



3 Orchard Leaze, Dursley GL11 6HY

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Asking Price £725,000

A unique opportunity to purchase this substantial and individual detached family home within a sought after location with fantastic views towards the River Severn and Cotswold Escarpment. A viewing is highly recommended to fully appreciate the accommodation, offering both versatile and multi-generational living, it's one not to be missed. The property briefly comprises of the following; double garage with ample driveway parking, landscaped gardens to two sides and rear with views of fields towards Wales and the surrounding countryside, entrance hallway, kitchen, dining room, living room with vaulted ceiling and woodburner, separate study, three bedrooms on the middle floor all with en-suite shower rooms, large workshop, further two receptions/bedrooms, plus a bedroom and separate bathroom.

Orchard Leaze is on the outskirts of Cam and Dursley close to the scenic wooded slopes of Stinchcombe Hill and the popular Leaf and Ground Garden Centre/Cafe with walks through Stinchcombe Hill Woods. There is excellent shopping at Dursley Town with its Sainsburys Supermarket and Cam Village with its Tesco supermarket. Communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway make this an ideal commuting point along with the mainline railway station at Box Road, Cam.

Energy Rating: C





LOCATION

The market town of Dursley provides a wide range of shopping and leisure facilities including a newly refurbished gym/swimming pool. There are excellent shopping facilities at Cribbs Causeway, Tetbury and Cirencester, all of which are within easy reach. There are a number of local golf clubs including Stinchcombe Hill and Cotswold Edge at Minchinhampton, racing at Chepstow, Lansdowne Bath and Cheltenham, shooting and fishing syndicates nearby and beautiful walks and rides along the famous Cotswold Way. The major cities of Bristol, Bath, Cheltenham and Gloucester are all close by. The M5 motorway and A38 are readily accessible with Cam and Dursley mainline station providing train services to Bristol, Cardiff, Gloucester, Cheltenham, Birmingham and London Paddington. Rail links are also available from nearby Kemble Station with trains to London Paddington in 75 minutes.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

G

SERVICES

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

EASEMENTS AND RIGHTS OF WAY

We have been informed there are no rights of way or easements.

LOCAL AUTHORITY

Stroud District Council
Telephone: 01453 766321





- Substantial Detached House
- Versatile Accommodation
- Double Garage And Private Driveway
- Landscaped Gardens
- Far Reaching Views
- Arranged Over Three Floors
- Vaulted Ceilings
- Three En-Suite Bathrooms
- Workshop
- Study Room

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.



Total area: approx. 310.5 sq. metres (3342.4 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 Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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		

Viewing Arrangements

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

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