



Nelson Cottage, Bristol Road, Cambridge GL2 7BH  
Offers Over £550,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Nelson Cottage, Bristol Road, Cambridge GL2 7BH

**\*\* OPEN HOUSE EVENT – BY APPOINTMENT ONLY – 18.04.26 \*\*** Nelson Cottage is a truly exceptional period home, full of charm and character, originally constructed in 1876. Thoughtfully extended and beautifully maintained, this property seamlessly combines timeless Victorian elegance with modern functionality, making it the perfect sanctuary for family life.

From the moment you step inside, the home's heritage is immediately apparent, with the striking original tessellated tile flooring guiding you through the entrance hall and setting the tone for the quality and warmth which continues throughout. The heart of the home is the stunning open-plan kitchen/dining/family room—a bright and welcoming space designed for both relaxed family living and entertaining on a larger scale. The contemporary kitchen is well-appointed yet sympathetic to the age of the property, while the generous dining and living areas enjoy views over the garden.

Complimenting this central space are two further reception rooms, each offering versatility whether as a formal sitting room, snug, or playroom, both beautifully presented with period features and tasteful décor. A dedicated study provides an ideal space for home working, and a separate utility room adds practical convenience without compromising the flow of the main living areas.

Upstairs, the home continues to impress with four spacious double bedrooms, each full of light and character. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are well-served by a generous family bathroom.

Externally, Nelson Cottage enjoys a prominent yet private position with ample off-road parking to the front. Its location on a well-connected main road ensures easy access to nearby towns and major commuter routes, making day-to-day life remarkably convenient without sacrificing the tranquility of a well-proportioned, characterful home.





- Charming Four-Bedroom Detached Period Home Built in 1876
- Tastefully Extended to Blend Character Features with Modern Living
- Original Tessellated Tile Flooring in Entrance Hallway
- Spacious Open-Plan Kitchen/Dining/Family Room – Perfect for Family Life
- Bespoke Fitted Kitchen with Integrated Appliances
- Two Additional Reception Rooms, Ideal as Lounge, Snug or Playroom
- Four Double Bedrooms, Including a Principal with En-Suite Shower Room
- Located on a Well-Connected Main Road, With Easy Access to A38 and M5





Nestled in the semi-rural village of Cambridge, this property enjoys a convenient yet peaceful setting. Cambridge lies just off the A38, providing excellent road links to Bristol, Gloucester, Cheltenham, and the M5 motorway, making it an ideal location for commuters. The village is surrounded by open countryside and lies within close proximity to the Severn Vale, offering a blend of rural tranquillity and connectivity. Local amenities can be found nearby in the towns of Berkeley, Dursley and Thornbury, with a wider range of facilities, shops, and schooling available within easy reach.

### ***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.*

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.



Total area: approx. 172.9 sq. metres (1860.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</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	
<b>67</b>	
<b>England &amp; Wales</b>	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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