



JAMES PYLE & CO.

2 Stanley Villas, Passage Road, Saul, Gloucester, GL2 7LB

Semi-detached Victorian house
Peaceful and private hidden away setting
Large mature gardens
2 double bedrooms
Spacious reception room
Off-street parking
Outbuildings with power
PV panels for low running costs



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £395,000

Approximately 0.20 acres and 1,314 sq.ft

‘Within a peaceful, private setting of 0.20 acres of mature gardens, a semi-detached Victorian house boasting outbuildings and low running costs with PV panels’



The Property

Hidden away from passing traffic in the quiet village of Saul, this attractive red brick Victorian semi-detached house is accompanied by 0.20 acres of well-established gardens and various outbuildings. Built in 1893, the internal accommodation is typical to the Victorian era boasting high-ceilings and well-proportioned rooms extending in all to 1,314 sq.ft over two storeys. On the ground floor, the entrance hall has a useful downstairs WC/utility room, whilst the principal reception room comprises a sitting and dining area enjoying a window aspect each end and feature fireplaces. The kitchen/breakfast room has views over the garden and side access out through a lobby. On the first floor there are two large double bedrooms and a bathroom fitted as a modern shower room. Within the garden there are three timber-built outbuildings complete with power. The

gardens span to the side and rear of the house reaching down to the adjoining open fields. The gardens comprise of various lawns enclosed by mature hedging and a range of specimen trees. Adjoining the house is a lovely patio area and pond with water feature. The property benefits from off-road parking over a gravelled parking area by Passage Road. A pedestrian path then leads to the property which is hidden from view and has a very pretty approach with metal railings and flower beds.

Situation

The peaceful village of Saul is set amongst rural countryside close to the River Severn and the Gloucester Canal which boasts many beautiful canal side walks. The village has a church and village hall with a playing field. The historic village of Frampton-on-Severn is located just 1 mile away where amenities such

as a parish church, primary school, village post office/store and two public houses. Frampton-on-Severn also plays host to the very popular annual Frampton Country Fair. There are excellent road network link with both the A38 and M5 motorway accessible within a few miles providing access to Gloucester, Cheltenham, the Midlands, Bristol, Bath and the M4. The Cotswold market town of Stroud is 8 miles away and has a train station providing services to London Paddington.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. PV solar panels are located on the kitchen and outbuilding roofs generating electricity for the property. LPG canisters fuel the gas cooker.

Directions

From the Frampton on Severn direction, enter Saul onto the High Street and head north. At the village centre, take the left hand turn opposite the red telephone box into Passage Road. Then immediately locate the driveway to 2 Stanley Villas on the left hand side. The cottage is found at the end of the pedestrian pathway from the parking area. Postcode GL2 7LB. What3words ///full.reveal.sues

