



9 Field Lane, Cam GL11 6JF

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EXCLUSIVE





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An outstanding individual detached family home, situated in the highly sought after semi-rural area of Field Lane on the outskirts of Dursley. The property has fabulous views across the River Severn to the Welsh Hills and beyond. With a beautiful raised decked patio and good sized large gardens taking full advantage of a sunny South West facing aspect. The accommodation has been well maintained and greatly improved by the present owners, ideally suiting a larger family with two reception rooms, a fabulous 26' kitchen/dining room with stunning kitchen with built-in appliance and French doors onto the rear deck and gardens. There is an adjoining utility and cloakroom, study and ground floor principle bedroom with luxury wet room en-suite and dressing room. Two further bedrooms complete the ground floor accommodation. There is a staircase leading to the first floor with bedroom, family bathroom, dressing room and access to large attic roof space.

The property benefits from gas fired central heating, high performance double glazed windows and tasteful décor. The outside space is a particular feature and ideal for entertaining, with covered gazebo which currently houses a hot tub spa which is available for purchase by separate negotiation. To the front there is a large driveway providing parking for a number of cars.

Although essentially rural in character, Field Lane is by no means isolated being a short distance from Woodfields shops and primary school. The town of Dursley is 1.5 miles (approx.) and offers a full range of shopping, schooling and recreational facilities including supermarket, leisure centre/swimming pool and secondary school. Communications to the larger centres of Bristol, Gloucester and Cheltenham are ideal for commuters via the M5 and M4 motorway networks. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

**Asking Price £615,000**







#### **ENTRANCE PORCH**

With UPVC framed double glazed front door leading to the entrance hallway.

#### **ENTRANCE HALLWAY**

With quality wood effect flooring, radiator and built-in storage/cloaks cupboard.

#### **STUDY**

10'4" x 7'

With radiator and UPVC framed double glazed window to the side.

#### **INNER HALLWAY**

#### **LOUNGE**

17'8" x 15'4"

A spacious room with bay window to front having UPVC framed double glazed units, radiator, composite Limestone effect fireplace with inset 'real flame' gas fire, range of fitted display units, TV aerial socket and velux roof light window.



#### **SITTING ROOM**

16'0" x 9'6"

With radiator and TV aerial socket. Opening to:

#### **KITCHEN/DINING ROOM**

26'3" x 9'4" narr to 8'10"

A fabulous room with South West facing views across the gardens towards the River Severn and Stinchcombe Hill.

The kitchen area has an excellent range of two tone Royal Blue and Grey units incorporating Granite Marble worktops and breakfast bar with drawers and cupboards under; matching wall storage cupboards and glazed display cabinets. Integrated appliances including 'Rangemaster' stainless steel range cooker with five burner hob unit and extractor hood over; integrated dishwasher, microwave and wine cooler and space for side by side fridge/freezer. Double 'Belfast' sink unit with monobloc mixer tap, tall radiator, down lighters, wood effect flooring and UPVC framed double glazed window to rear.

The dining area has the same flooring running through, with radiator and UPVC framed double glazed windows and patio doors leading onto raised decked patio.



#### **UTILITY ROOM**

With single drainer enamelled sink unit with mixer tap, grey base units and worktop surfaces, plumbing for automatic washing machine and space for tumble dryer. UPVC framed double glazed window and wall mounted Worcester Bosch gas fired boiler supplying central heating and domestic hot water circulation.

#### **CLOAKROOM**

With low level WC, vanity wash hand basin, half tiled walls and UPVC framed double glazed window.

#### **BEDROOM ONE**

14'6" x 14'0"

With bay window having UPVC double glazed units, radiator, built-in double wardrobe and fitted full length wardrobe units.

#### **ENSUITE SHOWER ROOM**

Superbly fitted with a walk-in wet room shower with main shower unit and glazed shower screen. Vanity wash hand basin, WC, vanity mirror with electric light, fully ceramic tiled walls, velux roof light window, automatic air extractor fan and chrome ladder radiator.

#### **DRESSING ROOM**

9'9" x 6'0"

With wood laminate flooring and velux roof light window.

#### **HALLWAY**

With useful under stairs storage cupboard and stairs to first floor.

#### **BEDROOM TWO**

9'5" x 8'7"

With radiator and UPVC framed double glazed window to rear.

#### **BEDROOM THREE**

9'1" x 8'

With radiator, UPVC framed double glazed window to front and large built-in wardrobe.

#### **FIRST FLOOR**

#### **BEDROOM FOUR**

8'2" x 7'10"

With radiator and UPVC framed double glazed window to rear.





#### **FAMILY BATHROOM**

With panelled bath having fitted Triton electric shower unit over with glazed shower screen. Pedestal wash hand basin and low level WC. Radiator, electric air extractor fan and UPVC framed double glazed window to front.

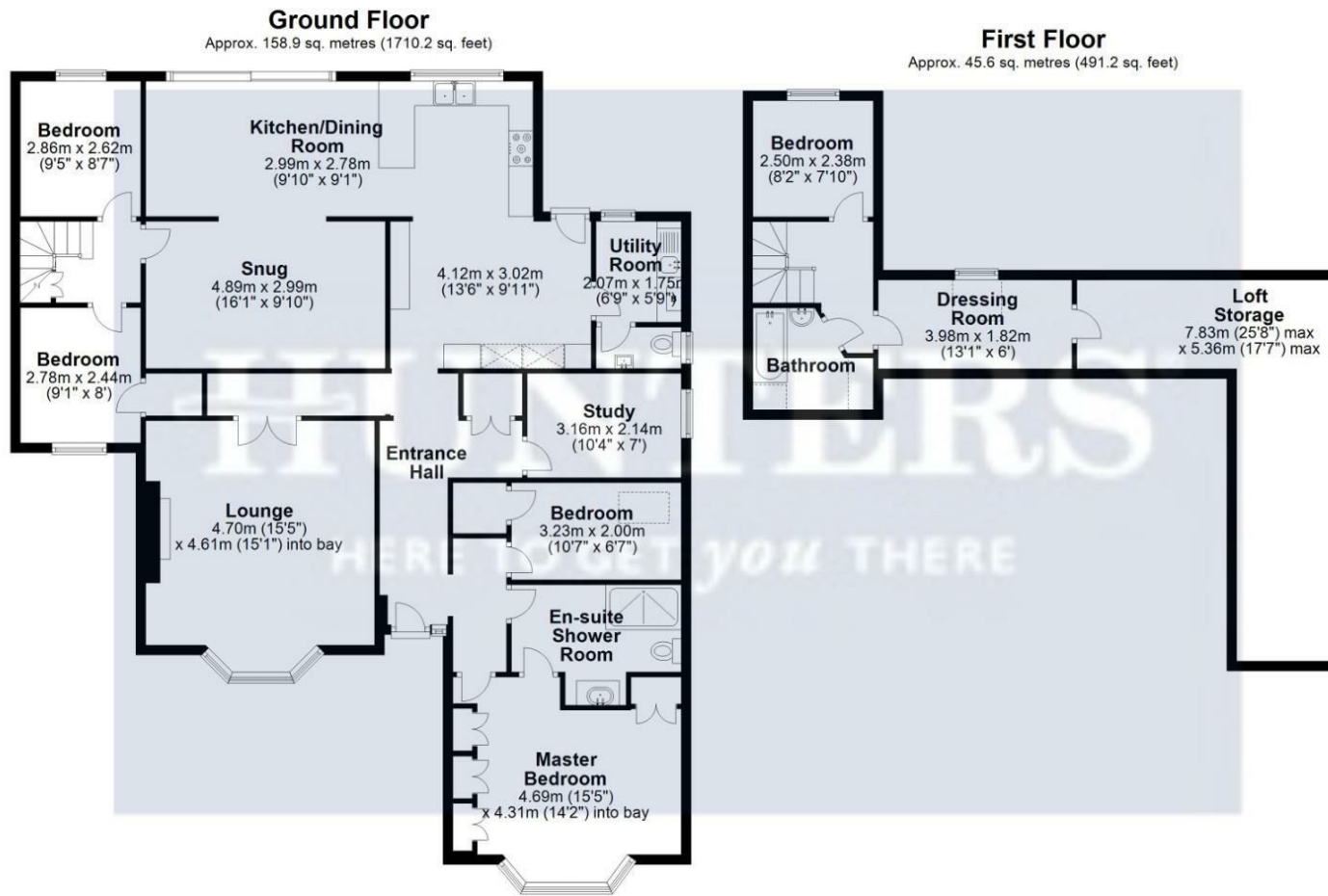
#### **DRESSING ROOM**

With velux roof light window and door to attic store space.

#### **OUTSIDE**

The property is approached via five bar gate with a large tarmac driveway and further gravelled parking area providing off road parking for a number of vehicles. The gardens are good sized and mainly laid to lawn with a raised decked patio having glazed balustrade taking full advantage of fabulous views from the rear towards the River Severn and the Welsh Hills beyond.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Ground Floor**  
Approx. 158.9 sq. metres (1710.2 sq. feet)

**First Floor**  
Approx. 45.6 sq. metres (491.2 sq. feet)

**Total area: approx. 204.5 sq. metres (2201.4 sq. feet)**

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>82</b>	

EU Directive 2002/91/EC

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 <https://www.hunters.com>







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