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Grange House, 133a Draycott, Cam,  
GL11 5DH

Asking Price  
**£560,000**



THIS SPACIOUS DETACHED HOUSE IS JUST ONE OF THREE INDIVIDUAL HOUSES IN A CONVENIENT LOCATION CLOSE TO CAM VILLAGE CENTRE. ENTRANCE HALL, LIVING ROOM, DINING ROOM, CONSERVATORY/RECEPTION ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, CLOAKROOM, STUDY, FOUR GOOD SIZE FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE AND WALK IN WARDROBE, FAMILY BATHROOM/3RD WC, SHARED DRIVEWAY WITH PARKING FOR SEVERAL CARS, CARPORT, GARAGE/WORKSHOP, MUST BE SEEN, ENERGY RATING: C

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# Grange House, 133a Draycott, Cam, GL11 5DH

## SITUATION

This spacious detached house is situated just off the A4135 in Cam village. Cam has a range of local facilities including Tesco's supermarket, post office, independent retailers along with a choice of three primary schools. The property is within walking distance of Cam 'Park & Ride' railway station with onward connections to the national rail network. Comprehensive schooling can be found in the nearby Dursley town centre along with a wider range of shopping facilities including Sainsbury's supermarket. The property is also well placed for the A38 bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

## DESCRIPTION

This spacious detached house is just one of three constructed approximately 25 years ago and the property provides good size family accommodation and is accessed via short shared drive leading to private drive with parking for a number of cars, car port and large garage. The property is accessed via well proportioned entrance hall leading to living room with patio doors to conservatory/reception room overlooking the rear garden. There is a good sized separate dining room, study, fitted kitchen with space for breakfast table. This is turn gives access to utility and cloakroom/WC. On the first floor there is again a spacious landing area along with four good sized bedrooms, the master having walk-in wardrobe and en-suite shower room. There is a modern family bathroom/third WC. The rear garden is enclosed and overlooks the small paddock area and the property must be seen to be fully appreciated.

## DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 into Cam village centre, at the mini-roundabout with Tesco's opposite, turn left and continue on the A4135 for approximately half a mile passing the Shell Garage on the left hand side and the entrance to 133a is the second driveway on the left hand side.

## 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 HALL

Having part glazed front door, radiator and stairs to first floor.

## LIVING ROOM 5.5m x 3.95m (18'0" x 12'11")

Having reconstituted stone fireplace with gas fire, two radiators and patio doors leading to:

## CONSERVATORY/RECEPTION 3.03m x 2.68m (9'11" x 8'9")

Having double glazed French doors to side, double glazed surround and tiled floor.

## DINING ROOM 4.12m x 3.97m (13'6" x 13'0")

Having double glazed window to front and radiator.

## STUDY 2.78m x 1.95m (9'1" x 6'4")

Having radiator and double glazed window to front.

## KITCHEN/BREAKFAST ROOM 4.32m x 3.11m (14'2" x 10'2")

Having a range of wood fronted wall and base units with laminated work surfaces over, stainless steel one and half bowl single drainer sink unit, gas cooker point with cooker hood over, tiled flooring, double glazed window to rear, integrated fridge, radiator and door leading to:

## UTILITY ROOM 3.63m x 1.55m (11'10" x 5'1")

Having a range of wall and base units, plumbing for washing machine, wood door to rear, wall mounted Worcester boiler supplying radiator central heating and domestic hot water.

## CLOAKROOM

Having wash hand basin, WC, double glazed window to side and radiator.

## ON THE FIRST FLOOR

## LANDING

Double glazed window to front, radiator and walk-in linen cupboard.

## BEDROOM ONE 4.33m x 3.41m (14'2" x 11'2")

Having double glazed window to rear, radiator, walk-in wardrobe with hanging space and shelving.

## EN-SUITE

Having vanity wash hand basin, WC with concealed cistern, shower cubicle with mixer shower, fitted range of cupboards, double glazed window to rear and tiled flooring.

## BEDROOM TWO 3.94m x 2.67m (12'11" x 8'9")

Having double glazed window to rear and radiator.

## BEDROOM THREE 3.3m narrowing to 3.07m x 3.12m (10'9" narrowing to 10'0" x 10'2")

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

## BEDROOM FOUR 2.77m x 2.5m (9'1" x 8'2")

Having double glazed window and radiator.

## BATHROOM

Having P shaped bath with mixer shower over, vanity wash hand basin with cupboards under, WC with concealed cistern and ladder radiator.

## EXTERNALLY

To the front of the property, the garden is bound by tall well maintained conifer hedging and a shared driveway gives access to just one other property leading to private driveway with parking space for a number of cars and leading to car port and large garage/workshop

(5.62m narrowing to 4.62m x 5.34m) having electric up and over door, loft storage and part glazed door to rear. Pedestrian access leads to either side of the property, to the right hand side it is shared with 133b, to the left is a private pedestrian access and leads to the rear garden, which has good sized patio area, lawn, trees, shrubs and summerhouse. The property backs onto a paddock.

## AGENTS NOTE

Tenure: Freehold.

Mains electricity, gas and water are connected. Shared septic tank with the neighbour.

Gas fired radiator central heating.

Council Tax Band: 'E' (2,762.62 payable)

The property has a short section of shared driveway with 133b.

The property is subject to Probate which has been granted.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://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.

