



Field Row Cottage, Dursley Road, Gloucester GL2 7AE





# Field Row Cottage, Dursley Road, Gloucester GL2 7AE

Sitting in established, well tended gardens, surrounded by open views, this substantial detached property is presented to a high standard throughout. On entering the property you are met by an entrance hallway with stairs leading to the first floor. Doors lead to the lounge with patio doors into the garden room and access into the study to the rear of the property. The generous kitchen/breakfast room overlooks the front and the rear of the property with a rear lobby leading to the downstairs cloakroom and garage/workshop. There is also a useful utility room giving access to the rear garden. The first floor has a landing area with doors to the main bedroom with walk-through dressing area, two further bedrooms and family bathroom with shower. Outside the property sits in established, well tended gardens with an array of plants, shrubs and trees, a work-shop with power, light and car-charger point. The garden also has a greenhouse, further good size shed and various outbuildings. Viewing is highly recommended to fully appreciate the property on offer.

Located in a peaceful position on the edge of the village of Cambridge which although essentially rural in character is by no means isolated being only a mile from the village centre of Cam and two miles from the bustling town centre of Dursley with it's full range of amenities. Communications are excellent to the larger centres of Bristol, Bath & Cheltenham and there is a main line train station close by at Box Road, Cam, serving Bristol and London Paddington via Gloucester.

**Guide Price £550,000**







### **Entrance Porch**

Door to:

### **Entrance Hallway**

Tiled floor, stairs to first floor landing, window to front aspect, radiator, doors to:

### **Lounge**

Dual aspect windows, feature fireplace with electric fire, radiator, door to study, patio doors to:

### **Garden Room**

French doors to the garden, windows overlooking the garden, tiled flooring, radiator.

### **Study**

Window to side aspect, radiator.

### **Kitchen/Breakfast Room**

Tiled flooring, window to front aspect with countryside views, two windows and door to rear, door to utility room, range of wall and base units with



work-surfaces, integral oven and dishwasher, stainless steel sink unit with mixer tap, space for fridge/freezer, centre island with induction hob with extractor with drawers and units below, door to:

### **Rear Lobby**

Tiled flooring, doors to:

### **Cloakroom**

Window to rear aspect, WC, wash hand basin, tiled flooring, oil boiler for heating and hot water.

### **Garage/Games Room**

Glazed double doors to front of property, shelving area, window to rear and side aspects, power and light.

### **First Floor Landing**

From the entrance hallway stairs lead to first floor landing with access to loft space, radiator, doors to:

### **Main Suite - Dressing Area**

Walk-through dressing area with window to front aspect with countryside views, eaves storage space and opening to:



### **Bedroom**

Window to side aspect, access to loft space, radiator.

### **Bedroom**

Window to front aspect with countryside views, built-in storage, radiator.

### **Bedroom**

Two windows to side aspect overlooking the garden and countryside, radiator.

### **Bathroom**

Two windows to rear aspect, tiled flooring, wc, wash hand basin set in unit with shelf, chrome towel radiator, generous shower cubicle with mains shower having rainfall shower head and handheld shower attachment, extractor fan and wall heater.

### **Outside**

The property is approached via an adopted single track lane leading to the property and onto a public footpath. A tarmac driveway gives parking for a number of cars and access to the detached garage/workshop with

double doors to the front, personal door to side, power and light and car charger point.

The well maintained, established, gardens extend to all sides of the property. A path leads from the front to the main garden with low stone walling, patio area with steps to the lawned area with an array of plants, shrubs, and trees including pear, apple and beech. There is a further wooden shed and greenhouse to the lower area of garden with wildlife pond and patio seating area all surrounded by countryside views with raised vegetable and raspberry beds, septic tank.

A further area of garden can be found to the rear of the property with patio area, gooseberry, strawberry and blackcurrant bushes, oil tank and further storage shed.

### **Agents Note:**

The property also benefits from solar panels owned by the current vendor.





- Substantial Detached Property in Semi-Rural Location with Outbuildings
- Generous, Established Gardens with Countryside Views
- Generous Kitchen/Breakfast Room and Utility Room
- Lounge, Study and Garden Room
- Rear Lobby with Cloakroom and Door to Garage/Games Room
- Utility Room to Rear
- Main Bedroom with Dressing Area
- Two Further Bedrooms and Family Bathroom
- Workshop/Garage

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.



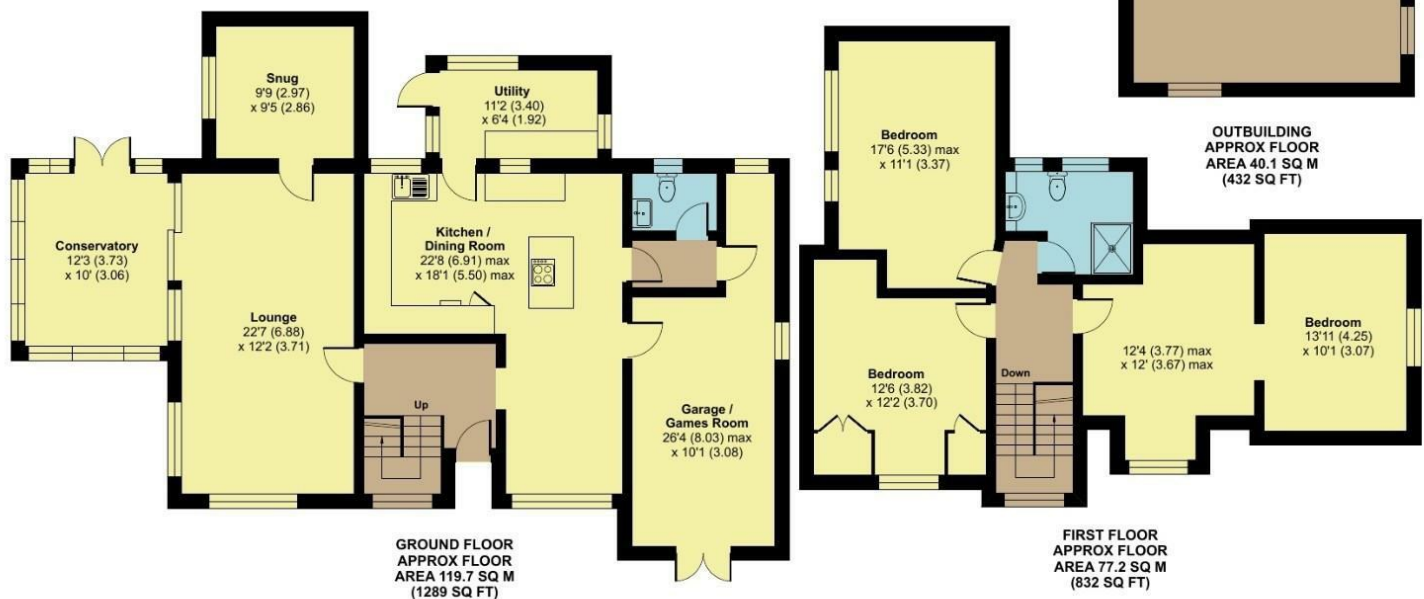
## Dursley Road, Cambridge, Gloucester, GL2

Approximate Area = 2121 sq ft / 197 sq m

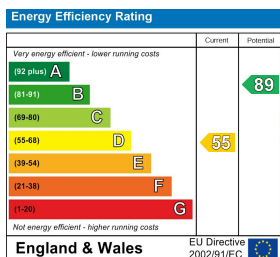
Outbuilding = 432 sq ft / 40.1 sq m

Total = 2553 sq ft / 237.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1255834



### Viewing Arrangements

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

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