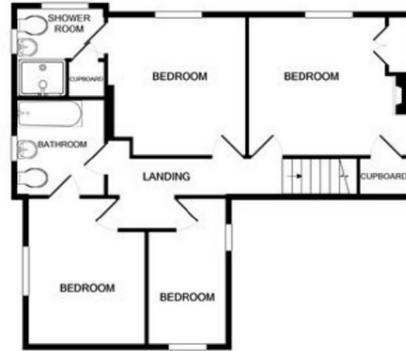
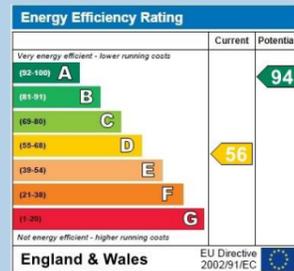


GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(61.8 SQ.M.)

HENGASTON HOUSE, BRISTOL ROAD, CAM, DURSLEY, GL11 5JE.
TOTAL APPROX. FLOOR AREA 1359 SQ.FT. (126.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Hengaston House, Bristol Road, Cam, GL11 5JE

Asking price
£500,000



Detached four bedroom cottage style house, with adjoining paddock in all 1.5 Acres further five acre paddock available by separate negotiation, entrance hall, cloakroom, spacious living room, separate dining room, kitchen, four first floor bedrooms, master with en-suite shower room, family bathroom, oil central heating, ample off-road parking, Gardens, no onward chain, virtual viewing available, energy rating D

01453 544500

31 Parsonage Street, Dursley Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

Hengaston House, Bristol Road, Cam, GL11 5JE

SITUATION

The property is situated on the outskirts of Cam, adjacent to the A38 and within a few minutes drive can be found the village which offers a growing range of facilities including: Tesco supermarket, independent retailers, doctors and dentists surgeries and a choice of three primary schools. The adjoining town of Dursley has a more comprehensive range of facilities including: Sainsbury's supermarket and a good range of local retailers, swimming pool, sports hall, library and Rednock comprehensive school. Other facilities include: golf at Stinchcombe Hill, sailing at Frampton-on-Severn and South Cerney and gliding at Nympsfield. The property is extremely well located for the A38 making commuting easily accessible via the M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

DIRECTIONS

The property is situated approximately one mile south of the Slimbridge roundabout on the A38, proceed from the Slimbridge roundabout passing the Manheim Auctions and the land will be found after approximately one hundred meters on the left hand side, and Hengaston House is approximately two hundred meters further along via a shared private driveway with Hengaston Lodge.

DESCRIPTION

Hengaston House is thought to date back approximately one hundred and fifty years with the original construction is understood to be solid brick with rendered elevation, there has been a later cavity wall extension and the property has extensive wooden double glazing and oil fired central heating. The property will be serviced by a newly installed sewage treatment plant, and

the house is accessed via a short private shared drive leading the enclosed garden and parking for a number of cars. The gardens are laid to lawn with a plot of approximately 0.19 acre, there is an adjoining paddock of approximately 1.3 acres bringing the total area to approximately 1.5 acres. In addition there is a paddock which is approximately five acres, available by separate negotiation, this can be found approximately 200 meters from the house. Internally, the rear hall gives access to the spacious living room, there is a separate dining room and fitted kitchen along with cloakroom/WC. On the first floor there are four bedrooms; master having en-suite shower room, there is a family bathroom/third WC.

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).

REAR ENTRANCE HALL

Having part glazed wood door to rear, radiator.

CLOAKROOM

Having wooden double glazed window to side, radiator, wash hand basin, WC.

LIVING ROOM 7.45m x 3.47m (24'5" x 11'5")

Having two radiators, exposed wooden floor, two UPVC double glazed windows to front, under stairs storage cupboard, inset ceiling spotlights, part glazed door, stairs to first floor.

DINING ROOM 3.66m x 2.94m (12'0" x 9'8")

Having wood french doors to side, radiator, wooden double glazed window to side, inset ceiling spotlights.



KITCHEN 4.63m x 2.13m (15'2" x 7'0")

Having a range of wall and base units with work surfaces over, stainless steel one and a half bowl single drainer sink unit, windows to rear and side, ceramic hob, built-in oven, plumbing for automatic washing machine, wall mounted oil boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 3.45m x 3.11m (11'4" x 10'2")

Having double glazed window, radiator, door to:

EN-SUITE SHOWER

Having large shower cubicle, windows to rear and side, pedestal wash hand basin, WC, extensively tiled walls.

BEDROOM TWO 3.69m x 3.44m (12'1" x 11'3")

Having double glazed window to rear, built-in wardrobe, fireplace, under stairs storage cupboard.

BEDROOM THREE 3.67m x 3.01m (12'0" x 9'11")

Having window to side, radiator.

BEDROOM FOUR 3.7m narrowing to 2.66m x 1.98m (12'2" narrowing to 8'9" x 6'6")

Having radiator, and windows to aspect.

BATHROOM

Having low level suite comprising: wash hand basin, WC, panelled bath, window to side.

EXTERNALLY

The land and gardens are a particular feature of the property with 1.5 acres included in the sale,



The property is accessed via a shared gravel drive leading to the enclosed garden with parking space for a number of cars. A pathway leads to the side to the enclosed garden which is laid to lawn.

ADDITIONAL LAND

The land can be found a few hundred meters north of the property on the south east side of the A38 and is approximately five acres and is accessed via a five bar gate and is stocked with two recently planted coppice areas and water.

AGENT'S NOTES

The vendor would be happy to sell the house for £460,000 and retain the land.

The house has mains water and electricity, oil central heating, recently fitted sewage treatment plant.

Council Tax Band: E £2,425.83 (payable).

We understand Fibre Broadband is available in the road.

The property was electrically certified in 2021.

AGENT'S NOTES 2

There is an uplift clause on the land that if planning permission is granted for the construction of residential or commercial buildings (not including agricultural or equestrian), a sum equivalent to 20% of either the open market value or the sale price (whichever is greater) is due to the previous owner.

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.