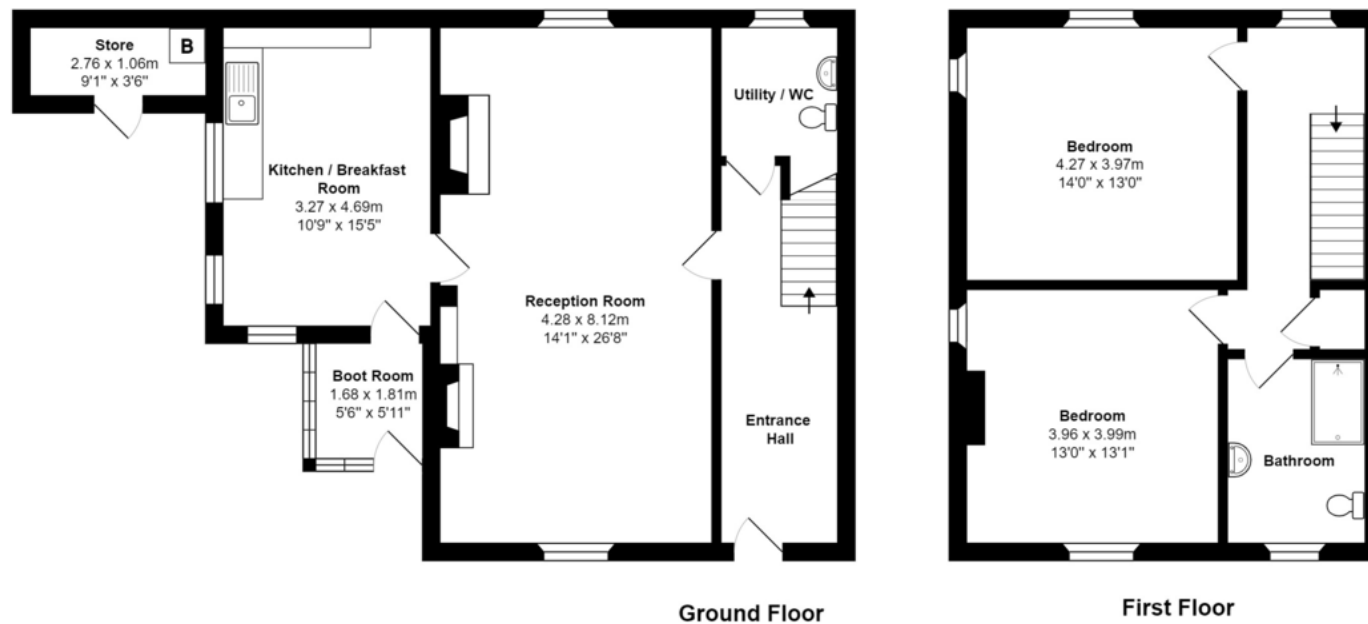
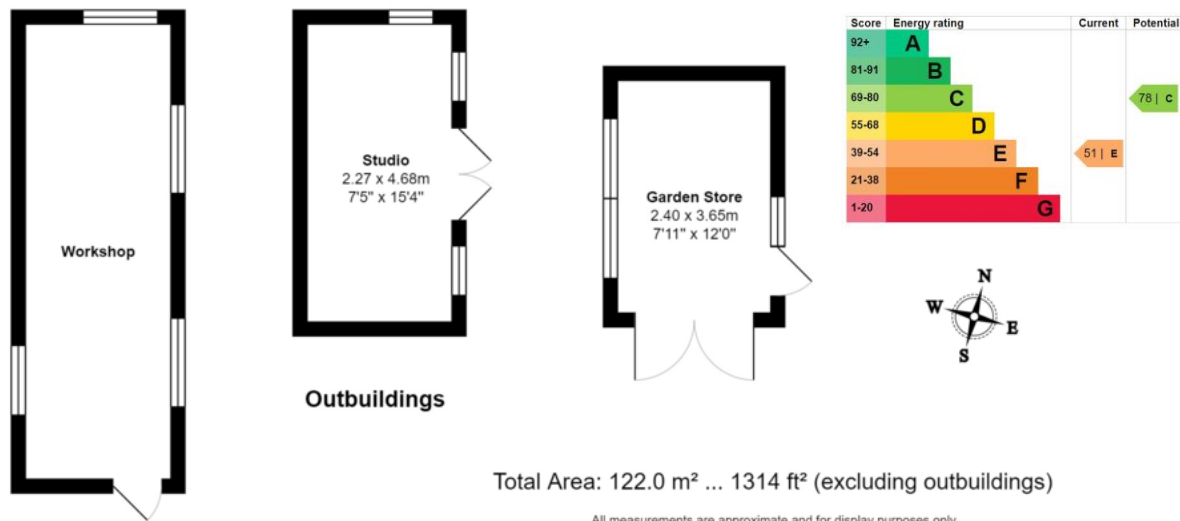
Local Authority

Stroud District Council

Council Tax Band

D £2,081





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