



78 Draycott, Dursley GL11 5DH
Offers In Excess Of £625,000

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EXCLUSIVE



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A substantial and beautifully presented four/five bedroom detached residence, offering over 2,400 sq ft of versatile accommodation that has been thoughtfully extended and upgraded to suit modern family living.

Set back from the road, the property benefits from a private driveway providing off-road parking for at least six vehicles. To the rear, the home enjoys a generous and well-established garden, mainly laid to lawn with a patio seating area, feature fishpond with water feature, two garden sheds, and a fully insulated outbuilding/home office with light and power, ideal for remote working or hobbies.

The ground floor offers exceptional flexibility and flow. A welcoming entrance hall leads to a ground floor bedroom, three well-proportioned reception rooms (all capable of alternative use as additional bedrooms, if required), a modern family bathroom, and a separate utility room with direct external access, providing excellent practicality for day-to-day family life.

At the heart of the home is an impressive open-plan kitchen/dining space, fitted with integrated appliances, a central island and bi-folding doors opening directly onto the rear garden, creating a superb environment for entertaining and indoor-outdoor living.

The first floor continues to impress, offering three double bedrooms, including a spacious principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A stylish family bathroom completes the accommodation, featuring a freestanding bath and separate shower enclosure.





The property is conveniently positioned on the edge of Cam, combining a semi-rural feel with excellent connectivity. The A38 is just a short drive away, while the Box Road 'Park and Ride' railway station is within a level walk, providing regular services to Gloucester and Bristol and onward links to the national rail network.

Cam village, approximately one mile distance, offers a growing selection of amenities including a Tesco supermarket, independent retailers, and medical facilities. The area is well served by schooling, with three primary schools in Cam and Rednock Comprehensive School in nearby Dursley, which also provides a broader range of shops, a Sainsbury's supermarket and leisure facilities including a swimming pool and golf course at Stinchcombe Hill.

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.

- Substantial four/five bedroom detached family home
- Offering over 2,400 sq ft of flexible accommodation
- Extended and upgraded to a high standard by the current owner
- Ample off-road parking to the front for at least six vehicles
- Large, well-maintained rear garden mainly laid to lawn
- Patio seating area ideal for entertaining
- Principal bedroom with fitted wardrobes and en-suite shower room
- Insulated outbuilding/home office with light and power
- Separate utility room with direct external access
- Level walking distance to Box Road 'Park and Ride' railway station





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



First Floor



Office

Total floor area 230.6 m² (2,482 sq.ft.) approx

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 72	Potential: 78
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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