



St. Augustines Well, Arlingham GL2 7JN
Offers Over £325,000



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• Detached cottage situated in the Severnside village of Arlingham • Two double bedrooms • Two en-suite shower rooms • Low-maintenance garden with decking and paving • Garden room with electric heating and sliding doors currently utilised as an office • Off road parking space for one vehicle within a communal area • There is an annual service charge of approximately £300 paid to St Augustine Management company Ltd. • Freehold • Council tax band C (£2,014.88) • EPC rating C69



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

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Living Room

uPVC double-glazed window to front elevation and aluminium framed double glazed painted doors and windows overlooking the garden. Access to kitchen and oak stairs rising to the first floor. Bio-ethanol fire (at a negotiated price). Original exposed beam. Radiator.

Kitchen/Breakfast Room

uPVC double-glazed window to front elevation and aluminium framed double-glazed door to garden. Range of wall and base units with appliances to include sink with 'pull out' mixer tap and drainer, eye-level double oven, five ring induction hob, integrated fridge/freezer and integrated dishwasher. The kitchen is finished off to a high standard with a Dekton worktop. Storage cupboard with plumbing for washing machine. Access to living room and bedroom two. Radiator.

Bedroom One

Aluminium framed double-glazed windows to rear and uPVC double-glazed window to the side elevation. There is also a double-glazed wooden framed velux window to the front elevation, with integrated blackout blind. Access to en-suite shower room. Radiator.

En-Suite Shower Room

uPVC double-glazed Wooden framed velux window to front elevation with integrated blackout blind. Low-level WC, wash hand basin and walk in shower with handheld and waterfall head. Heated towel rail.

Bedroom Two

Aluminium framed double-glazed bi-folding doors to rear garden and uPVC double-glazed window to side elevation. Bespoke oak painted cabinetry. Access to en-suite shower room. Radiator.

En-Suite Shower Room

Low-level WC, wash hand basin and shower cubicle. Heated towel rail.

Outside

The property has allocated parking for one vehicle. The walled courtyard is enclosed and low-maintenance with decking and paving. Outside covered barbecue/cooking area with lighting, storage and electrical supply. There is an additional garden room with electric heating, uPVC double-glazed sliding doors and also has a hard wired internet connection. The courtyard is centred around the original St Augustine's Well with original brick paving,.

Location

Approximately thirteen miles south of Gloucester lies the picturesque Severnside village of Arlingham. 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, There is a coffee shop in the village which is open Friday to Sunday. 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.

There is an annual service charge of £300 (£25 per month) paid to St Augustine Management company Ltd. This goes towards the communal courtyard/parking area and the septic tank.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,014.88 (2025/26).

Electricity supply: mains.

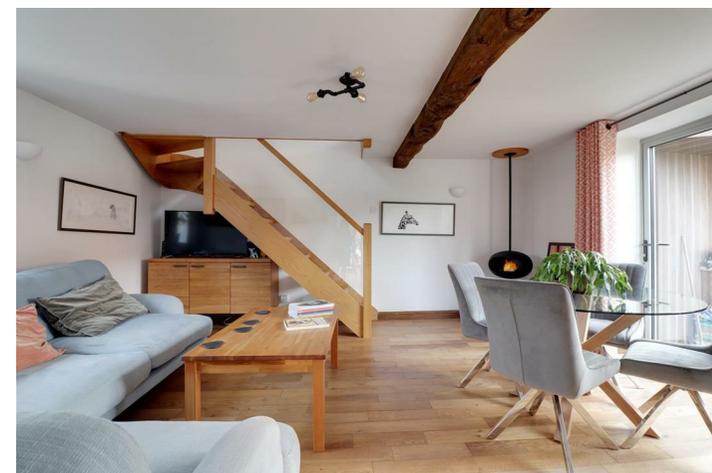
Water supply: mains.

Sewerage: Septic Tank.

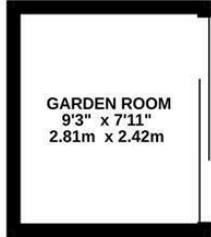
Heating: oil central heating.

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

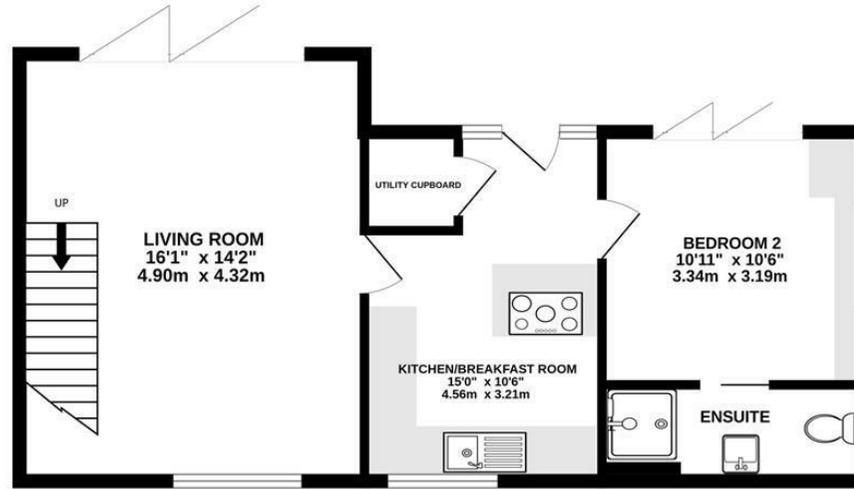
Mobile phone coverage: EE, Three, O2 and Vodafone.



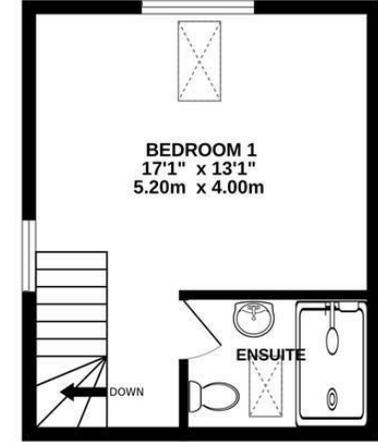
BASEMENT
73 sq.ft. (6.8 sq.m.) approx.



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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