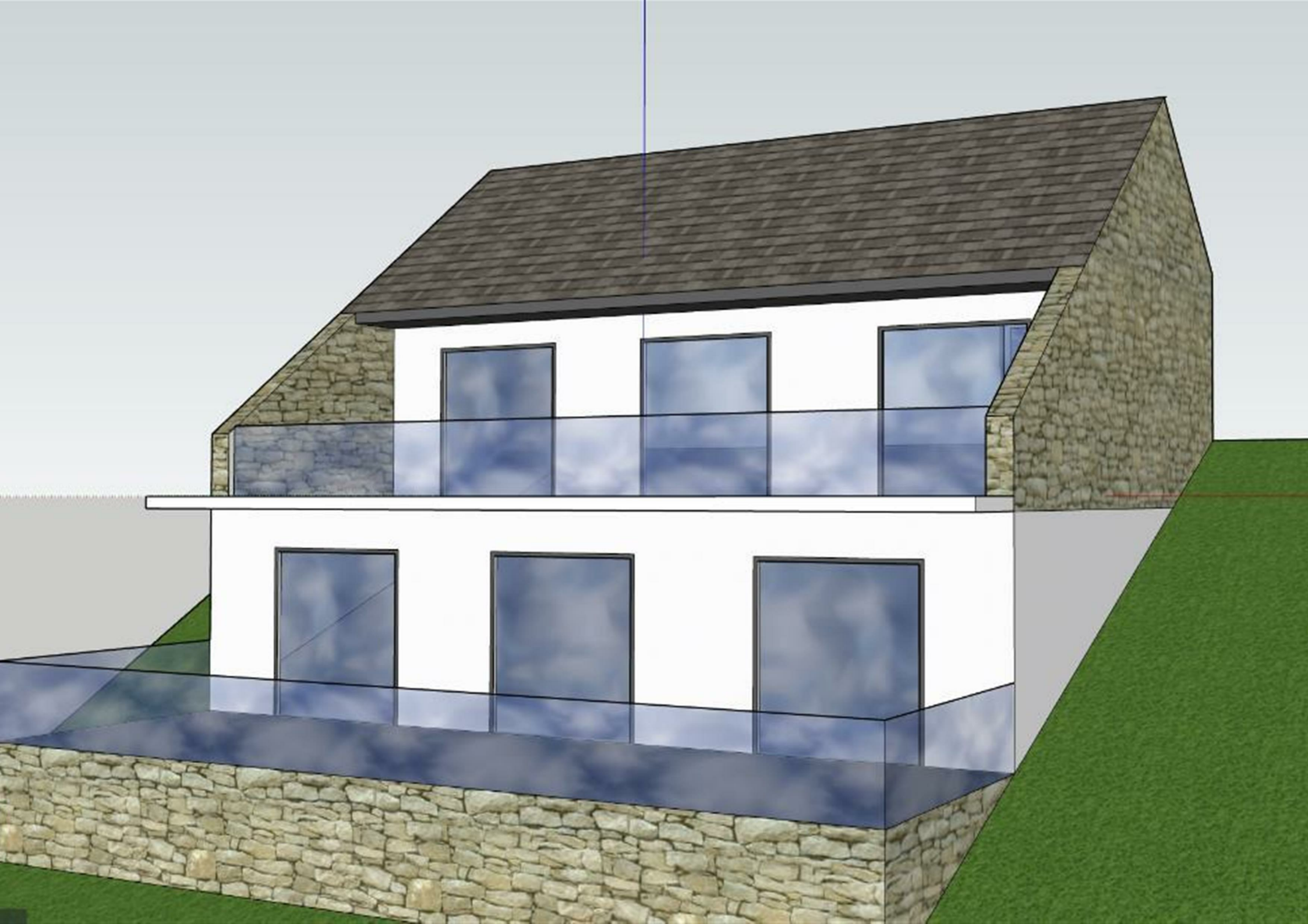




11, Hunger Hill, Dursley, GL11 4JR
Guide Price £450,000

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11, Hunger Hill, Dursley, GL11 4JR

****HOUSE AND BUILDING PLOT AVAILABLE**** Perfectly positioned on Hunger Hill in an elevated setting, this versatile four-bedroom detached cottage not only boasts breathtaking views over the surrounding countryside but also comes with a building plot and full planning permission for a detached three-bedroom home (Planning Ref: S.23/1604/FUL).

