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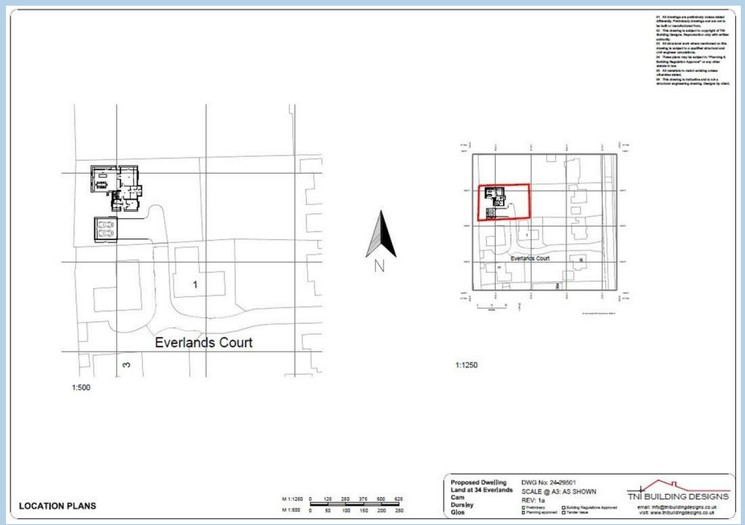
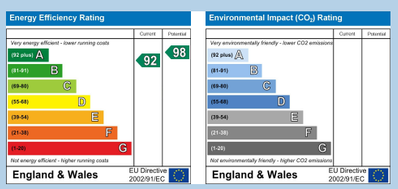
Bennett Jones PARTNERSHIP





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ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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New House, 4 Everlands Court, Cam, Dursley,

Offers Around
£925,000



IN THE COURSE OF CONSTRUCTION, LARGE INDIVIDUAL DETACHED HOUSE APPROXIMATELY 2600 SQUARE FEET SET IN LARGE GARDENS APPROACHING QUARTER OF AN ACRE, TO BE FINISHED TO A HIGH STANDARD, FOUR BEDROOMS, FAMILY BATHROOM, TWO EN-SUITES, STUDY, LARGE LOUNGE, SPACIOUS KITCHEN/DINING/FAMILY WITH BI-FOLD DOORS TO THE GARDEN, UTILITY ROOM, WC, AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING TO GROUND FLOOR AND RADIATORS ON FIRST FLOOR, SOLAR PANELS WITH BATTERY AND ELECTRIC CAR CHARGING, DOUBLE GARAGE WITH ROOM OVER. PREDICTED EPC A.

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The Property Ombudsman
propertymark

New House, 4 Everlands Court, Cam, Dursley, GL11 5NH

DIRECTIONS
From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom of the incline and as the road bears right, turn left into Everlands, continue for approximately 500 metres and turn left into Everlands Court and proceed bearing right and the 4 Everlands Court will be found directly in front of you.

SITUATION
The New House is set on this extremely popular road between Cam and Dursley centres and is accessed via a private shared driveway leading to four individual houses. Cam is situated at the base of the Cotswold escarpment and close to local beauty spots in both the Severn Vale, with the popular villages of Frampton on Severn and Slimbridge and Cotswold villages including Uley and the Cotswold Way being close at hand. Nearby facilities can be found in Cam, which has a range of shops including: Tesco supermarket and local traders, including post office, hairdressers and chemist. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DESCRIPTION
This new detached house is in the process of construction and will be set in this large plot approaching a quarter of an acre. The property will be finished to a high standard by a reputable local builder, and will benefit from a 10 year warranty. 4 Everlands Court will have many features and has a large floor area of 2600 square feet with a spacious lounge and large kitchen/dining/family room with bi-fold doors to the garden, utility room, study and WC. There will be four bedrooms with the master bedroom and second bedrooms both having en suite shower rooms along with a family bathroom/ fourth WC. The property is to be constructed in this select cul-de-sac on a large garden plot at the head of this short private road. There will be air source heat pump supplying underfloor heating to the ground floor and the first floor will have radiators. The house will have solar panels along with an electric car charging point. Externally the large garden will be laid to lawn and enclosed by a fence and hedging, and a shared private driveway leads to parking for a number of vehicles with detached double garage block with room over. Property of this type rarely become available and we would suggest viewing at your earliest opportunity.

ENTRANCE PORCH
Leading to:

ENTRANCE LOBBY
With door to:.

ENTRANCE HALL
With stairs to first floor.

LIVING ROOM 5.09m x 4.58m (16'8" x 15'0")

KITCHEN/FAMILY/DINING ROOM 7.76m x 6.71m (25'5" x 22'0")
To be fitted with a extensive range of units with built-in appliances, island and bi-fold doors leading to garden.

STUDY 3.38mx 3.26m (11'1"x 10'8")

UTILITY ROOM 2.20m x 1.70m (7'2" x 5'6")
Having a range of units, plumbing for washing machine.

CLOAKROOM
Having WC and wash hand basin.

ON THE FIRST FLOOR

BEDROOM ONE 6.70m x 5.40m narrowing to 3.70m (21'11" x 17'8" narrowing to 12'1")

EN SUITE
Large shower cubicle, wash hand basin, WC.

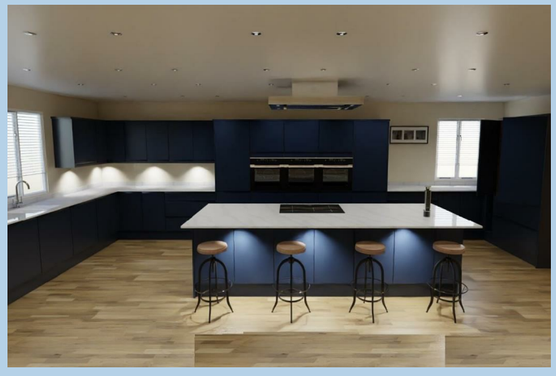
BEDROOM TWO 4.90m max x 3.00m (16'0" max x 9'10")
Having built-in wardrobe.

SHOWER ROOM
Having wash hand basin, WC, shower cubicle.

BEDROOM THREE 4.37m x 3.99m (14'4" x 13'1")

BEDROOM FOUR 4.57m x 3.99m widening to 4.99m (14'11" x 13'1" widening to 16'4")

FAMILY BATHROOM
Having, large shower cubicle, bath, WC and two wash hand basins.





EXTERNALLY
The garden is a particular feature of the property and extends to approximately quarter of an acre with lawn, trees, hedge and fencing. The property will be accessed by a short shared private road of Everlands Court which leads in turn to to the private driveway with parking area for a number of cars leading the DETACHED DOUBLE GARAGE 6.23m x 6.08m having external staircase and stairs over with two velux windows, electric car charging point.

AGENT NOTES
Tenure: Freehold
Services: Mains electricity, water and drainage will be connected. Solar panel with battery backup and car charging point.
Heating: Air source heat pump with under floor heating to the ground floor and radiators on the first floor.
Warranty: 10 year Build Zone warranty.
Council Tax Band: To be confirmed upon completion of construction.

Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.





