



3 Upthorpe, Dursley GL11 5HR
£570,000

HUNTERS[®]
EXCLUSIVE



3 Upthorpe, Dursley GL11 5HR

A beautifully designed brand new four-bedroom cottage, currently under construction and set within one of Cam's most sought-after roads. Thoughtfully extended and finished to an exceptional standard throughout, this impressive home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

At the heart of the home is a stunning open-plan kitchen and living space, flooded with natural light and featuring bi folding doors opening seamlessly onto the rear garden - ideal for both everyday living and entertaining. The ground floor also benefits from a cosy snug room to the front, a separate study perfect for home working, and a practical boot room. An air source heat pump has also been installed, providing an energy-efficient and environmentally friendly heating system.

Upstairs, the property boasts four generously proportioned bedrooms alongside three stylish contemporary bathrooms, offering flexible accommodation for growing families or visiting guests.

Externally, the property enjoys off-road parking to the front and a large rear garden, providing excellent outdoor space with plenty of potential for landscaping, entertaining, or family enjoyment.





Upton Cam is a popular residential area on the edge of the sought-after village of Cam, near Dursley in Gloucestershire. The location offers a great balance of countryside surroundings and everyday convenience, with scenic walks and open green spaces nearby, including access towards Cam Peak and the Cotswold escarpment.

The property is well placed for local amenities, including supermarkets, independent shops, cafés, pubs, and highly regarded primary and secondary schools. Cam & Dursley railway station is within easy reach, providing direct links to Gloucester, Cheltenham, Bristol and Birmingham, while the nearby A38 and M5 motorway (Junction 13) offer excellent commuter access.

Dursley town centre is just a short drive away and provides a wider range of shopping, leisure and dining facilities, making the area ideal for families, professionals and those looking to enjoy a semi-rural lifestyle with strong transport connections.

<https://gallery.roomskeeper.com/360/?gid=27921781&l=en&play=0&logo=1&title=1&toolbar=1>

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Brand new four-bedroom cottage currently under construction
- Situated on a very popular road in Cam
- Extended and thoughtfully designed throughout
- Arranged over three floors
- Finished to a high standard throughout
- Stunning open-plan kitchen/living space
- Bi-folding doors opening onto the rear garden
- Cosy snug room to the front
- Family bathroom and two en-suites Air source heat pump fitted





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			55
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE