



12 Blackberry Grove, Dursley, GL11 5FJ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





## 12 Blackberry Grove, Dursley GL11 5FJ

### Guide Price £475,000

A beautifully presented four-bedroom detached home, built in 2021 and positioned within a sought-after, exclusive development on the edge of open countryside. Benefiting from the remainder of the NHBC warranty, this modern property offers peace of mind, quality construction, and a fantastic layout ideal for families or professionals working from home.

Set on a quiet, residential road with scenic field views to the front, the home offers an impressive balance of style and practicality. The spacious ground floor features a bright and airy lounge with French doors opening onto the garden — ideal for entertaining or al fresco dining in the warmer months, alongside a large open-plan kitchen and dining area. A separate study provides a quiet space for home working, and there is also a handy cloakroom off the hallway.

Upstairs, the principal bedroom enjoys a private en-suite, while three further bedrooms offer generous proportions, making them suitable for children, guests, or additional office space. The contemporary family bathroom completes the upper floor.

Outside, the property benefits from a detached garage and private driveway with off-road parking. The enclosed walled garden offers a safe and secure outdoor space, laid mainly to lawn with a patio area — perfect for children, pets, or simply unwinding at the end of the day.







Cam offers a range of local shops, supermarkets (including a Tesco Superstore), cafés, doctors, and primary schools. The neighbouring market town of Dursley provides further facilities, including secondary schooling, leisure centre, and a charming high street with independent retailers.

For commuters, the location is ideal — Cam & Dursley train station is just a short drive away, offering direct services to Bristol and Gloucester, while the nearby A38 provides swift access to the M5 motorway for routes towards Bristol, Cheltenham, and the Midlands.

This location strikes a perfect balance between scenic countryside living and convenient modern amenities, making it a highly desirable place to call home.

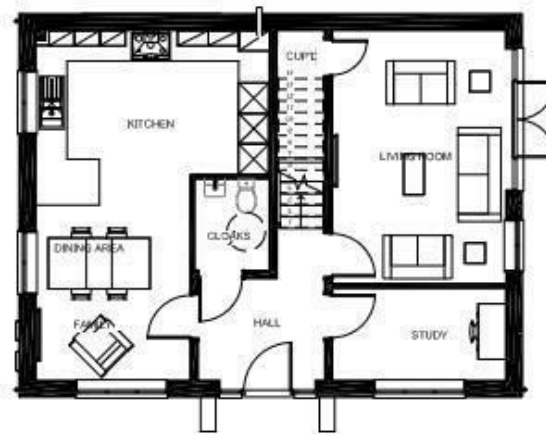


- Beautifully presented four-bedroom detached home
- Built in 2021 with the remainder of the NHBC warranty
- Located in a sought-after modern development with scenic field views
- Bright and spacious lounge with plenty of natural light
- Separate study/home office – ideal for remote working
- Principal bedroom with en-suite shower room
- Enclosed walled garden – private and family-friendly
- Detached garage and private driveway with off-road parking
- Energy-efficient with EPC rating: B
- Close to Cam & Dursley train station and excellent commuter links



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.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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®**  
EXCLUSIVE



**HUNTERS<sup>®</sup>**  
EXCLUSIVE