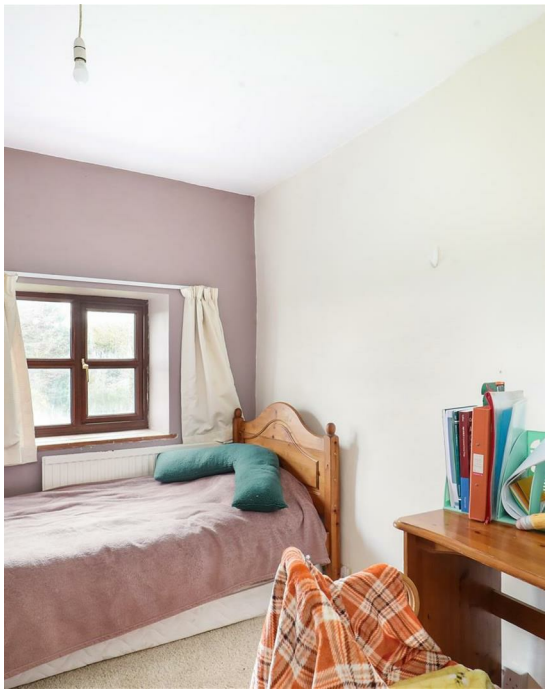
OXSTALLS COTTAGE
FRAMPTON MANSELL

WHITAKER SEAGER



OXSTALLS COTTAGE, FRAMPTON MANSELL, STROUD, GL6 8HZ

A SUBSTANTIAL FOUR BEDROOM FAMILY HOME WITH OUTSTANDING COUNTRYSIDE VIEWS.

the property

Positioned adjacent to the roadside and conveniently located close to the village hall, local pub, and farm shop, this extended four-bedroom detached property enjoys outstanding views across the open Cotswold countryside. Oxstalls Cottage would be ideal for those seeking a family home with a sunny aspect. Now in need of some updating, the property presents an excellent opportunity for buyers wishing to personalise their home.

The accommodation is entered via an entrance hall, which provides access to the cellar and a useful downstairs cloakroom. A doorway leads into the charming sitting room, featuring a dual aspect, an attractive Cotswold stone fireplace, and a warming log burner. From here, a further doorway opens into a spacious second reception room with a rear aspect and direct access to the garden.

This room flows through into the impressive 20ft kitchen/breakfast room, fitted with a range of wooden wall and base units with worktops over and a corner display cabinet. The kitchen includes a single drainer sink, space for a range-style cooker, and a door to the front of the property. Off the kitchen is a versatile utility room offering additional storage cupboards and a built-in sink unit.

An inner hallway leads from the kitchen to internal access to the useful double garage and provides a further door opening out to the rear garden.

The first-floor accommodation is both spacious and well balanced, with the principal bedroom measuring an impressive 26ft x 18ft. This exceptional room enjoys a triple aspect, flooding the space with natural light, and is complemented by a generous en suite bathroom with both bath and separate shower.

Also on this floor is a useful airing cupboard, a well-appointed family bathroom, and three further bedrooms, all of which enjoy pleasant aspects across the surrounding Cotswold countryside.

The property is heated by oil and has a septic tank. Ofcom states the mobile reception as good and broadband speeds are classed as ultrafast

Guide price

£749,995

- Entrance Hallway
- Sitting Room
- Dining Room
- 20ft Kitchen/Breakfast Room
- Utility Room & Downstairs Cloakroom
- 26ft Main Bedroom & Ensuite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Double Garage
- Cellar

WITHIN EASY REACH...

Cirencester - 6 miles
Stroud - 6 miles
Kemble Railway Station - 6.6 miles
Minchinhampton - 3.7 miles
Gloucester - 17.4 miles
Cheltenham - 15.5 miles

Outside

The property is approached via a shared driveway from the A419, leading through a wooden gateway and immediately revealing the outstanding views across the rear garden. The garden is predominantly laid to lawn and is bordered by a variety of mature trees and established shrubs, creating an attractive and private outdoor setting. The driveway provides parking for several vehicles and offers access to the double garage.

