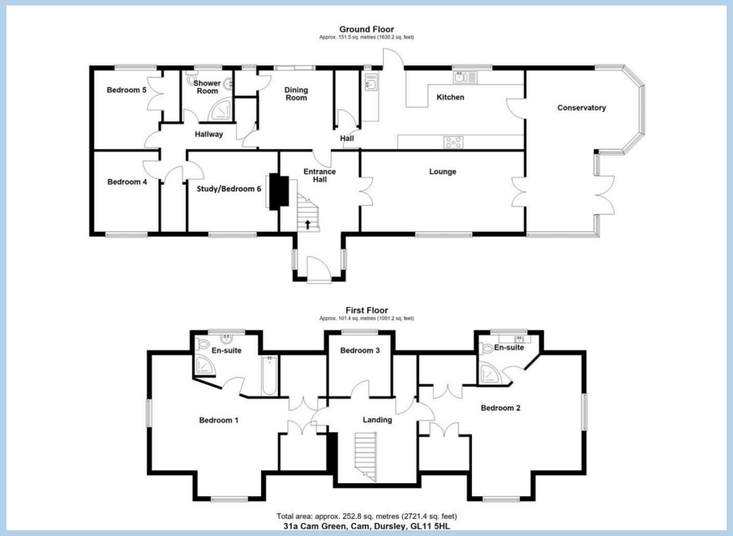
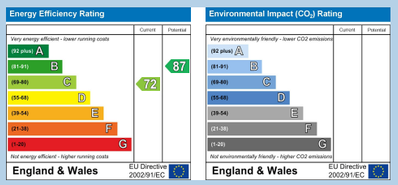
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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Bennett Jones PARTNERSHIP

31a Cam Green Dursley GL11 5HL

Price Guide

£850,000



SUBSTANTIAL FIVE/SIX BEDROOM DETACHED HOME WITH AMPLE PARKING, SOUGHT AFTER LOCATION AND OUTSTANDING VIEWS, LARGE PLOT WITH APPROXIMATELY 0.7 OF AN ACRE WITH ORCHARD, LAWNS, PATIO AND BACKING ONTO OPEN FIELDS, VERSATILE AND FLEXIBLE ACCOMMODATION WITH 3 RECEPTION ROOMS, THREE FIRST FLOOR BEDROOMS PLUS 2/3 GROUND FLOOR BEDROOMS, SUITABLE FOR FAMILY LIVING ACCOMMODATION OR ANNEXE/MULTI-GENERATIONAL LIVING, IMMACULATELY PRESENTED AND MODERN THROUGHOUT, DUAL ASPECT PLUS EN-SUITES TO BEDROOMS ONE AND TWO, SHOWER ROOM/3RD WC, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: C.

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The Property Ombudsman
propertymark

31a Cam Green, Dursley, GL11 5HL

SITUATION

This extensive property occupies a semi rural position and sought after location in the popular Cam Green area of Dursley. Ashmead park is close by along with numerous country walks including the local beauty spots of Cam Peak and Cam Long Down. Cam village centre and the nearby town of Dursley offer an excellent range of facilities including Rednock comprehensive school, a choice of primary schools, major supermarkets and independent retailers. Both centres have doctors and dentist surgeries and Dursley has a swimming pool, gymnasium and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) passing Rednock Comprehensive School on the right hand side and taking the next turning right into Kingshill Lane. Proceed down the incline passing the Vale Hospital and the road bears round to the right into Church Road. Continue to the end bearing left into Hopton Road. Proceed passing the primary school on the left hand side and take the next turning on the right up the incline into Upthorpe and Cam Green. Proceed 600m following the road as it bears right. Continue a further 500m and the property will be found on the left hand side.

DESCRIPTION

The property has been in the same ownership for over 14 years with the current owners extensively modernising and updating the property. This substantial detached family home particularly benefits from its large plot of approximately 0.7 of an acre which gives a real sense of privacy whilst enjoying panoramic views to front and rear. This home presents and ideal family living accommodation and could also be used for multi-generation living due to the flexible and versatile layout. There is an abundance of parking to front leading to a one and half garage with greenhouse and workshop to rear, both with power, and also taps and power points being available externally. The property welcomes you through a spacious hallway with vaulted ceiling, leading through the living room to a large conservatory. The high quality kitchen with Quartz work surfaces leads to dining room, shower room, and two/three ground floor bedrooms. On the first floor, the two main bedrooms benefit from dual aspect views, en-suite bath and shower rooms and walk-in wardrobes with a further bedroom. A viewing is highly recommended to appreciate the truly unique and sought after position of this deceivingly spacious home in its ample plot.

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).

SPACIOUS ENTRANCE HALLWAY

Double glazed front door with two double glazed side windows, two radiators, stair to first floor with vaulted ceiling.

LOUNGE 6.84m x 3.36m (22'5" x 11'0")

Double glazed window to front, two radiators, door to:

CONSERVATORY 6.79m x 4.74m (max) (22'3" x 15'6" (max))

Double glazed windows and French doors to garden, two radiators, air conditioning unit.

KITCHEN 6.83m x 3.26m (22'4" x 10'8")

Fitted kitchen with base and wall units, Quartz work surfaces over, composite one and half bowl stink with Triflow tap, further stainless steel sink and drainer, space and plumbing for washing machine, tumble dryer, dishwasher and American fridge freezer, double electric oven, separate induction hob with hood over, radiator, two double glazed window and door to garden.

DINING ROOM 3.31m x 3.10m (10'10" x 10'2")

Radiator, double glazed sliding door to rear, storage cupboard with double glazed window to rear, cupboard containing boiler.





INNER HALLWAY

Two storage cupboards, radiator.

SHOWER ROOM

Shower cubicle with mixer, vanity wash hand basin, double glazed window to rear, heated towel rail, low level wc.

BEDROOM FIVE 3.30m x 2.79m (max) (10'9" x 9'1" (max))

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM FOUR 3.33m x 2.71m (10'11" x 8'10")

Double glazed window to front, radiator.

STUDY/BEDROOM SIX 3.33m x 3.75m narrowing to 3.33m (10'11" x 12'3" narrowing to 10'11")

Double glazed window to front, radiator.

ON THE FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM ONE 7.39m x 5.36m narrowing to 4.89m (24'2" x 17'7" narrowing to 16'0")

Dual aspect double glazed windows to side and front, two walk-in wardrobe, radiator, door to:

EN-SUITE BATHROOM

Bath with separate shower cubicle with mixer shower, wash hand basin with pedestal, low level wc, heated towel rail, double glazed window to rear.

BEDROOM TWO 7.01m narrowing to 4.61m x 5.53m (max) (22'11" narrowing to 15'1" x 18'1" (max))

Dual aspect double glazed windows to front and side, two walk-in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level wc, vanity wash hand basin, heated towel rail, double glazed window to rear.

BEDROOM THREE/OFFICE 2.59m x 2.53m (8'5" x 8'3")

Double glazed window to rear, radiator.

EXTERNALLY

The rear gardens are laid to lawn with patio, workshop and greenhouse, all with power, orchard and three taps. The gardens are enclosed by hedging with open fields to rear. Side access leads to further laid to lawn gardens, tap and driveway providing ample parking leading to ONE AND HALF GARAGE (5.39m 4.68m) which has electric roller door to front, door to rear, light and power.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: F.
There is a covenant that part of the garden of the property can only be used for agricultural and domestic garden purposes only.
Broadband: Fibre broadband is understood to be available in the road.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

VIEWING

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



