



10 Vicarage Lane  
, Frampton On Severn, GL2 7EE

**£595,000**





This delightful very well presented FOUR bedroom home offers a spacious and versatile layout allowing you to adapt the space to suit your needs, ideal for a growing family

If you are a keen Gardener not only do you have your own enclosed garden but access to the allotments at the rear of the property\* overlooking the lake.

Don't miss out on the chance to own a piece of this idyllic village and make this house your own, all within the picturesque setting of Frampton On Severn. \*\*CHAIN FREE\*\*

### The Situation

Close to the green in the village of Frampton on Severn, which is famous for its extensive and picturesque village green. The village has its own primary school, post office/store, public house and village hall. A number of country walks are close by including the tow path of the Gloucester/Sharpness canal. Frampton on Severn is well placed for travel throughout the south west being within a five minute drive of Junction 13 of the M5 motorway. The property occupies a pleasant location on the lane which gives access to the adjoining village of Whitminster. Frampton on Severn is also well placed for access to the A38, which brings the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

### Porch

**Sitting Room**  
20'1 x 11'7 (6.12m x 3.53m)







Kitchen/Dining Room  
27'6 x 9'10 (8.38m x 3.00m)

Rear Porch

Bedroom 1  
12'10 x 10'10 (3.91m x 3.30m)

Bedroom 2  
12'1 x 10'8 (3.68m x 3.25m)

Shower Room  
9'4 x 8'11 (2.84m x 2.72m)



Bedroom 3  
10'1 x 10'0 (3.07m x 3.05m)

Bedroom 4  
12'0 x 10'1 (3.66m x 3.07m)

Shower Room

### OUTSIDE

Driveway with ample OFF ROAD parking leading to the Garage ( 17'7 x 11'11) gated side access to the rear garden.

The mature garden is mainly laid to lawn with various shrubs planted a further seating area and water feature.

\* The late owners have an agreement with Frampton Court Estate to use the allotment which is directly at the rear of the property. The current nominal allotment fees have been paid to the end of the year. Subject to the Frampton Court Estates ongoing approval you may have the option to take over the allotment if you wish to.

### Services

Mains drainage, Oil  
Stroud District Council tax band E

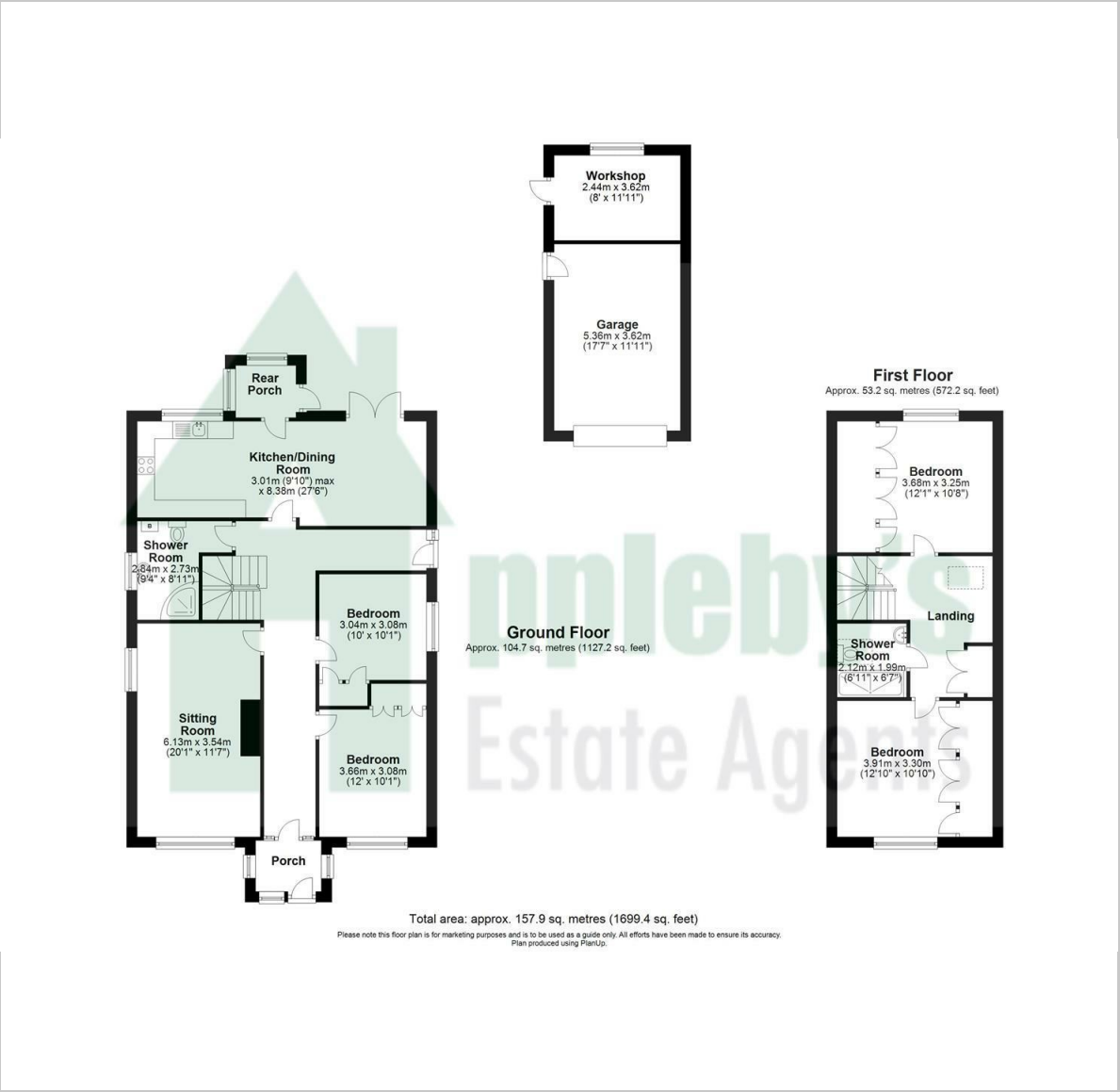
### Tenure

Freehold





Floor Plan



Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

