



Crossways Cottage, Wick Road, Dursley GL11 6BD
Guide Price £700,000

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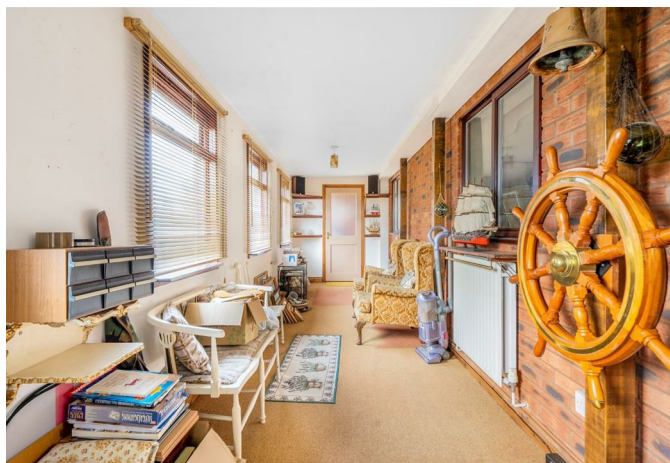
Situated on a substantial plot on the edge of the sought-after village of Stinchcombe, Crossways Cottage presents a rare opportunity to acquire a four-bedroom detached home offering fantastic potential to extend, re-configure, and create a truly individual family residence (subject to the necessary planning consents).

The property provides spacious and versatile accommodation, including a large self-contained annex which would benefit from modernisation - ideal for multi-generational living, guest use, or as a dedicated home office or studio space.

Externally, the home is set within generous gardens enjoying views over open fields, offering peace and privacy in a rural setting. A large driveway provides ample off-road parking, alongside a garage for additional storage or workshop space.

The property also benefits from a recently fitted air source heat pump and modern heating system, improving energy efficiency and comfort throughout the year.

Accessed via a quiet single-track lane, Crossways Cottage combines the charm of countryside living with excellent accessibility. The nearby market town of Dursley offers a range of shops, cafés, and amenities, with convenient links to the A38, M5 motorway, and Cam & Dursley railway station for travel to Bristol, Gloucester and Cheltenham.





Stinchcombe is a highly desirable and picturesque Gloucestershire village, surrounded by rolling countryside yet within easy reach of local amenities. The village offers a wonderful sense of community and is home to the popular Stinchcombe Hill Golf Club, scenic walking routes, and bridleways, including access to the Cotswold Way National Trail.

The nearby market town of Dursley provides a comprehensive range of facilities including independent shops, supermarkets, cafés, restaurants, and leisure amenities. Well-regarded local schools include Dursley C of E Primary School and Rednock Secondary School, both within a short drive.

For commuters, the location is excellent - with easy access to the A38 and M5 motorway, providing convenient routes to Bristol, Gloucester, and Cheltenham. Cam & Dursley railway station offers direct rail links to Bristol Parkway and Gloucester, making the area ideal for those seeking a balance of rural charm and modern connectivity.

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.

- Four-bedroom detached home set on a substantial plot on the edge of the sought-after village of Stinchcombe
- Rare opportunity to extend, re-configure, and personalise the property (subject to necessary consents)
- Spacious and versatile accommodation, including a large self-contained annex requiring modernisation - ideal for multi-generational living, guest use, or home office/studio
- Generous gardens with open countryside views, providing peace and privacy
- Large driveway offering ample off-road parking and a garage for storage or workshop space
- Recently fitted air source heat pump and modern heating system for improved energy efficiency and comfort
- Accessed via a quiet single-track lane, combining rural charm with good accessibility
- Close to Dursley town centre with shops, cafés, and amenities
- Excellent transport links via the A38, M5 motorway, and Cam & Dursley railway station for travel to Bristol, Gloucester and Cheltenham
- Secluded and private setting, perfect for enjoying a tranquil lifestyle





Annex Kitchen



Annex Living Room



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.

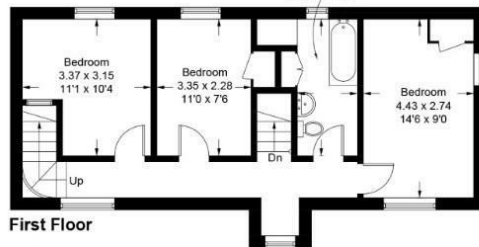
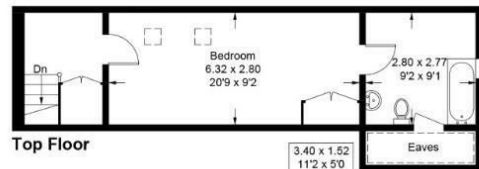
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Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft

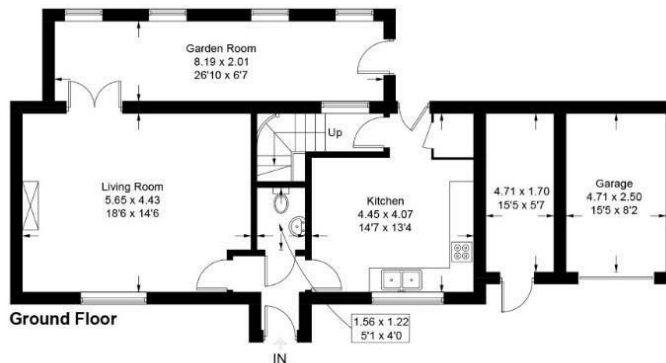
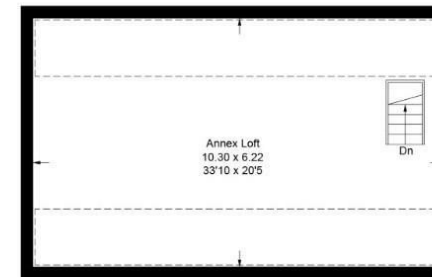
Outbuildings = 161.9 sq m / 1743 sq ft

Total = 317.3 sq m / 3416 sq ft

(Including Garage / Eaves)



□ = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248398)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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