



14 Orchard Leaze, Cam, GL11 6HT

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Extended by the current vendors, this substantial semi-detached family home has been tastefully upgraded throughout, found in an elevated position in the sought after location of Orchard Leaze with lovely views to the front. Stepping through the front door you are met by a light and airy hallway with stairs rising to the first floor. The lounge is found overlooking the front with lovely views with a further reception room found to the rear with door leading to the rear garden. The fantastic kitchen/breakfast room with a good range of wall and base units has a window to enjoy the views and bi-fold doors leading to the rear garden, there is also a useful utility room off the hallway with downstairs cloakroom. The first floor leads to the main bedroom with a range of built-in wardrobes and en-suite shower room, three further bedrooms and family bathroom with bath and shower cubicle. Outside the property has a shingle driveway for several cars with steps leading to the terrace to enjoy the views. The low maintenance rear garden has an extensive patio area with raised flower beds.

Orchard Leaze is on the outskirts of Cam and Dursley close to the scenic wooded slopes of Stinchcombe Hill and popular Leaf and Ground with walks through Stinchcombe Hill Woods. There is excellent shopping at Dursley Town with its Sainsbury's Supermarket and Cam Village with its Tesco Supermarket. Communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway make this an ideal commuting point along with the mainline railway station at Box Road, Cam.

Guide Price £445,000





Ground Floor Accommodation

Entrance Hallway

Via door with glazed side panel, radiator, laminate flooring, stairs to first floor, doors to;

Lounge

Window to front aspect, laminate flooring, vertical radiator, feature stone fire-surround.

Family Room/Study

Glazed door to garden, radiator, laminate flooring.

Cloakroom

Laminate flooring, radiator, wc, pedestal wash hand basin.

Utility Room

Window to rear aspect, chrome heated towel rail, base unit with work-surfaces with stainless steel sink unit with mixer tap, space for washing machine, extractor fan, laminate flooring.

Kitchen/Dining Room

Window to front aspect with lovely views, bi-fold doors to rear garden, generous range of wall and base units with Dekton work-surfaces with up-stands, inset Belfast sink with mixer tap, Inverter fridge/freezer, integral microwave, Nexus SE free-standing oven with gas hob and splash-back with extractor over, tiled flooring.

First Floor Accommodation

Split level landing area, access to loft space with ladder, doors to;

Bathroom

Window to rear aspect, bath, wc, shower cubicle with mains shower, wash hand basin set in unit, chrome heated towel rail, tiled flooring.

Bedroom

Window to rear aspect, radiator.

Bedroom

Window to front aspect with views, radiator.

Bedroom

Window to front aspect with views, vertical radiator.



Main Bedroom

Window to front aspect with views, radiator, range of fitted wardrobes with shelving and hanging space, door to:

En-Suite

Window to rear aspect, wc, 'his and hers' circular sinks with units below, chrome heated towel rail, tiled flooring, double shower cubicle with mains shower with recessed area.

Outside

Patio steps to front door, shingle driveway parking for two cars, raised shingle area, patio terrace to enjoy the view.

Rear Garden

Lower patio area, steps to raised patio area with planting areas, enclosed by walling and fencing.





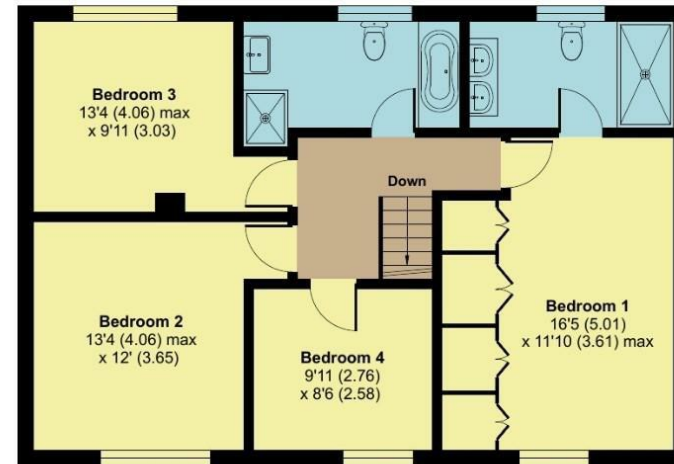
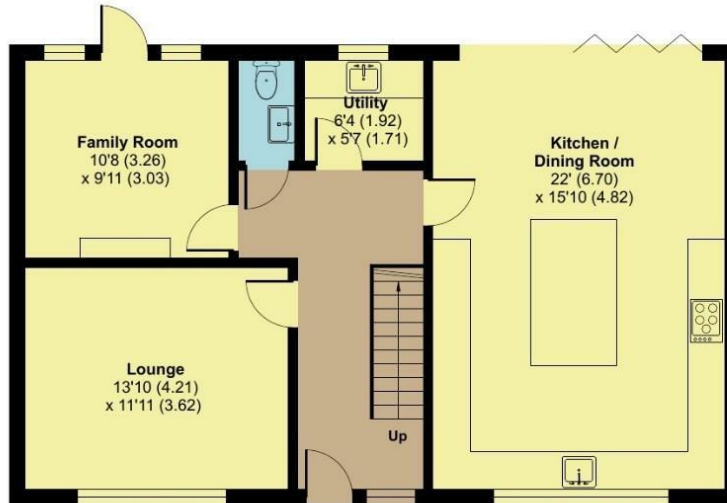
- Extended and Upgraded Semi-Detached Property
- Four Bedrooms, Principal With En-Suite Shower Room
- Lounge With Views to the Front
- Fitted Kitchen/Breakfast Room With Bi-Folding Doors to Garden
- Family Room With Glazed Door to Garden
- Utility Room
- Family Bathroom and Downstairs Cloakroom
- Low Maintenance Rear Garden
- Driveway Parking

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.

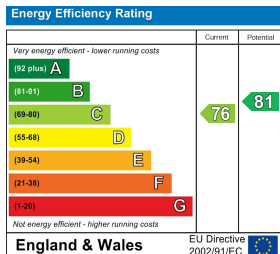
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Approximate Area = 1579 sq ft / 146.6 sq m

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: 1340954



Viewing Arrangements

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

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