



Mill Cottage, 3 Hopton Road, Dursley GL11 5NZ

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Nestled away on Hopton Road in the charming village of Cam, this beautifully presented, three bedroom period detached cottage offers the perfect blend of charm and character, including exposed beams, woodburning stove and stunning views towards Cam Peak and the Cotswold Escarpment. The cottage offers spacious accommodation, including a good size lounge with fireplace and woodburning stove leading into a light and airy conservatory with views into the garden, a well presented kitchen/diner with built-in appliances leading to a separate study and downstairs WC. Upstairs, there are three double bedrooms with an en-suite shower room to the principal bedroom, family bathroom and a large airing cupboard home to a recently fitted combination boiler.

The grounds are substantial having both generous front and back garden benefiting from mature shrubs and trees including two apple and one pear tree, patio area for entertaining, a well, pond and a mix of outbuildings including a single detached garage and greenhouse to name a few. You access the property via a single track lane from Hopton Road, leading to a private driveway for multiple vehicles.

Hopton Road is in a sought after semi-rural position in Upper Cam with easy access to adjacent open countryside, footpaths and walks toward Cam Peak. The property is convenient for Cam Village shops and Dursley Town with its supermarkets, leisure centre and range of day to day amenities. Hopton Road Primary School and Rednock Secondary School are also within walking distance and access to the major centres of Bristol, Gloucester and Cheltenham make this an ideal commuting point with the A38 and M5 motorway and mainline train station at Box Road, Cam serving Bristol Parkway and Bristol Temple Meads and also London Paddington via Gloucester.

Guide Price £565,000





Entrance Porch

With front door leading into:

Entrance Hall

A bright and spacious hallway with staircase leading to the first floor landing. Under stairs storage, wood flooring and ceiling light.

Kitchen/Dining Room

Fitted with cream shaker style wall and base units having laminate work surfaces over. Bosch appliances to include oven and microwave, fridge/freezer, wine fridge. Ceiling lights, wood flooring, radiator, UPVC window with views over the rear garden and door leading to garden.

Cloakroom

With WC, wash hand basin, ceiling light and frosted UPVC window.

Study

UPVC window, wood flooring, ceiling light and shelving.

Lounge

UPVC window to front with views, double doors leading to the conservatory, exposed beams and fireplace with woodburning stove.

Conservatory

UPVC framed with windows, double doors leading to the garden, tiled flooring and electric heating.

First Floor Landing

From the entrance hall stairs lead to first floor landing with large airing cupboard housing Worcester Bosch combination boiler, ceiling light.

Bedroom One

A good size double room with UPVC framed window, carpet, radiator, ceiling light, exposed beams and door to en-suite shower room.

En-Suite Shower Room

Suite comprising WC, wash hand basin and electric shower. Velux window, tiled flooring, chrome towel rail and shelving.



Bedroom Two

A double bedroom with exposed beams, carpet, radiator, UPVC window and ceiling light.

Bedroom Three

A double bedroom with UPVC window, ceiling light, radiator, exposed beams and carpet.

Bathroom

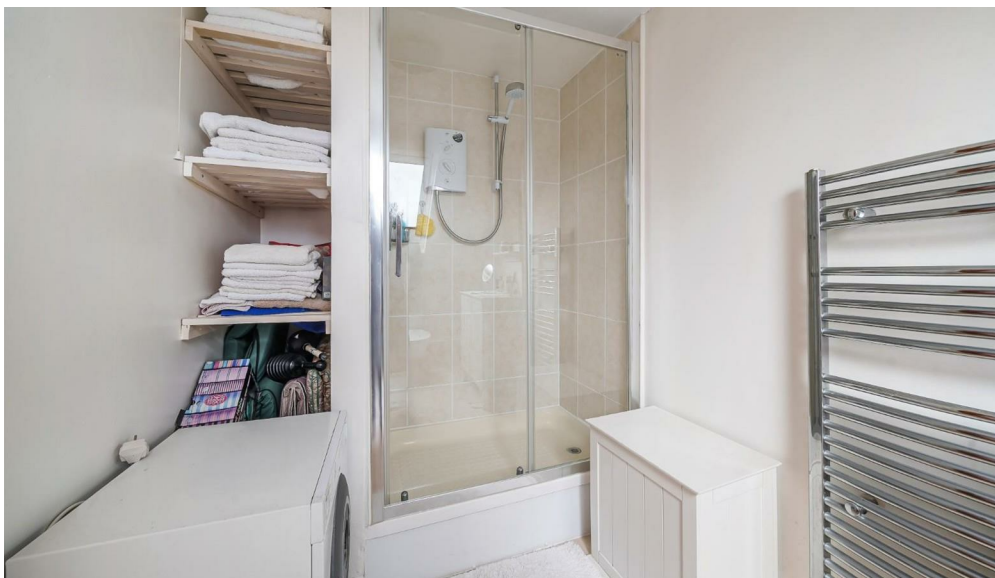
Suite comprising WC, wash hand basin and bath with shower over, shower rail and curtain. Tiled flooring, part tiled walls and frosted UPVC framed window.

