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4 Westend, Cam,
GL11 6JD

Price Guide
£355,000



ATTRACTIVE DETACHED STONE COTTAGE, TUCKED AWAY IN POPULAR AREA OF THE QUARRY, OFFERING SCOPE TO ENHANCE THE ACCOMMODATION, GENEROUS GARDENS TO BOTH FRONT AND REAR, COMPRISING: ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, PORCH, WELL APPOINTED WET ROOM, THREE BEDROOMS, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, THE COTTAGE HAS PEDESTRIAN ACCESS, OFFERED WITH NO ONWARD CHAIN, ENERGY RATING E.

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SITUATION

This attractive stone, detached cottage, is situated in Westend, off The Quarry, which is a popular area and is within walking distance of a small range of shops, including: mini-market, hairdressers, butchers shop, and Cam Woodfield Primary School. Cam has a wider range of facilities including: Tesco supermarket and a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol. Dursley town offers a more comprehensive range of retailers along with Sainsbury's supermarket, library, bowling green and eighteen hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and the M4/M5 motorway network.

DESCRIPTION

This lovely stone, detached cottage, (formerly two cottages), is quietly situated, having pedestrian access only, which gives it a unique location. The property has been the family homes for many decades, having been extended to include a kitchen/breakfast area but still having huge scope to enhance the accommodation. The cottage accommodation briefly comprises: entrance hallway leading into living room, (formerly two rooms), dining room with spectacular views across to the River Severn and access out into the generous garden, fitted kitchen and additional double glazed entrance porch housing boiler. On the first floor there are three bedrooms and a well appointed wet room. The gardens surround the cottage to three sides and are of a good size. There is no vehicular access to the cottage, it can be accessed either from The Quarry by foot or via a public footpath from Westend. A viewing is recommended to appreciate this quietly tucked away cottage.

DIRECTIONS

From Dursley town centre, proceed out of the town in a north westerly direction on the A4135, continuing straight across at the first mini roundabout, at the second mini roundabout take the first exit onto the B4066 and continue for approximately half a mile and as the road bears round by the former Yew Tree public house, turn right into The Quarry and proceed, passing Orchard Leaze on your left, continue round the right hand bend until you see the little Chapel on your right. take the next turning into Westend on the left, where you will find the public footpath ahead of you at the end of the cul-de-sac which gives access to the cottage. Alternatively from The Quarry, follow the footpath into Westend (almost opposite Rock Road) passing number 3 Westend on your left, continue around the right hand bend and number 4 is a little way along this pathway.

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).

MAIN ENTRANCE DOOR

The main entrance door is to the side of the cottage and leads into:

ENTRANCE HALLWAY

With double glazed window, radiator, stairs to first floor, and under stairs storage cupboard, telephone point.

LIVING ROOM (FORMERLY TWO ROOMS) 6.84m x 3.38m (22'5" x 11'1")

Two double glazed windows with views over the front garden, fireplaces each end of the room, (one currently blocked off), the other having gas fire, large radiator, exposed pillar, beam, and steps down to:

LOUNGE 4.84m x 2.80m (15'10" x 9'2")

With patio doors affording fabulous views across to the River Severn and overlooking the generous lawned area to the rear, radiator.

KITCHEN/BREAKFAST AREA 3.98m x 2.69m (13'0" x 8'9")

Fitted with a range of floor units, stainless steel sink unit, gas cooker point, extractor hood, fridge/freezer available if required, two double glazed windows with blinds, radiator.

ENTRANCE PORCH (USED AS MAIN ENTRANCE)

Double glazed with plumbing for washing machine, and housing Mexico gas free standing boiler providing central heating and hot water.

LANDING

BEDROOM ONE 4.93m x 2.99m (16'2" x 9'9")

With double glazed window to rear with far reaching views across to the River Severn and Welsh hillsides, radiator.

BEDROOM TWO 4.04m x 3.39m (13'3" x 11'1")

Having airing cupboard with hot water tank fitted with immersion heater, access to roof space, radiator.

BEDROOM THREE 2.82m x 2.42m (9'3" x 7'11")

With built-in cupboard, double glazed window to rear, radiator.

LUXURY WET ROOM

With fully tiled walls and floor, electric under floor heating, Mira shower, low level WC with concealed cistern, inset wash hand basin, storage cabinets, built-in shelved cupboard, inset ceiling spotlights, dual fuel towel rail, double glazed window, access to roof space.



OUTSIDE

The gardens are of a generous size and surround the cottage to three sides, and are mainly laid to lawn. There is a public footpath which runs outside the boundary to the side and rear. PIR sensor to front path and inside entrance porch.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£1,984.77 payable).

There is a public footpath which runs outside the boundary to the side and rear.

Probate has been granted.

The Title is unregistered.

Wayleave for electric pole on front lawn (Western Power)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to

