



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [93-100] A		Very environmentally friendly - lower CO ₂ emissions [93-100] A	
[81-92] B		[81-92] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[49-54] E		[49-54] E	
[35-48] F		[35-48] F	
[1-34] G		[1-34] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
61	77		

England & Wales EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Green Street Farm, Green Street, Cam,
GL11 5HW

Asking Price
£1,495,000



EXTREMELY WELL PRESENTED SPACIOUS FARMHOUSE SET IN GROUNDS OF APPROXIMATELY TWO ACRES, POPULAR SEMI-RURAL LOCATION, OUTSTANDING VIEWS, SHORT DRIVE OF VILLAGE FACILITIES, APPROXIMATELY 4200 SQ FT OF LIVING ACCOMMODATION, FOUR RECEPTION ROOMS, SEVEN BEDROOMS, FOUR BATHROOM/SHOWER ROOMS, DOUBLE GARAGE, STUDIO/OFFICE, ATTRACTIVE FORMAL GARDENS. NO ONWARD CHAIN. ENERGY RATING: D

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Green Street Farm Green Street, Cam, GL11 5HW

SITUATION

The property is situated in this sought after attractive semi-rural area of Green Street and this former farmhouse stands in approximately two acres of attractive formal gardens and has views towards the River Severn. Green Street is within a few minutes drive of local beauty spots Cam Peak and Cam Longdown that provide a range of country walks including the Cotswold Way. Cam village centre is within a few minutes drive with a growing range of facilities including Tesco supermarket, independent retailer, doctors and dentist surgeries along with a choice of three primary schools. Dursley town is within five minutes drive and provides a wider range of facilities including comprehensive school, sports hall, swimming pool and challenging 18 hole golf course. There is a park and ride railway station in Cam providing rail links to Bristol, Gloucester and Cheltenham. The nearby town of Stroud provides rail links to London as well as independent schooling. Cam is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. The property is offered for sale with no onward chain.

DIRECTIONS

If travelling from Dursley town centre proceed out of town in North Westerly direction on the A4135 Kingshill Road for approximately quarter of a mile turning right just after the Fire Station. Proceed down the incline bearing right at the bottom of the hill into Church Road and continue to the end of Church Road bearing left into Hopton Road. Proceed passing Cam Hopton Primary School on the left hand side and continue for approximately 200m turning right into Uphorpe and continue through Uphorpe taking the second turning on the left into Green Street. Green Street Farm can be found after approximately 250m on the left hand side.

DESCRIPTION

This most attractive former farmhouse provides spacious seven bedroom family accommodation. The property has been in the same ownership for 10 years and during this period the current owners have extended and upgraded the accommodation to the current high standard. The property stands in approximately two acres of formal garden with outstanding views across the Severn Vale towards the River Severn and the hills beyond. The property has many character features including beams, exposed stone walling and wood burners and briefly comprises: entrance hall with cloakroom/utility space off, spacious lounge, study, sitting room, conservatory, large kitchen/breakfast room opening into attractive extended dining /family room. On the first floor there are five double bedrooms, a large family bathroom, bedrooms one and two both having en suite shower/bathrooms. On the second floor there are two further bedrooms along with shower room. The accommodation benefits from gas fired radiator central heating and sealed unit double glazing. Green Street Farm is accessed via a driveway with large parking area with parking for numerous cars and a driveway continues to the side to the double garage. The most attractive gardens have been lovingly upgraded and the property has the benefit of an office/studio in the garden and must be seen to be fully appreciated.

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).

ENTRANCE PORCH

With oak surround

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM/UTILITY 1.96m x 1.81m (6'5" x 5'11")

Having sink unit, WC, ladder towel rail, plumbing for washing machine.

LOUNGE 8.53m x 5.29m (27'11" x 17'4")

Having stepped flooring, two double glazed French doors to rear, two double glazed windows to side, two radiators and access to:

STUDY 5.92m narrowing to 5.25 x 1.85m (19'5" narrowing to 17'2" x 6'0")

Having two double glazed windows and two radiators.

