



1 Rowley, Cam, Dursley, Gloucestershire, GL11 5NT

Offers In Excess Of  
£500,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





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## Offers In Excess Of £500,000

Hunters are pleased to offer this stunning 1930's family home, set within the village of Cam. This stylish and modern property has been extended over the years and has been carefully designed to offer modern and versatile accommodation arranged over two floors. The house benefits from high end fixtures including, underfloor heating, shaker style kitchen with integrated Neff appliances and bevelled quartz countertops. The dual aspect sitting room has a large shuttered bay to the front and a stunning fireplace.

The entrance hallway is light and airy with parquet flooring which continues into the kitchen area, with stairs leading to first floor landing. The kitchen is a particular feature of the house, measuring an impressive 24'5" x 23'4" offers plenty of space for entertaining. With double doors leading to the private garden where the current owners have built a gazebo to the side with bar and hot tub, perfect for entertaining.

Upstairs there are four bedrooms, the spacious principle enjoying a large bay window, fitted wardrobes and a stylish en-suite with free-standing bath, while the family bathroom provides both a bath and free-standing shower. In addition there is attic room with Velux windows providing additional space.

Outside the property has a solid oak, traditionally crafted double car port to the front, with electric vehicle charging point and an ample block-paved drive for multiple vehicles. Secure timber gates provide access to the garden which is laid partly to patio and partly to gravel, there is an additional patio area adjoining the kitchen.



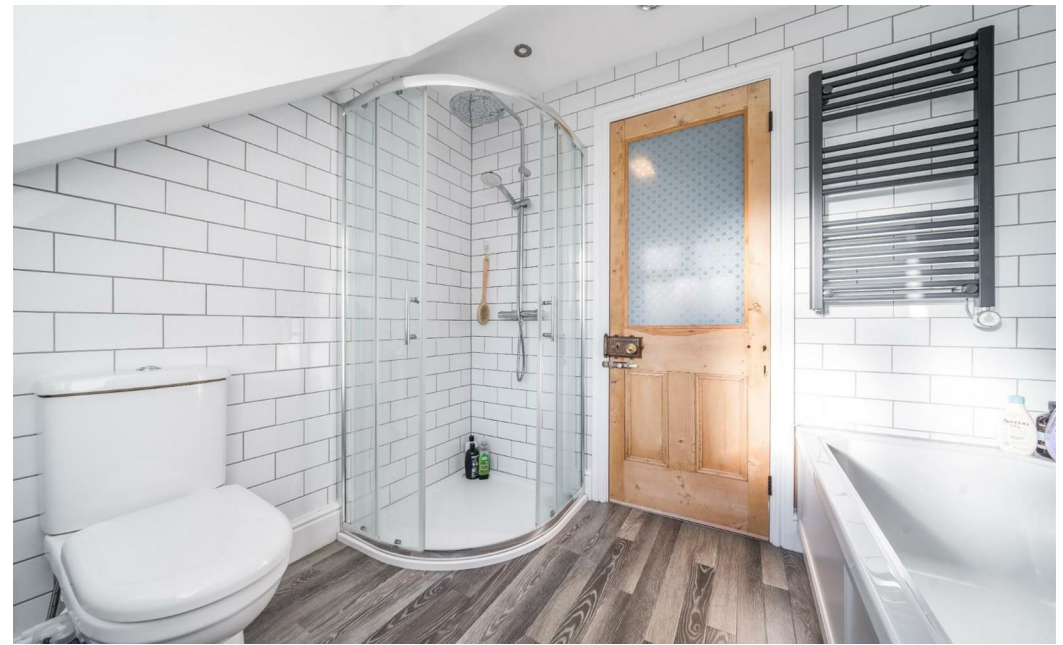










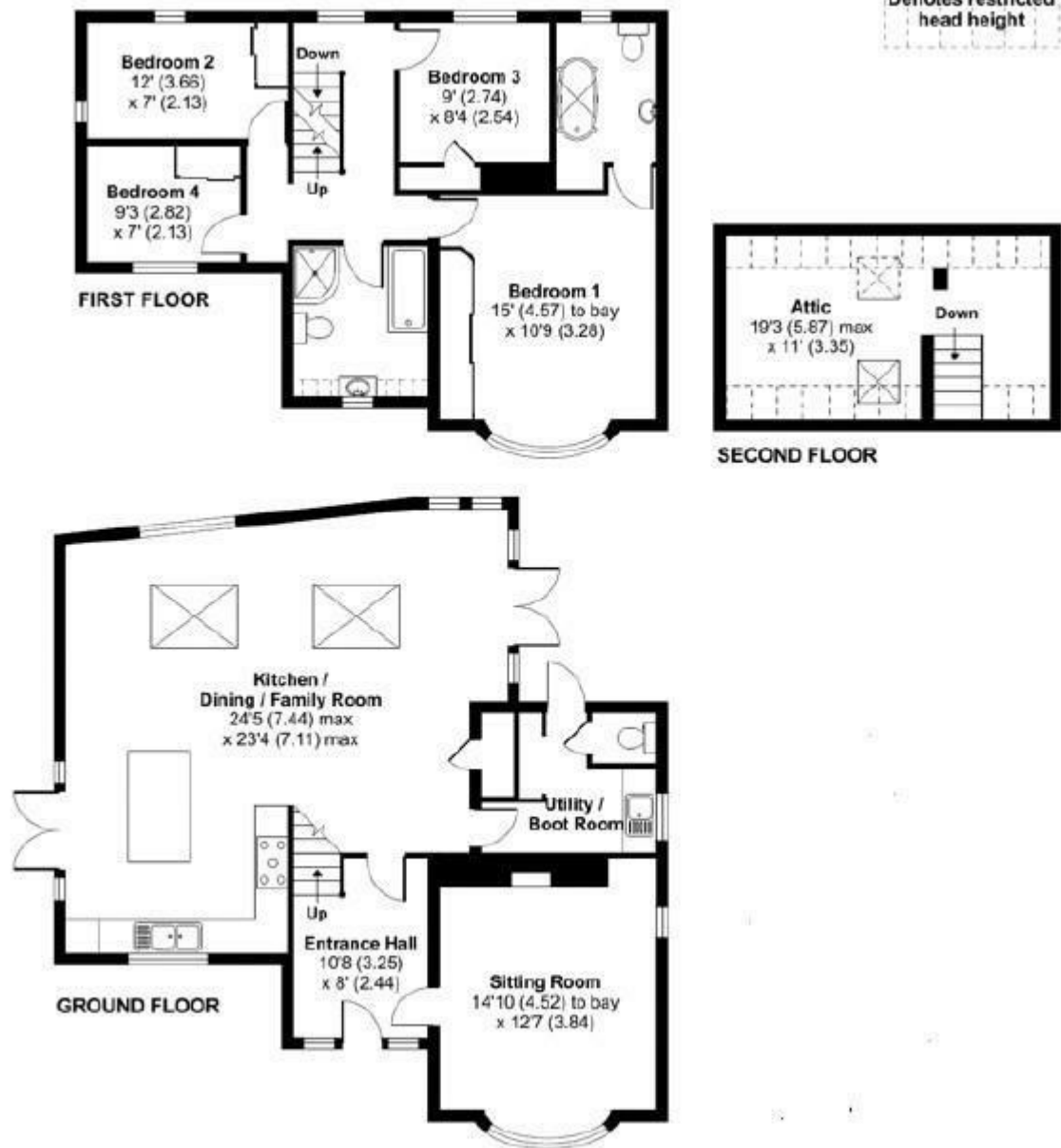


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		71
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(48-54) <b>E</b>		
(31-47) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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

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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
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