



The Trillium, The Green, Frampton on Severn, Gloucester, GL2 7DY
Guide Price £750,000



The Trillium, The Green, Frampton on Severn, Gloucester, GL2 7DY

A wonderful example of a well-presented, extended three/four bedroom detached property located just off of The Green in Frampton-on-Severn with ample parking, front and back gardens and flexible accommodation within a sunny bright space.

ENTRANCE HALLWAY WITH CLOAK AND SHOE STORAGE, DOWNSTAIRS SHOWER ROOM WITH W/C, 28' OPEN PLAN MODERN KITCHEN/DINING/LIVING ROOM WITH ACCESS TO REAR GARDEN, UTILITY ROOM, SNUG AREA WITH WOODBURNER, 14' RECEPTION ROOM, 24' FLEXIBLE ROOM CURRENTLY USED AS A VISITOR'S BEDROOM AND HOME OFFICE, LANDING WITH WINDOW OVER AND AIRING CUPBOARD, 11' BEDROOM TWO WITH BUILT IN WARDROBE STORAGE, 13' MAIN BEDROOM, 12' THIRD BEDROOM WITH BUILT IN WARDROBE, BATHROOM, GOOD-SIZE FRONT AND REAR GARDENS, AMPLE DRIVEWAY PARKING, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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Description

An inviting, delightful and spacious three/four bedroom detached property set back from the road on 'The Green' in Frampton-on-Severn. 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 unique property is the last address on 'The Green' and is tucked away nicely to offer private front and rear gardens. The ground floor comprises an entrance hallway with understairs storage, cloak and boot/shoe storage, a downstairs shower room with w/c, beyond the hallway opens into the extended rear elevation of the property which houses the lovely and bright 28' (max) kitchen/dining/living room. The kitchen area benefits from sky lights, integrated microwave, dishwasher, oven and hob, doors out to the rear garden and a utility room/pantry cupboard. Around the corner from the kitchen is a snug sitting room with woodburner, further windows and another door to the garden. Back through the hallway is a walk through 14' reception room that leads into the 24' bright and open home office which is used by the current vendor as an occasional guest bedroom – the room is filled with lots of natural light and benefits from double doors out to the front and access to the rear garden. On the first floor is a light landing due to the window over, an 11' bedroom with built in wardrobes, 13' main bedroom, 12' third bedroom with built in wardrobe and family bathroom. The property benefits from oil fired central heating and double glazing whilst the current vendors have improved the property in their tenure by extending the property to the rear, converting the garage, installing the more modern shower and new kitchen to name a few elements.

Outside

The interior is complemented by having pleasant and private front and rear gardens. The rear garden accessed from the kitchen/living/dining room, home office or side access benefits from a patio seating area, lawn, planted borders with a covered pergola which offers an additional outdoor seating area. There is a small patio to the side of the property behind the home office. The gated front garden has a lovely patio seating area, a greenhouse, raised beds and further planting area with the stone chipped driveway parking in front.

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, 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, take this left and continue along the green. The property can be found on the right hand side before The Green finishes as indicated by our 'For Sale' board.

Tenure

Freehold

Services

We are informed that all mains water, electrics and drainage are connected to the property. The heating is oil fired.

Council Tax Band

E

Local Authority

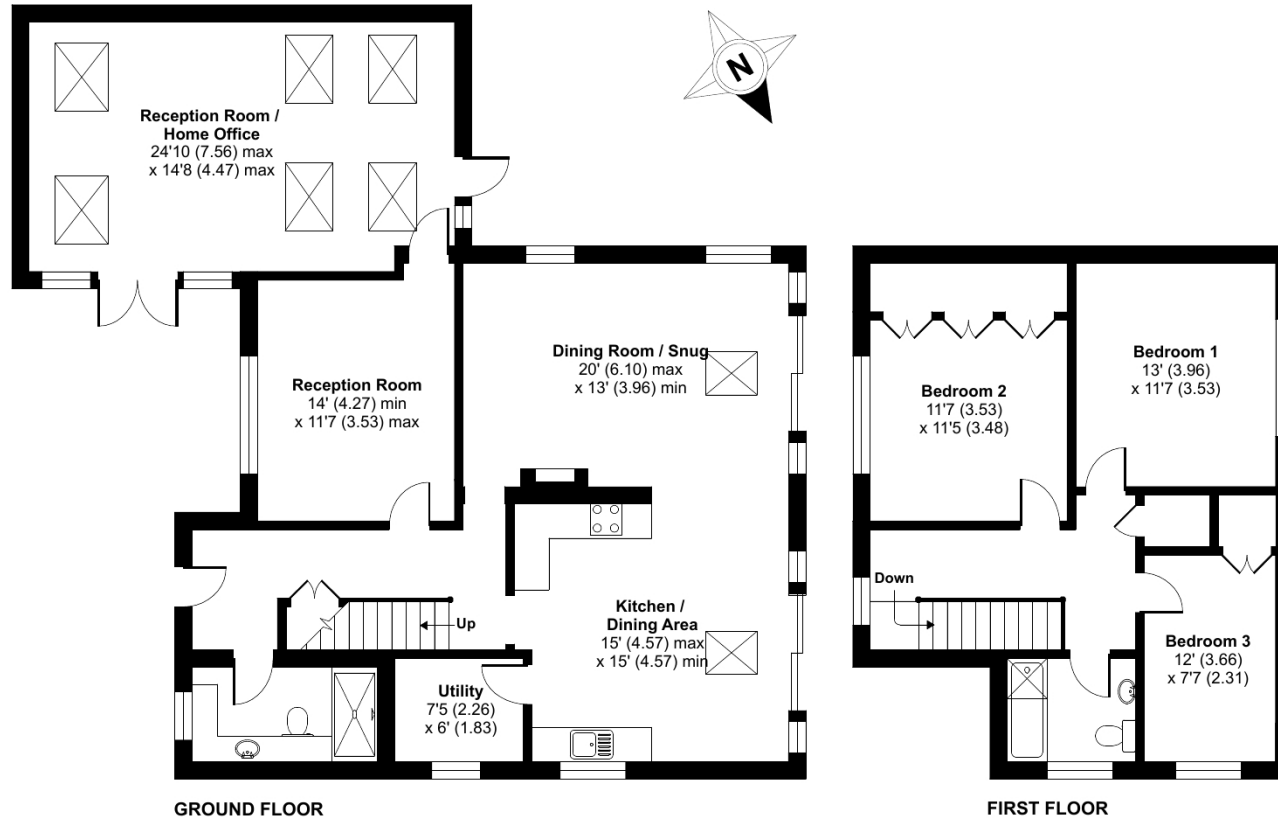
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



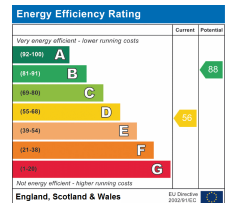
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Approximate Area = 1939 sq ft / 180.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 883452



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.