Situation

Frampton Mansell lies within the parish of Sapperton, lying between Cirencester and Stroud. This pretty hillside Cotswold village is situated above 'The Golden Valley' where the River Frome and former Thames to Severn canal meanders at the bottom. The Crown Inn is very popular as is the Jolly Nice farm shop and drive-through on the A419. The village hall is used by various clubs and St Luke's Church sits prominently in the centre. The nearest primary school is located at Sapperton with further options at Chalford or Rodmarton. The village lies within the Cotswold area of outstanding natural beauty (AONB). Kemble village offers the nearest train station with regular direct links to London (Paddington).

Approximate Gross Internal Area = 215.8 sq m / 2323 sq ft
Cellar = 15.5 sq m / 167 sq ft
Garage = 23.4 sq m / 252 sq ft
Total = 254.7 sq m / 2742 sq ft

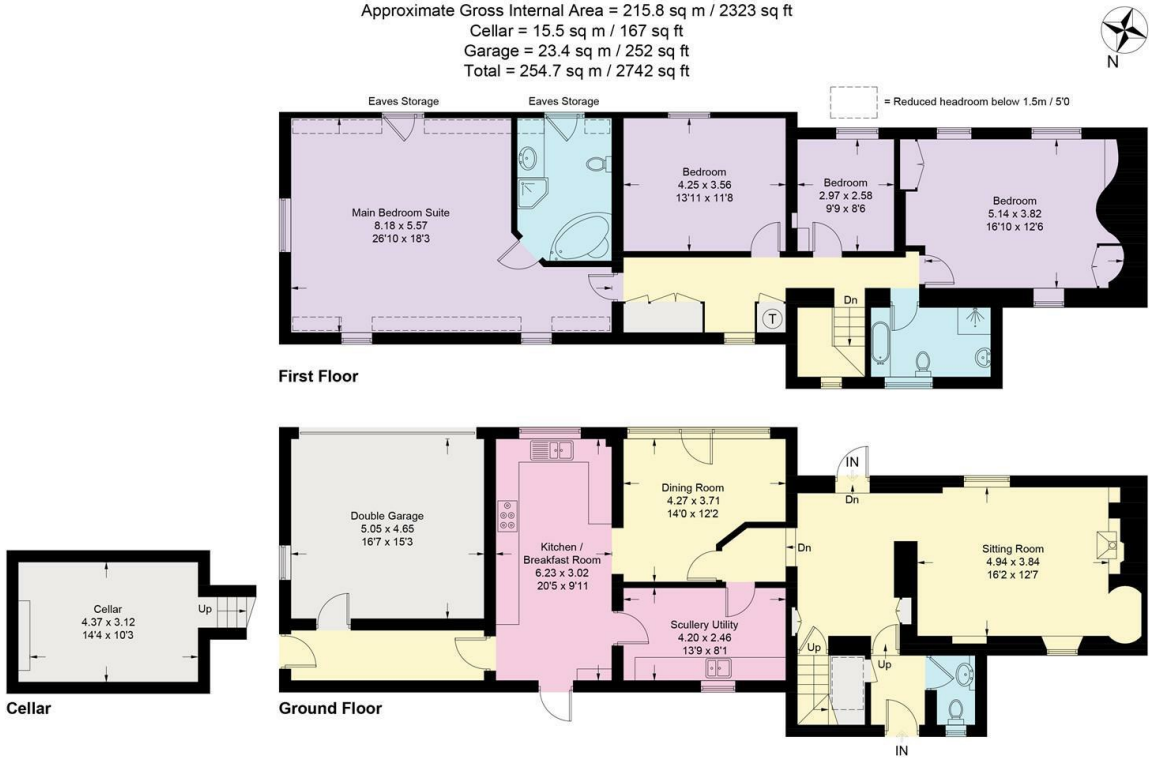
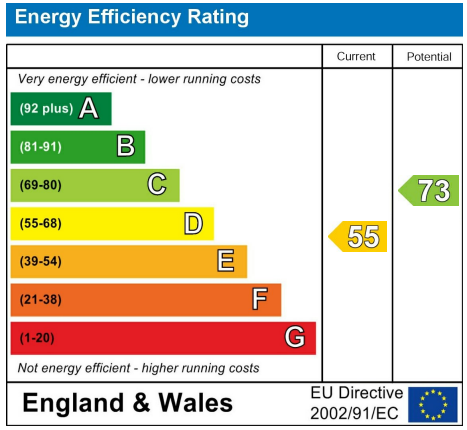


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272306)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8HZ **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.