Outside

To the front there are lawns, footpath to front door and tarmac driveway leading to garage. The gardens are enclosed by fencing and to the rear the garden is mainly laid to lawn having well, pond, shrubs and trees including two apple and one pear tree.



- Detached Cottage
- Lounge With Woodburning Stove
- Modern Kitchen/Breakfast Room With Appliances
- Cloakroom
- Study & Conservatory
- Three Bedrooms
- En-Suite & Family Bathroom
- Generous Gardens To Front & Rear
- Views Towards Cam Peak
- Detached Garage & Ample Driveway Parking

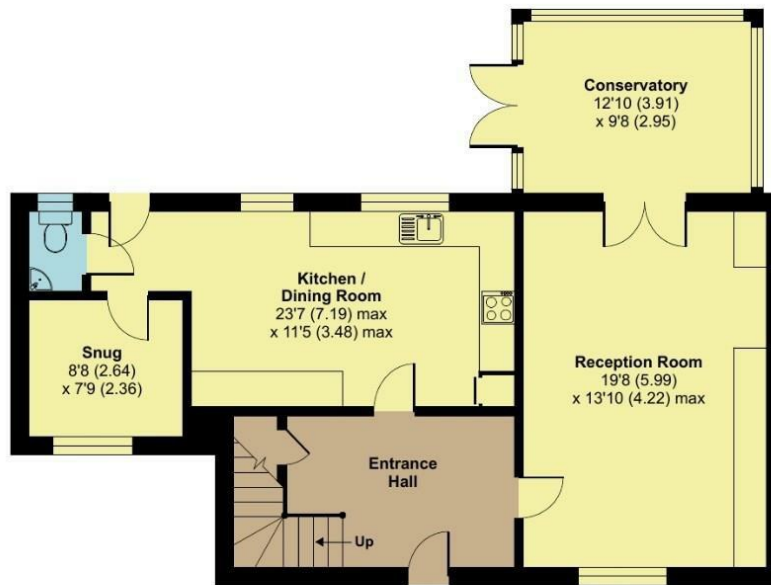


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

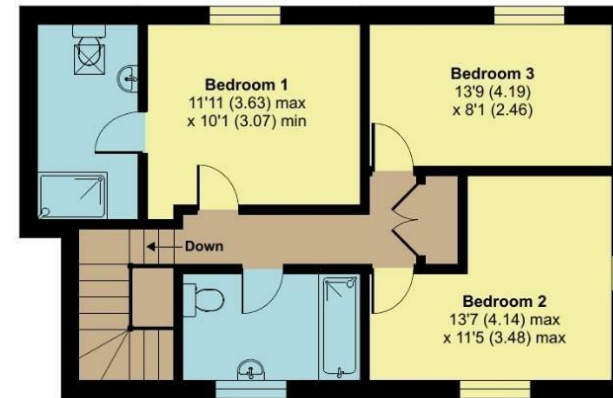
Hopton Road, Cam, Dursley, GL11

Approximate Area = 1507 sq ft / 140 sq m

For identification only - Not to scale



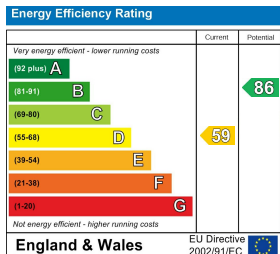
GROUND FLOOR
APPROX FLOOR
AREA 81.9 SQ M
(882 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 58.1 SQ M
(625 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1224966



Viewing Arrangements

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

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