



ESTATE AGENTS
OF
GLOUCESTERSHIRE



ADMIRAL COTTAGE , FRAMPTON ON SEVERN, GL2 7PR

The Property

A light-filled family home in a beautiful setting on the edge of Frampton-on-Severn.

This detached home is full of charm and space, with lovely open views to the rear and a warm, welcoming feel throughout. Thoughtfully presented and ready to move straight into, it's perfectly placed just a short walk from Saul Junction, ideal for Sunday strolls followed by breakfast at The Stables Café.

To the side, there's a driveway with parking for two cars. A dwarf wall and gate lead to the front door, where a storm porch offers shelter before stepping inside.

The entrance hall has stairs to the first floor and doors to the sitting room and fitted kitchen. The sitting room is a cosy yet airy space, with a log burner as a focal point, a window to the front, and French doors at the rear that flood the room with light and open onto the garden, perfect for taking in the countryside views. Stylish wooden laminate flooring runs throughout.

The fitted kitchen is a real highlight, beautifully fitted with pale grey cabinets, sleek quartz worktops, and a range of built-in appliances including oven, hob, extractor, dishwasher, fridge/freezer, and even a bin store. There's ample prep space and a breakfast bar ideal for casual meals. From here, it opens to a large dining/family area and connects to a versatile extra room currently used as a cinema room.

The cinema room, with windows to the front and side, could easily be a home office, snug, or even a fourth bedroom.

The spacious dining/family area is full of natural light, with French doors to the garden and room for a generous table, great for entertaining or family get-togethers. There's also a useful under-stairs cupboard, and a door leading to the utility/boot room.

The utility room has plumbing for a washing machine and tumble dryer, houses the oil-fired Worcester boiler, and offers access to both the garden and a downstairs WC.

Upstairs, the L-shaped landing leads to three double bedrooms and a stylish four-piece bathroom.

The main bedroom is a generous double with two windows at the front and one to the rear, ensuring that the room gets both morning and evening light, a feature timber panelling wall. Bedrooms two and three are also doubles, both enjoying lovely open views. The third bedroom is currently used as a dressing room.

The four-piece bathroom is finished to a high standard, with a separate shower, bath, vanity unit and low flush WC, along with a window overlooking the garden.

This is a truly lovely home, immaculately kept light and spacious, with countryside views and a peaceful semi-rural setting. Just bring your furniture and settle in.

link to video <https://youtu.be/3mOLUDVF62g>

Stamp Duty at £519,950

First time buyer and moving home £15,997 Additional Property £41,995





Outside

Garden

A garden made for relaxing, entertaining, and soaking up the view.

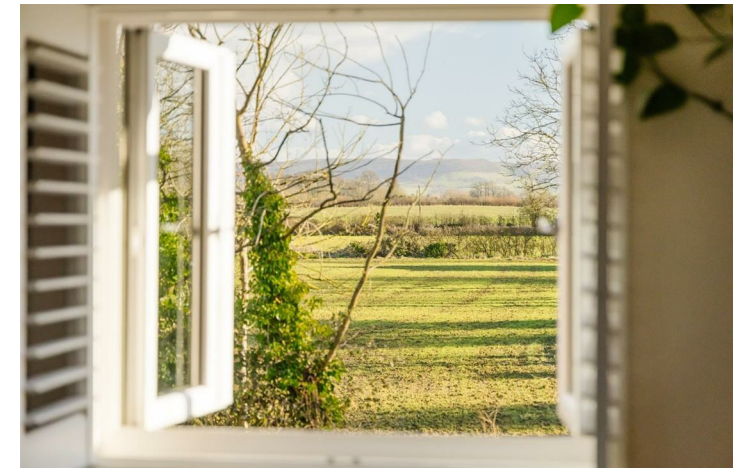
The rear garden is a standout feature of this home, private, fully enclosed, and backing directly onto open fields. Whether you're hosting friends or enjoying a quiet coffee, this is a space that really delivers.

A generous lawn stretches alongside a paved sun terrace, perfect for outdoor dining or lounging with a chiminea glowing nearby.

The garden connects seamlessly to both the sitting room and dining/family area through French doors, creating an easy flow between inside and out.

A low fence frames uninterrupted views across farmland, giving a sense of space and freedom rarely found in village homes. There's also a gate leading to the driveway, and a neat side path with a trellis screen that hides the oil tank and treatment plant. A practical metal shed offers extra storage.

