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1A SPOUTHOUSE LANE, CAM, DURSLEY, GLOUCESTERSHIRE, GL11 5JP

The Property

Tucked away in a quiet residential lane within the sought-after village of Cam, this beautifully presented and deceptively spacious two-bedroom detached bungalow offers stylish and versatile single-storey living. With a generous internal layout, three reception rooms, and a landscaped garden retreat, this home combines comfort, practicality, and charm in equal measures.

The property is approached via a smart, block-paved driveway that offers a clean and welcoming first impression. Set back from the road, the driveway provides ample off-road parking for multiple vehicles and leads directly to the detached single garage, equipped with an electric roller door and door to the side.

The driveway is framed by neat borders with low-maintenance shrubs, enhancing the kerb appeal of this detached bungalow. A gently sloping mobility access ramp connects the driveway to the main entrance, ensuring smooth and step-free access to the front door, ideal for those seeking an accessible home.

Upon entering through the front door, you're welcomed into a bright and airy hallway finished with soft neutral décor. The flow of the property is seamless, with well-proportioned rooms radiating from the central corridor, offering both privacy and openness in just the right measure. A wealth of hidden storage within the property is very impressive.

Bedroom one is at the front of the house, is bright and inviting, with a large window, neutral tones, and a floral feature wall with built-in wardrobes.

Bedroom two features soft beige carpeting, a large picture window to the side. Sliding doors lead to a private en-suite wet room with low level shower, floating basin, and WC, all designed with accessibility in mind with window to the side, ideal as a guest suite for visitors.

The main bathroom is stylishly finished with crisp white ceramic wall tiles, a stone-effect tiled floor, and modern fixtures including a P-shaped bath with overhead shower, vanity unit, and heated towel rail, window to the side, creating a clean and contemporary sanctuary.

To the front of the property lies the elegant main sitting room, a generously sized space centered around a stone-effect fireplace with modern inset gas fire. The rich green feature wall adds depth, while a large bay window with classic plantation shutters allows for ample natural light, creating a cosy yet sophisticated setting. Double doors open to further reception.

The kitchen is a stylish and functional hub of the home, recently upgraded with sleek gloss-finish grey cabinetry and solid wooden worktops. Integrated appliances, including a double oven, hob and extractor are complemented by a black composite sink, under-cabinet lighting, and a breakfast bar island that adds both sociability and practicality. Black slate-effect tiled flooring grounds the space with a clean, modern finish. Lovely garden views.

Adjacent to the sitting room, and accessed via glazed French doors, a formal dining room, perfect for entertaining. This space is finished with engineered oak-effect flooring and leads directly into the garden room at the rear, enhancing the open-plan feel and providing a lovely backdrop for dining and relaxing alike.

The garden room/conservatory is a outstanding feature, offering a peaceful view over the rear garden through full-height glazing and French doors. With painted exposed brick walls, wood-effect vinyl flooring, and roof blinds filtering sunlight, this space is ideal for year-round enjoyment, whether as a reading nook, home office, or snug.





Outside

Outside, the property continues to impress. To the front, a wide block-paved driveway offers off-road parking for multiple vehicles and leads to a detached single garage with electric roller door and side access. A thoughtfully designed ramp leads to the front entrance, providing excellent step-free access for residents and guests alike.

The rear garden is beautifully landscaped and fully enclosed, providing both tranquillity and privacy. A paved terrace just outside the garden room offers the perfect spot for alfresco dining, while the level lawn is bordered by mature trees, shrubs, and well-stocked flower beds. A charming painted garden shed provides handy storage, and there is plenty of room for relaxing, entertaining, or gardening.

This is a home that has been lovingly maintained and smartly updated throughout, offering turn-key living in a peaceful yet highly convenient location just moments from Cam village amenities, Dursley town centre, and open countryside.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating C





Location

Cam is a well-connected and vibrant village located on the edge of the Cotswolds in Gloucestershire. It offers a wide range of everyday amenities, making it a popular choice for families, retirees, and commuters alike. The village has a Tesco superstore, a post office, a pharmacy, and a number of independent shops and cafés. There are several pubs and takeaways for casual dining, along with hairdressers, beauty salons, and a library. Cam is served by several primary schools, including Cam Everlands and Cam Hopton, both of which are well-regarded locally. Secondary education is available nearby at Rednock School in Dursley.

For outdoor enthusiasts, Cam is surrounded by beautiful countryside, with numerous walking and cycling routes, including access to the Cotswold Way. The nearby Cam Peak and Cam Long Down offer breathtaking views and peaceful spots for picnics and nature walks. The village also benefits from a medical centre, dental practices, and regular bus services to nearby towns and Gloucester city. Cam & Dursley railway station lies just on the outskirts of the village, providing direct trains to Gloucester, Bristol, and beyond — making it ideal for commuters.

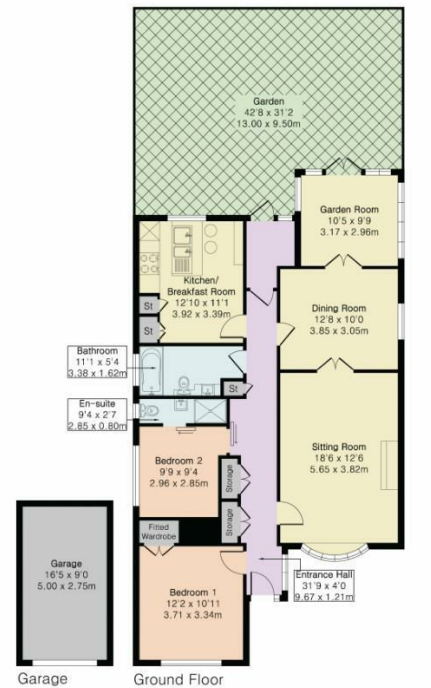


Directions

From Junction 13 of the M5, take the A419 exit signposted for Stroud and Dursley. Continue on the A419 for approximately 2.5 miles, then at the roundabout take the first exit onto the A38 heading south towards Dursley. Follow the A38 for around 4 miles, and at the next roundabout, take the second exit onto the B4066 towards Cam and Dursley. Continue along the B4066 for about 1.5 miles, then at the mini roundabout take the second exit onto High Street, which becomes Cam Pitch. Turn right onto Hopton Road, and then take the first left onto Spouthouse Lane. Number 1a is located a short way along on the right-hand side, set slightly back from the road as denoted by our for sale board



Approximate Gross Internal Area 1320 sq ft - 123 sq m
Ground Floor Area 1172 sq ft - 109 sq m
First Floor Area 148 sq ft - 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	84
		EU Directive 2002/91/EC	

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