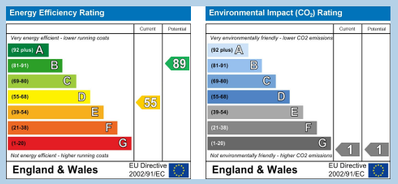
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Field Row Cottage Dursley Road, Cambridge, GL2 7AE

Asking Price

£535,000

WELL PRESENTED INDIVIDUAL DETACHED HOUSE, SEMI-RURAL LOCATION, ENTRANCE HALL, SPACIOUS KITCHEN/BREAKFAST ROOM/DINING ROOM, UTILITY SPACE, CLOAKROOM, LIVING ROOM, STUDY/OCCASIONAL FOURTH BEDROOM, GARDEN ROOM, THREE DOUBLE BEDROOMS, MASTER AND SECOND BEDROOM BOTH WITH LARGE DRESSING ROOMS, SHOWER ROOM, LARGE DETACHED OUTBUILDING/GARAGE, FURTHER INTEGRAL GARAGE/WORKSHOP, LONG DRIVEWAY, OIL CENTRAL HEATING, PRIVATE DRAINAGE, GOOD SIZED GARDEN WITH AMPLE OFF ROAD PARKING, MUST BE SEEN, ENERGY RATING: D

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propertymark

Field Row Cottage Dursley Road, Cambridge, GL2 7AE

SITUATION
The property is situated off a long driveway, which serves Field Row Cottage in a convenient position in the hamlet of Cambridge. The property is a few moments drive from the A38, which has onward access to the M5/M4 motorway networks. The adjoining village of Slimbridge has a primary school, village hall, post office and the village is home to the famous Wildfowl and Wetlands Trust founded by Sir Peter Scott. The nearby village of Cam has a Tesco's supermarket along with 'Park and Ride' railway station with onward connections to the national rail network. Dursley town is approximately three miles distance and has a wider range of shopping facilities along with Sainsbury's supermarket, swimming pool, sports hall and secondary schooling.

DIRECTIONS
From Dursley town centre, proceed out of town in a north westerly direction on the A4135 for approximately two miles into the village of Cam and continue through the village on the A4135 and prior to the Slimbridge roundabout take the turning on the right into Wisloe Road. Proceed for approximately 400 metres bearing sharp left and continue for approximately 200 metres. Opposite M.D. Collins can be found two drives and the driveway to Field Row Cottage is the left hand driveway, continue for approximately 100 metres up the driveway and the property will be found on the right hand side.

DESCRIPTION
Field Row Cottage, built in the 1960s, is a well presented and private property accessed via an adopted lane leading to just one other home and a public footpath. Set on a generous plot with ample parking, it includes a large workshop/garage (approx. 7m x 5.7m) suitable for multiple vehicles or home working and a second single garage currently used as storage and offering potential for conversion. The garden is mainly lawned with fruit trees and a patio area. Inside, the home features a modern, refitted kitchen with integrated appliances and central island, spacious living room, garden room, office/fourth bedroom, and utility space. The upstairs layout includes three double bedrooms, two with large dressing areas and a spacious shower room. The property benefits from oil-fired central heating and double glazing throughout.

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).

CANOPY PORCH
Leading to:

ENTRANCE HALL
Having tiled floor, stairs to first floor and radiator.

LOUNGE 6.91 x 3.7 (22'8" x 12'2")
Having double glazed windows to front and side, stone effect tiled fireplace with electric fire, radiator, patio door to:

GARDEN ROOM 4.19 x 2.9 (13'9" x 9'6")
Having double glazed surround, radiator, tiled flooring and double glazed door to side.

STUDY/BEDROOM FOUR 3.01 x 2.86 (9'11" x 9'5")
Having radiator and double glazed window to side.

