

Southend Barn Bristol Road,

£1,995 Per Month



A bespoke barn conversion set in a rural location with far reaching countryside views. The property consists of stylish and high quality fixtures and fittings, an amazing light and airy feel with South West facing views over fields and open countryside. Accommodation comprising of open plan kitchen/ living space, master bedroom with ensuite bathroom and freestanding copper bath, two further doubles with ensuite wet rooms. Impressive loft room/storage, cloakroom, utility room. Polished concrete floors with underfloor heating. Externally benefitting from driveway parking for at least 4 vehicles, gardens to the front and side mainly laid to lawn with patio. Council Tax Band tbc. Energy Rating tbc.

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# Southend Barn Bristol Road, Cam, GL11 5JD

## Situation

An exclusive development of only two bespoke barn conversions this property is situated on the outskirts of Cam adjacent to the A38 and within a few minutes drive of the village, which offers a growing range of services including Tesco's supermarket, independent retailers, doctors and dentist surgeries and a choice of three primary schools. The adjoining town of Dursley has a more comprehensive range of facilities including Sainsbury's supermarket and a good range of local retailers, swimming pool, sports hall, library and Rednock Comprehensive School. Other facilities include a golf course at Stinchcombe Hill, sailing at Frampton-on-Severn and South Cerney and gliding at Nympsfield. The property is extremely well located for the A38 making commuting easily accessible via the M5 motorway with junctions both north and south being within a ten minutes drive. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

## Directions

The property is situated approximately half a mile north of the Prince of Wales Hotel which is located at the junction of the A38 and the B4066.

## 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).

## Living/Kitchen Space 8.96 x 7.03 narrowing to 4.67 (29'4" x 23'0" narrowing to 15'3")

With polished concrete floor and underfloor heating, full height windows with French doors taking in fabulous South Westerly facing views across gardens and neighbouring fields. Further French doors and double glazed window to side with countryside views, full height vaulted ceiling with downlighters. Kitchen area with a fabulous range of shaker style units incorporating laminate worktops and brass finish sink unit with monobloc mixer tap. Range cooker with cooker hood over, integrated appliances including fridge freezer and dishwasher. Island with breakfast bar and bespoke oak worktop.

## Utility

With polished concrete flooring, shaker style units incorporating wooden worktops and stainless steel sink and drainer unit with monobloc mixer tap. Freezer and washing machine included.

## Master Bedroom 5.99 x 2.91 (19'7" x 9'6")

With polished concrete floor and underfloor heating, Double glazed window to the side. Giving access to;

## Ensuite

Bespoke suite comprising of wash basin, wc, bidet, imposing copper bath, copper towel radiator. Extractor fan and window to the side,

## Cloakroom

Bespoke suite comprising of wash basin, wc, polished concrete floor with underfloor heating.

## Bedroom Two 4.63 x 2.89 (15'2" x 9'5")

With polished concrete floor and underfloor heating, French door to the side and double glazed window to the front. Giving access to;

## Ensuite

Bespoke suite comprising of his and hers vanity style wash basin, wc, wet room shower. Extractor fan and window to the side.

## Bedroom Three 3.55 x 2.50 (11'7" x 8'2")

## Ensuite

Bespoke suite comprising of wash basin, wc, wet room shower and extractor fan.

## Loft Space

Boarded out for storage with loft ladder access. Gas Boiler.

## Externally

The gardens have been landscaped with extensive patio creating an ideal outside entertaining space with high degree of privacy and glorious South West facing aspect. There are lawns to the front and side with post and rail fence backing onto open farmland with a fabulous sense of space. Driveway parking for at least four cars.

## Agents Note

Available Date: 16th September

Minimum Tenancy Length: 12 months

Deposit: £2301.00

Council Tax Band: tbc

Energy Rating: tbc

Unfurnished

Utilities: LPG Gas, Mains Electric, Private Water and Sewerage.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

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