



Archies, Elmore Back  
, Elmore, GL2 3ST

**£800,000**

 4  3  2  C



A home in the countryside! This spacious four bedroom home is ideal for a growing family in excess of (2,000 sq ft). Elmore Back provides a serene escape surrounded by nature's beauty. Nestled amidst countryside and lush greenery on the banks of the River Severn, the new owners have the opportunity to enjoy the outdoors in a rural countryside setting. Ideal for those seeking a tranquil rural lifestyle.

\*Additional land available by separate negotiation.

### The Situation

Elmore is a small village near Hardwicke and Frampton on Severn in Gloucestershire, it is a charming rural village with a friendly and active community, surrounded by the beautiful Gloucestershire countryside. It is known for its picturesque views, with rolling farm fields, lush meadows, and tranquil river views, making it an ideal hiking destination for nature lovers and those seeking a peaceful place for a walk. 7.5 miles from the City of Gloucester which provides a range of everyday facilities and a train station. the property is 6 miles from junction 12 of the M5, providing links to Bristol, Gloucester, and Cheltenham.

### Porch

### Entrance Hall

Lounge  
12'1 x 12'1 (3.68m x 3.68m)

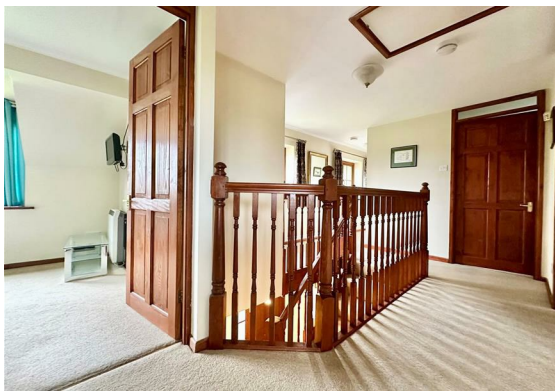
Dining Room  
10'7 x 9'4 (3.23m x 2.84m)

Kitchen/Breakfast Room  
16'10 x 15'7 (5.13m x 4.75m)

Utility Room  
8'6 x 5'6 (2.59m x 1.68m)

Garden Room  
19'1 x 12'10 (5.82m x 3.91m)

Bedroom 1  
17'5 x 15'3 (5.31m x 4.65m)







### Ensuite Bathroom

**Bedroom 2**  
12'10 x 9'10 (3.91m x 3.00m)

### Ensuite

**Bedroom 3**  
12'1 x 8'7 (3.68m x 2.62m)

**Bedroom 4**  
13'11 x 7'8 (4.24m x 2.34m)

### Bathroom

**Bedroom 5**  
20'11 x 16'6 (6.38m x 5.03m)

### OUTSIDE

Situated on a rural lane there is ample OFF ROAD parking leading the garage 17'9 x 16'6

The rear garden is mainly laid to lawn. A raised decking area overlooking the large pond a peaceful outlook ideal for entertaining and enjoying the stunning views.



\*Additional land available if required (subject to negotiation) -The land is adjacent to the property and also accessed from the garden in addition gated access from the lane. The land is flat ideal pasture benefitting Brick built OUTBUILDING 50ftx17'3 and chicken shed. bordered by mature trees/hedgerows the whole plot is approaching SIX ACRES. (Please note there is a public footpath across the field) Further down the lane on the opposite side of the road there is an additional acre of land ( Orchard) that is also subject to separate negotiation.

