



49 Orchard Leaze, Dursley GL11 6HY

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EXCLUSIVE



## 49 Orchard Leaze, Dursley GL11 6HY

### Guide Price £375,000

A truly unique and beautifully presented three-bedroom semi-detached home, lovingly improved by the current owners and set within stunning gardens extending down to the river. Having purchased an additional piece of land to the rear, the sellers have created a wonderful outdoor space that has clearly been a true labour of love, enjoying fantastic views towards open fields and the River Severn.

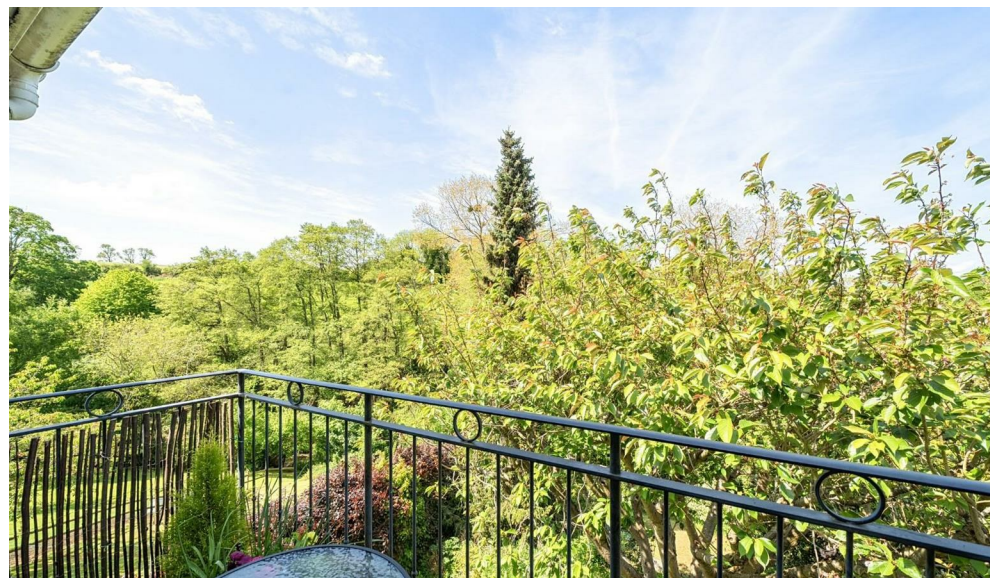
The property itself is bright and airy throughout, offering spacious and versatile accommodation full of warmth and character. The main living area features a cosy wood burner and attractive wood flooring, creating a welcoming space for both relaxing and entertaining. The kitchen is well-appointed, while the dining area benefits from a Juliet balcony, perfectly positioned to take in the outstanding countryside views. A family bathroom with a separate shower cubicle completes the ground floor accommodation.

The property offers three good-sized bedrooms, all located on the lower floor, along with a useful storage room. The internal garage is conveniently positioned on the first floor, while a boarded loft space provides excellent additional storage.

Outside, the exceptional rear garden is undoubtedly a standout feature, being completely organic, extending down towards the river and offering a peaceful and scenic setting rarely found with wonderful wildlife and nature pond.

Further benefits include driveway parking for two cars, an integral garage, and a highly desirable location within Dursley.





Dursley is a charming market town nestled on the edge of the Cotswolds, surrounded by beautiful countryside and offering a wide range of local amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities, and well-regarded schools. The area is particularly popular for its scenic walks and outdoor lifestyle, with nearby woodland, open fields, and views towards the River Severn.

The town also offers excellent commuter links, with Cam & Dursley railway station providing direct services to Gloucester, Cheltenham, Bristol and beyond, while the A38 and M5 motorway are easily accessible. Combining countryside living with everyday convenience, Dursley remains a highly sought-after location for 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.

- Beautifully presented three-bedroom semi-detached home
- Stunning rear garden extending down to the river
- Additional land purchased by the current owners
- Fantastic views towards open fields and the River Severn
- Bright and airy accommodation throughout
- Spacious lounge/dining room with wood burner
- Three good-sized bedrooms located on the lower floor
- Internal garage positioned on the first floor
- Boarded loft providing excellent additional storage space
- Driveway parking for two cars





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.

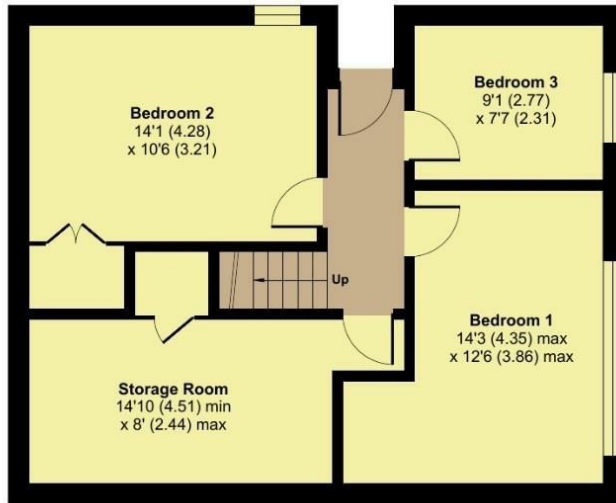
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Approximate Area = 1125 sq ft / 104.5 sq m

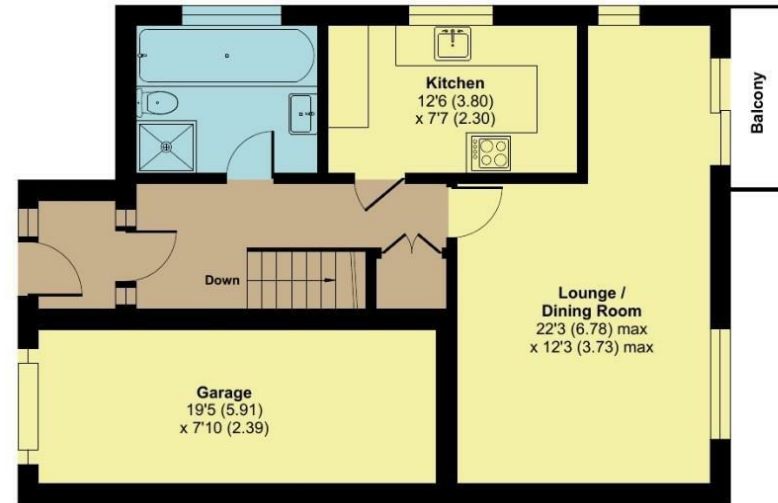
Garage = 146 sq ft / 13.6 sq m

Total = 1271 sq ft / 118.1 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**  
APPROX FLOOR  
AREA 56.6 SQ M  
(609 SQ FT)



**GROUND FLOOR & GARAGE**  
APPROX FLOOR  
AREA 61.5 SQ M  
(662 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1450162

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>70</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>

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