



21 Five Acres, Dursley, GL11 4JP

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EXCLUSIVE





## 21 Five Acres, Dursley, GL11 4JP

Situated in the sought after Five Acres locality which is highly convenient for Dursley Town Centre, this deceptively spacious four bedroomed detached family home occupies a stunning position at the head of the cul-de-sac, adjoining open fields with fine views towards the wooded slopes of Stinchcombe Hill. In such a peaceful position this property is going to appeal to a wide range of buyers. There is a diverse range of habitats and wildlife, particularly birds nearby; from Wrens to buzzards circling on the thermals above.

The property has never come to the market and sits within a larger plot compared to most of the houses along Five Acres. There is some updating required which gives someone the opportunity to put their own stamp on the house.

The accommodation briefly comprises of the following; steps leading to the front door, with entrance hallway and stairs to first floor landing, a spacious lounge and kitchen/dining room both having views towards the Cotswold escarpment. Off the kitchen there is a separate utility room and walk-in larder providing extra storage space, a downstairs WC and storage under the stairs which completes the ground floor accommodation. Upstairs, there are four double bedrooms and good size family bathroom, together with loft access and built-in storage. Outside is a particular feature with wrap-around gardens, which have been landscaped benefiting from stunning views and privacy. Further benefits include, a large garage and off street parking to the front.

The Town Centre of Dursley is within a few minutes walk providing a full range of day to day shopping, schooling and recreational facilities with its Sainsbury's Supermarket, leisure centre/swimming pool, doctors surgery, dentists, Rednock Secondary School and primary schools.

**Guide Price £500,000**







### **Entrance**

Steps up to front door leading to entrance hallway.

### **Entrance Hallway**

Wood flooring, stairs to first floor landing with understairs storage with access to a further store area.

### **Cloakroom**

WC, wash hand basin, tiled flooring, built-in shelving, mirror.

### **Reception**

Dual aspect UPVC windows to front and side, wood flooring, electric wall heater.

### **Kitchen/Dining Room**

Fitted with modern wall and base units with work-surfaces over, wood flooring, double oven, induction hob with extractor fan over, built-in appliances, two windows to front, inset ceiling spotlights, electric wall heater, glazed door to side of property.

### **Utility**

Fitted with base units with work-surfaces over, space and plumbing for washing machine, access into the walk-in larder.

### **Walk-in Larder**

Shelving units, tiled flooring.

### **First Floor Landing**

From the entrance hall stairs lead to first floor landing with feature stained glass window and access to loft space.

### **Bedroom One**

UPVC window to rear, electric wall heater.

### **Bedroom Two**

UPVC window with views to front, electric wall heater.

### **Bedroom Three**

UPVC window with views to front, electric wall heater.

### **Bedroom Four**

UPVC window to rear with views of garden, electric wall heater.





### **Shower Room**

Fitted with a white suite comprising vanity unit with WC and wash hand basin, shower cubicle, chrome towel rail, frosted UPVC window to front.

### **Outside Front**

Driveway parking leads to the garage with electric door opening, power and light.

### **Gardens**

With panoramic views across the market town, the extensive, well established, gardens are arranged over several levels with private seating areas. Steps lead to the front terrace giving access to the property with a path leading to the rear where you will find a lower patio area which in turn leads to the side of the property with a lawned seating area to enjoy the beautiful views. Steps leads to several terraced levels with an abundance of plants and shrubs with Summer House enjoying the most fantastic vista.

### **Agents Note:**

There is currently no gas at the property however this can be connected as there is gas in the road.

- Detached Family House
- Four Double Bedrooms
- Kitchen/Dining Room
- Separate Utility & Walk-in Larder
- Downstairs Cloakroom
- Shower Room
- Garage
- Extensive Rear Gardens with Views
- Cul-de-sac Location





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.



## Five Acres, Dursley, GL11

Approximate Area = 1585 sq ft / 147.2 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

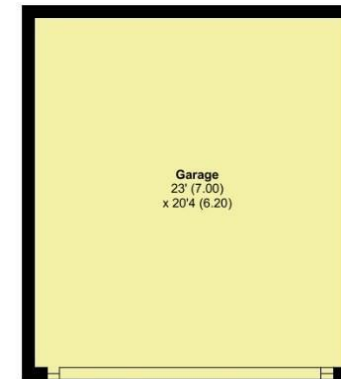
Garage = 470 sq ft / 43.6 sq m

Total = 2072 sq ft / 192.3 sq m

For identification only - Not to scale



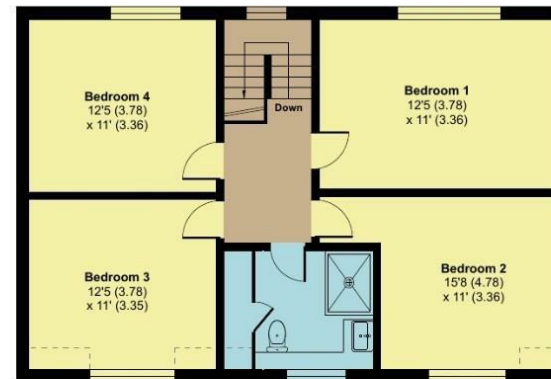
Denotes restricted  
head height



**GARAGE**  
**APPROX FLOOR**  
**AREA 43.6 SQ M**  
**(470 SQ FT)**

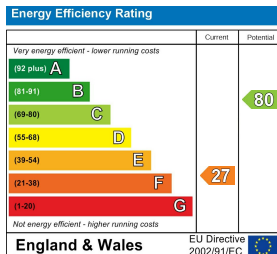


**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 74.4 SQ M**  
**(801 SQ FT)**



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 72.8 SQ M**  
**(784 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1269234



### Viewing Arrangements

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

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