### Services

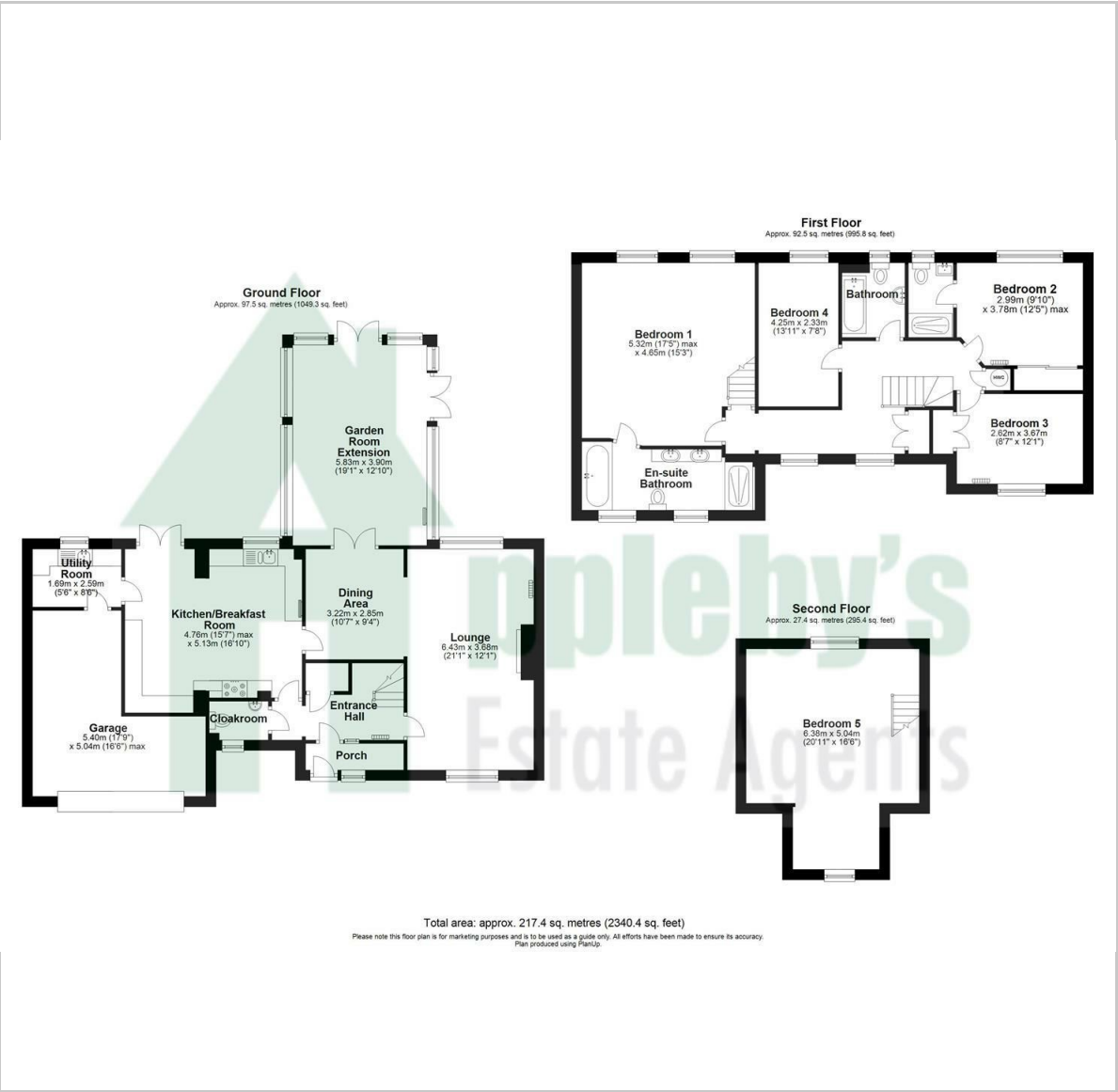
Mains water, sewerage treatment system, electric heating and Solar Panels ( owned by the property benefitting a feed-in tariff) Superfast Broadband connected to the property.  
Stroud District Council tax band F

**Tenure**  
Freehold





Floor Plan

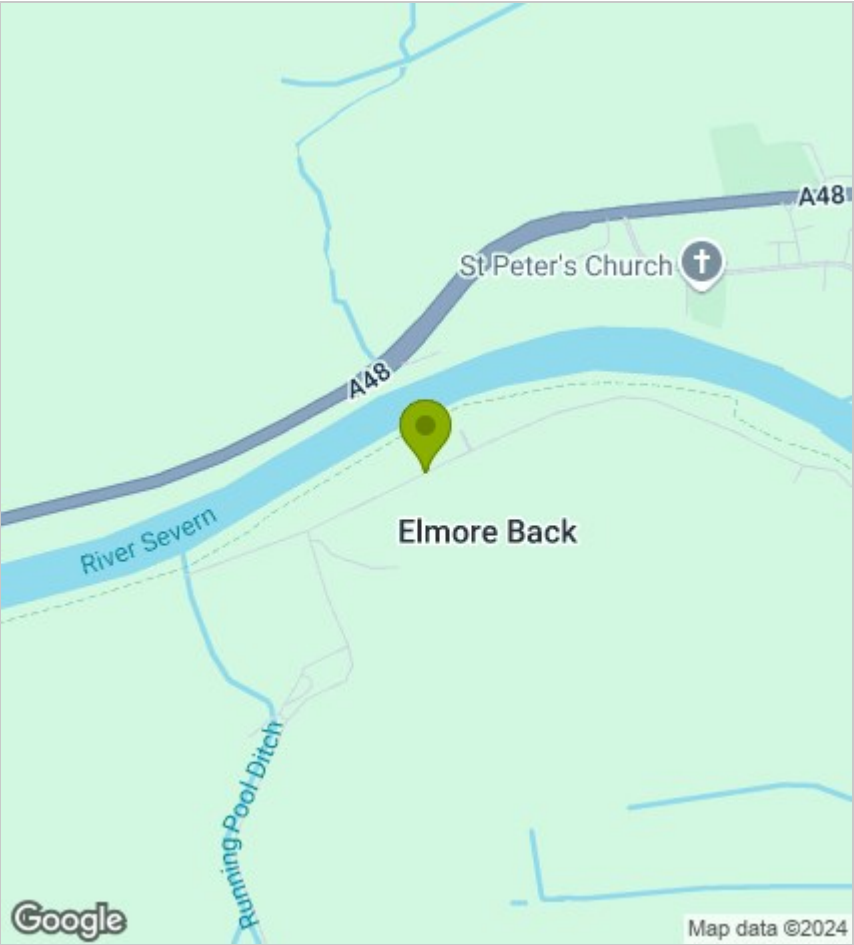


Viewing

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

