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THE HOLT, VICARAGE LANE, FRAMPTON ON SEVERN, GL2 7EE

The Property

A beautifully presented and spacious four-bedroom detached family home set in a generous plot with mature gardens, ample parking, and an integral double garage/workshop.

On approach, you are welcomed by a spacious private driveway offering ample parking, flanked by a well-tended front garden and mature hedging that provides a sense of privacy. A covered porch with a pitched roof leads you through the front door and into a bright entrance hall. The hall is neatly finished with light-toned walls, oak flooring and skirtings throughout, and doors leading to reception rooms, fitted kitchen, and stairs to first floor landing. Immediately ahead is a convenient downstairs cloakroom, fitted with a WC and washbasin, enhanced by decorative tiling.

A delightful sitting room that spans the depth of the home, with a wealth of natural light. Engineered oak flooring flows throughout, and the crisp white walls complement the abundance of natural light. Views to the gardens to the front and rear. Double doors lead into the dining room/snug.

This room lends itself to formal dining space or a further relaxing reception with patio doors opening to the garden. A wealth of light and space perfect for those family gatherings. Opening to a lovely Library/study, also having engineered oak flooring throughout.

Library/study, with a large window framing views of the front garden, wood flooring continuing through, and a built-in shelving unit that spans one wall.

AGENT NOTE

If required there is an opportunity to potentially create multi-generational living space utilising these receptions.

Sliding doors from the entrance hall leads into a fitted kitchen sits centrally and has been thoughtfully laid out with a wealth of wall and floor cabinets and worktops finished in white, a range of integrated appliances and range cooker. Tiled splash backs and under-cabinet lighting highlight the attention to detail, with lovely views to the garden. Opening to the family room.

Generous family room, ideal for more informal living or entertaining, with Bi-folding doors opening directly to the garden gazebo a fantastic spot for al fresco dining and summer gatherings.

The gazebo is attached to the house with three opening sides and opening roof, perfect for social gatherings and seamlessly brings the outdoors in to the house.

Stairs rise to the first floor and open onto a wide central landing with access to all bedrooms, family bathroom and linen cupboard. The master bedroom stretches from the front to the back of the house and includes a large window overlooking the garden to the front with further window to the rear. A range of built-in wardrobes at either end of the room is a lovely dusky pink, and access to the en-suite shower room, fully tiled and fitted with a corner shower, vanity basin and WC.

Bedroom two is a generously sized double at the rear of the home, featuring a built-in wardrobe and soft grey carpeting. Bedroom three is similarly spacious with a rear-facing window and fitted wardrobe. Bedroom four, a small double with window looking out to the front, a perfect nursery or home office. All bedrooms benefit from light décor, modern flooring and well-proportioned layouts. All having considerable natural light.

The family bathroom is finished with neutral wall tiles and decorative mosaic borders, featuring a bath with rainfall shower over, a washbasin, WC and contemporary vinyl flooring and window to the side.

This delightful property offers flexible family living both inside and out, with a thoughtful layout and generous room sizes throughout, can accommodate multi-generational living. A real family home, set in the heart of such a lovely village having the joys of canal walks and the lake all on your doorstep.





Outside

The front garden of this property is attractively landscaped and well-maintained, offering a welcoming first impression. It features a neat lawn bordered by mature shrubs and flowering plants, with a blend of low-maintenance chippings and tarmac providing ample driveway space for multiple vehicles, leading to a double garage/workshop, complete with utility area. Doors to the side and a door leading into the house for ease of access. Electric along with a great amount of storage. Access from both sides of the house lead to the rear garden.

Brimming with colourful seasonal blooms, including pink hydrangeas, yellow daisies, and vibrant reds and purples. Overall, the front garden strikes a lovely balance between functional space and decorative planting, creating a serene and inviting approach to the home. The rear garden is a tranquil retreat, well-screened by mature shrubs and trees. Ease of access from receptions and gazebo.

A spacious paved terrace sits beneath the covered gazebo, perfect for outdoor dining, while the rest of the garden is laid mainly to lawn with established planting around the borders.

The garden offers space for children to play, quiet corners to relax, and a sense of privacy rarely found in similar homes. A wildlife pond with a small terrace perfect for that first glass of wine and a good book. Also having a selection of mature shrubs and trees. Greenhouse and raised planters, perfect for home growing.

