



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



COTSWOLD VIEW , GLOUCESTERSHIRE, GL2 7JX

The Property

This is the most delightful, period Victorian home that has been beautifully modernised throughout and extended by the current owners over the last three years. They have combined modern living space seamlessly with exposing the character of the property creating a stunning home. From the moment you arrive you appreciate the charm this property has to offer. Lovely sash windows throughout, exposed wooden flooring, high ceilings and a wealth of natural light.

On approach a chipping driveway with a wealth of parking up to the five bar gates and garage. Gardens to the front with pathway leading to the front entrance along with main entrance to the side of the property.

Internally entrance hall with stairs leading to the first floor, doors lead to sitting room, downstairs cloak & boot room/utility and WC along with door opening to the fitted kitchen/dining family room.

Sitting room with stunning herringbone wooden flooring, sash window overlooking the front garden with stable door leading into the porch. Complimented by recessed shelving to each side of a lovely fireplace, period surround with hearth and mantle with log burner inset. A beautiful room with so much natural light.

Utility/boot room houses the hot water tank & controls for the Air Source Heat Pump and provides incredible storage and space for appliances. A handy cloakroom cupboard perfect for those winter wellies and coats. Further complimented by a downstairs cloakroom with modern fitments.

A stunning fitted kitchen that opens to dining family room. This space provides the Wow factor the moment you walk in, clean lines to a modern kitchen with a range of matt grey base units, all soft closing along with a range of integral appliances to include a built in oven, combination microwave, warming drawer and fridge/freezer. Silestone worktops provide incredible prep space with five ring induction hob with pop up extractor. Sink inset with instant boiling water tap. The worktop opens to create a perfect eating area with storage below the worktop opening to this fantastic dining/family room.

Dining family room has been designed with doors opening seamlessly to the sun terrace and garden, lantern to the roofline and high window to the side. Throughout porcelain tiled flooring. Space to house a six/eight seater dining table and chairs. This is fantastic for those family gatherings. Also benefitting from underfloor heating to the dining/family room and kitchen.

To the first floor a L shaped landing with doors off to all bedrooms and bathroom. Beautifully presented. A wonderful master bedroom to the front provides views, exposed floorboards, period fireplace and a wealth of space for freestanding furniture and a wealth of natural light and a built in wardrobe. A further double guest room and good sized single bedroom with views to the garden. Completed by a stunning family bathroom with wall mounted vanity unit with sink inset. A stunning feature wall in teal glazed tiled. Bath with shower over and glazed sash window to the rear.

This truly is a delightful home that has undergone complete modernisation to include a stunning extension, new double glazing throughout, new flooring, air source heating system along with new fitted kitchen and bathroom suite landscaping to the grounds. A credit to the owners and all you need to do is bring your furniture.





Outside

Outside

Access from a side gate and the dining family room opens to a sun terrace with porcelain tiles creating that perfect outdoor dining space. Opening to a lawned garden with a raised planter and offering great space for all to enjoy and very private.

A perfect space for home office and a summer house. A detached garage with door to the front, double glazed door to the side opening to the garden and a very handy sink perfect while in the garden. Space to have a workshop area. Opening to the driveway with five bar gates provides ease of parking for four cars.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D





Location

Saul is a small village on the River Severn. South-West of Gloucester, although in a rural setting there is lots close by to include The Anchor pub at Epney, an award winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore, Longney Lamb for sale in the village, and a village shop with Post Office, a café & doctors surgery in Frampton. Close by is a pub called The Anchor Inn.

There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting, Saul is within 9 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 13) is very straight forward north and south. Stonehouse 6.5 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes. Very convenient location for commuters.



Directions

On leaving junction 12 of the M5 motorway, follow towards Gloucester to a large island, take the second exit left onto the A38 Bristol road south towards Dursley. Follow the road for one mile and turn right onto Castle Lane towards Longney and Epney, follow the lane to the T junction. Turn left and follow the road passing The Anchor public house and continue still Castle Lane which becomes Moor street whilst entering the village of Saul. You will see the property located on right hand side as denoted by our for sale board.



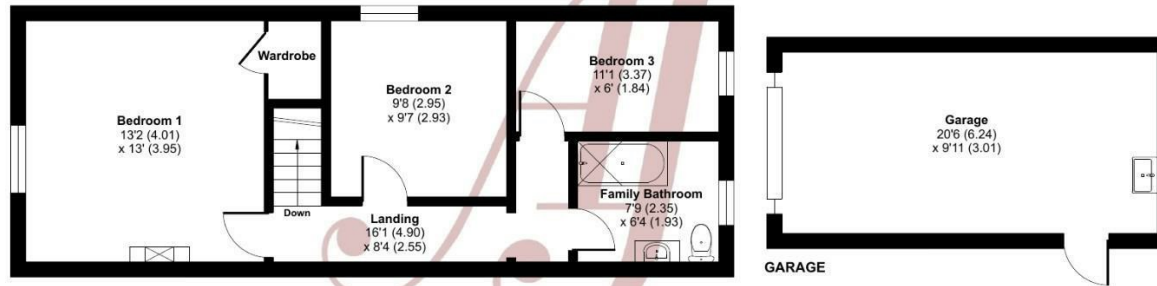
Cotswold View, Moor Street, Saul, Gloucester, GL2

Approximate Area = 1193 sq ft / 110.8 sq m

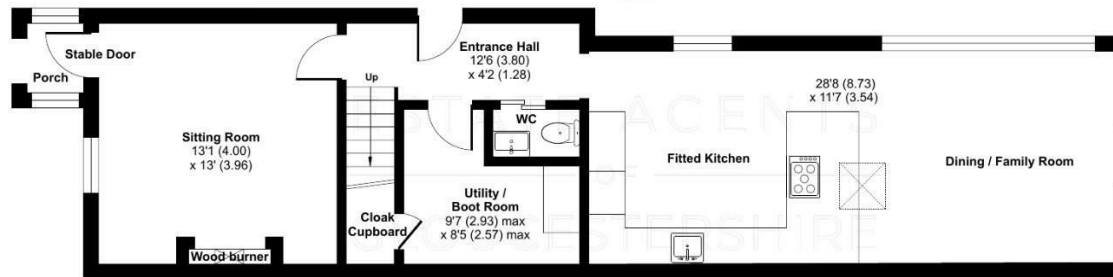
Garage = 202 sq ft / 18.7 sq m

Total = 1395 sq ft / 129.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1232972

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

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