This outdoor space has a calm, open feel, with a layout that makes it ideal for summer gatherings or simply unwinding in peace.



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: . Council Tax Band E and EPC rating D





Location

Frampton on Severn is a well known village and the village green which extends to 22 acres is said to be the longest in the country, village farm shop and post office. It is situated a short distance from Gloucester, Stonehouse and Stroud which offer a range of amenities, shopping and restaurants. Admiral Cottage is conveniently located within a short walk to the picturesque Saul Junction, along with the Stables Café and Marina. A short drive to the village of Whitminster hosts a local pub, village store, various takeaway outlets and Highfield Garden Centre with a Café.

Frampton On Severn has an ease of access to nearby Stonehouse Railway station which offers service to London, Bristol and Surround Towns. Also located closely to the motorway with Junction 13 of the M5 a five minute drive.



Directions

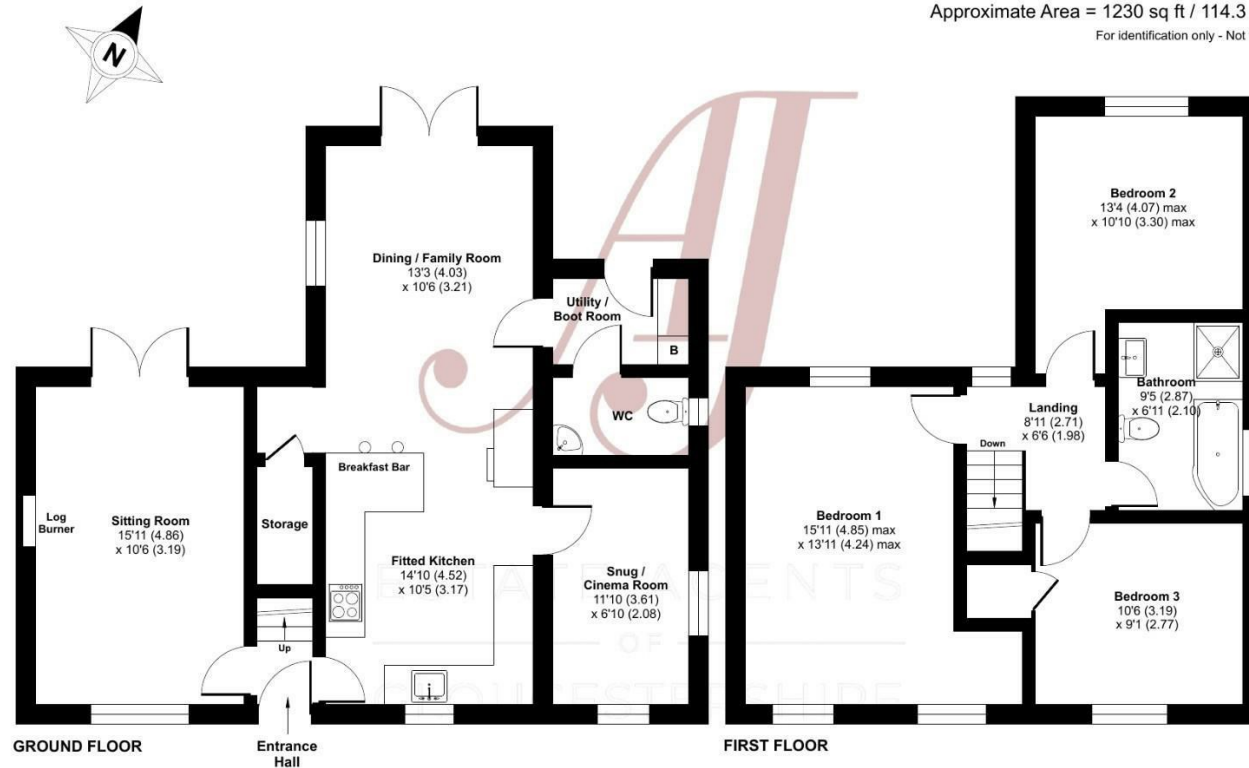
From Junction 13 of the M5 island follow the A419 to the island and turn left onto the Bristol Road. Passing the garage on the left you will see the signpost for Frampton On Severn on the right. This road is Perry Way that leads into the village. Turn right onto Whitminster Lane, you will see our for sale sign on turning right. Continue to follow this lane passing the surgery on the left and continue until you see the property on the left hand side as denoted by our for sale board.



Whitminster Lane, Gloucester, GL2

Approximate Area = 1230 sq ft / 114.3 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 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1253130

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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