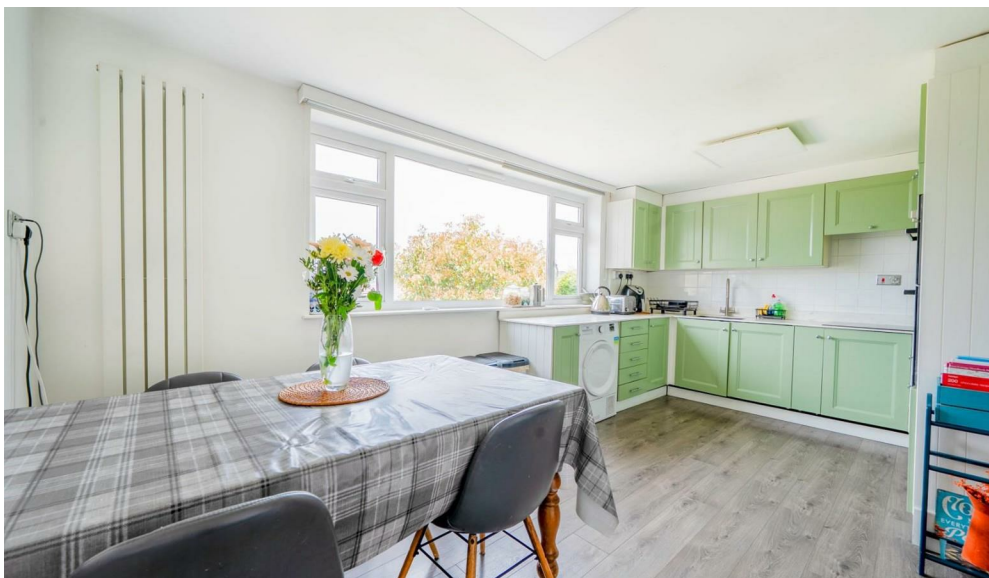
Extended and beautifully presented, the main house offers approximately 1,638 sq ft of well-planned living space. A bright and welcoming entrance hall leads into the heart of the home: a recently refitted kitchen/dining room, ideal for both day-to-day living and entertaining. There is a separate utility room for added practicality, and a cosy sitting room with a wood burner for those quieter moments.

The ground floor also features a stylish shower room, a versatile room which could serve as a fourth bedroom or home office, and a second sitting room designed to make the most of the stunning elevated outlook.

Upstairs, there are three comfortable bedrooms and a contemporary family bathroom completing the accommodation. The property also benefits from gas central heating, double glazing, and a highly convenient location within easy reach of Dursley town centre.

This is a unique opportunity to secure a character home with development potential, ideal for multigenerational living, investment or resale.





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.



- Includes Building Plot with full planning permission for a three-bedroom detached dwelling (Planning Ref: S.23/1604/FUL)
- Versatile four-bedroom detached cottage in an elevated position on Hunger Hill
- Stunning countryside views and close proximity to Dursley town centre
- Approximately 1,638 sq ft of well-presented and extended living space
- Refitted kitchen/dining room – ideal for family life and entertaining
- Separate utility room offering practical storage and workspace
- Two reception rooms, including one with wood-burning stove and another enjoying the elevated outlook
- Ground floor also features a stylish shower room and a flexible fourth bedroom/home office
- A rare opportunity combining a character home with development potential
- Ground floor shower room and versatile fourth bedroom or home office

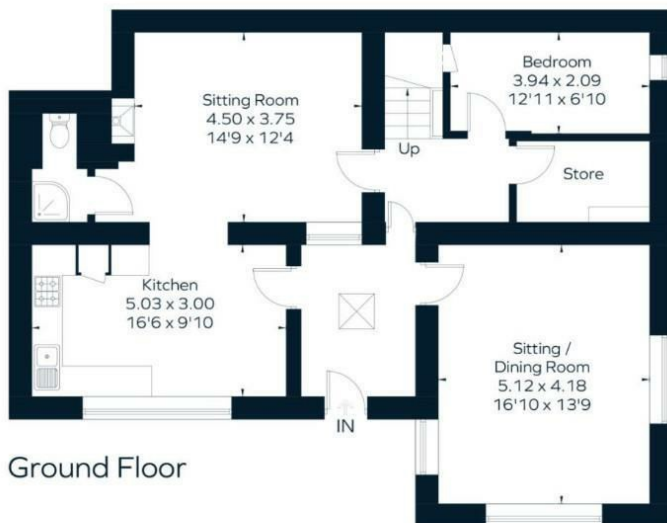


Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

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



[Symbol] = 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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