



11, Hunger Hill, Dursley, GL11 4JR
Guide Price £495,000

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EXCLUSIVE



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Perfectly positioned on Hunger Hill in an elevated setting, this versatile four-bedroom detached cottage combines the best of both worlds—breathtaking views across the surrounding countryside and a convenient location close to Dursley town centre.

Well presented and extended to offer approximately 1,638 sq ft of well-planned living space, the property features a bright and welcoming entrance hall leading to the heart of the home: a recently refitted kitchen/dining room, ideal for both everyday living and entertaining. A separate utility room adds practical storage, while the cosy sitting room with a wood burner offers a warm, homely feel.

The ground floor also includes a stylish shower room, a flexible room perfect as a fourth bedroom or office, and a second sitting room that maximises the stunning elevated views.

Upstairs are three comfortable bedrooms and a modern family bathroom, completing the generous accommodation. Additional benefits include gas central heating, double-glazed windows, and easy access to the amenities of Dursley, all within a desirable town location.





Set in an elevated position on the highly regarded Hunger Hill, this property enjoys a peaceful yet incredibly convenient location within walking distance of Dursley town centre. The elevated aspect provides stunning far-reaching views across the Severn Vale and surrounding countryside, making it one of the town's most desirable residential spots.

Dursley offers a wealth of amenities including supermarkets, independent shops, cafés, restaurants, a leisure centre, and excellent local schools. The town is nestled on the edge of the Cotswolds Area of Outstanding Natural Beauty, providing immediate access to scenic walks, including the Cotswold Way, ideal for outdoor enthusiasts.

Commuters will appreciate easy access to the A38 and M5, with Cam & Dursley railway station nearby, offering direct services to Bristol, Gloucester, and beyond. This location strikes the perfect balance between countryside tranquillity and town-centre convenience—ideal for families, professionals, or those seeking a lifestyle move.

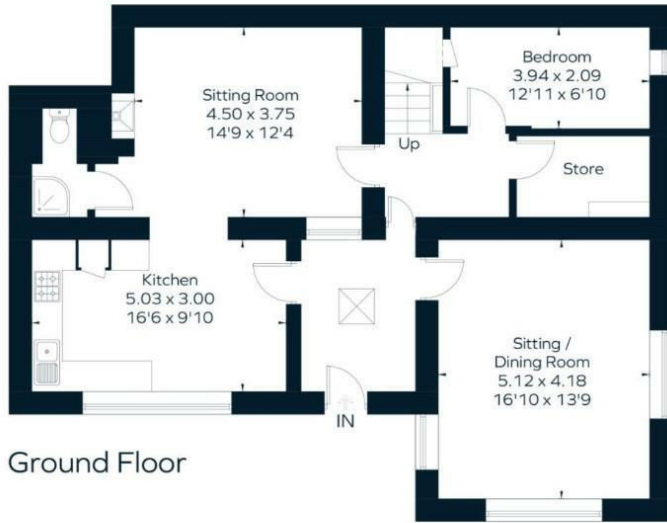


- Situated in an elevated position on sought-after Hunger Hill, Dursley
- Enjoys amazing panoramic views across the surrounding countryside
- Town-centre location – just a short walk to shops, schools, and amenities
- Extended and well-presented 4-bedroom detached cottage
- Generous 1,638 sq ft of versatile living space
- Light and welcoming entrance hall
- Recently refitted kitchen/dining room – ideal for entertaining
- Separate utility room for additional storage
- Cosy sitting room with wood-burning stove
- Ground floor shower room and versatile fourth bedroom or home office



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.

Approximate Floor Area = 146.9 sq m / 1581 sq ft
 Store = 12.9 sq m / 139 sq ft
 Total = 159.8 sq m / 1720 sq ft



Ground Floor



First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84472

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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