

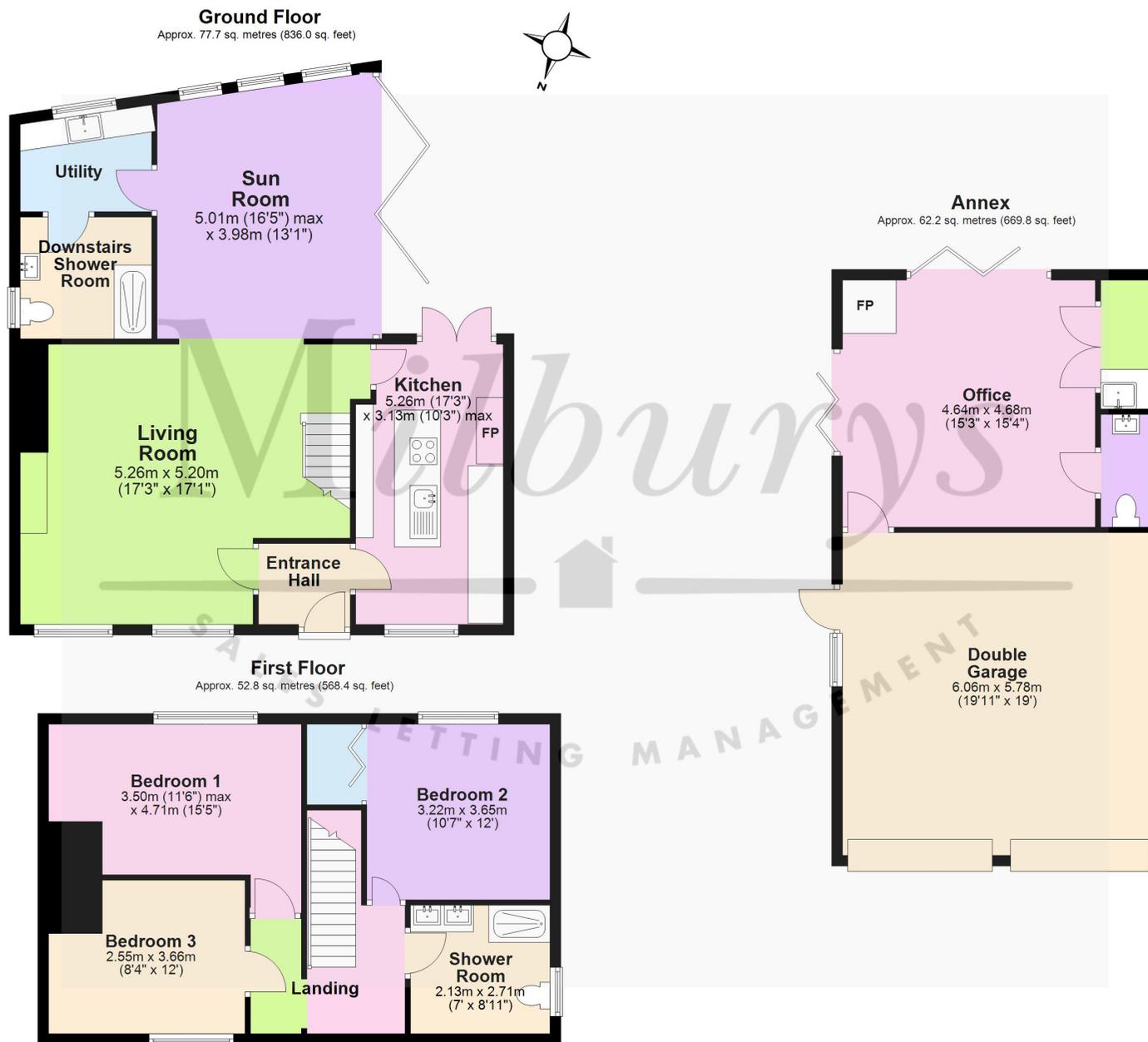
Milburys

SALES LETTING MANAGEMENT



11 Westend, Dursley, Gloucestershire GL11 6JD

£625,000



Total area: approx. 192.7 sq. metres (2074.1 sq. feet)

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

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This enchanting cottage is situated on the western side of Cam with easy access to all nearby amenities of the town with open fields near. Dating back to the 18th Century this property has a rich history believed to have formerly been known as '60 The Quarry'. Lovingly updated over the past eleven and a half years of ownership, this Victorian cottage seamlessly blends historical charm with modern comforts. Upon entry, a well-appointed and airy entrance hallway. Veering to the right the smart modern kitchen of a glossy white finish, is complete with integrated appliances, French doors to the rear garden and a Victorian fireplace. Flowing through you are greeted by a delightful living space. The room is a generous size, benefitting from exposed wooden beams and an inglenook fireplace fitted with a working wood burner creating an inviting atmosphere on colder evenings. Adjoining and extended from the original cottage, a stunning sun room complete with many windows and bi-fold doors - introducing a plethora of light- offering a brilliant space to entertain and bask in the summer sun and perfect for a barbeque! Whilst in winter this space is perfect for reading and conversing next to the wood burner. From here a utility space and stylish shower room can be accessed. Limestone flooring throughout finishes the ground floor. Up the stairs, an airy landing leads to three double bedrooms – one with captivating views to the hilltops of Wales whilst another is enhanced with a built in storage space. The stylish family bathroom offers ample space, with two separate washbasins. All windows are accompanied with bespoke made wooden shutters, adding to the character and personality of this charming semi-detached home. The rear features expansive southerly-facing grounds, with a gravel seating accustomed with a pergola offering the perfect place for al-fresco dining. A raised lawn area extends further back, bordered by flowerbeds and a vegetable patch at the very end. A stunning separate annex extends from the double garage offering unspoilt views of the rear garden through bi-fold doors complimented with a kitchenette, WC and wood burner. This home truly showcases a blend of endearing charm and modern elegance, with no expense spared in its creation.

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.

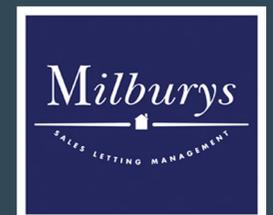
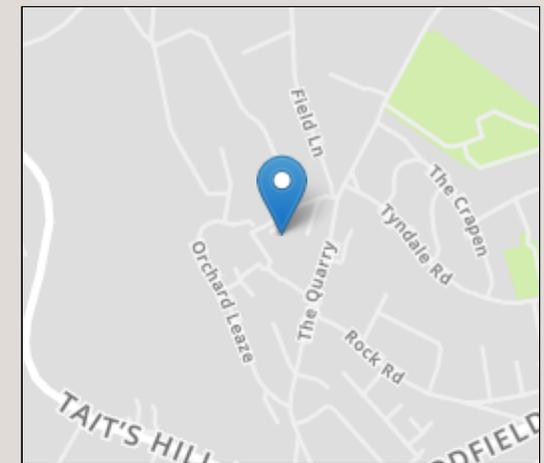
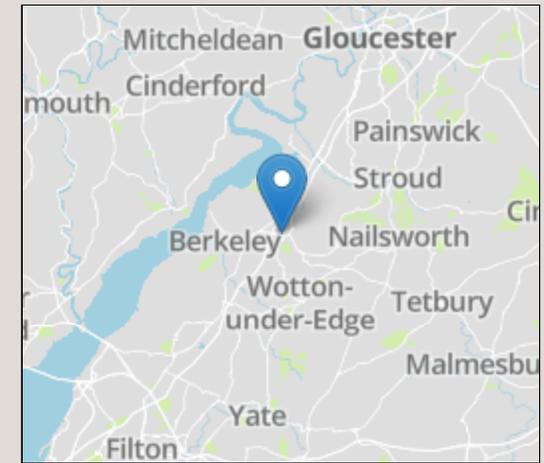
Property Highlights, Accommodation & Services

- Pretty Semi-Detached Period Cottage With Three Double Bedrooms and Character Features
- Beautiful Garden Room with Woodburner and Bi-Fold Doors to the Garden
- Smart Kitchen Complete With Kitchen Island, Integrated Appliances and Limestone Flooring- Throughout Ground Floor
- Modern and Stylish Family Bathroom • Generous Living Room With Inglenook Fireplace, Open Plan to the Garden Room
- Downstairs Utility Area with Spacious Shower Room • Double Garage and Ample Gated Driveway Parking
- Large Garden Laid Mainly to Lawn With Vegetable Garden And Gravelled Alfresco Dining Area With Pergola
- Stunning Annexe/Office, Complete With kitchenette, WC and Wood burner • Stroud District Council - Band D

Directions

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

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