



Kingsdon House The Court Garden, Arlingham GL2 7JH
£735,000

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- Detached family home situated in the Severnside village of Arlingham
- Three sizeable reception rooms to include sun room
- Master suite with en-suite, walk in wardrobe and Juliet balcony benefitting from far reaching views
- Four additional sizeable bedrooms
- Well-presented throughout and a great size
- Nice views of local countryside
- Countryside walks nearby and views over surrounding fields
- Freehold
- Council tax band F (£3,274.20)
- EPC rating D55

£735,000

Ground Floor Accommodation

The property is accessed via the porch which provides entry to the garage and entrance hall, along with a door to the rear garden. The main entrance hall has stairs rising to the first floor and access to the cloakroom/utility cupboard, living room, dining room and kitchen. The ground floor boasts spacious and versatile accommodation, the main living room has dual aspect windows and an inset wood burner with access to the dining room via double doors. The dining room also has dual aspect windows and has an open fire. The room provides space for a large family, with plenty of room for a large table. In the light and airy kitchen, there is a range of wall and base units with a central island. It further benefits from a Quartz worktop. Appliances include a Rangemaster cooker with six ring electric hob, a wine fridge and double Belfast

sink. There is space for a dishwasher and fridge/freezer. There is a handy utility area that has space for a washing machine and tumble dryer. Additionally, the property boasts a garden room with French doors to the garden.

First Floor Accommodation

The first floor houses four bedrooms, of which three are doubles and a generous single. The main family bathroom is found on this floor and boasts a low-level WC, wash hand basin, walk in shower and freestanding roll-top bath, along with a heated towel rail.

Second Floor Accommodation

On the second floor is the master suite, it has views over local countryside and storage area. There is a walk-in wardrobe and en-suite, the en-suite has a walk in shower, low-level WC and two wash hand basins, along with a heated towel rail.



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Outside

The property is accessed via a gravelled driveway which provides off-road parking for several vehicles as well as mature shrubbery and trees. There is a single garage which can be accessed via the electric roller doors or internally via the porch. The rear walled garden provides multiple seating areas and is not overlooked. A decked seating area provides the sunshines, whilst you can enjoy some shade on the patio with electric awning. There are two sheds at the property, providing extra storage as well as raised planters. There is gated access to both sides of the property.

Location

Approximately thirteen miles south of Gloucester lies the picturesque Severnside village of Arlington. The centre of the village is built around The Cross. There is a Post Office and The Red Lion pub, which serves meals and local beers. There is also a riverside pub, The Old Passage, which offers panoramic views of Newnham-on-Severn on the opposite bank. Around The Cross lies the majority of the houses though farms and other dwellings are scattered throughout the Parish. A short drive is the popular Saul, a rural village that is adjoining the sought after village of Frampton on

Severn. Within Frampton there is a village shop, post office and primary school, as well as an array of beautiful eateries. There are a range of pleasant walks nearby, as well as the Saul Marina providing mooring for boat enthusiasts as well as a number of family events. The area is well placed for easy access to the M5 motorway as well as Gloucester, Cheltenham, Stroud.

Material Information

Tenure: Freehold.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,274.20 (2025/26).

Electricity supply: mains.

Water supply: mains.

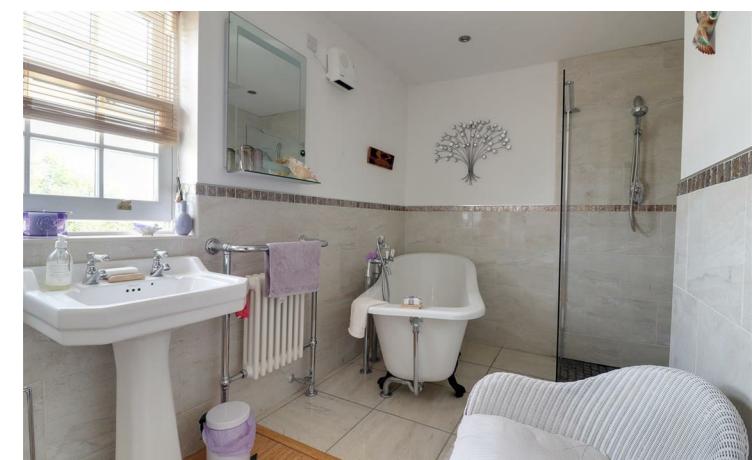
Sewerage: mains.

Heating: oil fired.

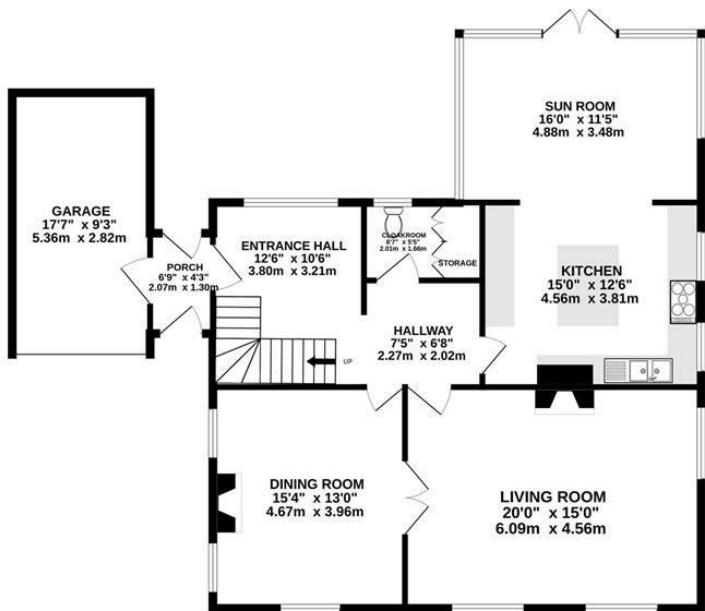
Broadband speed: 3 Mbps (basic), 80 Mbps (superfast) and 1,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.

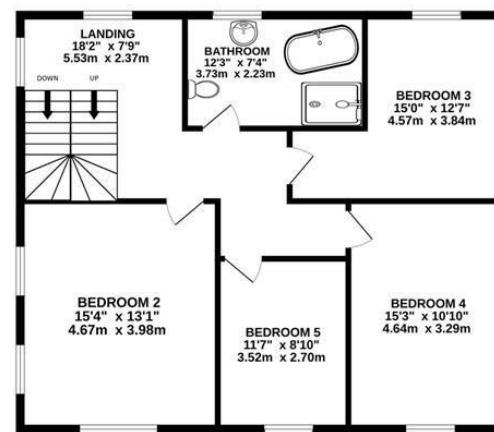




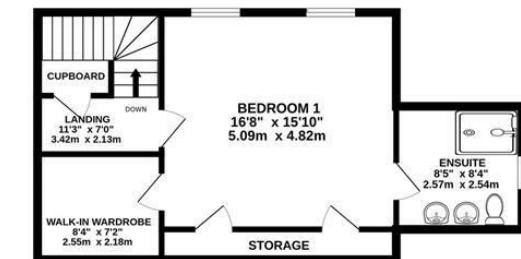
GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 2659 sq.ft. (247.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	55

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



