



The Drovers, Bristol Road, Gloucester GL2 7AN  
£595,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## The Drovers, Bristol Road, Gloucester GL2 7AN

A rare and unique opportunity to acquire this substantial detached family home, and former Stroud Brewery pub, occupying an impressive plot comprising mature gardens and paddock land of approximately one acre, and an extensive range of outbuildings. Offering exceptional versatility and scope for a variety of uses, The Drovers presents a lifestyle opportunity seldom available on the open market.

Approached via a private automated gated driveway, the property enjoys a secluded setting with established gardens surrounding the house, while a separate access point from the A38 provides direct entry into the adjoining paddock and land. The combination of private grounds and secondary access offers excellent flexibility for those with equestrian interests, hobby farming or creative trade aspirations, multiple vehicle, storage requirements or simply a desire for additional outdoor space. The accommodation itself is generously proportioned throughout. The ground floor comprises three reception rooms, providing flexible family living and entertaining space, together with a spacious kitchen/dining room, a separate utility room and useful shower room. To the first floor are four good-sized bedrooms and a family bathroom.

Whilst the property has been lovingly maintained, it offers an exciting opportunity for a purchaser to modernise and personalise the accommodation to create a truly bespoke family home. Externally, the property is complemented by an extensive range of ancillary buildings, including a double garage for multiple vehicles, further outbuildings, three stable blocks and even a private cinema room. These facilities provide excellent potential for equestrian enthusiasts, workshop space, storage or a variety of lifestyle pursuits, subject to any necessary consents. Combining generous family accommodation, extensive outbuildings, paddock land and outstanding potential, The Drovers represents a rare opportunity to acquire a distinctive country property.





Cambridge is a popular Gloucestershire village situated between Berkeley and Gloucester, offering an attractive blend of rural surroundings and excellent transport connections. The village enjoys a welcoming community atmosphere whilst providing convenient access to a range of everyday amenities.

Nearby Berkeley offers a selection of local shops, cafés, primary schooling and the historic Berkeley Castle, whilst the larger centres of Gloucester, Stroud and Thornbury provide a wider range of shopping, leisure and educational facilities.

The area is particularly well placed for commuters, with the A38 providing direct access to Gloucester and Bristol, whilst Junction 14 of the M5 motorway is within easy reach. Cam & Dursley railway station is also readily accessible, offering regular services to Bristol, Cheltenham, Gloucester and Birmingham.

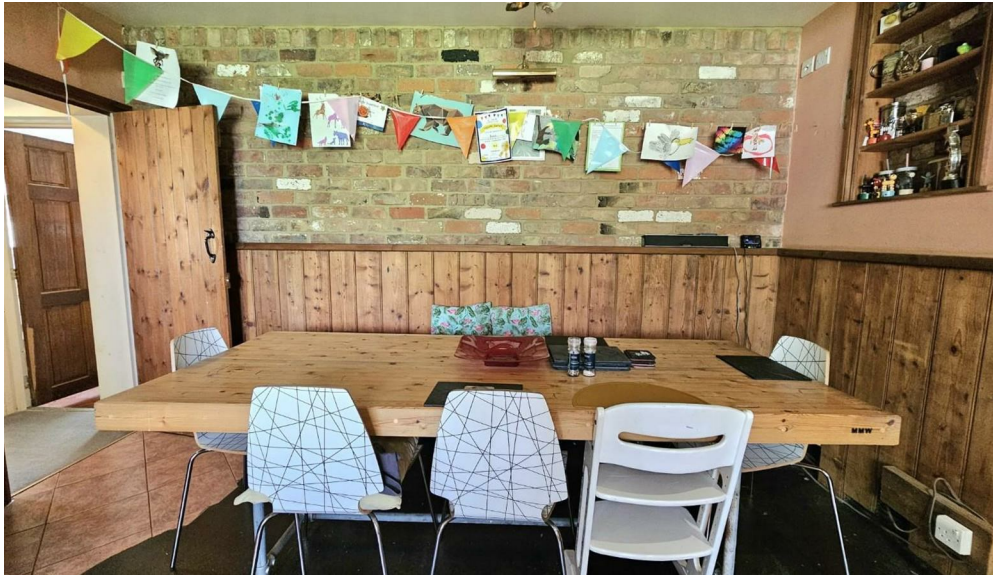
Surrounded by attractive Gloucestershire countryside, the location offers excellent opportunities for walking, cycling and outdoor pursuits. The combination of rural charm, accessibility and strong transport links makes



Cambridge a highly desirable location for families and those seeking a country lifestyle with modern conveniences close at hand.

