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3 Riverside, Cam, Dursley,
GL11 5PY

Price Guide
£690,000



IMMACULATELY PRESENTED AND SPACIOUS DETACHED FAMILY HOME IN TUCKED AWAY AND SECURE GATED ESTATE, STUNNING EXECUTIVE HOME WITH 4 DOUBLE BEDROOMS AND TWO EN-SUITES, SOUTH-WESTERLY FACING REAR GARDEN, GARAGE PLUS DRIVEWAY PARKING FOR FOUR CARS, IMPRESSIVE ENTRANCE HALLWAY WITH TALL CEILINGS AND WINDOWS, OPEN PLAN KITCHEN/DINER WITH VAULTED CEILINGS AND FRENCH DOORS TO GARDEN, LARGE LIVING ROOM WITH BI-FOLD DOORS TO REAR, FOUR DOUBLE BEDROOMS, MASTER AND BEDROOM TWO WITH EN-SUITE SHOWER ROOMS, SPACIOUS FAMILY BATHROOM, UNDER FLOOR HEATING TO GROUND FLOOR, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING: C.

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SITUATION

One of just five exclusive properties situated on a private road, tucked away in a well-regarded part of Cam Village. Accessed via a gated private drive the property is conveniently positioned for the amenities of both Cam and Dursley and situated at the base of the Cotswold escarpment, close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge close by. Facilities can be found in Cam, having a range of shops including: Tesco supermarket, local traders including post office, hairdressers and chemist along with cafes and local public houses. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. along with the Cam and Dursley train station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom and as the road bears right, turn left into Everlands, continue for approximately 400 metres, turning left into 'Riverside', private driveway through the private gates and no.3 Riverside can be located on the right hand side.

DESCRIPTION

Constructed in 2011, this unique and exclusive executive style house offers exceptional and spacious accommodation located in this most desirable location. Finished to the highest standard and immaculately presented throughout, this four double bedroom home benefits from underfloor heating to the ground floor, has bi-fold doors to the South-Westerly facing rear garden, has garage and ample driveway parking, all located in this secured gated complex of similar family sized homes. Internally, the property briefly comprises; spacious entrance hallway with vaulted ceiling, office, cloakroom, spacious living room, open plan kitchen/diner and utility room. On the first floor there are four double bedrooms, two with en-suite showers rooms and further family bathroom/fourth WC. This property truly has to be seen to be fully appreciated.

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 HALLWAY

Double glazed door with vaulted ceiling plus numerous double glazed windows and panes overlooking front, stairs to first floor, storage cupboard.

OFFICE/STUDY 3.53m x 2.51m (11'6" x 8'2")

Double glazed window to front.

CLOAKROOM

Low level WC, vanity wash hand basin, inset ceiling spotlights.

LIVING ROOM 6.84m x 5.83m (22'5" x 19'1")

Double glazed bi-fold doors to garden, inset ceiling spotlights, opening into:

KITCHEN/DINER 5.51m (max) x 512m narrowing to 3.11m (18'0" (max) x 1679'9" narrowing to 10'2")

Fitted kitchen with base and wall units, granite work surfaces over, island with wine cooler and power point, one and half bowl stainless steel sink and drainer with waste disposal unit, integrated dishwasher, integrated American style fridge freezer, double electric oven with separate five ring gas hob and hood over, vaulted ceiling to dining area with double glazed roof lights and French doors to garden, further double glazed window to side and inset ceiling spotlights.

UTILITY ROOM 3.15m x 1.57m (10'4" x 5'1")

Base and wall units, laminated work surfaces over, space and plumbing for washing machine, stainless steel sink and drainer, storage cupboard, space for tumble dryer, double glazed door to side.

ON THE FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder, radiator, access to loft space.

BEDROOM ONE 5.66m narrowing to 3.79m x 4.19m (18'6" narrowing to 12'5" x 13'8")

Double glazed window to rear, radiator, inset ceiling spotlights.

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level WC, vanity wash hand basin, heated towel rail, double glazed window to side, inset ceiling spotlights.

BEDROOM TWO 4.64m x 3.12m (max) (15'2" x 10'2" (max))

Double glazed window to front, radiator, inset ceiling spotlights.

EN-SUITE SHOWER ROOM

Shower cubicle with rainfall mixer, vanity wash hand basin, low level WC, heated towel rail, double glazed window to side, heated towel rail, inset ceiling spotlights.

BEDROOM THREE 4.20m x 3.74m (13'9" x 12'3")

Double glazed window to front, radiator, built in wardrobe.

BEDROOM FOUR 4.00m x 3.12m (13'1" x 10'2")

Double glazed window to rear, radiator, built in wardrobe.

FAMILY BATHROOM

Bath with rainfall mixer, low level WC, wash hand basin with pedestal, heated towel rail, double glazed window to rear, inset ceiling spotlights.

EXTERNALLY

The rear garden has flagstone patio, steps to artificial lawn with flower beds and borders, shrubs, trees, side access with tap and power point leading to front which has GARAGE and driveway providing parking for four cars. A communal security gate with intercom/code system over the long driveway leads to road.

AGENT NOTES

Tenure: Freehold.

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

Council Tax Band: E.

Broadband: Fibre to the Premises

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

2024/2025 Annual management fee of £250 for communal area. The 2025/2026 communal charge will be £300 per annum. Covenant/restrictions apply: No caravans or commercial vehicles to be parked on driveways. There is a two pet only policy for the property.

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.

