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1 Riverside, Cam,
GL11 5PY

Offers In Excess Of
£675,000



TUCKED AWAY IN THE SOUGHT AFTER AREA OF EVERLANDS, THIS STUNNING EXECUTIVE HOME OFFERS A PERFECT BLEND OF MODERN LIVING AND COMFORT. BUILT IN 2011 THE PROPERTY BOASTS AN IMPRESSIVE LAYOUT WITH LARGE ENTRANCE HALLWAY, THREE RECEPTION ROOMS, INCLUDING OPEN-PLAN KITCHEN-FAMILY ROOM, GENEROUS LOUNGE AND VERSATILE STUDY, ALONG WITH CLOAKROOM, UTILITY AND INTEGRAL DOUBLE GARAGE. THE FIRST FLOOR OFFERS SPACIOUS LANDING LEADING TO FIVE DOUBLE BEDROOMS, MASTER HAVING EN SUITE AND DRESSING ROOM, WITH SECOND EN SUITE AND SEPARATE FAMILY BATHROOM. EXTERNALLY THERE IS PRIVATE DRIVEWAY WITH AMPLE PARKING, LARGE DOUBLE GARAGE WITH REMOTE DOOR AND SOUTH WESTERLY FACING REAR GARDEN. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, PARTIAL UNDERFLOOR HEATING AND PRIVATELY OWNED SOLAR PANELS, COUNCIL TAX BAND F AND EPC B AND MUST BE SEEN TO BE FULLY APPRECIATED.

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SITUATION

One of just five exclusive properties situated on a private road, tucked away in a well-regarded part of Cam Village. Accessed via a gated private drive the property is conveniently positioned for the amenities of both Cam and Dursley and situated at the base of the Cotswold escarpment, close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge close by. Facilities can be found in Cam, having a range of shops including: Tesco supermarket, local traders including post office, hairdressers and chemist along with cafes and local public houses. 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. along with the Cam and Dursley train station with regular services to Gloucester and Bristol and connections to the National Rail Network.

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 and as the road bears right, turn left into Everlands, continue for approximately 400 metres, turning left into 'Riverside', private driveway through the private gates and no.1 Riverside can be located on the left hand side.

DESCRIPTION

This executive style detached property is like no other, offering exceptional space throughout, with well-balanced accommodation and stunning oak flooring, and is arranged over two floors, ground floor having underfloor heating on the ground floor. The property comprises: spacious entrance hallway having engineered oak flooring and leading to office/study and cloakroom/WC. Glazed oak framed doors lead into the large lounge which in turn leads into the spacious kitchen-dining room with built in appliances and social island. The lounge also benefits from engineered oak flooring and has attractive bi fold doors opening onto the enclosed rear garden. Adjoining the kitchen is a utility/boot room and interconnecting door to the integral spacious double garage. On the first floor there are five double bedrooms accessed by a spacious landing. The master suite has its own en suite and dressing room with second bedroom with additional en suite, all further bedrooms are complimented by the modern family bathroom. Externally the property has a private block paved front driveway and double gates to further parking area and pathway leading to the attractive south-westerly facing rear garden with a large patio and lawned area. The property is complimented by privately owned solar panels, underfloor heating to the ground floor and gas central heating. EPC B

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).

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Welcoming and spacious entrance hallway with partially glazed front door and double glazed side screens, having useful built-in cupboard, stairs to first floor, engineered oak flooring complimented by underfloor heating.

CLOAKROOM

Modern suite with WC, vanity wash hand basin with storage under, double glazed window to side, tiled flooring with underfloor heating.

STUDY 3.05m x 2.24m (10'0" x 7'4")

This well appointed and versatile room offers a quiet space for work, study or play with double glazed window to front and underfloor heating.

LOUNGE 5.15m x 4.94m (16'10" x 16'2")

Offering exceptional space with attractive engineered oak flooring with under floor heating and wall mounted gas fire, bi-fold double glazed doors overlook the attractive rear garden and double glazed oak framed doors lead to the kitchen.

