

2 Hunger Hill, Dursley, GL11 4JR

SITUATION

This attractive stone cottage occupies an outstanding elevated position, with far reaching views in this convenient position within a few minutes walk of Dursley town centre. The town itself has a good range of facilities including: Sainsbury's supermarket, numerous independent retailers, along with secondary schooling. Within a few minutes walk can be found doctors and dentists surgeries, library and the award winning The Old Spot public house. The local landmark of Stinchcombe Hill is the backdrop to the property and the property owns approximately half an acre of this woodland which adjoins footpaths providing a range of country walks. On the top of Stinchcombe Hill can be found a challenging eighteen hole golf course. Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester and Bristol is easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed through May Lane passing the Library, as the road bears round to the right, turn left passing the doctors surgery on the left hand side and continue, as the road bears round to the right turn left into Hunger Hill, proceed for approximately one hundred metres and number 2 Hunger Hill will be found on the right hand side.

DESCRIPTION

This attractive detached cottage has been in the same ownership for approximately twenty years and provides characterful accommodation set in this good size elevated plot with far reaching views. The property has previously been extended and the current owners have re-arranged the accommodation. In addition there was planning consent, in 2007 which has now lapsed, for an extension to the side for annex accommodation. The property is accessed via enclosed entrance porch leading to entrance hallway with wooden balustrade to the staircase and full height ceiling. The entrance hall gives access to the

spacious living room with central fireplace and opening either side of the fireplace to the study area. The current owners have re-arranged the kitchen/dining/utility area to make spacious kitchen/diner fitted with a good range of units with space for Range cooker, leading to the dining area, in addition there is a small utility/rear porch. On the first floor there is an attractive galleried landing which gives access to the three bedrooms and bathroom, the master bedroom having a good range of fitted wardrobes and windows with view and door to the former interconnecting fourth bedroom which has now been converted to an en-suite shower room. There is a further good size double bedroom at the front along with large single bedroom to the rear, and family bathroom. The property is accessed to the front via tarmac driveway with attractive shrub borders leading to the garage/workshop having electric up-and-over door, pedestrian access leads to the side of the property and onto the rear garden which is attractively terraced with summer house/office and good size lawned area with views and gate leading onto the woodland. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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

Having wooden stable door with glazed side screen.

ENTRANCE HALL

With attractive open oak balustrade to the staircase with galleried style landing, radiator, wood block flooring, double glazed window to front, under stairs storage cupboard.

LIVING ROOM 4.4m x 4.08m (14'5" x 13'5")

Having wood block flooring, exposed beam, central stone fireplace with open fire, double glazed window to rear, two double glazed windows to front, two radiators, opening to either side of the fireplace to:

SMALL STUDY AREA 3.57m narrowing to 3.24m x 1.7m (11'9" narrowing to 10'8" x 5'7")

Having double glazed window to front.

KITCHEN/DINING ROOM 6.18m x 3.37m narrowing to 3.3m (20'3" x 11'1" narrowing to 10'10")

Having a good range of wood fronted wall, tall and base units, with granite work surfaces over, inset enamel single drainer sink unit, plumbing for dishwasher, Range cooker hood with glazed splash back and space for range cooker, tiled flooring, radiator, two double glazed windows to front and double glazed window to side.

UTILITY ROOM 1.72m x 1.57m (5'8" x 5'2")

Having base unit, sink unit, plumbing for washing machine, Vaillant gas boiler supplying radiator central heating and domestic hot water, door to garden.

ON THE FIRST FLOOR

LANDING

Galleried landing with open balustrade, airing cupboard housing hot water storage tank.

BEDROOM ONE 4.12m x 3.88m widening to 4.93m (13'6" x 12'9" widening to 16'2")

Having double glazed window to rear, two double glazed windows to front with view, three double and one single built-in wardrobe and door to:

EN-SUITE SHOWER

Having vanity wash hand basin with cupboard under, large shower cubicle, wc, stainless steel ladder towel rail, tiled walls and flooring and radiator.

BEDROOM TWO 3.69m x 3.32m (12'1" x 10'11")

Having double glazed windows to front and side and radiator.

BEDROOM THREE 3.04m x 2.8m (10'0" x 9'2")

Having double glazed windows to side and rear and radiator.

BATHROOM

Having low level suite comprising panelled bath with electric Mira shower over, wc, wash hand basin, tiled flooring and double glazed window to side.

EXTERNALLY

To the front of the property the garden is bound by hedge and long tarmac driveway providing parking space for a number of cars and leads to the attached GARAGE (4.61m x 4.3m) having electric up and over door, window to side and personal door to side. The front garden has attractive herbaceous border, Cotswold stone walling and gateway gives access to path leading to side of the rear garden, which has terrace with SUMMERHOUSE/OFFICE (2.4m x 2.33) having power and light. There is a small kitchen garden immediately to the rear with GREENHOUSE, raised border and a path and steps continue to the upper garden, which is a good size and laid to lawn with small patio area, pond, tree, shrubs and extensive views. A gate gives access to the woodland area which is approximately 0.5 acre and there is a public footpath directly to the rear of the garden leading to the woodland.

AGENTS NOTES

Tenure: Freehold

All mains services are understood to be connected
Gas fired radiator central heating

Council Tax Band: 'F' (£3,039.18 payable)

There is a public footpath directly to the rear of the garden in between the garden and the woodland.

Vendor informs us there is up to 74 mb broadband speed.

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.

