

Vienna House, Woodfield Road,
Dursley, GL11 6HW

£1,850 Per Month



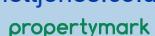
A newly constructed, high-specification four-bedroom detached family home. The ground floor accommodation comprises an inviting entrance hall, a stylish living area featuring a bespoke media unit, a contemporary open-plan kitchen/dining room with integrated appliances, and a cloakroom. The first floor offers a spacious principal bedroom with en-suite shower room, two further double bedrooms and a single bedroom, all benefiting from built-in wardrobes. A modern family bathroom completes the accommodation, featuring a freestanding bath. Additional benefits include gas central heating, an enclosed rear garden, and two allocated parking spaces. Council Tax Band and Energy Rating to be confirmed.

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Vienna House Quarry Gardens, Dursley, GL11 6HW

Situation

Situated in this sought after area of Woodfield Road, this property is within a short distance of a range of shops including, an award winning butchers, mini-market, hairdressers and the newly established 'Leaf & Ground' with café and farm shop. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket. In addition, the village has three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and Sainsbury's supermarket. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

Covered Porch

Half brick built porch with wooden posts and tiled roof

Entrance Hall

With coir matting and luxury vinyl tile flooring, storage and side door to garden.

Living Room 5.24 x 4.23 (17'2" x 13'10")

Spacious living room with media wall and electric fire, carpeted flooring, radiator and double glazed window to the front.

Kitchen / Dining Room 6.75 x 4.60 (22'1" x 15'1")

Fitted kitchen with a range of base and wall units, quartz work surfaces over, luxury vinyl tile flooring, electric oven, separate electric hob with hood over, inset stainless steel sink and drainer, integrated fridge freezer, dishwasher, washing machine and space for further appliances. Space for dining room table, double glazed windows to the side and rear with french doors gives access to the garden.

Cloakroom

Low level WC, vanity wash hand basin, luxury vinyl tile flooring, radiator and double glazed window to the side.

Stairs to First Floor

Carpeted flooring, storage cupboard and double glazed window to the side.

Bedroom One 3.75 x 3.27 (12'3" x 10'8")

Having carpeted flooring, extensive built in wardrobes and double glazed window to the front. Access to;

En-suite Shower Room

Walk-in shower, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

Bedroom Two 4.24 x 2.73 (13'10" x 8'11")

Having carpeted flooring, built in wardrobes and double glazed window to the side.

Bedroom Three 3.96 x 2.60 (12'11" x 8'6")

Having carpeted flooring, built in wardrobes and double glazed window to the rear.

Bedroom Four 2.82 x 2.28 (9'3" x 7'5")

Having carpeted flooring, built in wardrobes and double glazed window to the front.

Bathroom

Free standing bath, low level WC, vanity wash hand basin, heated towel rail, tiled flooring and double glazed window to the side.

Externally

The rear garden has a gravel seating area and is laid to lawn to the side and rear enclosed by fencing. Side access leads to front which has two parking spaces.

Agents Note

Available Date: 31st January 2026

Minimum Tenancy Length: 6 months

Deposit: £2134.00

Council Tax Band: TBC

Energy Rating: TBC

Minimum Annual Income Requirement: £55,500

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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