



JAMES PYLE<sup>Co.</sup>

1 Stanley Villas, Passage Road, Saul, Gloucester, Gloucestershire, GL2 7LB

Semi-detached period home  
Recently refurbished and modernised  
Well-proportioned, light and airy  
accommodation  
2 receptions and conservatory  
Kitchen/dining room  
3 bedrooms, 2 bathrooms  
Off-road parking and mature garden  
Discreet hidden away location  
No onward chain

Approximately 1,563 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £415,000**

‘Hidden away in the village of Saul, this semi-detached period home has been recently refurbished and updated’

### The Property

This semi-detached period home is discreetly tucked away from passing traffic in the quaint village of Saul. Built in 1893, the property has been recently refurbished and reconfigured presenting well-proportioned, light and airy accommodation accentuated by the high ceilings and large windows. The accommodation is arranged over two floors and extends in all to 1,563 sq.ft. while externally there are a range of outbuildings accompanying the house.

The spacious entrance hall opens to two reception rooms. The living room features an ornate open fireplace while the rear sitting room has an adjoining study and conservatory overlooking the garden. The kitchen/dining room has updated with new units, a built-in dishwasher, oven and gas hob. Off the kitchen there is a useful large utility room with side access and downstairs WC. The first floor layout has

been reconfigured to include three bedrooms, a family bathroom and en-suite shower room to the principal bedroom.

The property benefits from off-road parking for two cars over a gravelled parking area by Passage Road. A pedestrian path then leads to the property which is hidden from view and has a very pretty approach with metal railings and flower beds. Set around a courtyard, the range of outbuildings include garaging and stone-built stores and are in need of some repair. The mature garden lies mostly to the rear with a lawn bound by well-established shrubs and trees.

### Situation

The peaceful village of Saul is set amongst rural countryside close to the River Severn and the Gloucester Canal which boasts many beautiful canal side walks. The village has a church and village hall with a playing field. The historic village of



Frampton-on-Severn is located just 1 mile away where amenities such as a parish church, primary school, village post office/store and two public houses. Frampton-on-Severn also plays host to the very popular annual Frampton Country Fair. There are excellent road network link with both the A38 and M5 motorway accessible within a few miles providing access to Gloucester, Cheltenham, the Midlands, Bristol, Bath and the M4. The Cotswold market town of Stroud is 8 miles away and has a train station providing services to London Paddington.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

### Directions

From the Frampton on Severn direction, enter Saul onto the High Street and head

north. At the village centre, take the left hand turn opposite the red telephone box into Passage Road. Then immediately locate the driveway to 1 Stanley Villas on the left hand side. Postcode GL2 7LB

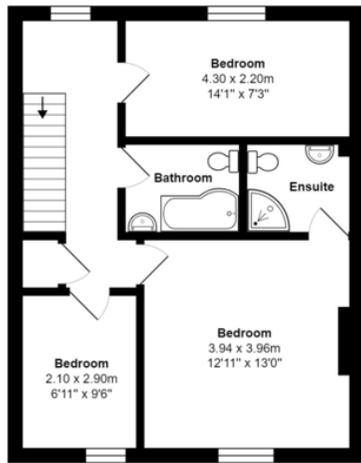
### Local Authority

Stroud District Council

### Council Tax Band

D £2,012



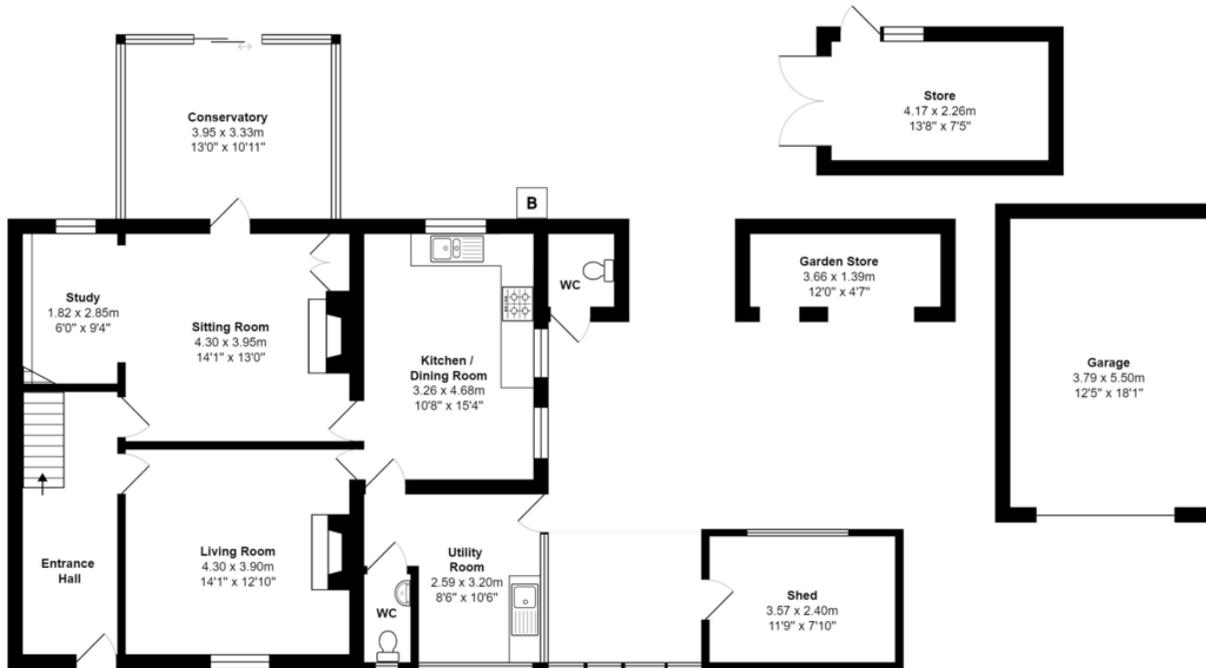


Total Area: 145.2 m<sup>2</sup> ... 1563 ft<sup>2</sup> (excluding outbuildings)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

**First Floor**



**Ground Floor**



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