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12 Blackberry Grove, Cam,
GL11 5FJ

Price Guide
£475,000



A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME, BUILT IN 2021 AND BENEFITING FROM THE REMAINING NHBC WARRANTY. SITUATED IN AN EXCLUSIVE NEW-BUILD DEVELOPMENT WITH SCENIC FIELD VIEWS, THE PROPERTY OFFERS A SPACIOUS AND STYLISH LAYOUT, INCLUDING; LOUNGE, AN OPEN-PLAN KITCHEN DINER, A DEDICATED STUDY, AND A CONVENIENT CLOAKROOM. UPSTAIRS, THE MASTER BEDROOM FEATURES AN EN-SUITE, ACCOMPANIED BY THREE FURTHER BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THERE IS A DETACHED GARAGE, PRIVATE DRIVEWAY AND ENCLOSED WALLED GARDEN. EPC: B

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SITUATION

This property occupies a particularly pleasant position at the corner of the cul-de-sac in the new Bovis development off Box Road in Cam overlooking open fields and trees. It is on the outskirts of the village being well placed for the 'Park and Ride' railway station which has regular services to Gloucester and Bristol with onward connections to the National Rail network. There is a Spar shop within a few minutes walk and Cam village is within a few minutes drive having a Tesco supermarket and a range of local traders. There are three primary schools within Cam and Rednock comprehensive school is in Dursley, which has a larger range of shopping facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library and community centre.

DIRECTIONS

If travelling from Cam village, from the centre at the roundabout close to Tesco supermarket, proceed in a northerly direction on the A4135 for three quarters of a mile. On exiting the village take the right hand turning onto Box Road signposted Cam and Dursley 'Park and Ride'. Proceed for a further 600m and take the right hand turning onto Blackberry Grove. Continue straight all the way to the end of the road and the property can be found on the corner on the right hand side.

DESCRIPTION

This beautifully presented Cotswold stone home offers the perfect blend of modern elegance and timeless charm. Constructed in 2021 and owned since new, the property benefits from the remaining balance of its NHBC warranty, providing peace of mind. Designed with contemporary living in mind, the home boasts a spacious and stylish interior. The impressive open-plan kitchen and dining area is perfect for both everyday living and entertaining, while the inviting living room enjoys views over the garden. Natural light is in abundance through the home with multi aspect windows. A dedicated study provides an ideal workspace for remote working. Upstairs there are four generously sized bedrooms including a luxurious Master bedroom with an en-suite. Externally, the property features a detached garage and private driveway, offering ample parking and fully enclosed rear garden.

With its striking curb appeal, high-specification finish and convenient access to the nearby train station, this exceptional home is an outstanding opportunity for those seeking space, style and a picturesque setting.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Having composite front door with double side lights, radiator, stairs to the first floor.

LOUNGE 4.95m x 3.39m (16'2" x 11'1")

Having double glazed window, double glazed French doors to garden with two full height double glazed windows, two radiators, under stair storage cupboard, media wall and room thermostat.

KITCHEN/DINER 6.83m (narrowing to 4.55m) x 3.03m (22'4" (narrowing to 14'11") x 9'11")

Having three double glazed windows with dual aspect overlooking fields, a range of wall and base units with integrated appliances including; washing machine, fridge freezer, five ring gas hob with splashback and extractor over and double oven, one and a half bowl sink with mixer tap over, breakfast bar return, inset ceiling spotlights.

STUDY 3.36m x 1.79m (11'0" x 5'10")

Having radiator, double glazed window.

CLOAKROOM

Having low level WC, wash hand basin with pedestal, extractor fan.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Having double glazed window, access to loft, linen cupboard, radiator.

MASTER BEDROOM 4.64m x 3.19m (15'2" x 10'5")

Having dual aspect double glazed windows, radiator, built-in wardrobes.

EN-SUITE

Having low level WC, wash hand basin with pedestal, double walk-in shower cubicle, shaver point, heated towel rail, part tiled wall.

BEDROOM TWO 3.45m x 3.34m (11'3" x 10'11")

Having radiator and double glazed window.

BEDROOM THREE 3.41m x 2.31m (11'2" x 7'6")

Having radiator and double glazed window.

BEDROOM FOUR 3.21m x 2.35m (10'6" x 7'8")

Having radiator and double glazed window.

FAMILY BATHROOM

Having low level WC, wash hand basin with vanity unit, bath with shower over, part tiled wall, double glazed window, heated towel rail.

EXTERNALLY

At the rear of the property is a fully enclosed garden and patio which is laid to astroturf with attractive sleeper borders and sand pit. Bounded mostly by Cotswold stone wall with fence and side gate to tarmac driveway providing parking for three cars in tandem. To the front of the property is grass lawn which wraps around to the side.

GARAGE 5.88m x 3.01m (19'3" x 9'10")

Having power and lighting.

AGENT NOTES

Tenure: Freehold

Services: All mains services are connected.
Gas central heating.
Council Tax Band: E
The driveway is accessed via a private road which is maintained by the other properties benefiting from the access.
Broadband: Fibre to an external box
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Service Charge: £218 per annum Reviewed annually. Covers maintenance of green areas.

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.



GROUND FLOOR



FIRST FLOOR

