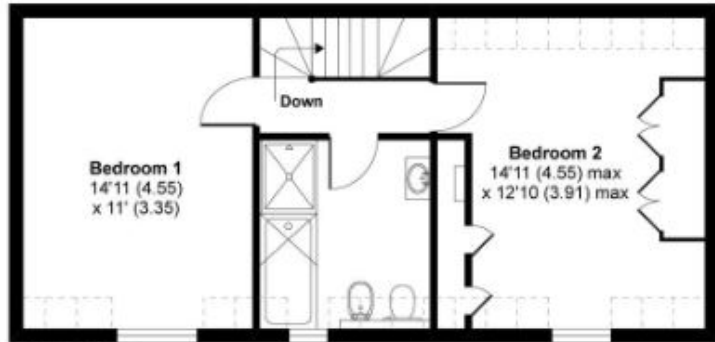
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



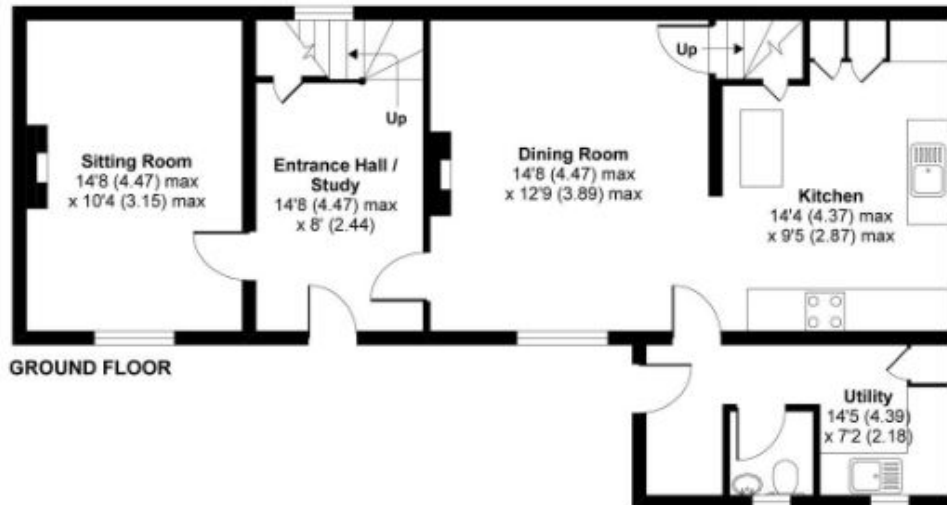
# Frampton On Severn, Gloucester, GL2

Approximate Area = 1347 sq ft / 125.1 sq m  
Limited Use Area(s) = 58 sq ft / 5.3 sq m  
Total = 1405 sq ft / 130.5 sq m

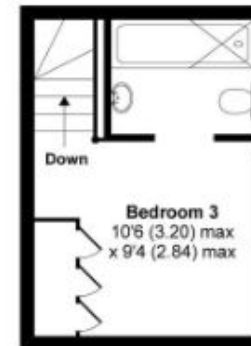
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

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.