



HOMELEIGH · BRISTOL ROAD · CAMBRIDGE · GLOUCESTER

MURRAYS
SALES & LETTINGS

**HOMELIGH BRISTOL ROAD
CAMBRIDGE
GLOUCESTER
GL2 7BQ**

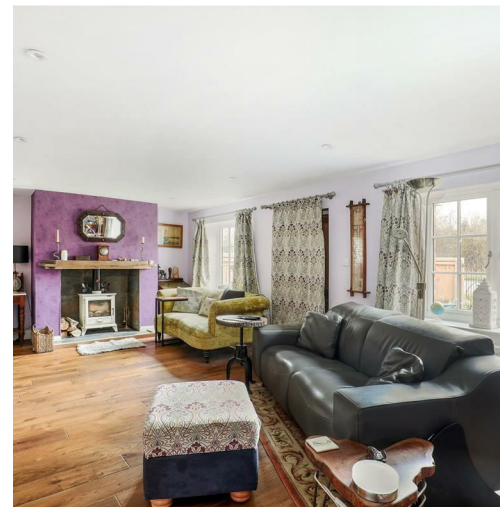
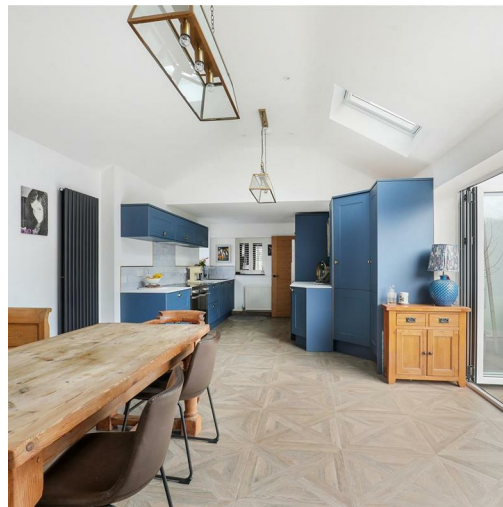
This deceptively spacious detached period home has been stylishly and meticulously extended to offer contemporary spaces whilst retaining the period features of its origin. Ideally situated for access to Bristol/Cheltenham and the M5/M4 corridors with a detached double garage and off street parking for several vehicles.

**BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2**

OFFERS OVER £450,000

FEATURES

- Extended/Renovated Period Home
- 4 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Dining Room
- Sitting Room with Woodburning Stove
- Utility Room
- Double Garage
- Parking
- Wrap Around Gardens



DESCRIPTION

This attractive, detached, period home has been fully renovated and extended to offer a most welcoming home with two new designer bathrooms. Located in Cambridge, the property is ideally situated for lovely countryside walks with access open fields and to the north and south with several pretty villages and the market towns of Dursley and Stroud nearby. The red brick frontage gives a taster of the property's heritage with a more modern extension to the rear.

Positioned over three floors, the focal point has to be the fabulous open plan kitchen/dining family room with bi-fold doors opening to the level gardens. A utility room is located beyond the kitchen doubling up as a great boot room with direct access to the parking area and garage. The spacious sitting room is fitted with a centrally appointed wood burning stove together with the remaining original entrance. Additional areas on the ground floor include a separate shower/cloakroom. The master bedroom and two other bedrooms are located on the first floor, serviced by the family bathroom. On the second floor, a lovely spacious room with exposed beams and fitted units provides an ideal space for a variety of purposes including a hobbies room or bedroom.

Gardens are located to the front, side and rear of the house. Nicely landscaped, the gardens have been designed for low

maintenance with sociable seating areas ideal for alfresco dining. Both the shed and the garage can be accessed (on foot) from the rear garden. Parking for several vehicles is available to the rear of the house together with access to the double garage.





DIRECTIONS

From Stroud take the Cainscross Road out towards Stonehouse and at the Cainscross roundabout take the 1st exit and at the next one, go straight over and then turn right at the next one by Sainsbury's along the bypass and onto the Bristol Road out towards the M5. Go straight over the motorway and at the next roundabout, turn left towards Bristol on the A38 travelling for about 2.5 miles and on reaching Cambridge, the property will be found on the right hand side at the farthest end of the village next to the bus stop.

LOCATION

The hamlet of Cambridge sits on predominantly level lands to the south-west of Stroud within the Severn Vale and has a local pub, The George. The nearby village of Slimbridge offers a primary school and the Wildfowl and Wetlands trust, founded by Sir Peter Scott, together with access to lovely walks on the tow path along the Gloucester & Sharpness Canal. Berkeley Castle and Cattle Country Adventure Park are located in Berkeley, a little further south.