### **Anti-Money Laundering (AML) Compliance**

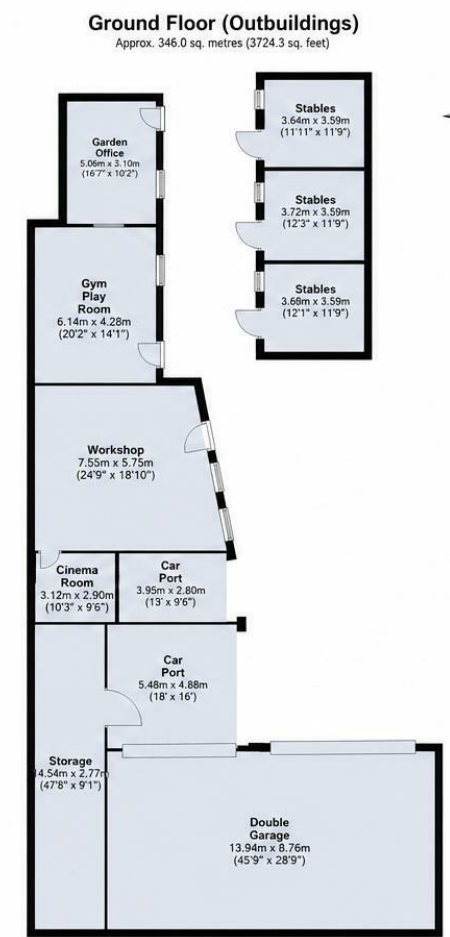
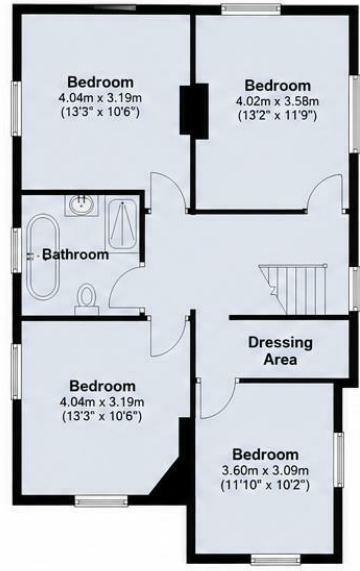
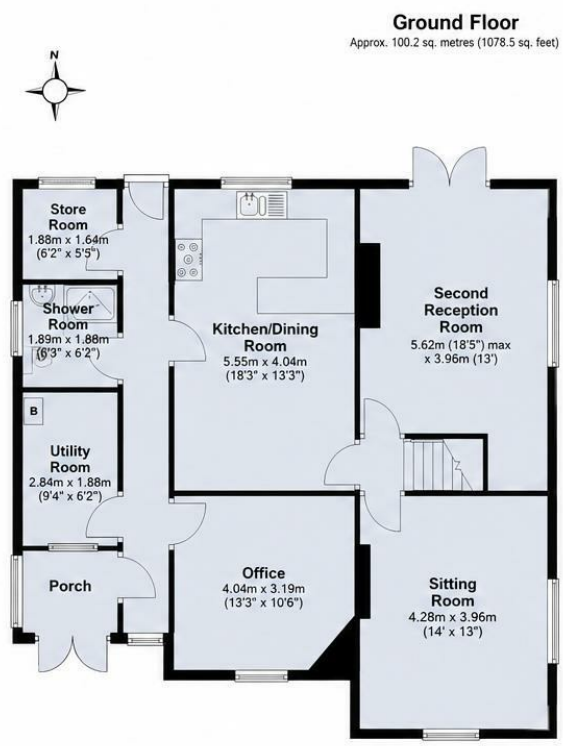
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.





- Rare opportunity to acquire a detached family home set within an impressive plot
- Private gardens and adjoining paddock land of approximately one acre
- Three reception rooms offering versatile living accommodation
- Spacious kitchen/dining room
- Four well-proportioned bedrooms
- Private automated gated driveway with ample parking
- Separate access directly into the paddock and land
- Ideal for equestrian enthusiasts, those seeking additional outdoor space, workshops, garaging or storage
- Potential development opportunity, subject to necessary consents
- Convenient access to Gloucester, Berkeley, the A38 and M5 motorway network

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. 175.2 sq. metres (1885.3 sq. feet) (House) + 346.0 sq. metres (3724.3 sq. feet) (Outbuildings)  
 Combined total area: approx. 521.2 sq. metres (5609.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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>





**HUNTERS<sup>®</sup>**  
EXCLUSIVE