

Plot 4, 86 High Street, Cam, Dursley,
GL11 5LH

Asking price

£675,000



**LARGE NEWLY BUILT DETACHED HOUSE ON SELECT PRIVATE ROAD
CLOSE TO VILLAGE CENTRE**

**FOUR BEDROOMS - EXTENSIVE LIVING ROOM - LARGE KITCHEN/DINING ROOM WITH
RANGE OF BUILT IN APPLIANCES - UTILITY ROOM - STUDY/PLAYROOM - CLOAKROOM/
FOURTH WC - FOUR GOOD SIZED BEDROOMS - MAIN AND SECOND BEDROOM WITH
EN-SUITE SHOWER ROOMS - FAMILY BATHROOM - DOUBLE GARAGE - GOOD SIZED
PLOT WITH GATED ACCESS - WITHIN WALKING DISTANCE OF VILLAGE AMENITIES -
PREDICTED ENERGY RATING: B**

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

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DESCRIPTION

This select development is accessed via a private driveway leading to the head of this short driveway and onto this individual detached dwelling, which is to be finished to a good specification with attractive cottage style finish with cavity wall construction and rosemary tiled roof with timbered features. The gated access will lead to private driveway with parking for a number of cars and onto the double garage. The gardens are to be enclosed by fencing and laid to lawn and the plot is larger than average for a modern property. To be included in the asking price are extras including floor coverings and built in appliances in the kitchen. The accommodation is accessed via entrance porch leading to entrance hall with cloakroom/wc. There is a spacious 26 foot lounge, which will have wood burner and french doors leading to the rear garden. The kitchen/diner is also of a good size being approximately twenty three and half feet in length and will be fitted with a good range of units with built in appliances. This in turn leads to utility room and there is a large study/playroom. On the first floor there are four bedrooms, two of which have en-suite shower rooms along with family bathroom. The build is envisaged to be completed in December 2020 and is the last of this select development.

SITUATION

Located in the popular village of Cam, this detached house is the most prestigious of the development and is the last to be constructed. The remainder of the development are already sold. The cul-de-sac is within walking distance of the village facilities including Tesco's supermarket, post office, doctors and dentist surgeries, chemist, café and pubs. The village also has three primary schools and secondary schooling can be found in the nearby town of Dursley along with a wider range of facilities, including Sainsbury's supermarket, library, swimming pool, gym and sports hall. Cam village has a 'Park and Ride' railway station and is also within easy reach of the A38, which brings the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance via the M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley town centre, continue in a north westerly direction on the A4135 into Cam village centre, proceeding to the roundabout with Tesco supermarket directly opposite, taking the first exit into Cam High Street and continue passing Knapp Lane and then Woodend Lane on the left hand side and the entrance to the new houses will be found immediately after on the right hand side.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

Having stairs to first floor, to be fitted with oak banisters and glazed screen under.

CLOAKROOM

To be fitted with wash hand basin and wc.

LIVING ROOM 8.0m x 4.3m (26'3" x 14'1")

To be fitted with wood burner, double glazed french doors to rear and double glazed side screens. Double doors lead to:

KITCHEN/DINER 7.2m x 5.4m narrowing to 3.8m (23'7" x 17'9" narrowing to 12'6")

Having two sets of double glazed french doors to rear, further double glazed window to rear, part vaulted ceiling with two roof lights. The property is to be fitted with a range of shaker wall, tall and base units and incorporate dishwasher, fridge/freezer, induction hob and oven.

UTILITY ROOM 2.9m x 1.6m (9'6" x 5'3")

To be fitted with a matching range of units with double glazed door to side, double glazed window to rear, door to garage and plumbing for automatic washing machine.

STUDY/PLAYROOM 4.6m x 3.5m narrowing to 2.4m (15'1" x 11'6" narrowing to 7'10")

Having double glazed window to front.

ON THE FIRST FLOOR

LANDING

Having two Velux windows.

BEDROOM ONE 4.49m narrowing to 3.74m x 3.77m (14'9" narrowing to 12'3" x 12'4")

Having double glazed window. To be fitted with built in wardrobe and door to:

EN-SUITE

To be fitted with shower cubicle, vanity wash hand basin and wc.

BEDROOM TWO 3.84m x 2.79m (12'7" x 9'2")

Having double glazed window to front. To be fitted with built in wardrobes and door to:

EN-SUITE

To be fitted with vanity wash hand basin, wc and shower cubicle.

BEDROOM THREE 3.6m widening to 4.2m x 2.66m (11'10" widening to 13'9" x 8'9")

Having double glazed dormer window to front and built in wardrobe.

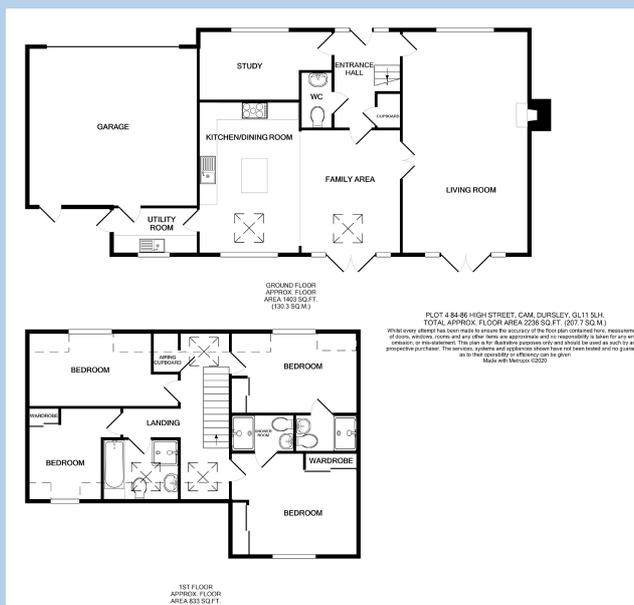
BEDROOM FOUR 2.67m widening to 3.28m x 2.53m (8'9" widening to 10'9" x 8'4")

Having built in wardrobe and double glazed dormer window to rear.

BATHROOM

To be fitted with vanity wash hand basin, large shower cubicle, panelled bath, wc and Velux window.

EXTERNALLY



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