



Riverside, Dursley, GL11 5PY

Offers In The Region Of
£745,000

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Situated within an exclusive gated development along a highly sought after location in Cam we are delighted to bring to the market for sale this imposing detached family home. Offering spacious accommodation throughout the present sellers have enhanced the property with a good size conservatory, upgrading the kitchen with fitted appliances and adding solar panels. With underfloor heating downstairs, the entrance hallway is light and airy giving access to the study, cloakroom and living room leading onto the conservatory. The upgraded kitchen with family room space with glazed windows and separate utility room lead to the double garage. On the first floor a spacious landing leads to five bedrooms and main family bathroom. Bedroom one having a dressing room and ensuite, bedroom two also having ensuite. Outside, the property has a landscaped and easily maintained garden with outside lighting and water feature. There are two electric car charging points to the front of the property.





Location

The property is situated up a private driveway off the sought after Everlands Road, the area's premier locality, with an essentially rural atmosphere yet convenient for Cam Village shops and Dursley Town Centre, both providing a full range of day to day amenities. Rednock School is within walking distance and the Town Centre's Sports/Swimming/Leisure Centre. There are excellent golf courses at Stinchcombe Hill and Cotswold Edge. There are first class communications to the larger centres of Bristol, Gloucester and Cheltenham via A38 and M5 motorway. Cam has a main line train station at Box Road, serving Bristol and London Paddington via Gloucester.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Band F

Services

The property is connected to mains gas, water and sewerage.

Local Authority

Stroud District Council

- **Substantial Detached Five Bedroom Family Home**
- **Within a Small Select Gated Development**
- **Two Ensuites & Family Bathroom**
- **Kitchen Family Room**
- **Spacious Reception Room Leading to Conservatory**
- **Utility & Downstairs Cloakroom**
- **Home Office**
- **Double Garage with Driveway Parking**
- **Low Maintenance Landscaped Rear Garden**
- **EPC Rating - A (95)**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	95	96
(81-91) A		
(61-80) B		
(41-60) C		
(21-40) D		
(1-20) E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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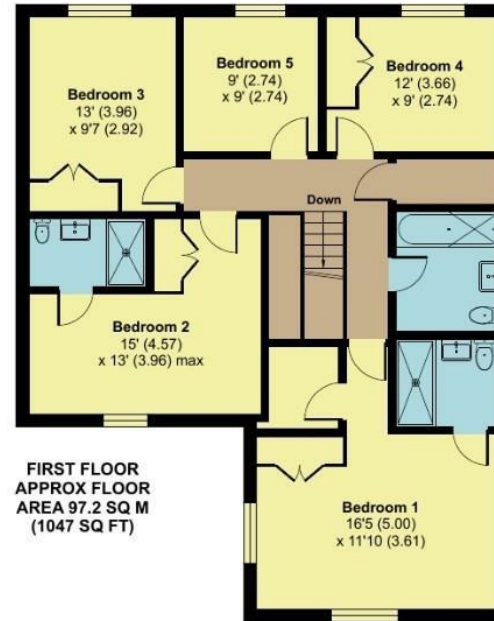
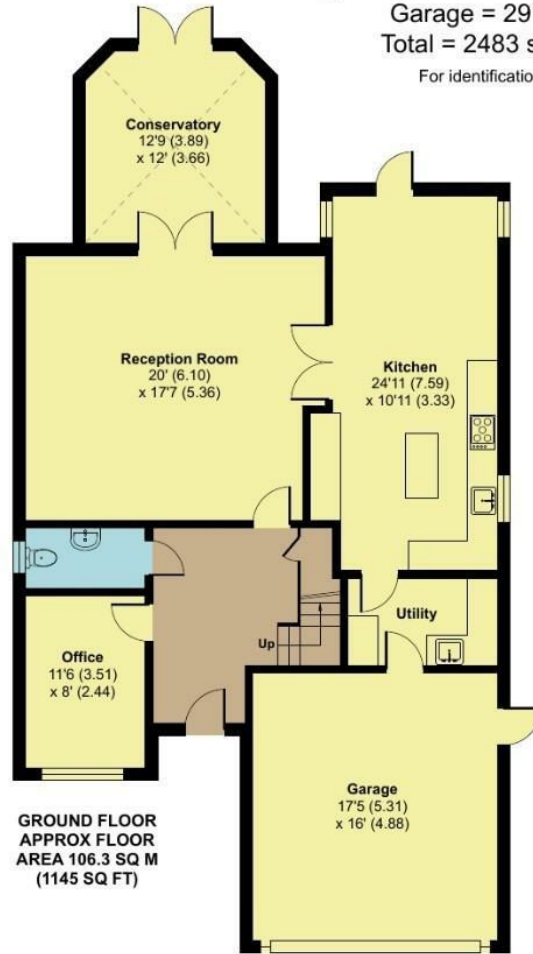
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Approximate Area = 2192 sq ft / 203.6 sq m

Garage = 291 sq ft / 27 sq m

Total = 2483 sq ft / 230.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024. Produced for Hunters Property Group. REF: 1107391

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 542 395 | Website: www.hunters.com

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