



Elm Tree Cottage The Green  
, Frampton On Severn, GL2 7EZ

**£725,000**

4 2 3

Elm Tree Cottage is a Grade II listed stunning detached thatched cottage that exudes charm and elegance. This remarkable property boasts a rich history, with original features believed to date back to the early 14th century, making it a true gem in the heart of the countryside.

Offering generous living space with three reception rooms, the dining room is a great space with the vaulted ceiling and exposed beams with doors leading onto the garden ideal for entertaining.

The exterior of the cottage is equally enchanting, the garden is very mature with various trees, shrubs and planting. There is a pergola covered in vine perfect for the shade on those hot sunny days, whilst you can enjoy the view over the garden.

Elm Tree Cottage is a property that truly deserves attention.

## Entrance

**Sitting Room**  
15'9 x 15'7 (4.80m x 4.75m)

**Bedroom 3**  
10'10 x 9'10 (3.30m x 3.00m)

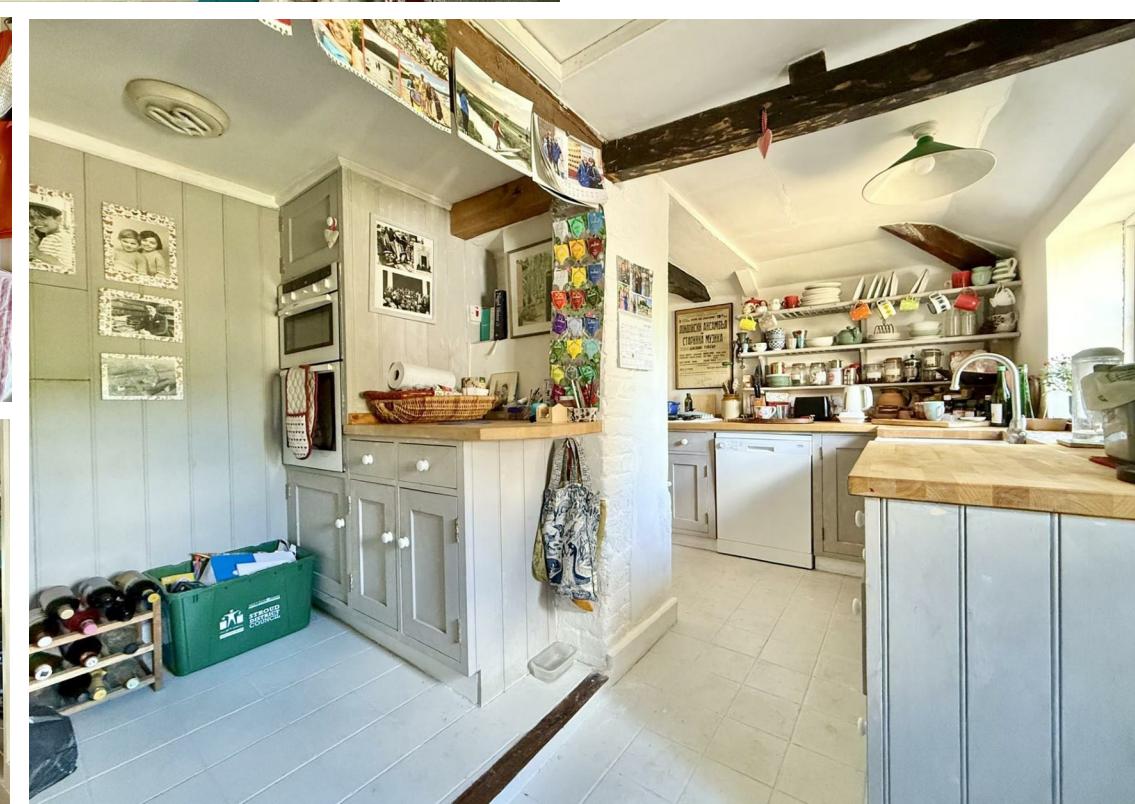
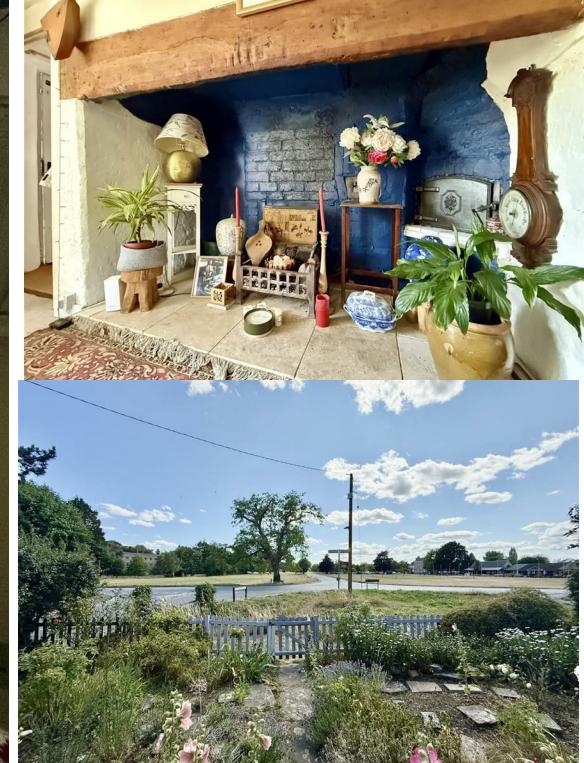
**Study/Bedroom 4**  
10;'0 x 8'0 (3.05m;'0.00m x 2.44m)

