



Windlake House, Bridge Road, Frampton on Severn, Gloucester, GL2 7HA  
Guide Price £575,000





## Windlake House, Bridge Road, Frampton on Severn, Gloucester, GL2 7HA

Windlake House is a spacious family home, with plenty of driveway parking, located in the heart of the desirable village of Frampton on Severn with its fantastic community, amenities and transport links.

ENTRANCE HALL, SITTING ROOM, PLAY ROOM, KITCHEN, DINING ROOM, UTILITY ROOM, WALK IN STORAGE, THREE DOUBLE BEDROOMS, ONE SINGLE BEDROOM, LARGE FAMILY BATHROOM WITH SEPARATE SHOWER CUBLCLE, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE DRIVEWAY PARKING AND LARGE LEVEL REAR GARDEN

Viewing by appointment only

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

t: 01453 766333

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







### Description

A detached family home set in the delightful village of Frampton. This location offers easy access to a wide range of amenities Frampton has to offer with The Bell Inn and the village green just around the corner. The traditional layout but contemporary finish means Windlake House lends itself well to family life with spacious ground floor living accommodation. The light entrance hall leads to the sunny sitting room and the second reception room which the current vendors are using as a lovely playroom. To the rear of the house is a good sized recently re-fitted kitchen, with ample storage cupboards and integrated appliances, sliding doors lead out into the dining room. Off of the kitchen is a utility room and handy walk in storage space. On the first floor are three double bedrooms, a single bedroom and large family bathroom with separate shower cubicle. The main bedroom has a built in storage cupboard over the stairs, bedroom two has a recess that previously had fitted wardrobes, and bedroom three also has built in storage. Further benefits include good sized part boarded loft space, oil fired central heating, and double glazing throughout.

### Outside

Windlake House sits in a generous, level plot. This allows for ample driveway parking to the front for several cars, also the space for someone to build a garage, subject to planning and building regulations. To the rear is a large level lawn, with patio seating area. To the sides are access to the front of the house.

### Location

Frampton is a historic village situated on the River Severn, near the River Frome and by the Sharpness Canal. The village green which extends to 22 acres is said to be the longest in the country and makes for a lovely open feel as you enter the village. Frampton is well serviced with two pubs, a village hall, primary school, a community centre, two churches, a local surgery and also have a football team whose clubhouse and pitch is set in the heart of the village. It is situated within ten miles of both Gloucester and Stroud which offer amenities and shopping and is only five miles from Stonehouse Railway station which has a 1hr and 20 minutes service to Paddington. Good motorway connections are close by too, with Junction 13 of the M5 within 10 minutes drive.

### Directions

From Stroud, head out of town via Cainscross Road proceed to the first exit of the roundabout and continue to follow the road signs to the M5. At the Horsetrough roundabout again take the first exit. Follow on for a couple of miles and head over the motorway junction until you reach the roundabout on the A38. Take the first exit and drive until you see the signposts for Frampton-on-Severn. Turn right onto Perry Way and follow for another couple of miles. The Bell Inn will be seen on the left hand side as you come into the village, pass this and just after the traffic calming, Windlake House can be found on your right, just before the turning to Lake Lane as indicated by our "For Sale" board.

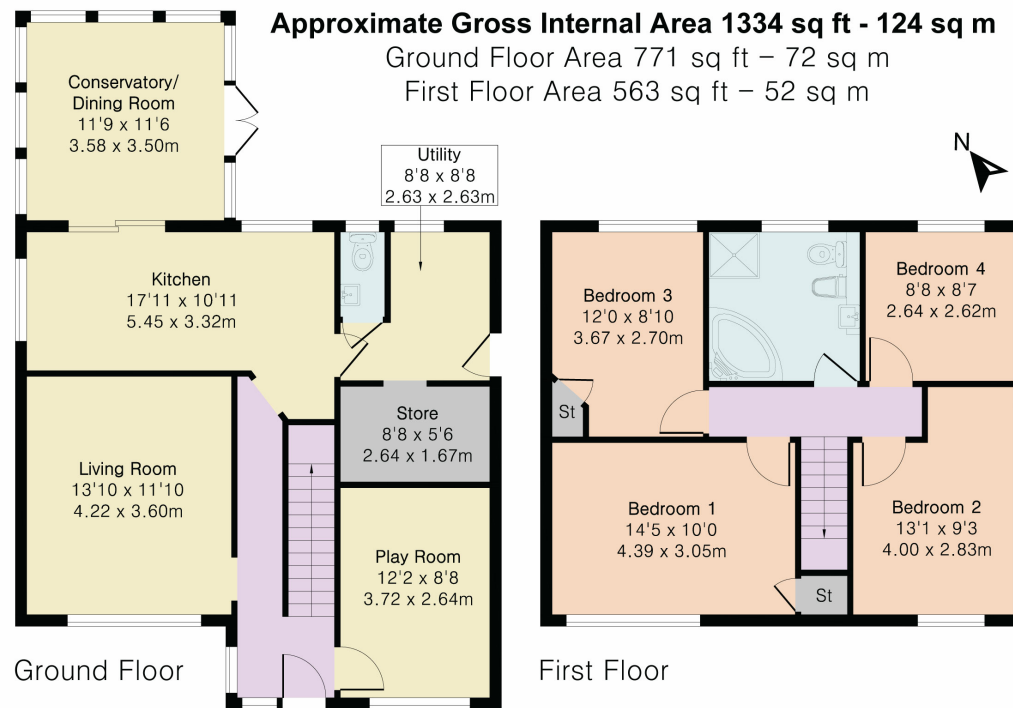
### Services

The property is freehold. Oil central heating, mains electricity, water and drainage. The council tax band is E. 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





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.



**PETER JOY**  
 Sales & Lettings

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.

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

t: 01453 766333

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

[www.peterjoy.co.uk](http://www.peterjoy.co.uk)