KITCHEN/BREAKFAST ROOM/DINING ROOM 6.91 narrowing to 3.49 x 5.5 narrowing to 2.51 (22'8" narrowing to 11'5" x 18'1" narrowing to 8'3")
An 'L' shaped room being fitted to a good standard with a range of wall, tall and base units incorporating double built in oven, deep inset sink unit, island unit with inset induction hob, integrated dishwasher, double glazed window to front, extensive range of controllable LED lighting, double glazed window and double glazed door to:

REAR PORCH/UTILITY AREA 3.45m x 1.94m (11'3" x 6'4")
Having double glazed door to side, double glazed window to rear, wall and base units with work top over, space and plumbing for washing machine, tiled floor.

INNER HALLWAY
Having internal door to integral garage.

CLOAKROOM
Having wash hand basin, low level WC, oil combination boiler supplying radiator central heating and domestic hot water and double glazed window to rear.

ON THE FIRST FLOOR

LANDING
Having double glazed window to front, access to loft space and radiator.

BEDROOM ONE 7.16 max narrowing to 3.08 x 4.26 narr to 2.89 (23'6" max narrowing to 10'1" x 14'0" narr to 9'6")
Having large dressing area with double glazed dormer window to front, two radiators, double glazed window to side, under eaves storage cupboard and access to loft and services for en-suite if required.

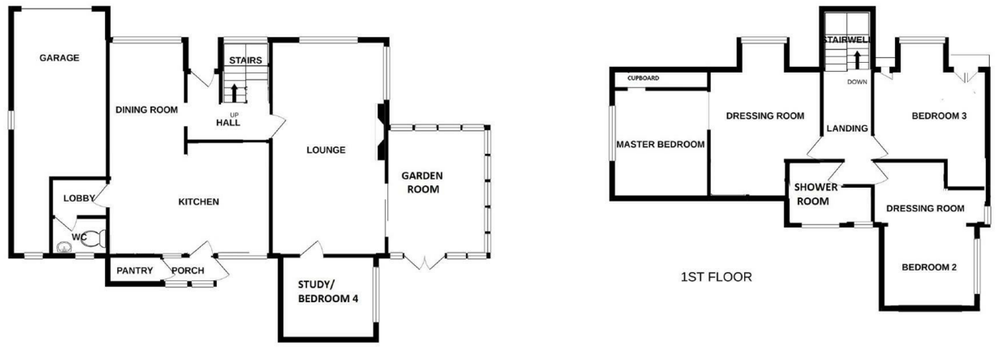
BEDROOM TWO 5.737narrowing to 4.45 x 3.38 (18'9"narrowing to 14'7" x 11'1")
Having two double glazed windows to side and radiator.

BEDROOM THREE 3.7 x 2.97 widening to 3.84 (12'2" x 9'9" widening to 12'7")
Having double glazed dormer window to front, two built in under eaves wardrobes and radiator.

SHOWER ROOM
Having large shower cubicle with mixer shower having twin shower heads, one being rainfall shower head, vanity wash hand basin with range of cupboards, low level WC, stainless steel ladder towel rail and two double glazed windows.

EXTERNALLY
To the front of the property the garden is accessed via long adopted single track lane which leads purely to the property and onto a public footpath. To the front of the property there is tarmacadam parking for a number of cars and large detached workshop/garage (7.08m x 5.76m) having double doors to front, personal door to side, power, light, EV charger and window. Integral garage/workshop (5.49m widening to 8.06m x 3.08m) having French door which could easily be removed and replaced by a garage door if required and personal door to rear and has potential for conversion for further bedroom/reception room, subject to the necessary consent). The gardens are of a good size and extensively laid to lawn with fruit trees including apple and pear, shrubs, wood shed, greenhouse, pond, further garden shed and patio. To the rear there is a further patio area and outside tap. 11 solar photovoltaic panels with battery in the garage.

AGENTS NOTES
Tenure: Freehold
Services: Mains electricity and water are connected. Private drainage. Oil central heating.
There are 11 solar photovoltaic panels with battery in the garage.
Council Tax Band: 'F'
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.