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Church House, 33 High Street, Cam,  
GL11 5LA

Price Guide  
**£530,000**



DETACHED FAMILY HOME IN TUCKED AWAY END OF CUL-DE-SAC POSITION, DETACHED DOUBLE GARAGE WITH AMPLE PARKING, WESTERLY FACING GARDENS, WITHIN SHORT WALK OF CAM VILLAGE CENTRE, FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE SHOWER, OPEN PLAN KITCHEN/DINER, SPACIOUS ENTRANCE HALLWAY, LIVING ROOM, CLOAKROOM, UTILITY ROOM, OFFICE/STUDY, KITCHEN/DINER, FOUR FIRST FLOOR BEDROOMS, FAMILY BATHROOM, EN-SUITE SHOWER ROOM, REAR PATIO WITH GARDENS TO SIDE AND FRONT, ENERGY RATING: D

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# Church House, 33 High Street, Cam, GL11 5LA

## SITUATION

This detached four bedroom property is situated in this popular central location, within walking distance of Cam village centre and its facilities, which include Tesco's supermarket, a range of independent retailers, café, church, public houses and a choice of three primary schools. The nearby town of Dursley has a wider range of shopping facilities along with recreational facilities including swimming pool, sports hall, gym and 18 hole golf course. The town has a choice of restaurants and public houses and the modern Rednock Comprehensive School. Cam and Dursley both have doctors and dentist surgeries and midway between Cam and Dursley centres is The Vale Hospital. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

## DIRECTIONS

This property can either be accessed on foot via a footpath from the High Street of Cam or via Shutehay Drive in Cam. From Cam centre proceed out of the village on the A4135 and turn left onto Manor Avenue. Proceed half a mile and take the left hand turning onto Shutehay Drive and continue to the end of the cul-de-sac, number 33 is located in the Right hand corner accessible via five bar wooden gate.

## DESCRIPTION

This tucked away family home has been in the same ownership for approaching 10 years and occupies a particularly pleasant and quiet position close to the village centre. The kitchen has been upgraded by the current owners to now include a peninsula, larder cupboard and oak work surfaces over. There has been updated floor coverings added with hard flooring and carpets and decoration throughout. The property briefly comprises; spacious entrance hallway, living room, open plan kitchen/diner, cloakroom, utility room and office/study. On the first floor there are four double bedrooms, master having en-suite shower room and separate family bathroom. Externally, there are side and front gardens which offer a good degree of privacy and lovely South-Westerly facing aspects. There is a DETACHED DOUBLE GARAGE with ample parking leading to road.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## SPACIOUS ENTRANCE HALLWAY

Double glazed front door and side panel, storage cupboard, radiator, stairs to first floor.

## CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator, double glazed window to front.

## KITCHEN/DINER 7.34m x 3.94m narrowing to 3.04m (24'0" x 12'11" narrowing to 9'11")

Fitted kitchen with base and wall units, oak work surface over, double electric oven, separate induction hob, space for American fridge freezer, Brita water filter tap, larder cupboard, radiator, composite sink and drainer, integrated dishwasher, double glazed windows to rear side and front, double glazed door to garden.

## LIVING ROOM 6.10m x 3.39m narrowing to 3.72m (20'0" x 11'1" narrowing to 12'2")

Double glazed window to rear, double glazed French doors to front, radiator.

## UTILITY ROOM

Double glazed window to rear, space and plumbing for washing machine, gas boiler, stainless steel sink and drainer.

## OFFICE/STUDY 2.13m x 1.82m (6'11" x 5'11")

Double glazed window to rear, radiator.

## ON THE FIRST FLOOR

### LANDING

Storage cupboard, double glazed window to front and rear.

### BEDROOM ONE 3.97m x 3.87m (13'0" x 12'8")

Dual aspect double glazed windows to front and side, radiator, door to:

### EN-SUITE SHOWER ROOM

Shower cubicle with electric rainfall shower, wash hand basin with pedestal, low level wc, double glazed window to side, radiator.

### BEDROOM TWO 3.52m x 3.07m (11'6" x 10'0")

Double glazed window to rear, radiator.

### BEDROOM THREE 3.38m x 2.85m (11'1" x 9'4")

Double glazed window to front, radiator.

### BEDROOM FOUR 3.90m (max) x 2.47m (max) (12'9" (max) x 8'1" (max))

Double glazed window to side, radiator.

## FAMILY BATHROOM

Bath with shower off tap, heated towel rail, low level wc, wash hand basin with pedestal, double glazed window to rear.

## EXTERNALLY

The property is accessed via 5 bar wooden fence leading to the large stone gravel driveway providing parking for a number of vehicles. There is DETACHED GARAGE ( 5.67m x 4.76m) which has light and power, storage in eave space and twin up and over doors to front. The gardens are laid to lawn with various shrubs, trees, flower borders, front and rear patios with right of way over footpath which leads to the High Street.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2,140.40 payable).

Gas central heating.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

