



## 34, Orchard Leaze, Cam, Dursley

- Detached Family Home with Views to the River Severn
- Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom
- Generous Mature Gardens
- Three First Floor Double Bedrooms
- Office/Further Ground Floor Bedroom
- Downstairs Cloakroom
- Detached Garage with Ample Parking
- Viewing Essential

**Guide Price £475,000**



# 34, Orchard Leaze, Cam, Dursley

## DESCRIPTION

Tucked away within the highly sought-after Orchard Leaze and enjoying spectacular views across the River Severn, this detached family home offers spacious and well-proportioned accommodation set within a generous plot. The property benefits from ample off-road parking to the front, a detached garage, and well-maintained gardens to the side and rear, providing both privacy and outdoor space for the whole family to enjoy.

The accommodation is accessed via a welcoming entrance hallway, which leads into a bright and spacious lounge/dining room. This principal reception space features an attractive open fireplace and large windows that allow plenty of natural light while framing views over the rear garden. There is also a second reception room, ideal as a formal sitting room, study, or even a ground-floor bedroom, along with a fitted kitchen that offers practicality and versatility, and a convenient downstairs cloakroom.

From the hallway, stairs rise to the first floor, where three generously sized double bedrooms are found. The principal and second bedrooms both benefit from outstanding views over the River Severn, creating a calming and picturesque backdrop. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property offers excellent off-road parking leading to the detached garage, while side gates provide secure access to the enclosed side and rear gardens. The gardens are predominantly laid to lawn, complemented by mature flower beds, shrubs, a paved patio, and a raised decking area — ideal for summer entertaining. A charming summerhouse provides a versatile space for relaxation, hobbies, or additional storage, making the garden both practical and enjoyable.

This home combines practical family living with a highly desirable location, offering the opportunity to enjoy both a peaceful setting and easy access to local amenities, schools, and excellent transport links.





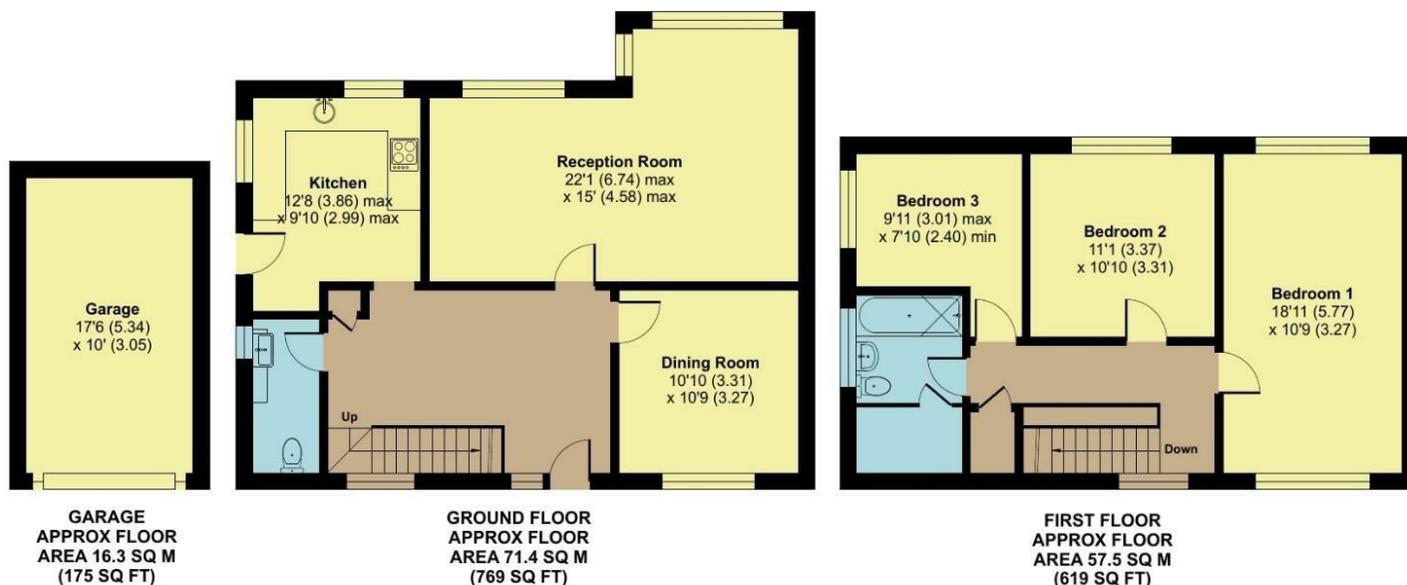
# Orchard Leaze, Dursley, GL11

Approximate Area = 1388 sq ft / 128.9 sq m

Garage = 175 sq ft / 16.3 sq m

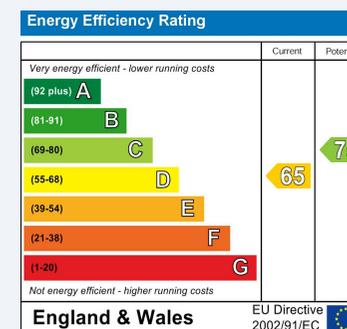
Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1406111

### Viewings

Please contact [dursley@hunters.com](mailto:dursley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



18 Parsonage Street, Dursley, GL11 4EA  
Tel: 01453 542 395 Email: [dursley@hunters.com](mailto:dursley@hunters.com) <https://www.hunters.com>

