



**Dursley Road, Cam GL11 6PP**  
**Asking Price £600,000**



# Dursley Road, Cam GL11 6PP

- Detached house with versatile living space
- Four bedrooms with the opportunity to have one as a dressing room
- Two en-suite shower rooms
- Double garage with electric doors
- Driveway parking for four vehicles
- Views across Leaf and Ground and surrounding countryside
- Chain free
- Freehold
- Council tax band F (£3,384.18)
- EPC rating C71



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

[stonehouse@naylorpowell.com](mailto:stonehouse@naylorpowell.com)  
[www.naylorpowell.com](http://www.naylorpowell.com)

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## Porch

uPVC door to porch and two uPVC double-glazed windows to front elevation. Access to entrance hall.

## Entrance Hall

Access to living room, kitchen/diner, snug, utility room and cloakroom. Stairs rising to the first floor with under-stairs cupboard. Radiator.

## Living Room

uPVC double-glazed windows to front and side elevation. Feature fireplace. Radiator.

## Kitchen/Diner

uPVC double-glazed windows to front elevation, side elevation and rear elevation and uPVC double-glazed door to front garden. Range of wall and base units with appliances to include double eye-level oven, integrated microwave, integrated fridge, electric hob and one and a half bowl sink with mixer tap and drainer. Two radiators.

## Snug

uPVC double-glazed bay window to rear elevation and uPVC double-glazed French doors to rear garden. Radiator.

## Utility Room

uPVC double-glazed window to front elevation. Storage cupboard. Range of wall and base units with sink and space for washing machine and tumble drier.

## Cloakroom

uPVC double-glazed obscured window to porch. Low-level WC and vanity wash hand basin. Heated towel rail.

## Bedroom One

uPVC double-glazed window to rear elevation. Built in wardrobes, desk and drawers. Radiator.

## En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, corner shower cubicle and vanity wash hand basin. Heated towel rail.

## Bedroom Two

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

## En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, vanity wash hand basin and shower cubicle. Radiator.

## Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

## Dressing Room/Bedroom Four

uPVC double-glazed window to rear elevation. Sliding mirrored wardrobes and built-in drawers. Radiator.

## Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and bath with hand held shower. Heated towel rail.

## Outside

The property is accessed via a spacious driveway, giving off-road parking for several cars to the front. There is a double garage with electric roller doors along and side access. The rear garden is accessible from both sides of the house, one side being gated, and is mainly laid to lawn with hedge borders. There are a number of shrubs and trees surrounding the perimeter, with panoramic views over Leaf and Ground and neighbouring countryside is a huge asset to the location of this property.

## Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs and a national award winning butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester and beyond. There are plenty of primary schools to choose from as there are five in the local area, Rednock School also offers secondary education.

## Material Information

Tenure: Freehold.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,384.18 (2025/26).

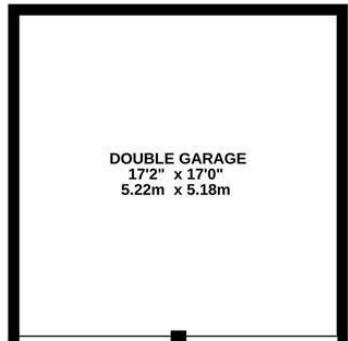
Electricity supply: mains.

Water supply: mains.

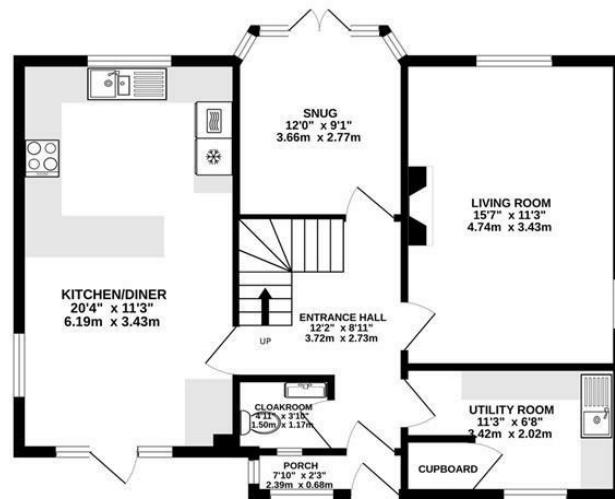
Sewerage: mains.



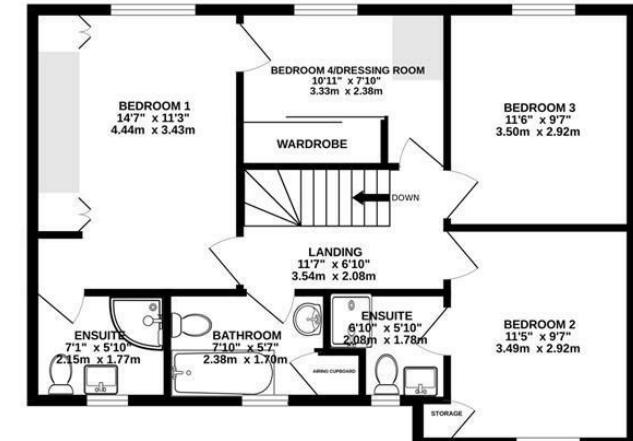
GARAGE  
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-100 A			
100-91 B			
90-80 C			
80-69 D			
69-54 E			
54-30 F			
30-0 G			
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