The nearby village of Cam offers a range of day to day facilities including a supermarket, doctors, dentists and café whilst the market town of Dursley (approximately 4 miles away) has a more extensive range of schools including a secondary school, numerous supermarkets and independent shops together with extensive eating and leisure facilities. There is a golf course at Stinchcombe Hill within easy reach.

The property is ideally located for the M5/M4 corridor and the A38 with Cam and Dursley railway station just a couple of miles away offering regular access to Gloucester, Cheltenham and Bristol. The towns of Stroud and Stonehouse are the nearest stations for direct access to London Paddington.



Homeleigh, Bristol Road, Cambridge, Gloucestershire

Approximate IPMS2 Floor Area

House 151 sq metres / 1625 sq feet
Garage / Store 45 sq metres / 484 sq feet

Total 196 sq metres / 2109 sq feet
(Includes Limited Use Area 16 sq metres / 172 sq feet)

Simply Plans Ltd © 2025

07890 327 241

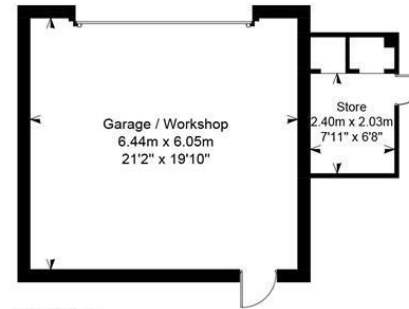
Job No SP3706

This plan is for identification and guidance purposes only.

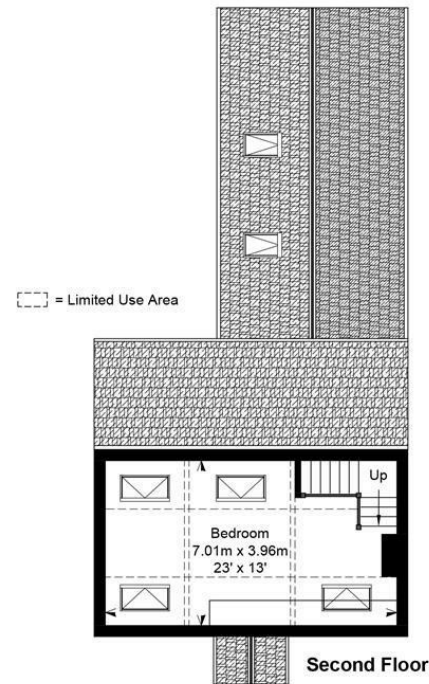
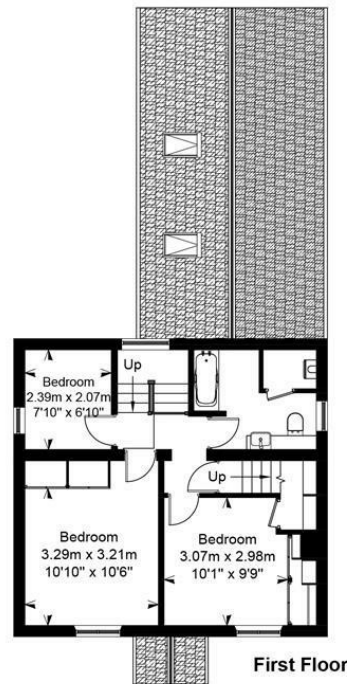
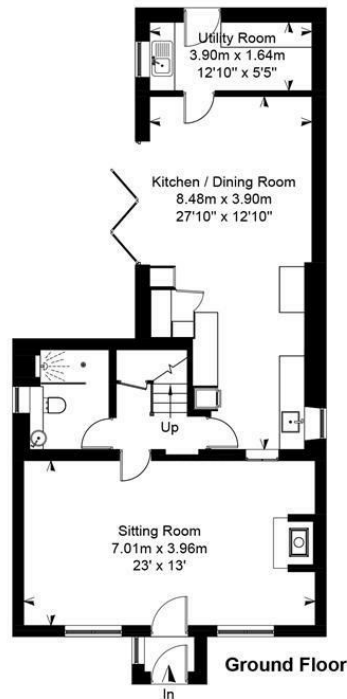
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All main services are believed to be connected to the property. Gas central heating, Mains Drainage. Stroud District Council Band D, £2292.49 2024/25. Ofcom checker: Broadband Standard 19Mbps, Ultrafast 1000Mbps; Mobile EE, Three, Vodafone & O2 all limited.

For more information or to book a viewing
please call our Stroud office on 01453 755552