

SOUTHWATER  
FROMEBRIDGE LANE



WHITAKER  
SEAGER

# SOUTHWATER, FROMEBRIDGE LANE, WHITMINSTER, GL2 7PD

## A GATED COMMUNITY CENTRED AROUND A HISTORIC MILL SETTING.

### *Description*

Located within a private gated community within a historic industrial site, Southwater along with a small collection of similar period dwellings, enjoys fantastic views across the River Frome to the farmland beyond. Dominated by the hypnotising sound of the water rushing through the weir makes this an extremely unique and relaxing setting. The pretty period cottage constructed out of brick offers well proportioned accommodation across three levels. Presented beautifully, the living space has been designed so that the principle reception room enjoys the far reaching exquisite rural aspect. Crossing the threshold via the side stable door, the official front door rarely gets used, you enter a stunning handmade fitted kitchen with a central island, it's a real showpiece. Off here is found the third bedroom with ensuite shower room however it could be utilised as a home office or family room. On the first

floor lies a magnificent open living/dining room with treble aspect windows with access through a small hall to an enclosed courtyard. Two further bedrooms and a delightful bathroom are found on the top floor.

Asking price  
**£450,000**

For a true flavour of this period home and it's stunning setting please ask to see our informal walking tour.



- River views • Handmade Kitchen • Downstairs guest bedroom with ensuite • Superb Living/dining room • Two further bedrooms • Bathroom • Enclosed garden & courtyard • Private parking

## Outside

The pretty enclosed 'L' shaped garden has a small lawned area, a patio with pergola and mature shrubs creating privacy. Gravelled courtyard and log store can be found from the main reception room. Private parking. Communal seating area riverside. Shared sewage treatment plant. Fromebridge Mill Management company attend the communal areas. Currently the cost is £29 per month.

## Directions

From junction 13 of M5 take the road towards Gloucester and Bristol. At the roundabout (major roadworks) turn left onto the A38 towards Bristol. As the double lane filters into a single one turn right into Fromebridge Lane. Fromebridge Mill and the collection of period properties is on the right hand side. The entrance to the private community is through the electric gates.

## Location

Fromebridge Lane is a single track country lane running from the A38 to the Perry Way. This road leads to the picturesque village of Frampton On Severn. Fromebridge Mill is a grade II listed former mill building used throughout the years as a corn, fulling, wire and brass mill. Now it's a family public house. The historic industrial site is now a delightful private gated community of pretty period homes, positioned around the River Frome and weir. Gloucester (10 miles) Bristol (28 miles) Stroud (6.6 miles). Easy access to junction 13 of M5. Currently there are major and exciting works taking place at the Fromebridge roundabout while Highways re-instate the missing mile of the Stroud water canal.

## General Information

**Tenure:** Freehold

**Postcode:** GL2 7PD

**Viewing:** Strictly by appointment through Whitaker Seager.

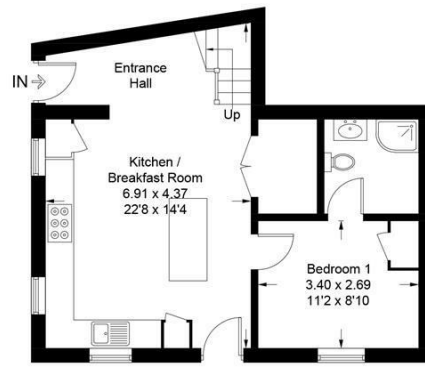
**Fixtures and Fitting:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District. Council Tax Band E and EPC rating F

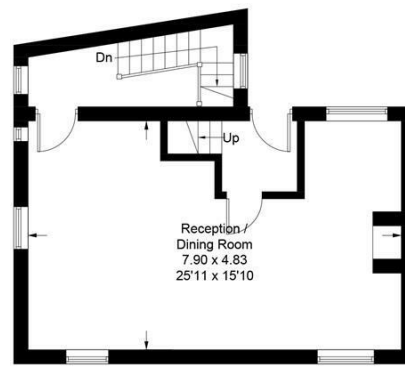


# Fromebridge Lane

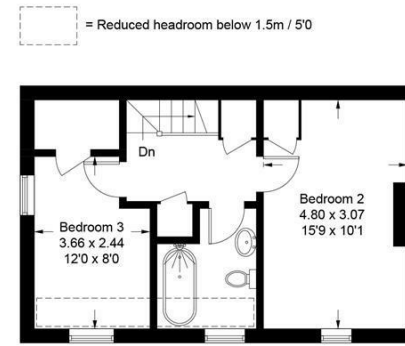
Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>38</b>	
England & Wales		EU Directive 2002/91/EC

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01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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