



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	81	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-54) E</p> <p>(11-54) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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30a Cam Green, Cam, Dursley,
GL11 5HN

Offers Over
£750,000



THIS SUBSTANTIAL PROPERTY IS SET IN ONE OF THE MOST DESIRABLE LOCATIONS IN THE AREA WITH OUTSTANDING VIEWS ACROSS THE LOCAL COUNTRYSIDE. THE PROPERTY HAS BEEN EXTENDED AND IMPROVED BY THE CURRENT OWNERS AND BRIEFLY COMPRISES; PORCH, ENTRANCE HALLWAY, STUDY, SHOWER ROOM, LIVING ROOM, DINING ROOM/GAMES ROOM, KITCHEN/DINING ROOM, UTILITY, MASTER BEDROOM, EN-SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, GARDEN FRONT AND BACK, LARGE DRIVEWAY AND GARAGE. EPC: C

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30a Cam Green, Cam, Dursley, GL11 5HN

SITUATION

This extensive property occupies a semi rural position in the popular and sought after Cam Green area of Dursley. The property enjoys arguably one of the best positions on Cam Green with an open aspect at the side and rear with views across to Cam Peak, Stinchcombe Hill woods and across to Wales. There are numerous country walks nearby including the local beauty spots of Cam Peak and Cam Long Down. Cam village centre and the nearby town of Dursley offer an excellent range of facilities including Rednock comprehensive school, a choice of primary schools, major supermarkets and independent retailers. Both centres have doctors and dentist surgeries and Dursley has a swimming pool, gymnasium and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) passing Rednock Comprehensive School on the right hand side and taking the next turning right into Kingshill Lane. Proceed down the incline passing the Vale Hospital and the road bears round to the right into Church Road. Continue to the end bearing left into Hopton Road. Proceed passing the primary school on the left hand side and take the next turning on the right into Upthorpe and Cam Green. Continue for approximately half a mile and 30a can be found on the right hand side, immediately adjoining a field.

DESCRIPTION

This property has been in the same ownership for numerous years and has been significantly extended, altered and modernised by the current owners with most improvements having been done since 2011. The position and gardens surround the property with green space, fully embracing the sought after semi-rural living. The current owners have purchased land at the back of the garden which nearly doubles the size of the plot. The property itself has been finished to a high standard with additional functionality such as underfloor zonal heating throughout with individual room thermostats and a rain water harvester submerged in the rear garden. The entrance hall boasts a large, wonderful welcome to the property in the centre of the house with versatile reception rooms and ground floor shower room to the side. There is a large Kitchen/Breakfast room at the rear of the property with a utility room tucked to the side. On the first floor is the master bedroom with dressing area and en-suite with three further double bedrooms and family bathroom. There is a good sized garage and parking for multiple vehicles.

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

Having double glazed front door with side lights, double glazed window, tiled floor with underfloor heating, internal double glazed window and door leading to;

ENTRANCE HALL

Having stairs to the first floor, tiled floor with underfloor heating and room thermostat.

LIVING ROOM 6.18m x 4.60m (20'3" x 15'1")

Having two double glazed windows with far reaching views. wood burning stove with attractive surround, tiled flooring with underfloor heating and room thermostat.

STUDY 3.64m x 1.55m (11'11" x 5'1")

Having double glazed window, tiled floor with underfloor heating and room thermostat.

SHOWER ROOM

Having low level WC, wash hand basin with pedestal, walk in shower, double glazed window, heated towel rail, inset spotlights, tiled wall and flooring with underfloor heating and room thermostat.

KITCHEN/BREAKFAST ROOM 6.62m x 3.95m (21'8" x 12'11")

Having a range of wall and base units with Quartz worktop over, island unit with breakfast bar, Rangemaster oven with five burner hob and extractor hood over, space for fridge and freezer, integrated dishwasher, one and a half bowl sink with mixer tap, tiled splash back, double glazed window and French doors leading to rear garden, tiled floor with underfloor heating and room thermostat.

DINING ROOM/GAMES ROOM/BEDROOM 5 5.10m x 3.54m (16'8" x 11'7")

Having two double glazed windows with views, tiled flooring with underfloor heating and room thermostat.

UTILITY 2.66m x 1.87m (8'8" x 6'1")

Having wall and base units with quartz work top, airing cupboard housing hot water tank, Worcester Bosch gas boiler, double glazed window to side, tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Having double glazed dormer window, built in under eave storage cupboards, underfloor heating with room thermostat.

MASTER BEDROOM 8.93m x 4.35m (narrowing to 2.44m) (29'3" x 14'3" (narrowing to 8'0"))

Having a range of fitted units, two double glazed windows, dressing area with built in mirrored wardrobes and further built in wardrobes, underfloor heating and room thermostat.

EN-SUITE

Having low level WC, wash hand basin, double walk in shower cubicle, built in bath tub with tiled panel, double glazed velux window, access to loft space, inset spot lights, underfloor heating.

BEDROOM TWO 5.26m x 4.62m (17'3" x 15'1")

Having double glazed dormer window, access to loft and underfloor heating with room thermostat.

BEDROOM THREE 5.10m x 4.50m (16'8" x 14'9")

Having double glazed dormer window with excellent views, underfloor heating with room thermostat.

BEDROOM FOUR 3.97m x 3.91m (13'0" x 12'9")

Having double glazed dormer window, underfloor heating

FAMILY BATHROOM

Having paneled bath, shower cubicle, low level WC, wash hand basin with pedestal, heated towel rail, part tiled wall, double glazed window and underfloor heating.

EXTERNALLY

The expansive rear garden overlooks open fields to the side and rear, there is a good sized decking area with gravel leading to a greenhouse and summer house with a rain water harvester and several water butts contributing to the property's water supply. The main garden is mostly laid to lawn with various shrubs, bushes, flowers and two sheds. There is a quaint seating area with views up to Cam Peak, brick built log store and side access to the front garden and driveway providing parking for multiple vehicles and security bollards. Leading through the garden is additional land at the rear, which is currently pasture land and subject to restrictive covenants. It does however provide superb additional space with raised planters, pond, pergola and views overlooking countryside fields.

GARAGE/WORKSHOP 4.89m x 4.41m (16'0" x 14'5")

Having a 3.00m opening, roller door, power and built in storage.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected Council Tax Band: F (£3,233.40 payable).

Flood Risk: The vendor has confirmed the property has not flooded in the last 5 years.

Broadband: EE Superfast.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