KITCHEN-DINING ROOM 7.56m x 4.50m (24'9" x 14'9")

This impressive space is the hub of the house and will most definitely be the envy of all. This outstanding entertaining space is the perfect layout creating a seamless flow from start to finish. The high specification and bespoke open plan kitchen has an array of top end and streamlined wall and base units with soft close doors and drawers with granite worktop over and sink and drainer. There is a built in tall fridge and separate tall freezer for a growing family and wall mounted built in

double oven/microwave, five ring gas hob with extractor over and built in dishwasher and wine fridge for entertaining. This spacious kitchen offers ample storage and worktop space with social breakfast bar and a double glazed window to the side. The dining area is sociable and spacious offering a comfortable and inviting area for enjoying family meals. Two skylights provide a bright and airy feel, bi fold doors open out on a rear entertaining space bringing the outside in. The tiled flooring compliments the space with the added bonus of underfloor heating.

UTILITY ROOM 3.58m x 1.78m (11'8" x 5'10")

Having an array of wall and base units with worktop over, sink and drainer, plumbing for washing machine, internal door to the integral garage.

ON THE FIRST FLOOR

LANDING

This larger than average landing area compliments the upstairs space having two good sized built in cupboards with one housing the large water cylinder. Loft hatch providing access to loft space via loft ladder and having insulation and partially boarded flooring and housing solar panel inverter.

MASTER SUITE 5.46m x 3.92m (17'10" x 12'10")

Tucked away from the hustle and bustle of a busy household this master suite comes into it own with ample space to relax, dormer style double glazed window to front and radiator and with access to:

WALK-IN WARDROBE 1.88m x 2.62m (6'2" x 8'7")

Unique space with shelving and wardrobe area, hanging rails and light.

EN SUITE 2.67m x 1.87m (8'9" x 6'1")

Modern suite comprising: large shower cubicle with mains shower and glazed screen, vanity wash hand basin with storage, WC, partially tiled walls and flooring, extractor fan.

BEDROOM TWO 3.74m x 3.64m (12'3" x 11'11")

Spacious with double glazed window overlooking the rear garden, having radiator and door leading to:

EN SUITE

Modern shower cubicle with jacuzzi style shower, pedestal wash hand basin and WC, ladder radiator, partially tiled walls, double glazed window to side.

BEDROOM THREE 3.63m x 3.08m (11'10" x 10'1")

Double glazed window to rear, radiator and useful built-in cupboard.

BEDROOM FOUR 4.27m x 2.61m (14'0" x 8'6")

Double glazed window to front, radiator, and built-in cupboard.

BEDROOM FIVE 3.64m x 2.81m (11'11" x 9'2")

Double glazed window to rear and radiator.

BATHROOM

Modern white suite comprising: 'P' shaped bath with mains shower over, pedestal wash hand basin, WC, ladder radiator, tiled flooring, double glazed window to side.

DOUBLE GARAGE 5.96m x 5.43m (19'6" x 17'9")

Having a large electric door to front, part glazed personal door to rear, and housing the Worcester gas combination boiler supplying heating and domestic hot water.

EXTERNALLY

A private block paved driveway to the front allows for ample off street parking with double wooden gates for additional storage or parking. A pathway leads from the side to the rear via a single wooden gate where a larger than average south westerly facing enclosed rear garden is found, having spacious patio area offering an entertaining space from both the lounge and dining rooms and having remote controlled external sun blind, perfect for alfresco dining and entertaining, the larger than average lawn area is edged by an array of shrubs and trees and a secluded shed can be found to the side of the property for additional storage. The property is edge by fencing to the sides and rear with views of Cam Peak in the distance.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected There is a water meter.

Council Tax Band: F

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information Underfloor heating throughout downstairs. The property has the benefit of 16 Solar Panels which were installed in 2011 producing electricity and generating an approximate quarterly tax free income of between: £292 - £916 per quarter based on 2024/2025 and are index linked. The panels are owned in full by the current owners and help towards reducing the annual energy costs. 2024/2025 Annual management fee of £250 for communal area. Covenant/restrictions apply: please speak to agent.

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.

