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28 Cam Green, Cam,
GL11 5HN

Asking Price
£565,000



SET IN A HIGHLY DESIRABLE SEMI-RURAL POSITION IN THE SOUGHT-AFTER CAM GREEN AREA, THIS EXTENDED THREE-BEDROOM HOME OFFERS SPACIOUS, WELL-MAINTAINED ACCOMMODATION AND GENEROUS OUTDOOR SPACE. THE PROPERTY HAS BEEN IN THE SAME OWNERSHIP FOR MANY YEARS AND IS NOW AVAILABLE WITH NO ONWARD CHAIN. SURROUNDED BY OPEN COUNTRYSIDE AND WITH A RANGE OF SCENIC WALKS AND FAR REACHING VIEWS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOBBY, LOUNGE, KITCHEN, UTILITY, STORE ROOM, MASTER BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS AND FAMILY BATHROOM. OUTSTANDING GARDEN TO THE REAR WITH AMPLE PARKING TO THE FRONT. EPC: D

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SITUATION

This extended property occupies a semi rural position in the popular and sought after Cam Green area of Dursley. The property enjoys arguably one of the finest positions on Cam Green with an open aspect to the 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 Uphorpe and Cam Green. Continue for approximately half a mile and no. 28 can be found on the right 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).

DESCRIPTION

This well-presented and extended three double bedroom home has been in the same ownership for many years and is now offered to the market with no onward chain. The property is in good condition throughout and features a spacious layout with potential for further extension (subject to permissions). The master bedroom includes an en-suite, while the bright lounge offers stunning views over the generous rear garden and rolling countryside beyond. A parcel of land was acquired to the rear, significantly enhancing the outdoor space. Additional accommodation includes a kitchen, utility room, and store room. To the front, the property benefits from ample parking across both a gravel and sloped paved driveway.

ENTRANCE HALL

Two radiators, two loft accesses with one loft having retractable loft ladder, mostly boarded with power and lighting. Double glazed internal window.

INNER LOBBY

Radiator, thermostat.

LOUNGE 4.75m x 4.64m (15'7" x 15'2")

Two tall radiators, wood burner, four Velux windows, double glazed French doors and full height window.

KITCHEN 4.39m x 2.64m increasing to 3.66m (14'4" x 8'7" increasing to 12'0")

Range of wall and base units, integrated slimline dishwasher, sink with mixer tap and drainer, space for gas range cooker with hood over and splashback, integrated fridge/freezer, two radiators, tiled floor, inset spot lights.

UTILITY 3.71m x 0.83m (12'2" x 2'8")

Radiator, tiled floor, double glazed door to side, tiled wall, space and plumbing for washing machine with counter over.

STORE ROOM 2.66m x 1.77m (8'8" x 5'9")

Heated towel rail, Worcester boiler, extractor fan, tiled floor, plumbing for washing machine.

MASTER BEDROOM 3.51m x 3.13m (11'6" x 10'3")

Double glazed window, radiator.

EN SUITE

Tiled floor, part tiled walls, double glazed window, walk in shower with dual shower, low level WC, vanity wash hand basin, shaver point, two heated towel rails, inset spot lights, extractor fan.

BEDROOM TWO 3.68 x 3.65m into bay (12'0" x 11'11" into bay)

Radiator, double glazed window and double glazed bay window.

BEDROOM THREE 3.55m x 2.22m (11'7" x 7'3")

Double glazed window, radiator.

BATHROOM

Tiled walls and floor, suite comprising large corner bath with shower over, low level WC, pedestal wash hand basin, double glazed window, heated towel rail, extractor fan.

EXTERNALLY

The property boasts beautifully landscaped gardens, to the rear, a spacious lawn is framed by well-stocked flower borders and complemented by a generous gravel area and raised decking area that provides a wonderful spot to relax and enjoy far-reaching views across open fields, Cam Peak, Stinchcombe Woods, and the Forest of Dean. Mature trees including a wisteria and oak add charm



and character, while fruit trees and a vegetable plot cater to keen gardeners. Practical features include two sheds, a log store, an outside tap, and gated side access on both sides of the property. There is also a hardstanding ready for a greenhouse. To the front, a landscaped gravel garden is attractively planted with a selection of shrubs and trees, enhancing kerb appeal. A gravel driveway provides parking for up to three vehicles, with an additional sloped paved drive offering space for one to two more.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected. There is a water meter.

Council Tax Band: D

The property is subject to probate which has been granted.

The additional section of land at the rear is limited to garden use only.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

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.

