



6 Woodend Lane, Cam, GL11 5LR

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## 6 Woodend Lane, Cam, GL11 5LR

A substantial 1930s detached family home, situated on the ever-popular Woodend Lane in Cam, a quiet no-through road offering a peaceful setting ideal for family living.

This charming property retains a wealth of period features and is approached via a large driveway providing ample off-road parking, along with a well-maintained front garden. Upon entering, you are welcomed by a wide entrance hallway with a beautiful stained-glass front door, setting the tone for the character found throughout the home.

The ground floor offers three generous reception rooms, including a bright lounge featuring a bay window, perfect for relaxing and entertaining. There is also a modern kitchen/dining room, ideal for family meals, along with a separate utility room and a convenient downstairs shower room.

Upstairs, the property boasts four generously sized bedrooms and a well-appointed family bathroom, providing ample space for growing families.

Externally, the rear garden enjoys a high degree of privacy, not being overlooked, and features a patio area, lawned garden, and two large sheds — perfect for storage.

**Offers Over £550,000**





Situated on the popular Woodend Lane in Cam, this property enjoys a peaceful position on a no-through road, ideal for families seeking a quiet residential setting. The area benefits from a strong sense of community while remaining conveniently located for everyday amenities.

Cam offers a range of local shops, cafés, and supermarkets, along with well-regarded primary and secondary schools. For commuters, Cam and Dursley railway station provides direct links to Gloucester, Bristol, and beyond, while the nearby A38 and M5 motorway network offer excellent road connections.

The surrounding countryside provides plenty of opportunities for walking and outdoor activities, with scenic routes and green spaces close by, making this an attractive location for both families and professionals alike.

#### ***Anti-Money Laundering (AML) Compliance***

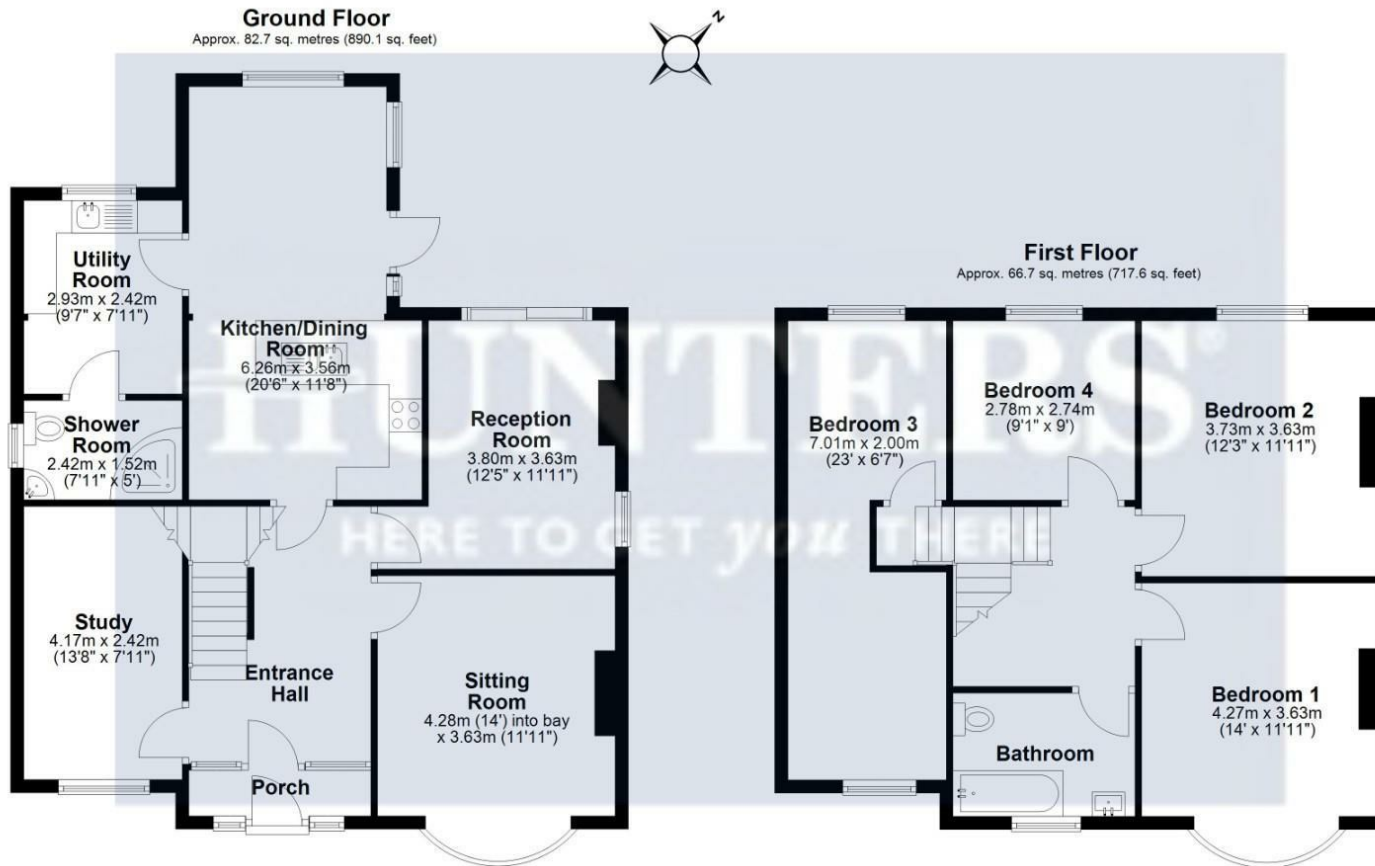
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

- Substantial 1930s detached family home
- Four generous size bedrooms
- Three reception rooms
- Modern kitchen/dining room
- Separate utility room
- Downstairs shower room
- Family bathroom
- Period features throughout
- Wide entrance hallway with stained glass front door
- Large driveway providing ample parking





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. 149.4 sq. metres (1607.7 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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>76</b>
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>

**HUNTERS**  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE