



19A Woodland Avenue, Dursley GL11 4EW
£725,000

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An exceptional, individually designed and architecturally striking home, set within a private plot and accessed via its own driveway, offering both privacy and a high standard of modern living.

Beautifully maintained and thoughtfully enhanced by the current owners, the property benefits from landscaped gardens, well-defined boundaries, and the addition of a second garage, providing excellent storage and practicality. Internally, the home is presented to an excellent standard throughout.

At the heart of the property is a stunning high-specification kitchen/dining room, complete with integrated appliances, a central island, and French doors opening onto the garden - ideal for both everyday living and entertaining. A separate lounge offers a comfortable retreat, featuring large UPVC windows and direct access to the garden, allowing for an abundance of natural light.

The ground floor also comprises two well-proportioned double bedrooms, a shower room, a separate utility room with side access, and a spacious, welcoming entrance hallway.

Upstairs, there are two further double bedrooms, one benefiting from its own WC, while a family bathroom serves the remaining accommodation.

Externally, the property offers a private driveway providing off-road parking for multiple vehicles, along with the benefit of two garages.

This unique home combines thoughtful design, quality finishes, and a desirable location, making it an excellent choice for a wide range of buyers.





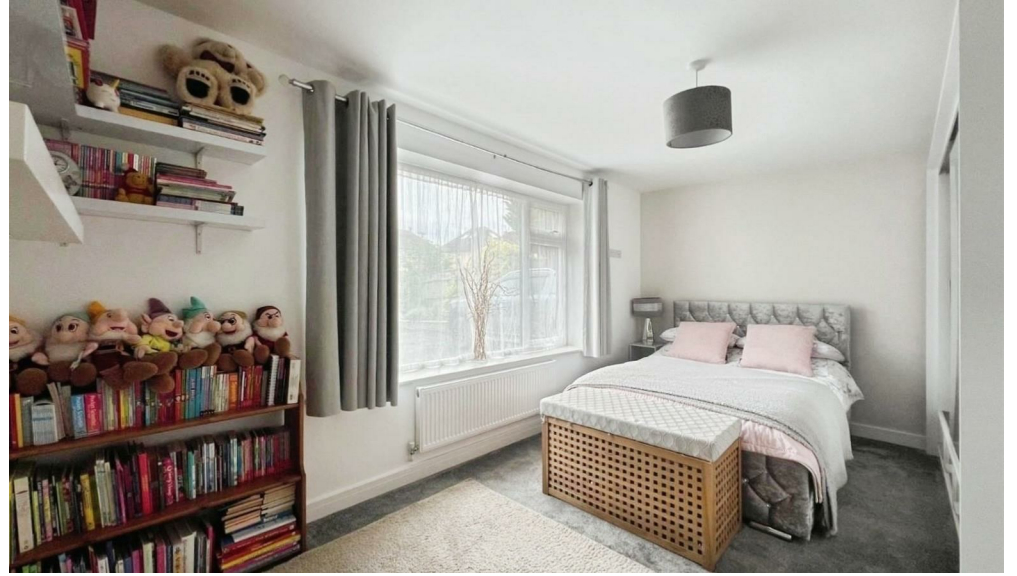
Woodland Avenue is a sought-after residential area on the outskirts of Dursley, offering a perfect balance of town convenience and countryside surroundings. The property is ideally positioned for access to a range of local amenities, including shops, cafes, and supermarkets, as well as well-regarded primary and secondary schools.

Dursley town centre is just a short distance away, providing a variety of independent retailers, restaurants, and essential services. For those who enjoy the outdoors, the nearby Cotswold countryside and the scenic walks of Stinchcombe Hill offer excellent opportunities for walking, cycling, and leisure activities.

Commuters are well served with easy access to the A38 and M5 motorway, while Cam & Dursley railway station provides direct links to Gloucester, Cheltenham, and Bristol.

This location is ideal for those seeking a semi-rural lifestyle without compromising on connectivity and everyday convenience.

