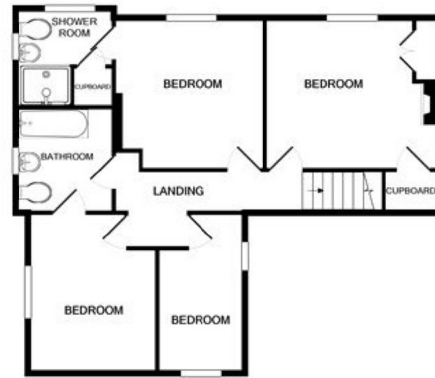
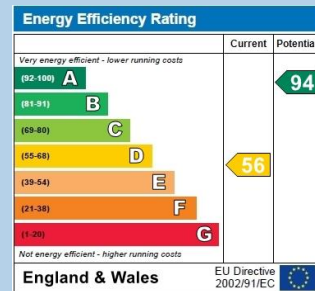


GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.4 SQ.M.)



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.
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Hengaston House, Bristol Road, Cam, GL11 5JE

Asking price
£450,000



Detached four bedroom cottage style house,
Further land 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

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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 Nymphsfield. 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 metres on the left hand side, and Hengaston House is approximately two hundred metres 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 understood to be solid brick with rendered elevation, there has been a later cavity wall extension and 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 to the enclosed garden and parking for a number of cars. 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 gardens are approximately 0.19 acre and are laid to lawn. In addition there are two sections of land available by separate negotiation, one approximately 1.05 acres which adjoins the property and there is a paddock a further paddock which is approximately five acres this can be found approximately 200 metres from the house.

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 property is accessed via a shared gravel drive leading to the enclosed gravelled area of 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

In addition there are two sections of land available by separate negotiation, one approximately 1.05 acres which adjoins the property and there is a further paddock which is approximately five acres, this can be found approximately 200 metres from the house.

AGENT'S NOTES

The house has electricity, shared mains water supply, oil central heating and a newly installed 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.

