



Dragon House, Bull Pitch, Dursley, GL11 4NG

Guide Price £895,000

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Dating back to the 1800's Dragon House is a beautiful double fronted home located in the heart of Dursley Town Centre. The main house offers over 3,500 square foot of accommodation with four reception rooms and five bedrooms, retaining many original features including sash windows, fireplaces and coving to name a few. Set within the grounds is a one bedroom Cotswold Stone Cottage offering versatile and multi generational living with great potential. Further benefits include separate workshop/garage which was originally a coach house, double car port, ample off street parking to the rear and a charming stone walled garden. Extremely rare to the market, a viewing is highly recommended.

Bull Pitch is only a few minutes walk from the bustling town centre of Dursley with its day to day retailers, Sainsbury's Supermarket, leisure centre/swimming pool, doctors and library. The area is surrounded by scenic Cotswold countryside with lovely walks and rides including Stinchcombe Hill's scenic golf course. Access to the major centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway network with a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.





Location

The property is located in the heart of Dursley within walking distance of the town centre which offers a full range of day to day amenities including local shops, library, dentists, doctors, Sainsburys Supermarket and leisure centre/swimming pool. There are excellent primary schools and Rednock Secondary school nearby. Communications to the wider areas are excellent via the A38 and M5 motorway network to Bristol, Gloucester and Cheltenham. There is also a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Band G

Services

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

Local Authority

Stroud District Council







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			
		30	68

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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Approximate Area = 3297 sq ft / 306.3 sq m

Limited Use Area(s) = 266 sq ft / 24.7 sq m

Cottage = 336 sq ft / 31.2 sq m

Outbuilding = 659 sq ft / 61.2 sq m

Total = 4558 sq ft / 423.4 sq m



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hunters Property Group. REF: 1108003

Viewing Arrangements

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

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