



14 Box Road Avenue, Cam, GL11 5DN  
Guide Price £380,000

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EXCLUSIVE



## 14 Box Road Avenue, Cam, GL11 5DN

Located on Box Road Avenue in the village of Cam, this detached period family home, constructed in 1936, presents an excellent opportunity for those seeking a spacious family home. Owned by the current vendor for over 40 years, the property boasts an entrance porch that leads into a generous hallway, setting the tone for the rest of the home.

The lounge is a particularly inviting space, featuring an open fire and a lovely bay window that fills the room with natural light. This area seamlessly flows into the kitchen and dining area, making it perfect for both everyday living and entertaining. The dining area further extends into the conservatory, which offers views of the expansive rear garden through its French doors.

Upstairs, you will find three well-proportioned bedrooms, complemented by a bathroom that includes a convenient shower cubicle. This layout is ideal for families or those looking for extra space.

Outside, the property is equally impressive. The front is paved, providing parking for up to three cars, with additional driveway parking for several cars leading to a detached garage. The substantial rear garden, approx. 100ft, is a true highlight, featuring an abundance of established plants and trees, creating a serene outdoor retreat. There are two garden sheds, a greenhouse and a summer house with power to enjoy the garden views.

This home not only offers comfortable living but also presents the exciting potential for extension, subject to the necessary consents. With its charming features and generous outdoor space, this property is a must-see for anyone looking to settle into a village community.

Conveniently located on the outskirts of Cam, Box Road Avenue is easily accessible to Cam village amenities and local schools. The property is conveniently positioned for the A38 and M5 for those commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is also a mainline train station, a short stroll away, with services to Bristol, Gloucester and London (Paddington).





**Ground Floor Accommodation**

**Entrance Porch**

Via glazed door with side panels, Minton tiled flooring, wood and glazed door to;

**Entrance Porch**

Stairs to first floor, radiator, coat cupboard, flooring with original Minton tiled flooring below, doors to;

**Cloakroom**

Window to side aspect, wc, wash hand basin set in unit, heated towel rail, tiled flooring.

**Lounge**

Bay window to front aspect, laminate flooring, beautiful open fireplace with ornate tiling and wood surround with hearth, radiator, opening to;

**Kitchen/Dining Room**

Window to side aspect, range of wall and base units with work-surfaces with tiled splash-backs, space for washing machine, radiator, stainless

steel sink unit with taps, induction hob with oven, extractor over, Worcester gas boiler, storage cupboard.

**Conservatory**

French doors to garden, carpet with terracotta flooring below with under-floor heating, radiator, windows overlooking the garden.

**First Floor Accommodation**

**Landing Area**

Access to loft space, window to side aspect, doors to;

**Bathroom/Shower Room**

Window to rear aspect, walk-in double shower cubicle with rainfall shower and hand held shower, wc, wash hand basin set in unit, part tiled walls, radiator.

**Bedroom**

Window to rear aspect, fitted wardrobe/storage, radiator.



### **Bedroom**

Bay window to front aspect, laminate flooring, range of fitted bedroom furniture, radiator.

### **Outside**

#### **Front Garden**

With paved patio parking to the front, driveway parking leading to the garage, side fencing, gated access to rear garden, There is also an outside tap and charger point.

#### **Rear Garden**

The rear garden is an extremely good size (approx. 100ft) and well established with an abundance of plants, shrubs and specimen trees, green-house, two garden sheds and summer house with power. A personal door leads to the garage with gated access to the front of the property.

#### **Garage**

With up and over door, power and light, door to rear garden.

### **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.



- 1930's Detached Family Home in Cul-de-Sac Location
- Excellent Opportunity for Extension (Subject to Necessary Planning Consents)
- Entrance Porch with Spacious Entrance Hallway
- Lounge with Bay Window and Open Fire
- Fitted Kitchen/Dining Area and Conservatory
- Three Bedrooms with Bathroom
- Driveway Parking for Several Cars with Garage
- Generous, Established, Rear Garden (approx. 100ft) with Sheds, Greenhouse and Summer House
- Walking Distance to Cam & Dursley Train Station
- Viewing Essential

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.

**Ground Floor**

Approx. 50.8 sq. metres (546.9 sq. feet)  
(excluding Garage)



Total area: approx. 91.2 sq. metres (981.4 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>62</b>	Potential: <b>70</b>
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>

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