



1 Spark Hill, Dursley GL11 5UN

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EXCLUSIVE



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Occupying a desirable position within the established Bovis estate in Cam, this substantial four-bedroom detached family home offers generous and versatile accommodation, complemented by a double garage, ample driveway parking and an impressive south-facing rear garden.

The ground floor accommodation comprises an entrance hall, cloakroom, spacious lounge, separate dining room and a fitted kitchen/breakfast room. The well-proportioned layout provides excellent space for both everyday family life and entertaining.

On the first floor are four comfortable bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Outside, the property benefits from ample off-road parking leading to a double garage. The south-facing rear garden has been thoughtfully landscaped and significantly improved by the current owners, creating an attractive and highly usable outdoor space.

Spark Hill is conveniently located within Cam, offering access to local shops, schools and amenities. Cam & Dursley railway station provides direct services towards Bristol, Gloucester and London Paddington, while the nearby A38 and M5 make the property well suited to commuters.

Offers In The Region Of £575,000





Spark Hill is situated within an established residential area of Cam, conveniently positioned for the village's range of everyday amenities, including shops, supermarkets, cafés, primary schools and leisure facilities. The neighbouring market town of Dursley offers a wider selection of independent shops, restaurants and services.

Cam & Dursley railway station provides direct services to Bristol, Gloucester, Cheltenham and London Paddington, while the nearby A38 and M5 offer excellent road connections throughout the region. The surrounding area is also well known for its attractive countryside, with numerous walking routes and access to the Cotswold escarpment.

- Substantial Four-Bedroom Detached Family Home
- Desirable Position within the Established Bovis Estate
- Spacious Lounge
- Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Principal Bedroom with En-Suite
- Family Bathroom and Ground-Floor Cloakroom
- Double Garage and Ample Driveway Parking
- Landscaped South-Facing Rear Garden
- Convenient for Local Amenities and Cam & Dursley Railway Station



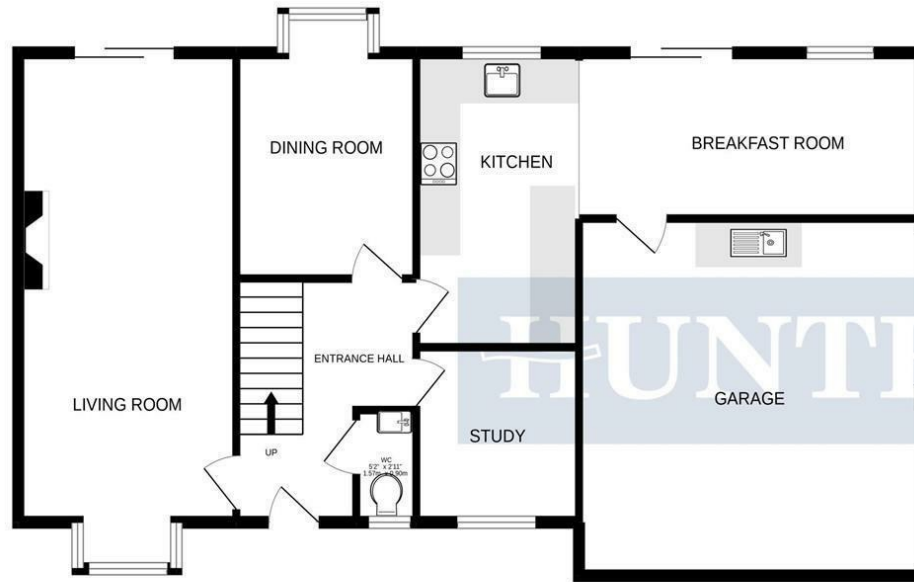


Anti-Money Laundering (AML) Compliance

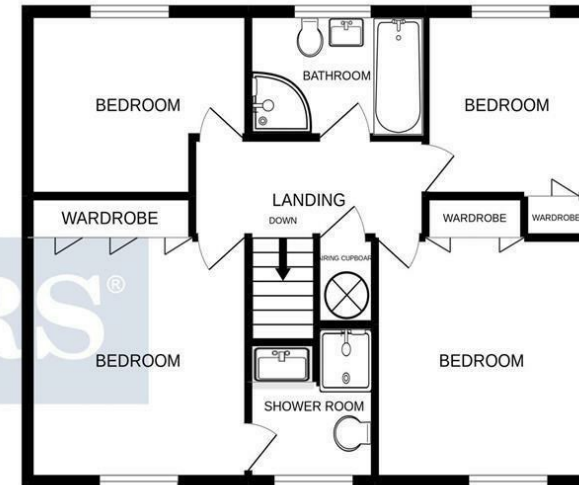
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including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

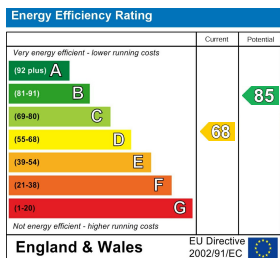


1ST FLOOR



1 SPARK HILL, CAM, DURSLEY, GL11 5UN.

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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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