



12-14a Chapel Street, Dursley GL11 5NU

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12-14a Chapel Street, Dursley GL11 5NU

A rare opportunity to purchase this unique property with development potential to the rear, offering two large outbuildings which could be converted subject to the necessary planning consent. The main house includes five bedrooms with a separate WC and walk-in wardrobe to the principal bedroom, a modern shower room and built-in storage throughout. Downstairs benefits from an updated kitchen/diner with built-in appliances, lounge with multifuel stove and exposed beams, separate utility and pantry and garden room which has been insulated with UPVC windows. To the rear the gardens have been tiered with a mix of patio, lawn area and vegetable garden. The property does have his own private driveway for multiple vehicles and lane leading from Chapel Street.

The property is found within level walking distance of local amenities in the village of Cam including Tescos Supermarket, post office, doctors and dentists, local shops, and a selection of primary schools. The A38 and M5 motorway provide excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam serving Bristol and Gloucester with links to London via Paddington.

Guide Price £475,000





Entrance

Front door leading to kitchen.

Kitchen/Breakfast Room

Fitted with a range of units with worktop surfaces, sink and drainer unit, fitted double oven, gas hob with extractor over, space for American fridge/freezer, double glazed windows to the front and side, exposed ceiling beam, radiator, door to:

Pantry

Double glazed window to the rear, gas boiler, worktop surface with plumbing and space for dishwasher under and radiator.

Downstairs Bathroom

Fitted with panelled bath with shower over, wc, wash hand basin, frosted window, tiled walls and radiator.

Living Room

Double glazed window to the front with window seat, multi-fuel stove, stairs leading to the first floor, radiator, alcove with fitted shelving, exposed ceiling beam.



Utility Room

Fitted units with worktop surface over, sink unit, plumbing for washing machine and tumble dryer, double glazed windows to the rear.

Garden Room

Currently used as the sellers' art room with windows to the rear, stable door, power and light.

First Floor Landing

From the living room stairs lead to first floor landing with airing cupboard, radiator and window.

Bedroom One

Built-in storage, walk-in wardrobe, radiator, dual aspect windows and door to:

Cloakroom

With wc and wash hand basin with storage below.

Bedroom Two

Dual aspect windows, radiator, built in storage, loft hatch.

Bedroom Three

UPVC window to rear, built-in storage, radiator.



Bedroom Four

UPVC window to side, radiator, built-in storage.

Bedroom Five

UPVC window to rear, radiator, built-in storage and shelving unit.

Shower Room

Walk-in shower, wc, basin with storage below, chrome towel radiator, UPVC window, extractor fan.

Outside

There is a path leading to front door with a small gravelled, walled front garden.

To the side of the property is a private lane leading to parking with an outbuilding having UPVC window and door.

The pretty rear garden is enclosed with fence boundaries with an area laid to lawn with shrubs, trees and bushes with a further area of shingle and patio, side gated access to the private drive and steps leading up to a further level of garden with outbuilding having power and light and UPVC windows.

Agents Note:

The driveway and lane is owned by the property, however the neighbouring house and shop have an easement over the lane.

The house does have a flying freehold which is over the shop at the front.

The solar panels on the roof space are leased on a 25 year agreement, which started in 2011. There is an option to buy if the new owners want to pursue this after the purchase.



- *Extended Cottage*
- *Ample Off Road Parking*
- *Living Room with Multi-Fuel Stove*
- *Utility Room & Pantry*
- *Enclosed Garden*
- *Outbuildings*
- *Five Bedrooms*
- *Kitchen/Breakfast Room*
- *Bathroom & Shower Room*
- *Walking distance of Amentities*

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.

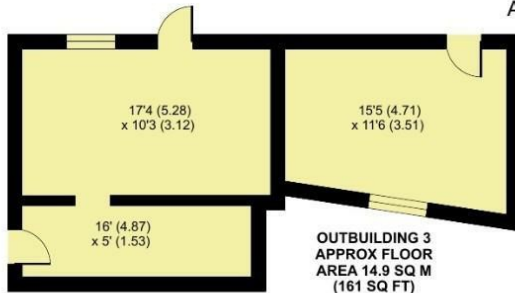
Chapel Street, Cam, Dursley, GL11

Approximate Area = 1684 sq ft / 156.4 sq m

Outbuildings = 1002 sq ft / 93 sq m

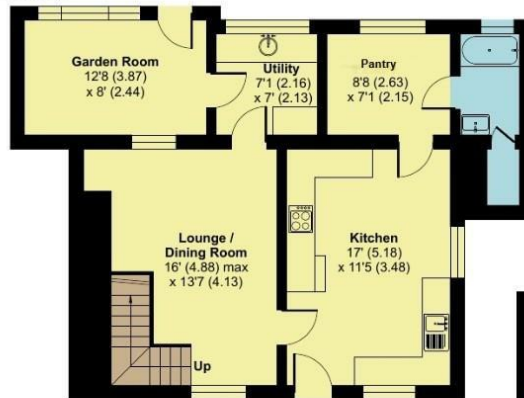
Total = 2686 sq ft / 249.4 sq m

For identification only - Not to scale

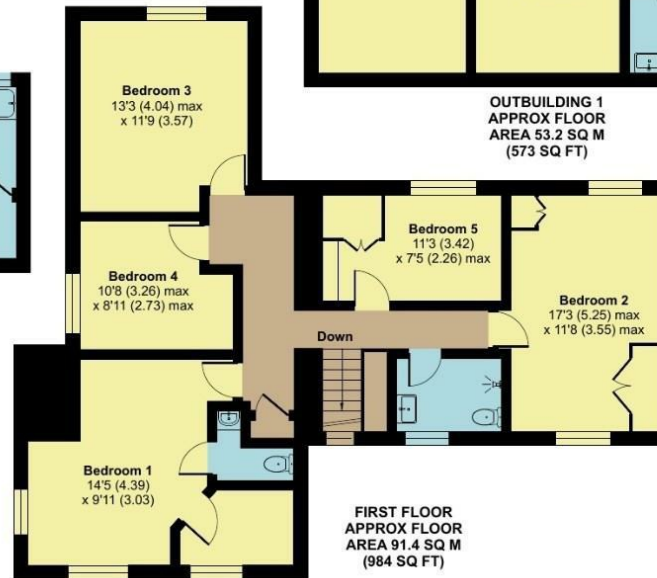


**OUTBUILDING 2
APPROX FLOOR
AREA 24.8 SQ M
(268 SQ FT)**

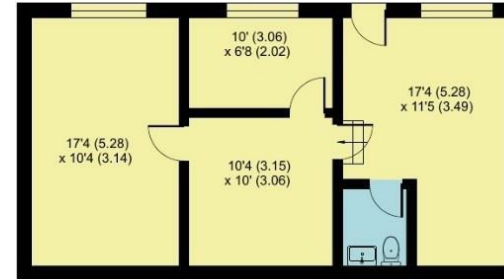
**OUTBUILDING 3
APPROX FLOOR
AREA 14.9 SQ M
(161 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 65 SQ M
(700 SQ FT)**



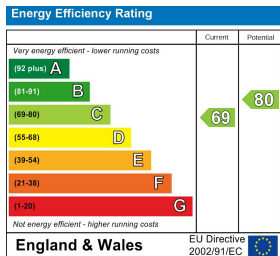
**FIRST FLOOR
APPROX FLOOR
AREA 91.4 SQ M
(984 SQ FT)**



**OUTBUILDING 1
APPROX FLOOR
AREA 53.2 SQ M
(573 SQ FT)**



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: 1258466



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

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