- Individually designed, architecturally striking detached home
- Set within a private plot with its own driveway
- Beautifully maintained and enhanced by the current owners
- Landscaped gardens with well-defined boundaries
- Two garages, including an additional garage added by the current owners
- Spacious kitchen/dining room with integrated appliances and central island
- French doors opening onto the garden
- Separate lounge with large UPVC windows and direct garden access
- Four double bedrooms in total
- Private driveway with off-road parking for multiple vehicles

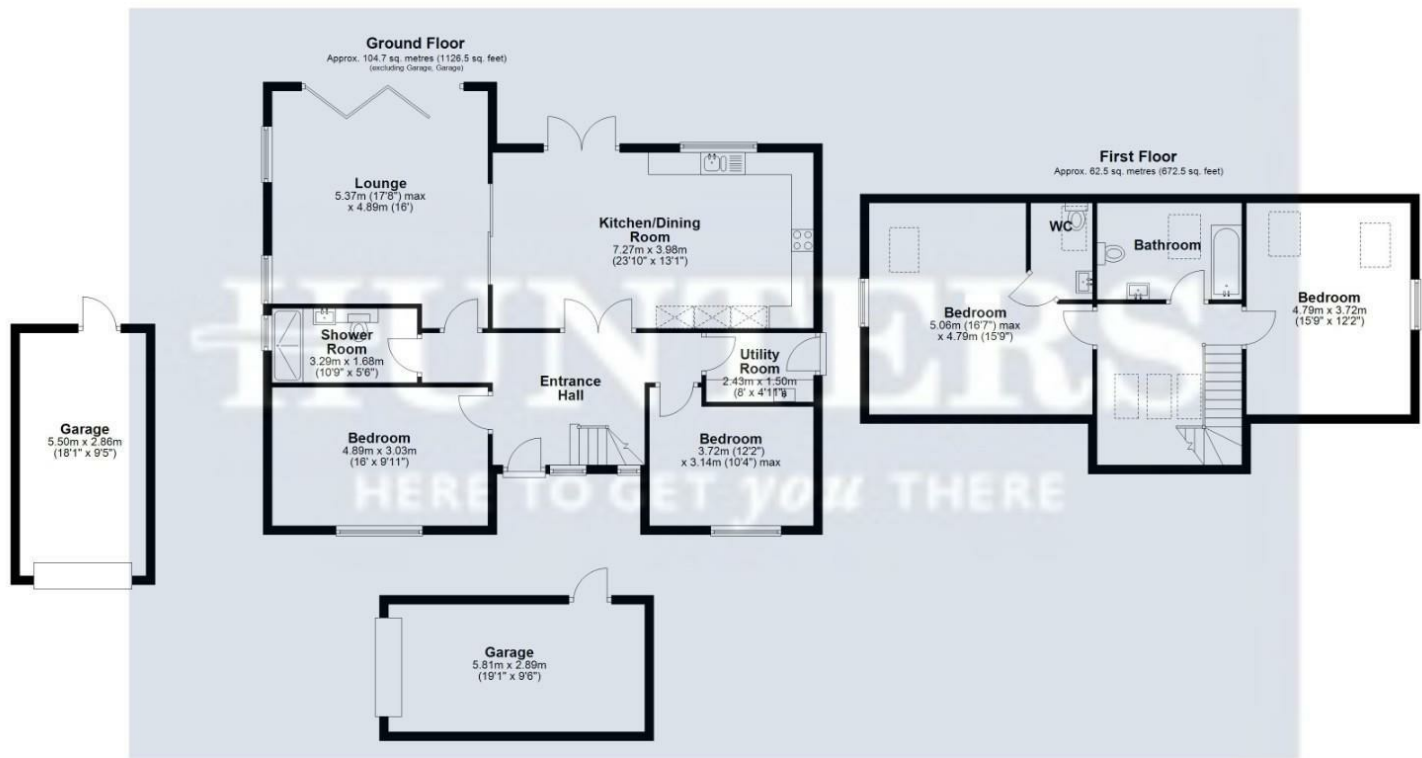




Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 167.1 sq. metres (1799.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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