

A photograph of Elstub House, a two-story property with a mix of stone and white plaster walls, a tiled roof, and a chimney. The house is surrounded by a lush green lawn and a garden with various plants and a wooden fence. In the background, there are rolling hills under a blue sky with scattered clouds.

Elstub House Dursley Gloucestershire



A family home with equestrian facilities and approximately 8 acres.



Dursley 2 miles | Wotton-under-Edge 5 miles | Stroud Station 12 miles (London Paddington 89 mins) | Tetbury 12 miles | Gloucester 15 miles | Bristol 23 miles | Cheltenham 23 miles (All distances and times are approximate)

Location

Elstub House is situated in a secluded position on the outskirts of Cam and is within a few minutes walk of the local primary school. Also in walking distance is a local butchers, convenience store and hairdressers. A wider range of shopping facilities can be found in Cam village centre, 1.2 miles away, including Tesco supermarket, a post office and cafe along with doctors and dentist surgeries. The adjoining town of Dursley has a Sainsbury's supermarket, library, leisure centre and eighteen-hole golf course, along with cafes, restaurants, and shops. The property is well located for access to the A38 bringing the larger centres of Gloucester, Bristol, and Cheltenham within easy commuting distance. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

The Property

Elstub House is a fantastic example of a period cottage that has been extended over time to create a brilliant family home. Entering through a stone porch, the ground floor offers three spacious reception rooms and a large kitchen / breakfast room providing ample family living accommodation. Upstairs there are four good sized bedrooms and three bathrooms, two of which are en suite. The principal bedroom has a walk-through wardrobe giving access to what is currently a games room but could be made into a larger suite. On the ground floor and attached to the house there is a large double garage which is heated and well ventilated.

Grounds and Gardens

Elstub House is surrounded by an arrangement of outbuildings and garaging. There is an indoor pool with attached hot tub area with outside kitchen, perfect for outside entertaining. The gardens are made up mainly of lawns and gravelled rockery garden surrounded by a mixture of mature shrub beds, trees and hedges. The equestrian facilities include a stable block with hardstanding, a collection of garages, workshops, and further storage buildings. There is also a manege and approximately 9 acres of land.



Elstub Lane, Dursley

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 230sq.m (2,479sq.ft)

Garage = 36sq.m (385sq.ft)

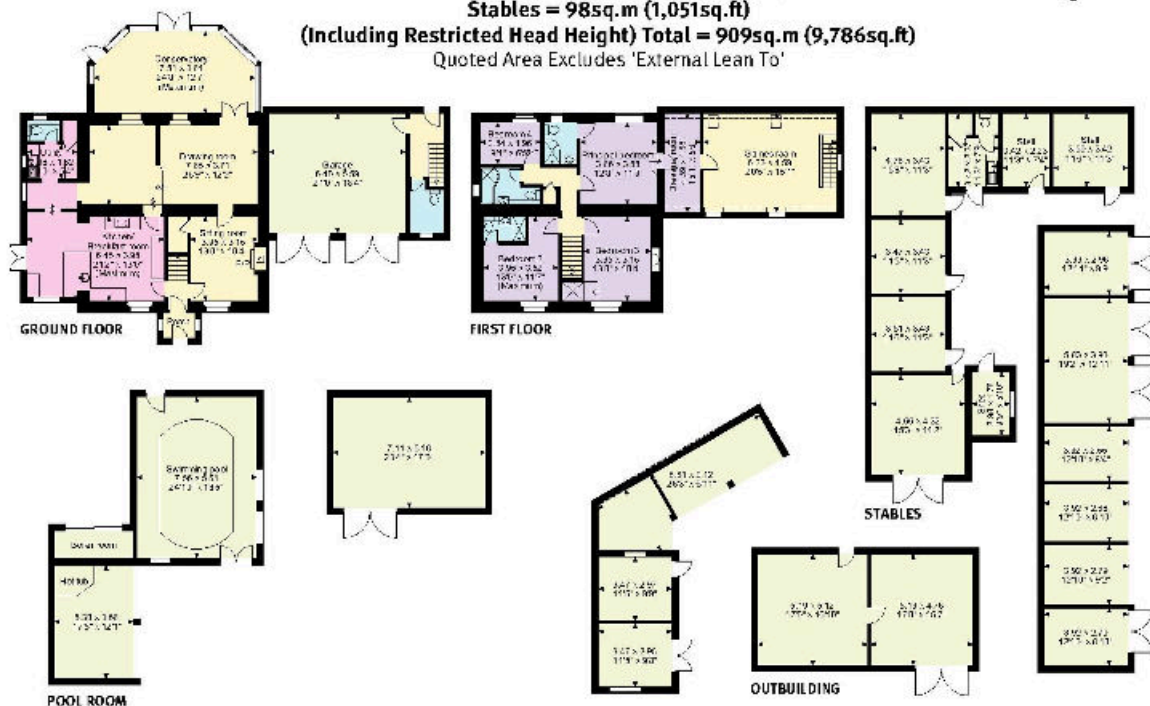
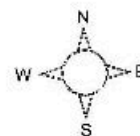
Restricted Head Height = 3sq.m (30sq.ft)

Outbuildings = 281sq.m (3,033sq.ft)

Stables = 98sq.m (1,051sq.ft)

(Including Restricted Head Height) Total = 909sq.m (9,786sq.ft)

Quoted Area Excludes 'External Lean To'



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I would be delighted to tell you more.

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Services

Mains electricity and water, Private drainage, and Private LPG gas supply. Broadband is currently provided by Sky.

Local authority

Stroud District Council. Telephone 01453 766321

Directions (GL11 6JH)

From Dursley town centre, proceed north west out of town on the A4135 Kingshill Road. Proceed straight across the first mini roundabout and at the second mini roundabout take the first exit onto Dursley Road. Continue up the hill and proceed for approximately hundred metres. Turn right just prior to the former Yew Tree Inn into Woodfield Road and immediately turn left into The Quarry. Continue for approximately 0.6 miles onto Elstub Lane, passing Cam Woodfield Infant and Junior School on your right. Continue along Elstub lane and after 0.1 miles take the left-hand lane to Elstub House.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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