

Kingselm, The Perry Way, Frampton  
On Severn, GL2 7HS

Asking price

**£650,000**



\*\*\*\*AVAILABLE FOR VIRTUAL VIEWINGS\*\*\*\* UPGRADED AND MODERNISED FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW - SET IN 0.25 OF AN ACRE OF LAND - BACKING ON TO OPEN FIELDS - ENTRANCE HALLWAY - CLOAKROOM - LIVING ROOM WITH DUAL ASPECT WOODBURNER - OPEN PLAN MODERN KITCHEN/DINING ROOM WITH WOODBURNER - UTILITY ROOM - SECOND HALLWAY / BOOT ROOM - TWO GROUND FLOOR BEDROOMS WITH ENSUITE WET ROOMS - SPACIOUS LANDING - TWO FIRST FLOOR BEDROOMS - LARGER THAN AVERAGE FAMILY BATHROOM - DOUBLE GARAGE WITH ADDITIONAL WORKSHOP AREA - GATED ENTRANCE WITH ENCLOSED GARDENS - LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING - NO ONWARD CHAIN - ENERGY RATING F

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# Kingselm, The Perry Way, Frampton On Severn, GL2 7HS

## SITUATION

'Kingselm' is in an excellent location close to 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 Perry Way, which is well placed for access to the A38, allowing the larger centres of Stroud, Gloucester and Stonehouse within commuting distance and where secondary and independent schooling can be found.

## DIRECTIONS

If travelling in a northerly direction on the A38 towards Junction 13 of the M5, turn left onto The Perry Way (B4071) signposted Frampton-on-Severn the property can be found a quarter of a mile on the right hand side.

## DESCRIPTION

The property has been upgraded and modernised to provide excellent family living space both inside and out. Set in 0.25 acre of land, the property offers versatile downstairs accommodation having a lounge with dual aspect fireplace, large kitchen/dining room, two ground floor bedrooms with ensuite wet rooms, along with utility, second hallway/boot room and cloakroom. On the first floor two further bedrooms can be found along with a larger than average family bathroom. Externally the garden is fully enclosed and backs on to open fields, having a gated entrance and parking for many vehicles, with driveway leading to a double garage and additional workshop. The property must be seen to be fully appreciated and we suggest a viewing at your earliest opportunity.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALL

Composite door leads into the hall having stairs to first floor and under stairs storage area.

## LOUNGE 4.67m into bay x 4.21m Max (15'4" into bay x 13'10" Max)

Having partially glazed oak doors leading in to this pleasant room, having dual aspect fireplace with woodburning stove providing heat to both lounge and dining area, radiator, double glazed window to front and side and door leading to dining room.

## KITCHEN/DINING ROOM Overall 7.56m Maximum x 4.47m Widening 4.97m (Overall 24'10" Maximum x 14'8" Widening 16'4")

Kitchen Area: 4.47m x 3.44m

This fabulous open plan space provides all the essential every day living requirements of a kitchen, having a modern and contemporary feel with wall and base units with worktop over, stainless steel sink with drainer and mixer tap, space for oven extractor over. Integrated washing machine and dishwasher and space for fridge freezer, dual aspect windows provide ample light from front to back.

Dining area: 4.97m Maximum X 4.15m Maximum

An excellent family entertaining space, having woodburning stove, radiator and double glazed patio doors leading to the rear garden, door way to lounge and to inner hallway.

## LOBBY

Having a large storage cupboard providing access to meters and fuse board.

## CLOAKROOM

Having modern white vanity washbasin with storage under, WC, radiator and double glazed window to rear.

## SECOND HALLWAY / BOOT ROOM 2.69m x 1.92m (8'10" x 6'4")

With composite door to front of property, radiator and double glazed window to side.

## UTILITY 2.72m x 2.35m (8'11" x 7'9")

Housing hot water cylinder, Worcester boiler, with double glazed window and door to rear garden.

## BEDROOM ONE 3.58m x 4.36m into bay (11'9" x 14'4" into bay)

Excellent and versatile space having double glazed window to front, radiator and leading to:

## EN-SUITE WET ROOM

Good size wet room with mixer shower, wash hand basin, wc, ladder towel rail, double glazed window to side, laminate wall panels.

## BEDROOM TWO 3.29m x 3.58m (10'10" x 11'9")

Double glazed window overlooking the rear garden and radiator.

## EN-SUITE WET ROOM

Having mixer shower, wash hand basin, wc, ladder towel rail, double glazed window to side, laminate wall panels.

## ON THE FIRST FLOOR

## LANDING

Spacious with double glazed picture window providing light and views to the rear across open fields and beyond.

## BEDROOM THREE 3.69m x 4.55m Max (12'1" x 14'11" Max)

Having radiator and double glazed window to rear with views across open fields.

## BEDROOM FOUR 3.30m x 4.56m (10'10" x 15'0")

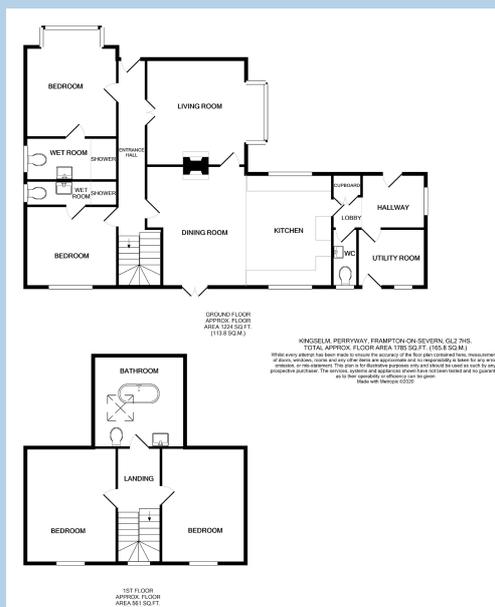
Having radiator and double glazed window to rear offering views over open fields.

## BATHROOM

Extremely spacious family bathroom with white suite comprising of stand alone bath with bespoke tap and shower head., WC and washbasin, radiator, eves storage and skylight window.

## EXTERNALLY

Set in 0.25 acre of land, the property is fully enclosed with access via and electric gate leading to a large block paved driveway providing room for a substantial amount of vehicles. A concrete pathway leads to a canopy porch and the front door and an additional carport



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	74	A	B	1
B	C		B	C	
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

England & Wales  
 EPC Drawn 2022/11/02  
 Environmental Impact (CO<sub>2</sub>) Rating  
 EPC Drawn 2022/11/02

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