



7 Blackberry Grove, Cam, Dursley, Cam GL11 5FJ
£450,000

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A beautifully presented four-bedroom detached Aspen II, ideally positioned within the popular Millfields development and within easy reach of Cam & Dursley railway station. The property has been exceptionally well maintained and thoughtfully improved by the current owners, creating a stylish and welcoming family home with a number of high-quality additions throughout.

The ground floor opens into a welcoming entrance hallway, where tasteful wood panelling adds warmth and character. To the front of the property is a separate study, ideal for home working, alongside a comfortable main lounge. The WC also incorporates a practical utility area, with fitted worktops and units, together with plumbing for a washing machine.

To the rear is a bright open-plan kitchen and dining area, with bi-folding doors opening directly onto the garden. The kitchen is well appointed with integrated appliances and a breakfast bar, creating a sociable and practical space for everyday family life and entertaining.

Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite and walk-in wardrobe, while the remaining bedrooms are served by the family bathroom. An airing cupboard is positioned on the landing, with further useful storage available downstairs.

The rear garden has been landscaped to create an attractive, low-maintenance setting, combining artificial lawn, gravelled areas and a dedicated entertaining space. The garden enjoys a particularly private aspect, backing directly onto open fields with attractive countryside views.

One of the standout features is the garden outbuilding, currently arranged as a gym. With power and lighting, it provides highly versatile additional space and could equally work as a home office, studio, hobby room or games room.

There is also a separate garage with an electric roller door, together with driveway parking for multiple vehicles.





Blackberry Grove is conveniently positioned within the popular village of Cam, offering excellent access to a wide range of local amenities including shops, supermarkets, cafés, schools and leisure facilities. The neighbouring market town of Dursley provides a further selection of independent shops, restaurants and everyday services.

For commuters, Cam & Dursley railway station is within easy reach, providing direct rail services to Bristol, Gloucester and Cheltenham, with connections available to London and further afield. The A38 and M5 motorway are also readily accessible.

The area is surrounded by attractive Gloucestershire countryside, with numerous walks and open spaces nearby. Combining excellent transport links, local amenities and countryside surroundings, Cam is a particularly convenient location for families and commuters alike.

- Beautifully presented four-bedroom detached Aspen II
- Thoughtfully improved and enhanced by the current owners
- Open-plan kitchen/dining room with integrated appliances & breakfast bar
- Bi-folding doors opening directly onto the landscaped rear garden
- Separate lounge and dedicated home office/study
- Principal bedroom with en-suite and walk-in wardrobe
- Versatile garden outbuilding with power & lighting, currently used as a gym
- Private rear garden backing onto open fields
- Separate garage with electric roller door & ample driveway parking
- Ideally located close to Cam & Dursley railway station





Anti-Money Laundering (AML) Compliance

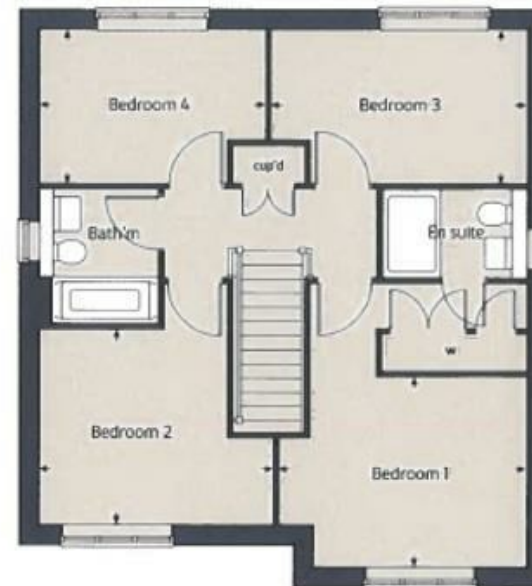
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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