



20 Orchard Leaze, Dursley GL11 6HU
Guide Price £495,000

HUNTERS[®]
EXCLUSIVE



20 Orchard Leaze, Dursley, GL11 6HU

Tucked away in the popular location of Orchard Leaze in Cam, this delightful detached bungalow offers a unique opportunity for those seeking a spacious and serene home. Having been lovingly enjoyed by the current vendors for over 40 years, this property boasts a homely feel and a sense of warmth that is hard to find.

Set in an elevated position in Cam, the bungalow is surrounded by substantial, beautifully established gardens, providing a tranquil retreat for relaxation and outdoor enjoyment with summer house, shed and greenhouse all connected to mains power. The generous plot includes a detached garage with electric roller door, adding to the convenience of this lovely home.

Inside, you are met by an entrance porch which in turn leads to the hallway giving access to a comfortable lounge that invites you to unwind, complemented by one of the conservatories that floods the space with natural light and offers lovely views to the front. The fitted kitchen is practical and well-equipped giving access to the second conservatory which overlooks the beautiful rear garden and adds to the functionality of the kitchen space, this in turn leads to the cloakroom and side lobby which leads to the private patio area.

The bungalow is further enhanced by a generous main bedroom along with three further bedrooms that offer plenty of space for family, guests, or even a home office. Each room is designed to maximise comfort and versatility, catering to a variety of lifestyles along with a good size bathroom with double shower cubicle.





This property is not just a bungalow; it is a home filled with memories and potential for a new owner to enjoy. With its prime location, generous gardens, and spacious living areas, this bungalow is a rare find in the Dursley area. We invite you to explore the possibilities that await in this charming residence. The property is also enhanced by solar panels which would give a new vendor the added attraction of the feed-in tariff.

Orchard Leaze is on the outskirts of Cam and Dursley close to the scenic wooded slopes of Stinchcombe Hill and popular Leaf and Ground with walks through Stinchcombe Hill Woods. There is excellent shopping at Dursley Town with its Sainsburys Supermarket and Cam Village with its Tesco Supermarket. Communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway make this an ideal commuting point along with the mainline railway station at Box Road, Cam.



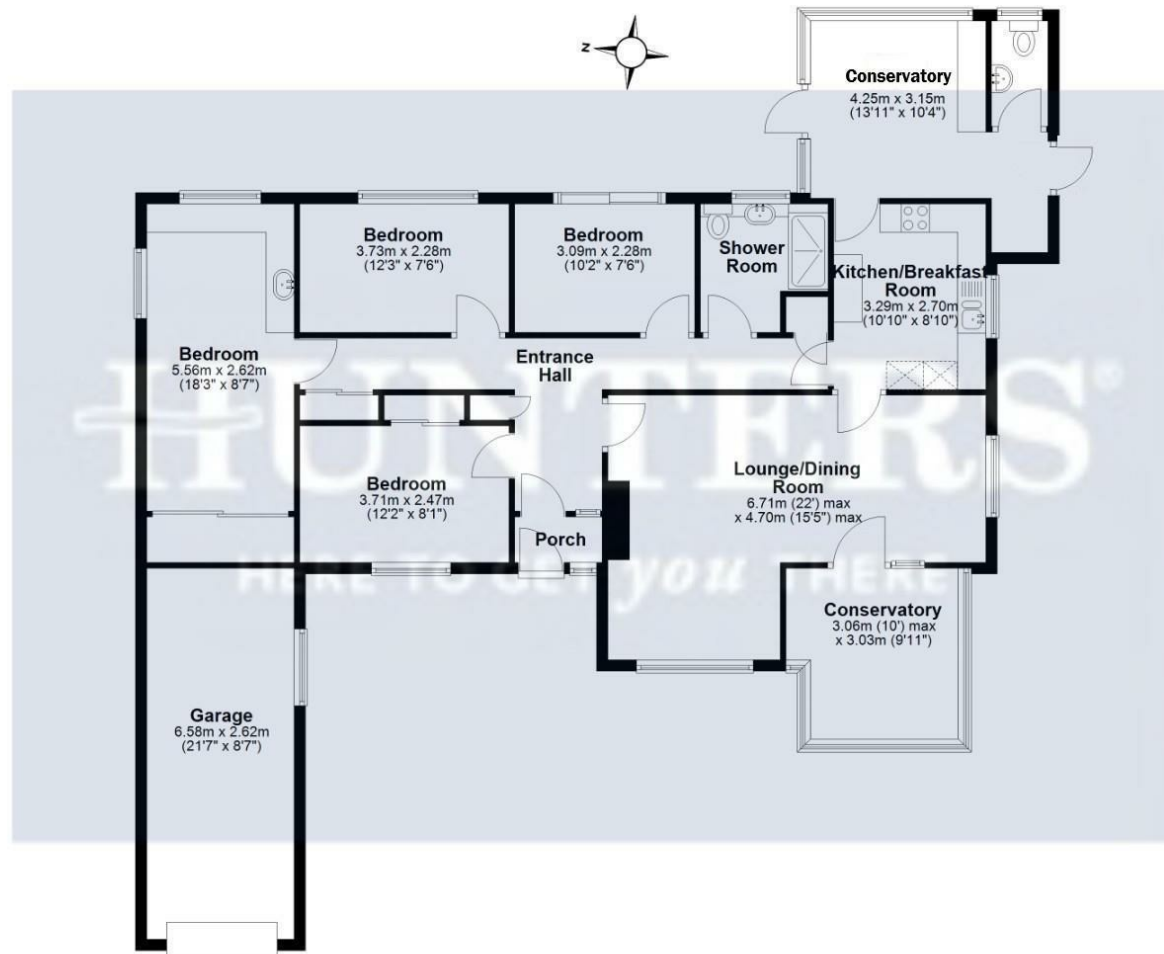
- Detached Bungalow Sitting in Substantial Gardens with Views to the Front
- Four Bedrooms and Bathroom with Double Shower Cubicle
- Lounge Leading to one of the Conservatories with Views
- Fitted Kitchen Leading to the Further Conservatory and Cloakroom
- Bathroom with Shower Cubicle
- Beautifully Established Gardens to all Sides with Summer House
- Detached Garage with Electric Roller Shutter Door
- Ample Driveway Parking
- Elevated Position
- Fitted with Owned Solar Panels for Water and Electric



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

Approx. 124.2 sq. metres (1336.9 sq. feet)



Total area: approx. 124.2 sq. metres (1336.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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>

HUNTERS®
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE