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Elmside, 15 Springhill, Cam,
GL11 5PE

Offers in the region of
£850,000



Substantial five/six bedroom detached characterful cottage, with annexe, large gardens, ample parking and double garage, sought after location on outskirts of village, with open fields to rear, three reception rooms, kitchen/diner, utility room, three first floor bedrooms, family bathroom and en-suite bathroom, top floor further two bedrooms, annexe consisting of kitchen, living room, bathroom and bedroom, with own separate entrance, virtual viewing available, energy rating E (Annexe energy rating C)

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SITUATION

This substantial detached cottage is situated in the popular semi rural location of Springhill in Upper Cam and borders an Area of Outstanding Natural Beauty. The surrounding countryside provides numerous country walks including the nearby beauty spots of Cam Peak and Cam Long Down. The property is located within a few moments of the church and Cam Hopton primary school. The village centre is within a few minutes drive where shopping facilities can be found including: Tesco supermarket and a range of local traders, doctors and dentists surgeries, chemist, churches, and public houses. Dursley town centre is also within a short drive which offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including: library, swimming pool and community centre. Cam is well placed for access to the larger centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network. Cam has a 'Park and Ride' railway station bringing Gloucester and Bristol within twenty minutes and thirty minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, proceeding to the fire station, take the next turning on the right into Kingshill Lane and proceed down the incline, at the bottom bear right into Church Road and continue for approximately four hundred meters and as the road bears sharply to the left, turn right into Springhill and number 15 can be found after approximately one hundred meters on the left hand side, opposite the turning for Springhill Old Court.

DESCRIPTION

This property has been in the same ownership for approximately eighteen years and has been extensively modernised and updated throughout. The property has had a recently fitted new boiler and updated kitchen in keeping with the character of the property with character features retained. One of the main features of the property is the attached annexe, which is attached yet separate from the main property and offers individual living arrangements for a single person or couple who would like their own independence separate from the main residence; this area could also quite easily be converted into the larger residence. The property is arranged over three floors and benefits from three reception rooms, five/six bedrooms with en-suite and family bathroom. There are good sized gardens to the rear backing onto open fields, ample parking and detached double garage. This is a rare opportunity to purchase a substantial property in a sought after location and we recommend a viewing at your earliest opportunity.

THE ACCOMMODATION

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

RECESSED PORCH

ENTRANCE HALLWAY

Wooden front door, radiator, stairs to first floor, double glazed window to rear, under stairs storage cupboard.

LIVING ROOM 4.54m x 3.37m (14'11" x 11'1")

Double glazed sash window to front and rear, radiator, large Inglenook fireplace with gas fire.

DINING ROOM 4.60m x 2.89m (15'1" x 9'6")

Double glazed window to side, double glazed french doors to front, radiator.

LIVING ROOM/RECEPTION TWO 4.47m (max.) x 3.44m

(14'8" (max.) x 11'3")



Double glazed sash window to front, double glazed french doors to rear, radiator.

KITCHEN 3.63m x 3.03m widening to 3.65m (max.) (11'11" x 9'11" widening to 12'0" (max.))

Fitted kitchen with base and wall units, solid wood work surface over, sunken Belfast sink, space for gas range, radiator, double glazed window to side, Miele integrated Fridge, double glazed french doors to garden, inset ceiling spotlights and island to centre of room.

CLOAKROOM

Low level WC, wash hand basin with pedestal, double glazed window to rear, gas boiler, tiled floor, inset ceiling spotlights.

UTILITY ROOM 3.02m x 2.19m (9'11" x 7'2")

Base and wall units, solid wood work surface over, sunken Belfast sink, space and plumbing for washing machine, integrated Miele Dishwasher, tiled splashback and floor, double glazed window to side, storage cupboard, wooden door to rear, inset ceiling spotlights.

ON THE FIRST FLOOR

LANDING

Two double glazed sash windows to front, stairs to top floor.

MASTER BEDROOM 4.65m x 3.61m (15'3" x 11'10")

Double glazed sash window to front and rear, radiator.

EN-SUITE SHOWER

Shower cubicle with mixer shower, low level WC, wash hand basin with pedestal, double glazed window to rear, heated towel rail, inset ceiling spotlights.

BEDROOM TWO 4.01m x 2.89m (13'2" x 9'6")

Dual aspect double glazed sash windows to front, double glazed window to side, radiator, full length fitted wardrobes.

BEDROOM THREE 3.51m x 1.97m (11'6" x 6'6")

Double glazed window to rear, radiator, built-in wardrobe.

FAMILY BATHROOM

Bath with electric shower, low level WC, wash hand basin with pedestal, double glazed window to rear, heated towel rail, inset ceiling spotlights.

ON THE TOP FLOOR

TOP FLOOR LANDING

With two under eaves storage cupboards, storage cupboard with hot water cylinder.

BEDROOM FOUR 3.21m x 2.62m (10'6" x 8'7")

Two double glazed roof lights, radiator.

BEDROOM FIVE 4.05m (max.) under eaves x 4.07m (13'3" (max.) under eaves x 13'4")

Double glazed roof light, double glazed window to front with views to Stinchcombe, radiator, further door to:

STORAGE ROOM/BEDROOM SIX

With double glazed window to side.

ANNEXE



To be used by family or dependents only.

LIVING/DINING ROOM 5.11m (max.) x 3.50m narrow. to 2.53m (16'9" (max.) x 11'6" narrow. to 8'4")

Double glazed french doors to front, under stairs storage cupboard, radiator, stairs to first floor.

KITCHEN 3.49m (max.) x 1.48m (11'5" (max.) x 4'10")

Fitted kitchen with base and wall units, solid wood work surface over, stainless steel sink and drainer, Worcester gas boiler, radiator, double glazed sash window to side, wooden door to garden, electric oven, electric hob, integrated fridge, vaulted ceiling with double glazed roof lights and inset ceiling spotlights.

ON THE FIRST FLOOR

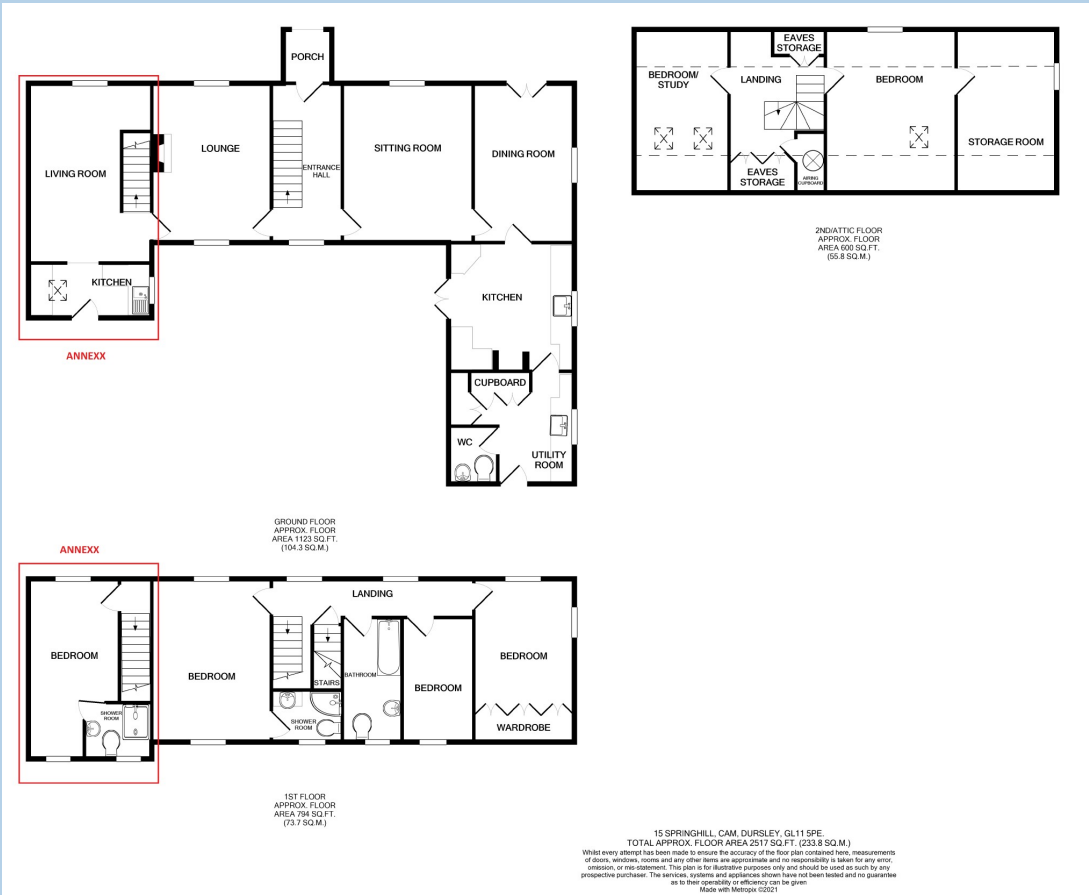
BEDROOM 5.11m (max.) x 2.54m (max.) (16'9" (max.) x 8'4" (max.))

Double glazed sash window to front, small double glazed window to rear, radiator.

EN-SUITE SHOWER

Shower cubicle with mixer shower, low level WC, wash hand basin with pedestal, inset ceiling spotlights, double glazed window to rear, electric heated towel rail.

EXTERNALLY



The property benefits from a long sweeping driveway accessible from the front of the property leading to the rear, where ample parking is available along with detached DOUBLE GARAGE. The garden has a large seating area with large patio and fish pond and is laid to lawn with many trees and shrubs and backs onto open fields to the rear. There is also a well presented garden to front which is also laid to lawn with steps leading to the front door.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: G £3,169.77 (payable).

The owners inform us the annexe can be used by family and dependants only (cannot be sub-let).

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

