

Milburys
SALES LETTING MANAGEMENT

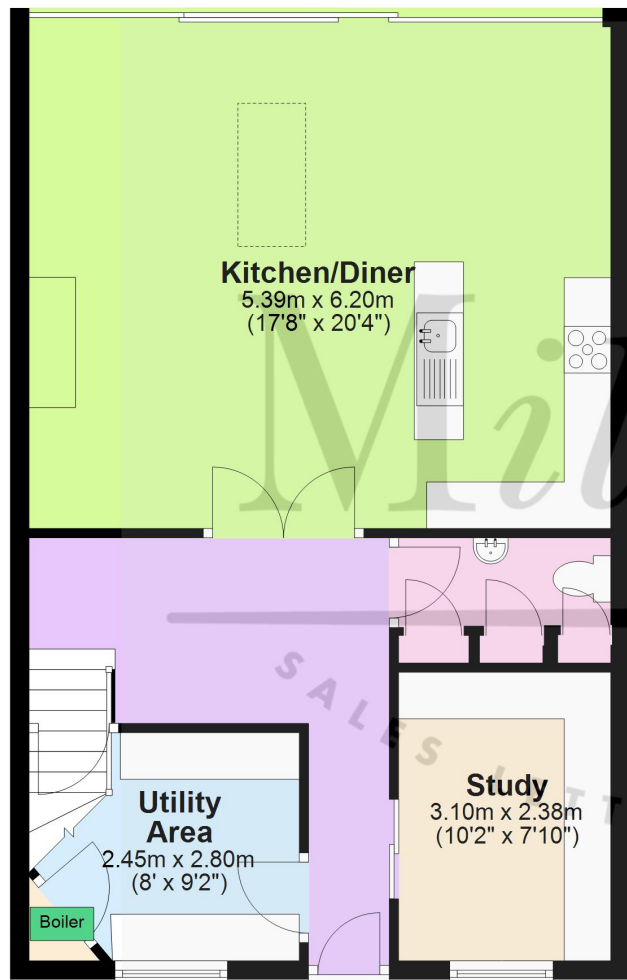


7 The Hawthorns, Dursley, Cam, Gloucestershire GL11 5LJ

£435,000

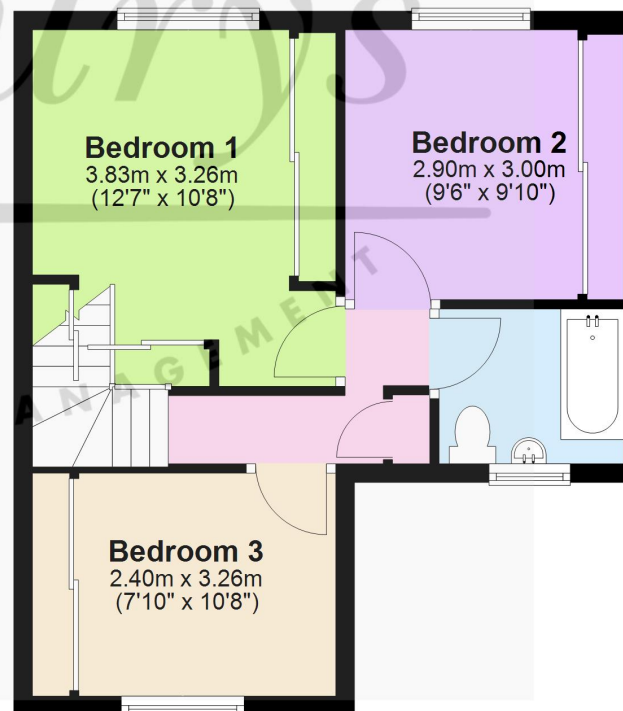
Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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SIMPLY STUNNING! This three-bedroom detached home is an exquisite blend of contemporary and luxury living. Meticulously designed to ensure storage is never an issue and the property has been designed to the highest standards straight from the doorstep! An inviting, light and airy hallway leads you to the useful utility room on your left, housing the electric boiler, and bespoke built-in storage alongside the understairs cupboard. Opposite a room flooded by light from the window is a versatile space and would make the perfect study, playroom or even a space for guests to stay, currently acting as a media room complete with built-in storage units. Encountering the downstairs WC, you cannot help but be in awe of the stylish black design, with great attention to detail taken! Recently extended, the rear is truly the hub of the home and a very sociable space! Done to an incredibly high specification, the kitchen space offers a 5-ring electric induction hob, and NEFF oven with a beautiful island offering the perfect view of the media wall, so you can watch the soaps and wash the dishes! With great work surface space and plenty of cabinets, it is only a short stroll to the dining area blessed by the view of the rear garden and bathed in light from the skylight window. Immerse yourself in the cinematic experience from the media wall, complete with a feature fireplace and a floor-to-ceiling bookcase! The meticulous and modern design of this room presents a warm and homely feeling, particularly after the rustle and bustle of daily life! Ascending the stairs, you will encounter three double bedrooms all boasting built-in storage! The family bathroom is a modern, white suit offering a bath and overhead rainfall shower. The rear garden is mainly laid to lawn, with raised flower beds and a patio seating area leading to one of the two sheds offered with the property. Conscientiously designed you are spoilt with AMPLE STORAGE throughout and high-specification modern decore, this beloved home has had no expense spared and is key-turn ready!

Situation

The village of Cam is situated alongside the Cotswold Way on the edge of the Cotswold Escarpment to the east of the River Severn and the Berkeley Vale. It is adjacent to the town of Dursley, convenient for Rednock Secondary School - www.rednockschool.org.uk and a selection of wonderful primary schools. Cam and Dursley both have a good range of shops and there are large supermarkets in each location. Connections to the motorways are good, with junctions 13 and 14 of the M5 within easy reach to the north and south, plus there is the bonus of the Cam rail link. A great location surrounded by some beautiful countryside.

Property Highlights, Accommodation & Services

- Spectacular Open Plan Living Space
- Modern & Extended Detached Family Home
- Ample Bespoke-Built Storage Throughout
- 3 Double Bedrooms
- Contemporary Finish With Open-Plan Kitchen/Dining/Family Room Living Space
- Electric Heating
- Within Catchment Area of Rednock Secondary School, Cam Everlands Primary School and Cam Hopton Church of England Primary School
- Double Glazing Replaced Circa 2021/2022 by Windowcraft
- Close to Tesco, NHS services, Churches and Public Houses
- Stroud District Council Tax Band D

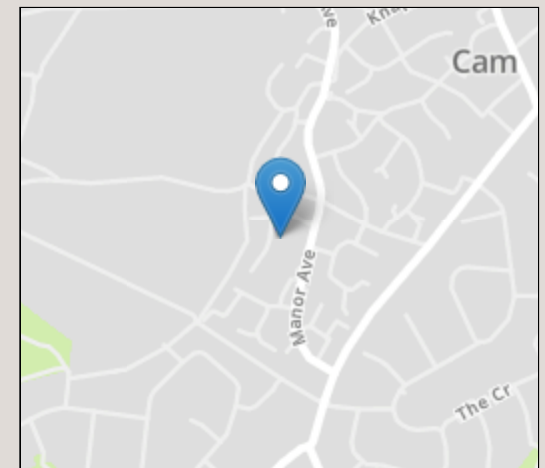
Directions

Head south from Wotton under Edge on the B4058 for 5 miles. Turn right and then the immediate left on Woodfield Road, head straight over the roundabout and follow the road, turning left onto the A4135. Turn left onto Manor Avenue and proceed taking the second left to the Hawthorns where the property will be around the bend, halfway up on your left-hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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