**Dining Room**  
19'6 x 14'9 (5.94m x 4.50m)

**Reception Room**  
10'11 x 8'1 (3.33m x 2.46m)

**Kitchen**  
13'4 x 10'4 (4.06m x 3.15m)

**Shower Room**





**Snug**  
10'8 x 8'1 (3.25m x 2.46m)

**Conservatory**  
11'2 x 8'9 (3.40m x 2.67m)

**Bedroom 1**  
14'5 x 10'7 (4.39m x 3.23m)

**Ensuite Bathroom**

**Bedroom 2**  
16'4 x 10'6 (4.98m x 3.20m)

#### **OUTSIDE**

The rear garden is an oasis if you are a keen gardener this one is for you! The garden is very mature with various trees, shrubs and planting, there is a pergola covered in vine perfect for the shade on those hot sunny days, whilst you can enjoy the view over the garden. The Summerhouse provides that extra area of external living space ideal for studio or home in the garden, whilst to the rear the parking area can be found with a timber built workshop/store with a undercover area.



#### **Services**

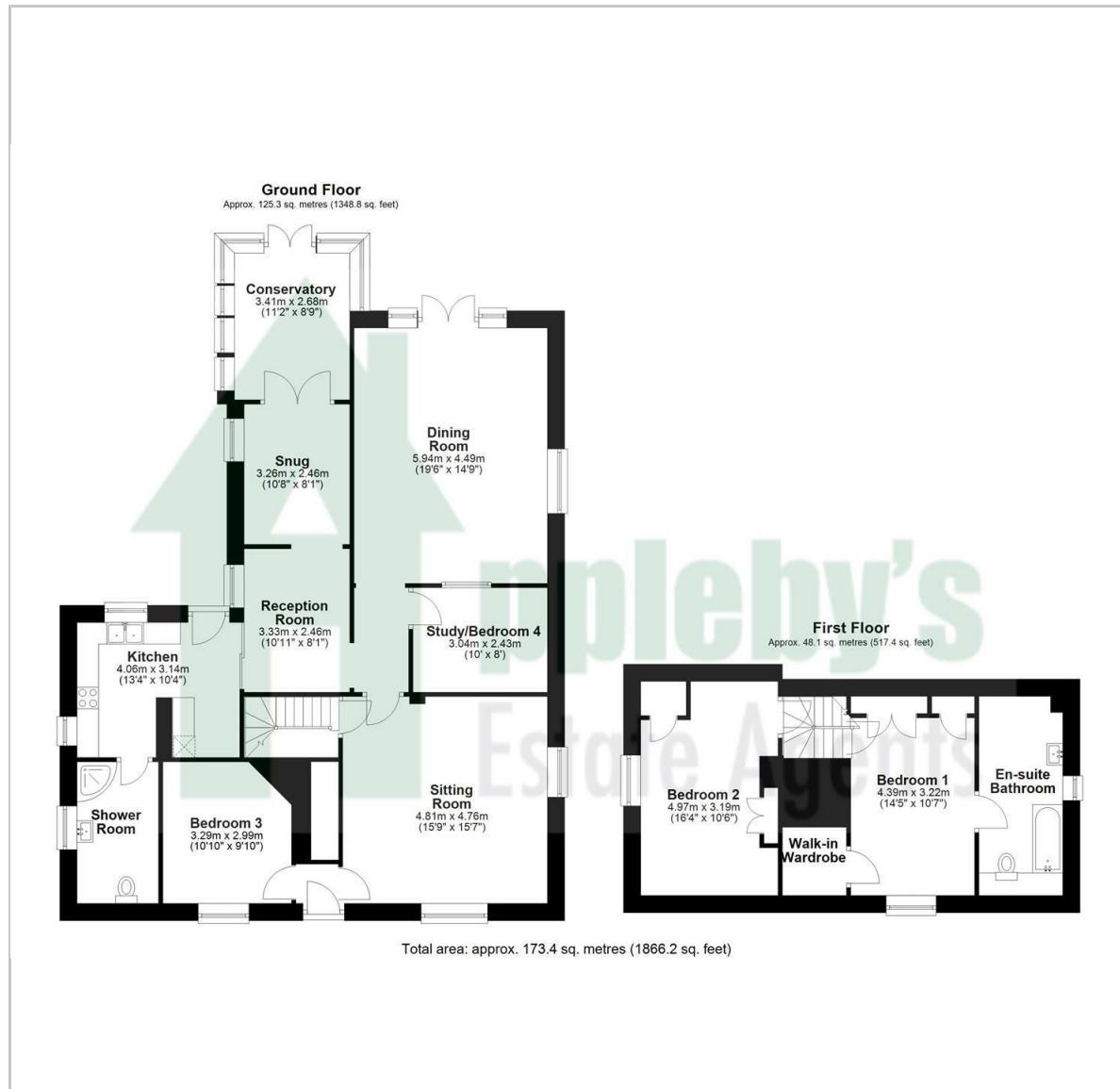
Mains drainage , LPG  
Property Insurance is with NFU current premium £1900 PA Approx  
Stroud District Council tax band F



#### **Tenure**

Freehold

## Floor Plan



## Area Map



## 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.