BOILER ROOM

Having gas central heating boiler, tank and storage.

SITTING ROOM 4.54m (5m) x 4.34m (14'10" (16'4") x 14'2")

Having attractive stone fireplace with wooden beam, exposed timber, two double glazed windows to front, two radiators.

KITCHEN 6.49m x 4.45m (21'3" x 14'7")

Having exposed Cotswold stone wall, radiator, most attractive range of units with integrated oven, integrated microwave, integrated dishwasher, granite work surfaces, island with breakfast bar, double glazed door to side, two double glazed windows to front, exposed beams and tiled floor.

SIDE PORCH

With double glazed windows and side door.

DINING/FAMILY ROOM 8.31m x 7.02 narrowing to 5.53m (27'3" x 23'0" narrowing to 18'1")

Having large patio doors overlooking rear garden, double glazed windows, exposed beams, lantern and three openings to kitchen exposed stone walling stone fireplace and woodburner.

CONSERVATORY 8.06m x 2.34m (26'5" x 7'8")

Having double glazed French doors to rear, windows to rear, exposed stone wall, three roof lights, two radiators and exposed stone walling.

ON THE FIRST FLOOR

LANDING

Having two radiators, double glazed window to front, staircase with attractive Oak ballustrade and stairs to second floor.

MASTER BEDROOM 5.08m x 4.08m narrowing to 3.14m (16'7" x 13'4" narrowing to 10'3")

Having double glazed French door to rear with Juliet balcony, two double glazed windows to side and range of fitted wardrobes.

EN SUITE BATHROOM

Having vanity wash hand basin, low level WC, large shower cubicle, double glazed windows to rear and side, tiled wall, panelled bath.

BEDROOM TWO 5.08m narrowing to 4.42m x 4.03m (16'7" narrowing to 14'6" x 13'2")

Having two double glazed windows to side, double glazed window to front, range of fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Having vanity wash hand basin, low level WC and shower cubicle.

BEDROOM THREE 4.3m x 3.44m (14'1" x 11'3")

Having double glazed window to front, built-in double wardrobe, radiator.

BEDROOM FOUR 4.58m x 3.53m (15'0" x 11'6")

Having double glazed window to rear, radiator.

BEDROOM FIVE 3.37m x 3.15m (11'0" x 10'4")

Having double glazed windows to front and side, radiator.

BATHROOM

Over recent years the bathroom has been reconfigured and fitted to a good standard with large shower cubicle with mixer shower, vanity wash hand basin, panelled bath, stainless steel towel radiator, exposed beam, double glazed window to front, radiator.

ON THE SECOND FLOOR

LANDING

Double glazed window to side.

BEDROOM SIX 3.94m x 2.98m (12'11" x 9'9")

Having attractive A-frame and roof light, radiator.

INNER HALLWAY

With roof light, giving access to:

BATHROOM

With panelled bath, vanity wash hand basin and roof light, beam and radiator.

INTERCONNECTED BEDROOM 4.38m x 2.83m (14'4" x 9'3")

Having two roof lights.

EXTERNALLY

Green Street Farm sits in these attractive large formal gardens, which are approximately 1.98 acres. The front gardens are bound by walling with hedges and pedestrian gate and steps leading to two seating areas and the attractive Oak porch. To the side of the property a vehicular gate leads to a large drive and turning area and parking for a number of cars. Immediately to rear of the property there is an attractive paved patio area, raised border, large decked area and barbecue area. The driveway continues to the side where there is a double GARAGE with two up-and-over doors, log store. The gardens are extensively laid to lawn with large GREENHOUSE. Attractive kitchen garden, orchard area with 30 fruit trees, OFFICE/STUDIO 4.76m x 3.53m widening to 5.73m having patio door and window. EN SUITE with wash basin, large shower cubicle, Please note there is no WC.

AGENTS NOTE

Tenure: Freehold

All mains services are understood to be connected.

Gas fired radiator central heating.

Council Tax Band: G (£3,731.87 payable)

Property constructed 1680 with Victorian extension and family room extension in the 2020s.

VIEWING

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

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.

