



8 Orchard Leaze, Dursley GL11 6HT
Guide Price £400,000

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Nestled in an elevated position within the sought-after village of Cam, this three-bedroom detached bungalow occupies a generous plot and has been lovingly owned by the current family since the 1960s.

Offering well-planned and spacious accommodation throughout, the property comprises an entrance hall, separate kitchen, spacious lounge/dining room, three bedrooms, and a family bathroom. Further benefits include an integral garage, private driveway parking, and wrap-around gardens that provide an excellent degree of privacy and outdoor space.

The property enjoys a pleasant position within the development and offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements. The well-proportioned accommodation, combined with the generous plot, provides excellent scope for enhancement, subject to the necessary consents.

Externally, the wrap-around gardens are a particular feature of the property, offering mature planting, lawned areas, and plenty of space to enjoy the outdoors. To the front, a private driveway provides off-road parking and access to the integral garage.

Offered to the market with no onward chain, this is a rare opportunity to acquire a detached bungalow on a generous plot within one of Cam's most established residential locations. Having been in the same ownership for over 60 years, properties of this nature rarely become available, making early viewing highly recommended.







Orchard Leaze is a well-established and highly regarded residential development situated in the popular village of Cam. The area is particularly sought after for its convenient access to a range of local amenities, including supermarkets, independent shops, cafes, public houses, and highly regarded primary and secondary schools.

For commuters, Cam & Dursley railway station provides direct services to Gloucester, Bristol, and Cheltenham, whilst the nearby A38 and M5 motorway (Junction 14) offer excellent road links to Bristol, Gloucester, and beyond.

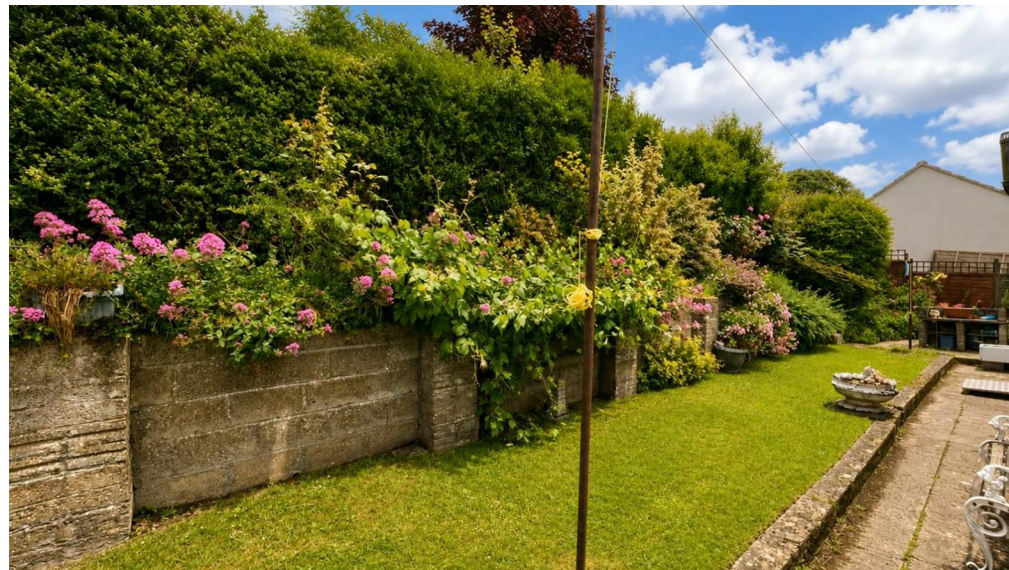
The village also benefits from a wealth of recreational facilities, including sports clubs, scenic countryside walks, and access to the nearby Cotswold Way. Cam and neighbouring Dursley provide a vibrant community atmosphere, making the area popular with families, downsizers, and retirees alike.

Positioned within this desirable village setting, Orchard Leaze offers the perfect balance of countryside living and everyday convenience.

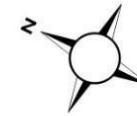
Anti-Money Laundering (AML) Compliance

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.

- Three-bedroom detached bungalow
- Generous elevated plot in a sought-after Cam location
- Owned by the same family since the 1960s
- Offered to the market with no onward chain
- Excellent opportunity to modernise and add value
- Open-Plan Lounge/Dining Room
- Separate fitted kitchen
- Three well-proportioned bedrooms
- Private driveway providing off-road parking
- Potential for further enhancement, subject to the necessary consents



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

Approx. 78.3 sq. metres (842.5 sq. feet)
(excluding Garage)



Total area: approx. 78.3 sq. metres (842.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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