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OF  
GLOUCESTERSHIRE







# THE HOLLIES, FRAMILODE PASSAGE, SAUL, GLOUCESTERSHIRE, GL2 7LE

## *The Property*

In addition to its delightful features, this period cottage boasts a charming character that seamlessly blends traditional aesthetics with modern conveniences. The delightful garden area isn't just aesthetically pleasing; it offers a tranquil space for outdoor relaxation or entertaining guests during the warmer months.

The property's rural location is not only picturesque but also provides a sense of peace and privacy. Yet, it is conveniently situated within easy reach of local amenities and transport links, making it an ideal choice for both families and professionals. Natural light pours into every room, enhancing the warm and inviting atmosphere throughout the home. The thoughtful design ensures each space is versatile, catering to a variety of lifestyle needs, whether it's cosy family gatherings or larger entertaining occasions.

This cottage truly offers a unique opportunity to enjoy a harmonious blend of rustic charm and contemporary living, making it a perfect sanctuary for those looking to escape the hustle and bustle while remaining connected to urban conveniences. Embrace the lifestyle this lovely home has to offer.

On approach, the front garden is all laid to chippings with circular rockery, all designed with an ease of maintenance. The pathway leads to the composite wood-effect front door with a storm porch over. A lovely entrance hall with a wooden floor and a cloak area, stairs lead to the first floor with a door to the sitting/dining room.

The sitting room is a delight with a real cosy feel, with a window to the front providing open views to fields. Complimented by a log burner, perfect for those winter evenings. Opening to a delightful Dining area/snug with white washed beams, and provides good entertaining space with a very useful under-stairs cupboard and wooden flooring throughout. Door to the kitchen. A very well-designed, fitted kitchen opening to a dining area. The kitchen comprises a range of base and wall-mounted cabinets in a soft grey wall with cup handle, wooden worktops, with a Belfast sink inset and a window overlooking the rear garden. a lovely freestanding range cooker takes centre stage and provides two ovens and a warming drawer, halogen hob with extractor above, integral dishwasher, along with free free-standing washing machine. The room opens to the dining area, providing space at ease for a dining table and chairs. French doors lead out to the garden with tiled flooring throughout.

On the first floor, a spacious landing provides access to all bedrooms and the family bathroom.

Bedroom one is a lovely bright double room, complemented by views to the garden, a built-in cupboard and free-standing wardrobe and a wealth of space for free-standing furniture. Bedroom two is a further double bedroom with lovely views of to open countryside. Bedroom three a single room also having views to the open countryside. A modern four-piece family bathroom with a window to the rear, comprising a panel bath, a lovely double shower with modern enclosure, a low-level WC and a hand basin.

A charming cottage that is deceptively spacious, perfect location to enjoy not only a rural setting but the opportunity to have ease of access to nearby facilities of Gloucester and Stonehouse

### AGENTS NOTE:

Stamp duty - First time buyer £4,497 Moving £9,497 Additional Home £28,995

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## Outside

An enclosed garden with a sun terrace that opens up to a lawn filled with well-stocked flower borders.

At the far end of the garden, there is a fantastic home office with garden views. Great space with wood-effect flooring and electrics. This home office is not just a functional workspace; it's an inspiring environment perfect for productivity and creativity.

A gate provides access an enclosed area providing a good sized garden shed and greenhouse. Ideal location for keeping chickens. The space also lends itself to create a vegetable garden.



## 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 complete with a marina & picnic area and a great cafe The Stables. The village offers a wonderful blend of period homes in a rural setting. There is lots close by to include The Ship Inn and nearby The Bell at Frampton 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. A village shop with Post Office, a café & doctors surgery in Frampton and a sailing club.

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

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 sign 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.



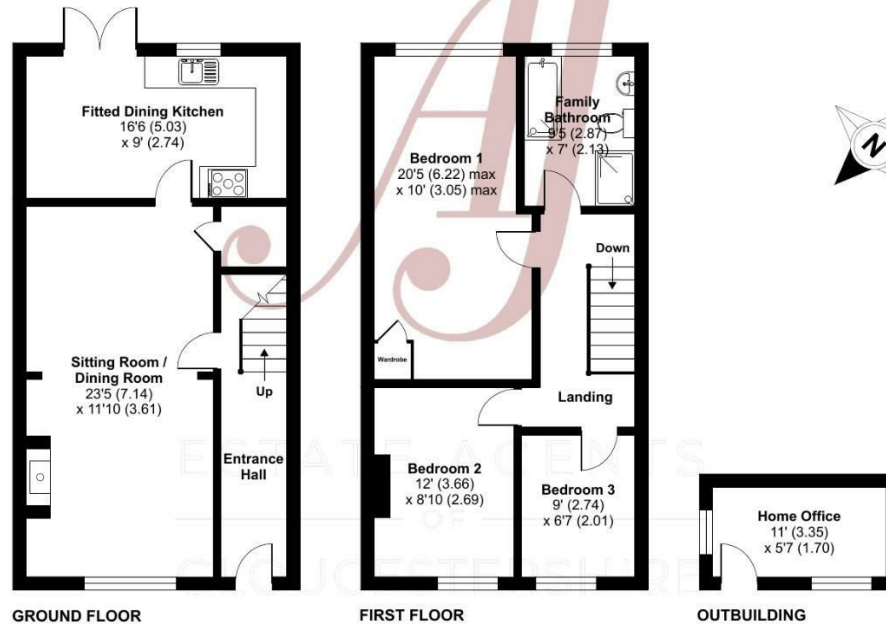
## Framilode Passage, Saul, Gloucester, GL2

Approximate Area = 1090 sq ft / 101.3 sq m

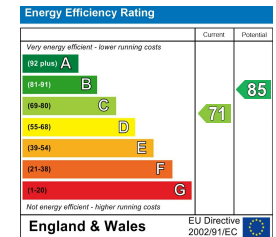
Outbuilding = 62 sq ft / 5.7 sq m

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). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1222231



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