A large detached garage/workshop sits to the side, complete with utility area to include tumble dryer and washing machine offering valuable storage or hobby space, and there's side access returning to the front of the home and into the rear garden along with an internal door to the house. Having a superb workshop space complete with storage racking and work bench.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

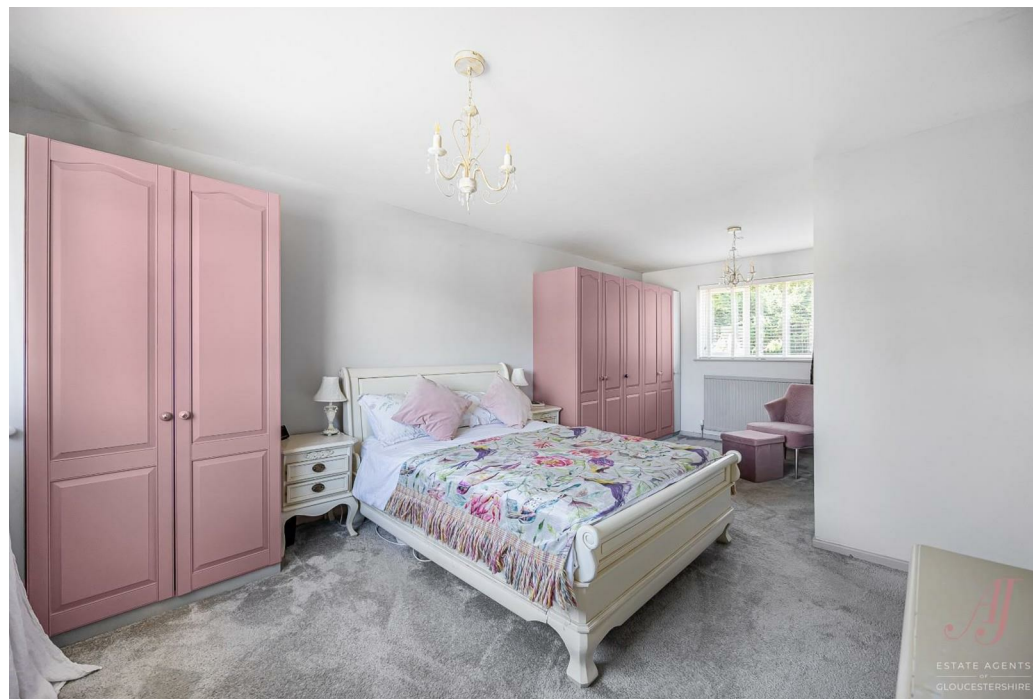
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: sdc. Council Tax Band F and EPC rating E



Location

Frampton on Severn is a charming and well-connected village nestled in the Gloucestershire countryside, renowned for its sense of community and picturesque setting. At its heart lies one of the longest village greens in England, lined with beautiful period homes and mature trees, offering a peaceful and quintessentially English atmosphere. The village boasts a selection of amenities including a well-stocked local shop, two popular pubs, the Bell Inn and The Three Horseshoes, both serving hearty meals and local ales. There is also a sought-after primary school, a traditional cricket club, and an active village hall hosting regular events, clubs, and social activities for all ages. The nearby canal path and countryside walks provide endless opportunities for outdoor enjoyment, while the proximity to the A38 and M5 ensures excellent transport links to Stroud, Gloucester, and beyond. Frampton combines rural charm with a vibrant community spirit, making it a wonderful place to call home.



Directions

From Junction 13 of the M5 island follow the A419 to the island and turn left onto the Bristol Road. Passing the garage on the left you will see the signpost for Frampton On Severn on the right. Follow this road until you come to the Green and turn left, with the Bell Inn on your right. Continue through the village and take a left Turn into Vicarage Lane where the house is located on the right hand side as denoted by our for sale board.



**Approximate Gross Internal Area 1875 sq ft - 174 sq m
(Excluding Garage)**

Ground Floor Area 1112 sq ft – 103 sq m

First Floor Area 763 sq ft – 71 sq m

Garage Area 367 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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		53	75
		EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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