



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Lower Knapp Cottage, 12 Woodend Lane, Cam,

Price Guide
£715,000



DETACHED CHARACTERFUL COTTAGE WITH APPROX. 3/4 ACRE PLOT, AMPLE DRIVEWAY PARKING PLUS GARAGE, SEMI-RURAL SETTING BACKING ONTO OPEN FIELDS AND FAR REACHING PANORAMIC VIEWS, FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE, FAMILY BATHROOM PLUS DOWNSTAIRS SHOWER ROOM, THREE/FOUR RECEPTION ROOMS WITH GARDEN ROOM, SNUG, OPEN PLAN KITCHEN/BREAKFAST ROOM AND LARGE LIVING/DINING ROOM, OFFICE/STUDY, SPACIOUS UTILITY ROOM, WOOD BURNER, LAID TO LAWN GARDENS WITH POND AND FOOTBRIDGE, LPG GAS CENTRAL HEATING. ENERGY RATING: F.

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Lower Knapp Cottage, 12 Woodend Lane, Cam, GL11 5HS

SITUATION

The property occupies a pleasant semi-rural yet convenient position on the outskirts of Cam adjoining farmland and enjoying extensive views. The property is also within a few minutes drive of Cam village centre with its growing range of facilities. In addition to the Tesco supermarket, there are a number of independent retailers and both doctors and dentists surgeries in the village. Cam also has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with connections to the National Rail Network. Dursley town centre has a wide range of shopping facilities together with swimming pool, gym, library, community centre and Vale Hospital. The property is well placed for travel throughout the south west including the larger centres of Gloucester, Bristol and Cheltenham with access via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

If travelling from the Dursley direction proceed out of town on the A4135 and at the third mini roundabout at the top of Cam Pitch bear right and then take the first turning on the left into Manor Avenue. Continue down the incline and Woodend Lane is the sixth turning on the left hand side. Proceed along the lane passing the farm on the right hand side and the property will be seen after a short distance on the right hand side.

DESCRIPTION

This property was recently purchased by the current owners who have carried out some updates in that time including altering the first floor accommodation to now add a fourth bedroom. The owners have also carried out remedial works including updates to the roof, walls and general decoration. The property briefly comprises; entrance porch, entrance hall leading into snug, kitchen/breakfast room, garden room, living/dining room, utility room, office and shower room. On the first floor there are four bedrooms, master having en-suite bathroom, shower room/3rd WC. Externally, there are beautiful gardens with over 3/4 acre which has patios, pond, lawned gardens and backing onto open fields to rear. To the side of the property there is a spacious garage, workshop and large driveway providing parking for a number of vehicles. The property has LPG gas central heating and private drainage (updated and modern treatment works).

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).

ENTRANCE PORCH

Wooden front door, double glazed window to side, radiator, opening into:

SNUG 5.00m (max) x 4.82m (max) (16'4" (max) x 15'9" (max))

Double glazed window to side and front, radiator, fireplace with woodburner.

KITCHEN 4.86m x 2.74m (15'11" x 8'11")

Fitted kitchen with base and wall units, laminate work surfaces over, integrated dishwasher, radiator, electric oven, grill, separate electric hob, extractor over, integrated under counter fridge, opening into:

GARDEN ROOM 4.86m x 3.00m (15'11" x 9'10")

Double glazed windows and French doors to garden, radiator.

LIVING/DINING ROOM 8.72m (max) x 4.82m (max) (28'7" (max) x 15'9" (max))

Double glazed windows to front side and rear, three radiators, under stair storage, stairs to first floor.

UTILITY ROOM 3.75m x 3.32m (12'3" x 10'10")

Space and plumbing for washing machine and tumble dryer, laminate work surfaces over, gas boiler, double glazed window to side and wooden stable door to garden, radiator, space for tall standing fridge freezer.

OFFICE/STUDY 2.60m x 1.97m (8'6" x 6'5")

Double glazed window to front, radiator.

SHOWER ROOM

Walk-in shower with electric shower, double glazed window to side, radiator, wall mounted wash hand basin, low level wc.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 4.12m (max) x 3.65m (13'6" (max) x 11'11")

Dual aspect double glazed window to side and front, radiator, built in wardrobe, door to:

EN-SUITE BATHROOM

Bath, wall mounted wash hand basin, low level wc, double glazed window to rear.

BEDROOM TWO 3.95m x 3.35m (12'11" x 10'11")

Two double glazed windows to front, radiator, built in wardrobe.

BEDROOM THREE 3.96m (max) x 2.40m (max) (12'11" (max) x 7'10" (max))

Double glazed window to side, radiator, door to large storage cupboard which has light and radiator.

BEDROOM FOUR 3.95m x 2.62m (12'11" x 8'7")

Double glazed window to front, radiator.

SHOWER ROOM

Walk-in shower with rainfall mixer, double glazed window to rear, low level wc wash hand basin with pedestal, radiator, electric heated towel rail.

EXTERNALLY

The gardens are a particular feature which offer a good degree of privacy. The property is access via five bar wooden gate leading to large tarmac driveway and DETACHED GARAGE. To the rear of the garage is a workshop. The gardens are to the side and rear of the property and are over 3/4 acre which have patio, pond, shrubs, mature trees, footbridge and are enclosed by fencing. The gardens back onto open fields and offer a superb semi-rural outlook.

AGENTS NOTE

Tenure: Freehold.

Mains water, electricity connected. LPG gas fired central heating. Private drainage (modern treatment works). Council Tax Band: F (£3233.40 payable). Broadband. Vendors report 40-50 mbps through Sky currently. 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.

