



The Poplars

Bristol Road, Cambridge, Gloucestershire, GL2 7BG

Offers In Excess Of £650,000

- Grade II Listed Detached Former Farmhouse
- Four Bedrooms & Two Bedroom Annex
- Modernised with GFCH
- Enclosed Gardens With Sunny Aspect
- Versatile Accommodation And Annex
- Three Reception Areas
- Potential to Enhance Accommodation
- Outside Garage, Workshop & Gated Parking

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Hunters are pleased to offer for sale this character Grade II listed detached former farmhouse, situated in the hamlet of Cambridge in the parish of Slimbridge. The property offers versatile accommodation throughout and has been sympathetically updated by the current owners retaining many original features to include attractive leaded windows, feature fireplaces, ceiling beams and latch doors.

The main house comprises three generous reception rooms, open plan kitchen, breakfast, family room, utility and shower room. To the first floor there are three bedrooms, study/dressing area with the primary bedroom having an ensuite all complimented by a family bathroom. The second floor is accessed via a staircase leading from the study/dressing area to a spacious attic room with a further two interconnecting areas offering potential for future development for additional living accommodation. Outside the property is set behind attractive wrought iron railings with pedestrian access to the property with additional electric double gated entry leading to a good size block paved courtyard offering ample off road parking and turning area. This also gives access to a garage with adjoining two workshop areas and study. Adjacent is 'The Barn', a self contained two bedroom annex adjacent to the property offering ideal accommodation for independent living. The rear gardens are a particular feature of the property enjoying a sunny aspect, extensively walled with a high degree of privacy and are mainly laid to lawn with specimen trees and flower and shrub borders.

Situation

The Poplars is situated in the hamlet of Cambridge in the sought after Parish of Slimbridge adjoining the A38. With local amenities including a Church, Primary School, village shop, public house and the famous Wetlands Trust in Slimbridge. Dursley Town and Cam Village are easily accessible for all daily retail requirements including supermarkets, doctors, dentists, leisure centre and Secondary school.

COUNCIL TAX BAND - E

ENTRANCE VESTIBULE

Traditional entrance door leading to entrance vestibule. Access door to living room and dining room.

LIVING ROOM

17'11" x 16'8" (5.46 x 5.08)

A spacious room, carpeted with two radiators, wall lights, secondary glazed leaded window to the front aspect and French doors leading out to the rear garden. Character exposed beam and open fireplace with stone hearth and wooden mantle.TV and ariel point and Giga Clear fibre optic internet access (subject to contract).

DINING ROOM

17'0" x 13'11" (5.18 x 4.24)

With exposed wooden floor, two radiators, wall lights, dual aspect window to the front and rear with secondary glazed leaded window to the front. Character exposed beam and open stone fireplace and recessed door access through to the living room.

ENTRANCE HALL

With window and door access from the rear and tiled floor. Open plan to the;

INNER HALL/ADDITIONAL RECEPTION AREA

16'11" x 11'2" (5.16 x 3.40)

With tiled floor and staircase access to the first floor landing. Leaded window to the front, radiator, character exposed beam and access to the shower room and separate utility room.

UTILITY ROOM

10'10" x 7'1" (3.30 x 2.16)

Having tiled floor, wall and base units, work top surface incorporating sink and drainer unit and plumbing and space for an automatic washing machine and tumble dryer. Wall mounted Worcester Bosch combination gas boiler and electric consumer unit.

SHOWER ROOM

Having shower cubicle with fitted mira shower, WC, vanity with wash hand basin and heated towel rail.

KITCHEN, BREAKFAST AND FAMILY ROOM

22'1" x 11'4" (6.73 x 3.45)

A light and airy room with space for breakfast table and family seating. With stone effect tiled floor, two radiators, inset ceiling lights, windows to the side and rear aspect and back access door. The kitchen comprises a range of wooden fronted wall, base and drawer units with work top surfaces and tiled splash backs. One and a half bowl sink and drainer unit, integrated dish washer, double oven with five ring gas hob, splash back and extractor hood over.

