



27, Woodend Lane, Cam, GL11 5LR

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## 27, Woodend Lane Dursley, GL11 5LR

### Guide Price £470,000

A beautifully presented and extended 1930s detached home, ideally situated in the sought-after village of Cam.

This attractive property offers generous and versatile accommodation throughout and is approached via a sweeping block-paved driveway, providing ample parking for multiple vehicles.

The ground floor comprises a cosy lounge featuring a bay window and woodburning stove, creating a warm and inviting space. To the rear, there is a spacious open-plan kitchen/dining room, ideal for modern living and entertaining, along with a separate utility room, downstairs WC, and access to the integral garage.

Upstairs, the property offers three well-proportioned double bedrooms, including an impressive principal suite complete with a walk-in wardrobe and en-suite shower room. There is also a family bathroom and a fourth bedroom, ideal as a single room, nursery, or home office.

Externally, the rear garden is mainly laid to lawn, offering a pleasant and low-maintenance outdoor space.





Woodend Lane is situated in the highly sought-after village of Cam, on the edge of Dursley, offering a perfect balance of countryside surroundings and everyday convenience. The area is well served by a range of local amenities including shops, cafés, and supermarkets, along with reputable primary and secondary schools.

For commuters, Cam and Dursley railway station provides direct links to Gloucester, Cheltenham, and Bristol, while the nearby A38 and M5 motorway offer excellent road connections.

The surrounding area is renowned for its beautiful countryside, with scenic walks along the Cotswold Way and nearby woodland, making it ideal for those who enjoy outdoor pursuits.



- Beautifully presented and extended 1930s detached home
- Sought-after location in Cam, Dursley
- Sweeping block-paved driveway with parking for multiple vehicles
- Cosy lounge with bay window and woodburning stove
- Spacious open-plan kitchen/dining room
- Separate utility room
- Three well-proportioned double bedrooms
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Additional fourth bedroom ideal as a study/nursery
- Pleasant, low-maintenance outdoor space



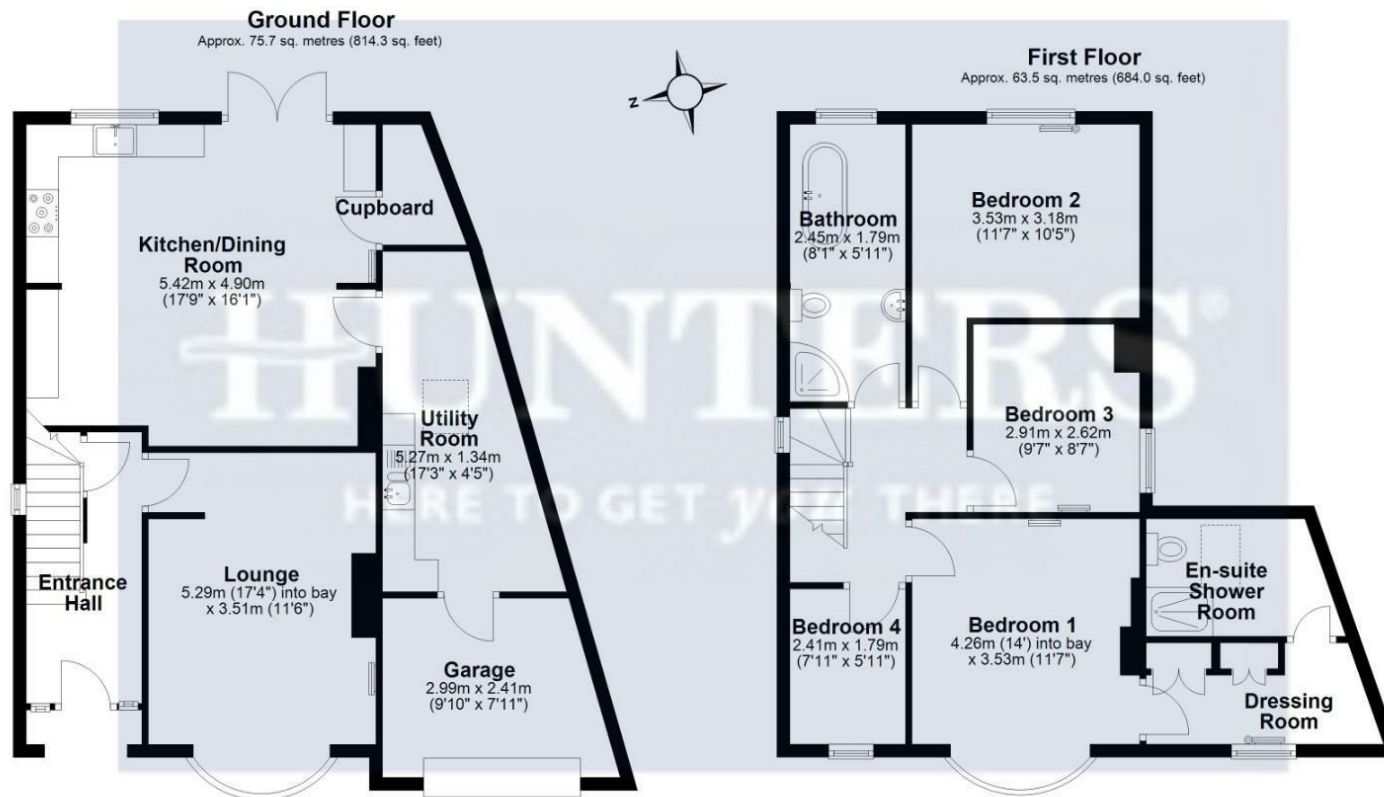


### **Anti-Money Laundering (AML) Compliance**

*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. 139.2 sq. metres (1498.3 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	
Current: <b>69</b>	Potential: <b>79</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**<sup>®</sup>  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE