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THE HOLLIES, FRAMILODE PASSAGE, SAUL, GL2 7LE

The Property

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. Set in a peaceful rural position on the edge of Saul, The Hollies is a charming three-bedroom period cottage enjoying open countryside views and a warm, characterful feel throughout.

The cottage blends traditional features with comfortable modern living, with a layout that flows naturally from one room to the next. It would suit a wide range of buyers, from those looking for a permanent home to anyone seeking a countryside retreat or a property with potential for holiday letting. The property is approached across a low-maintenance front garden laid to chippings, with a circular rockery feature adding interest. A pathway leads to the composite wood-effect front door, sheltered beneath a storm porch.

The entrance hall is welcoming, with wooden flooring, space for coats and shoes and stairs rising to the first floor.

The sitting room has a wonderfully cosy feel, with a window to the front enjoying open countryside views and a log burner creating a natural focal point. The room opens through into a generous dining or snug area, where whitewashed beams add character and help create a relaxed, sociable space for everyday living and entertaining. Wooden flooring continues throughout, with a useful under-stairs cupboard providing additional practicality.

To the rear is the fitted dining kitchen, arranged with soft grey wall and base cabinets, wooden worktops and a Belfast sink positioned beneath the window overlooking the garden. A freestanding range cooker with two ovens, warming drawer and halogen hob forms a focal point, with extractor above, integrated dishwasher and space for a freestanding washing machine.

The fitted kitchen opens into a dining area with French doors leading directly outside, allowing plenty of natural light into the room and creating an easy connection between the house and garden.

Stairs rise to a spacious first-floor landing with access to all three bedrooms, the family bathroom and loft hatch.

Bedroom one is a bright double room overlooking the rear garden, with built-in storage and space for additional bedroom furniture. Bedroom two is another comfortable double and enjoys open countryside views to the front, making the most of the setting. Bedroom three is a well-proportioned single room, also enjoying countryside views, and would work equally well as a child's bedroom, nursery or home office.

The family bathroom is a particularly generous space and is fitted with a four-piece suite comprising a panelled bath, separate double shower enclosure, WC and hand wash basin, with a rear window providing natural light and ventilation.

This is a charming and well-proportioned cottage with a genuine sense of character, offering flexible accommodation in a peaceful countryside setting while remaining within easy reach of Saul, Stonehouse and Gloucester.

AGENTS NOTE:

The property has recently had the following improvements:

2022 new double banded oil tank

2023 new double glazing throughout and new front door

2025 new boiler





Outside

The rear garden is a real feature of The Hollies and has been thoughtfully arranged to create several distinct areas for relaxing, entertaining and enjoying the outdoors. Immediately adjoining the cottage is a paved sun terrace, ideal for outdoor dining and summer seating. Beyond, the garden opens onto a lawn bordered by established and well-stocked flower beds, creating a colourful and inviting space with plenty of interest throughout the seasons.

At the far end of the main garden sits a detached home office, enjoying views back across the garden. Fitted with wood-effect flooring and electrics, this is a practical and comfortable space, well suited to working from home, hobbies, creative use or even running a small business. It also adds further flexibility for anyone considering the property as a holiday let.

A gate leads through to a further enclosed section of garden where there is a good-sized shed and greenhouse. This area would be ideal for anyone looking to grow their own produce, create a dedicated vegetable garden or keep chickens.

Altogether, the garden offers a lovely balance of usable space, established planting and practicality, making it equally suited to family life, entertaining or simply enjoying the peace and quiet of the setting.

A note from our vendor:

We moved to The Hollies three and a half years ago and have loved every moment here. It is a beautiful cottage set in a truly special location. Before moving, we knew very little about Lower Framilode and the surrounding areas, but it has exceeded all expectations.

Lower Framilode is a small riverside hamlet on the banks of the River Severn, surrounded by open countryside. There are endless walks straight from the door, perfect for dog walking, with fields and paths all within a couple of minutes. The area feels peaceful and safe, with a real sense of community and lovely views across the river and farmland.

There is a great choice of local pubs nearby, including The Bell Inn in Frampton, The Ship Inn at Upper Framilode, and The Red Lion in Arlingham. Frampton also offers a village shop and the beautiful Frampton Court Estate, which hosts popular events throughout the year such as the Frampton Country Fair. The village green is a lovely spot in the summer, ideal for sitting outside while children can play.

The nearby canal at Saul is another highlight, with a café and a scenic towpath perfect for walking, running, or cycling. For those who enjoy the water, paddleboarding and kayaking are also popular along the canal and nearby River Frome.

We have truly loved both the house and the area, and it has been a wonderful place to live. Our move is only due to needing more space as our family grows. This is a charming and well-proportioned cottage with a genuine sense of character, offering flexible accommodation in a peaceful countryside setting while remaining within easy reach of Saul, Stonehouse and Gloucester.



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 D and EPC rating C





Location

Saul is a small village where the Gloucester & Sharpness Canal meets the Stroudwater Canal, complete with a marina, picnic area and the popular café, The Stables. The village offers a blend of period homes set within a rural landscape, creating a peaceful yet well connected place to live.

There is plenty close by, including The Ship Inn and The Bell at Frampton, along with award winning gelato and milk vending from Bar House Farm at Elmore. Fresh organic milk, yoghurt, cream and kefir are available nearby, along with a popular pick your own fruit farm. Frampton also provides a village shop with Post Office, café, doctors surgery, and a sailing club.

Further amenities include local farm shops, garden centres, and canal side walks with regular spots to stop for coffee or lunch. The nearby Saul Junction is well known for its scenic towpaths, ideal for walking, cycling and water activities such as paddleboarding and kayaking.

There are excellent schools in the area, both state and private, including a well regarded primary school, with further options in surrounding villages as well as Gloucester and Stonehouse.

Despite its rural feel, Saul is well positioned for access to Gloucester, approximately 9 miles away, making it ideal for those working in the city. The M5 motorway at Junction 13 is easily accessible for travel north and south. Stonehouse is around 6.5 miles away and offers a mainline railway station with direct services to London Paddington in approximately 1 hour 30 minutes, making this a convenient location for commuters.



Directions

From Junction 13 of the M5 follow the signpost for A419 then the A38 southbound towards Frampton On Severn. Then turn right for Frampton on long straight road (The Perryway). Straight through Frampton (where, on the left, you can see the longest village green in the country and quintessential pub, The Bell, facing the cricket pitch). Over the canal, follow the road around to the right sing posted Saul. Once in the village you will pass a mechanics workshop on your left and shortly after a turning on the left for Priding & Framilode Passage. This is passage road, follow this lane passing a triangle of grass on the left and continue. You will see a group of cottages on the right hand side. The hollies will be denoted by our for sale board.

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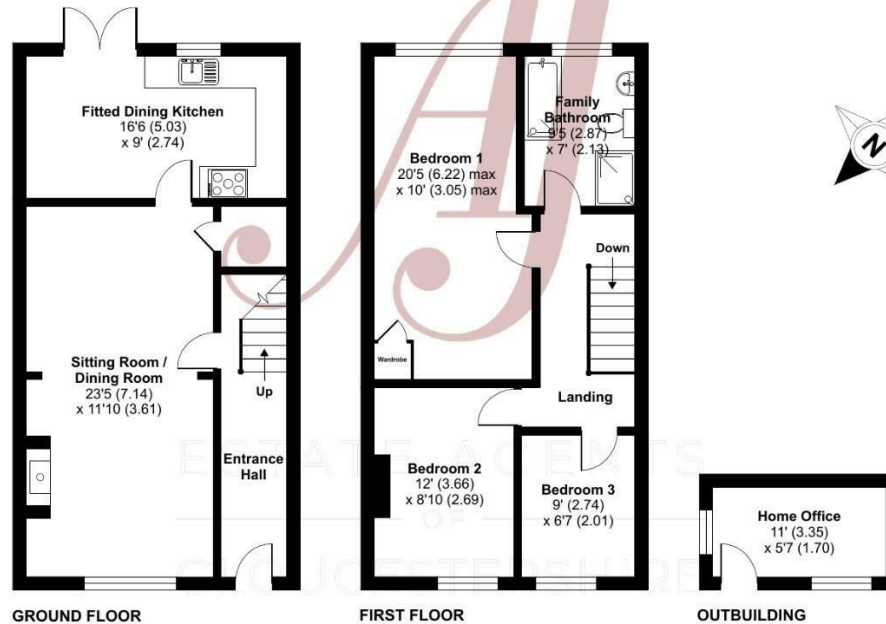
Framilode Passage, Saul, Gloucester, GL2

Approximate Area = 1090 sq ft / 101.3 sq m

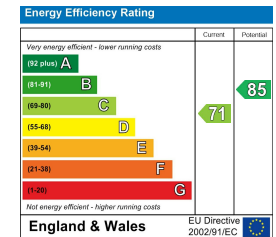
Outbuilding = 62 sq ft / 5.7 sq m

Total = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1222231



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