



11 Hunger Hill
Dursley, Glos GL11 4JR

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Dursley, Glos GL11 4JR

CHARMING THREE/FOUR BEDROOM DETACHED COTTAGE with A COSY 14FT LOUNGE that enjoys the warmth of a wood burning stove situated in A LOVELY ELEVATED POSITION with OUTSTANDING FAR REACHING VIEWS sitting within A PLOT OF OVER A QUARTER OF AN ACRE.

Accommodation comprises hallway, 16ft family room, 16ft fitted kitchen/diner, lounge with a wood burning stove, shower room, study/bedroom four, store/cloakroom, bedroom one with built in storage cupboards, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have off road parking for at least three vehicles and multi level garden areas with a patio, lawn, flower borders and a summer house.

In addition permission has been granted for the erection of a three bedroom detached property at the side of the existing cottage.

Dursley is a market town and civil parish in the Stroud District of Gloucestershire, England. It lies between the cities of Bristol and Gloucester. It is under the northeast flank of Stinchcombe Hill, and about 4 miles (6.4 km) southeast of the River Severn. The town is adjacent to the village of Cam.

A range of markets are held at the Market Place in the centre of the town; a farmers' market is held there on the second Saturday of every month and a craft market on the fourth Saturday of each month.

Dursley has a number of licensed premises and the Old Spot pub is regularly voted Gloucestershire 'Pub of the Year'



Upvc double glazed front door leads into:

ENTRANCE HALLWAY

9'9 x 7'5 (2.97m x 2.26m)

Laminate flooring, single radiator, roof light.



FAMILY ROOM

16'8 x 13'7 (5.08m x 4.14m)

Laminate flooring, wall lights, tv point, upvc double glazed windows to side and rear elevations with outstanding far reaching views over the surrounding countryside and hillsides beyond.

KITCHEN/DINER

16'5 x 10' (5.00m x 3.05m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, plumbing for automatic washing machine, laminate flooring, space for a large table and chairs, vertical radiator, upvc double glazed window to rear elevation with outstanding far reaching views over the surrounding countryside and hillsides beyond.



LOUNGE

14'9 x 12'4 max (4.50m x 3.76m max)

Open fireplace housing a wood burning stove, tv point, single radiator, through to:

SHOWER ROOM

Corner shower enclosure and unit, low level w.c. with an integral wash hand basin and mixer tap.

INNER HALLWAY

Stairs leading off.



STUDY/BEDROOM 4

12'9 x 8'2 max (3.89m x 2.49m max)

Single radiator, laminate flooring, understairs storage cupboard, upvc double glazed window to side elevation overlooking the surrounding area.

CLOAK STORE ROOM

8'6 x 5'2 max (2.59m x 1.57m max)

Cloaks hanging space, power and lighting.

From the inner hallway stairs lead to the first floor.

LANDING

Window to rear elevation.

BEDROOM 1

16' x 10'1 max (4.88m x 3.07m max)

Built in storage cupboards, laminate flooring, single radiator, access to loft space, two upvc double glazed windows to front elevation with outstanding far reaching views.

BEDROOM 2

13'4 x 8'6 max (4.06m x 2.59m max)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 3

10'10 x 8'3 max (3.30m x 2.51m max)

Access to loft space, upvc double glazed window to front elevation.



BATHROOM

9'3 x 6'9 max (2.82m x 2.06m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand, tiled floor, built in linen cupboard, vertical radiator, extractor fan, cupboard housing plumbing for automatic washing machine with shelving, upvc double glazed window to side elevation.

OUTSIDE

To either side of the property you have off road parking which leads down to the multi levelled rear garden which comprises a paved patio, steps then lead down to the rest of the garden which is mainly laid to lawn with plants, shrubs, bushes, trees and a summerhouse.

In addition to the side of the cottage there is a building plot with planning permission passed for a three bedroom detached dwelling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: E
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

TENURE

Freehold.





VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Upon reaching Dursley head east on St Marks Rise toward Woodmancote/A4135 then turn left onto Woodmancote/A4135 and at the roundabout take the 1st exit onto Bull Pitch/A4135 then turn left onto Henlow Drive and then right to stay on Henlow Drive. Continue straight onto Upper Poole Road then onto Union Street and then onto Hunger Hill (partial restricted usage road) where the property can be located.

PROPERTY SURVEYS

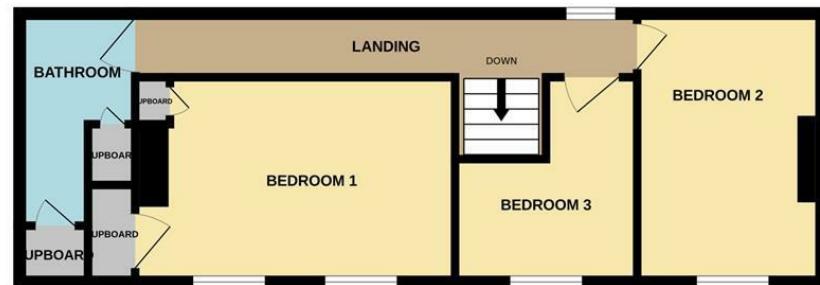
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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