FIRST FLOOR LANDING

Having exposed wooden floor and giving access to the bedrooms and family bathroom.

PRIMARY BEDROOM SUITE

16'8" x 15'11" (5.08 x 4.85)

A spacious room with dual aspect window to the front and rear aspect with secondary glazed window to the front. Exposed wooden floor, inset ceiling lights, character exposed beams and fire place with inset grill and tiled inset, two radiators and acces to the ensuite.

ENSUITE

Fully tiled walls and floor with corner shower, high level WC, pedestal wash hand basin and inset ceiling lighting and ladder towel rail.

BEDROOM TWO

13'6" 11'2" (4.11 3.40)

Having window to the rear aspect over looking the rear garden. Exposed wooden floor, character exposed beam and brick fireplace, built in storage cupboard and radiator.

FAMILY BATHROOM

Having tiled floor and walls, windows to the rear aspect, extractor and built in storage cupboard with built in shelves. Claw foot bath with shower attachment, double shower cubicle with dual head shower attachment. WC and vanity wash hand basin.

THROUGH STUDY/DRESSING ROOM

11'4" x 8'0" approx (3.45 x 2.44 approx)

Having exposed wooden floors, radiator, character exposed beam, window to the front aspect with secondary glazing and giving access to the third bedroom and staircase to the second floor.

BEDROOM THREE

11'6" x 8'1" (3.51 x 2.46)

Having secondary glazed window to the side aspect, radiator, character exposed beam and exposed wooden floor.

SECOND FLOOR

Staircase leading from the study/dressing room.

The second floor comprises of bedroom four and two adjoining attic rooms. The attic rooms are currently used for storage but offer the opportunity used for storage but offer the opportunity for future development into additional living accommodation.

BEDROOM FOUR

20'7" x 11'10" approx (6.27 x 3.61 approx)

Having secondary double glazed window to side aspect, carpet flooring, character exposed beams and electric fire. Some areas of restricted head height.

ATTIC SECTION ONE

13'8"0" x 11'10" approx (4.170.00 x 3.61 approx)

Wooden flooring and lighting.

ATTIC SECTION TWO

21'1" x 15'0" approx (6.43 x 4.57 approx)

Wooden flooring, lighting and window to side elevation.

OUTSIDE

To the front the property has wrought iron boundary railings with pedestrian access leading to a shallow front garden.

The rear garden is a particular feature of the property enclosed with brick and fenced boundaries and enjoys a high degree of privacy and sunny aspect. Being a generous size and is mainly laid to lawn with a number of flower and shrub borders, pond and seating area and has a number of specimen trees.

GATED COURTYARD PARKING

Accessed via double electric gates leading to a good size block paved courtyard parking area offering ample parking and turning space for several vehicles. This area also gives access to The Barn, garage, study, workshops and garden via a brick arch with gateway. There is also outside lighting and electric socket points.

GARAGE

15'11" x 10'8" (4.85 x 3.25)

Via double wooden gates with power and light.

OFFICE

23'9" x 10'2" (7.24 x 3.10)

With window, power and light.

WORKSHOP 1

12'8" x 10'9" (3.86 x 3.28)

With power and light.

WORKSHOP 2

12'10" x 10'5" (3.91 x 3.18)

With power and light.

THE BARN ANNEX KITCHEN LIVING DINING AREA

20'8" x 13'0" (6.30 x 3.96)

An open plan room with under stair storage cupboard and staircase leading to the first floor landing. Window and door to the front aspect and open plan kitchen area.

The kitchen comprises of a range of wall, base and drawer units with work top surfaces over, single sink and drainer unit, space and plumbing for washing machine, integrated electric oven and hob and wall mounted combination Baxi gas boiler.

SHOWER ROOM.

With WC, vanity wash hand basin, corner shower , extractor and heated ladder towel rail.

LANDING

With open balustrade, eaves storage space and radiator.

BEDROOM ONE

13'11" x 9'0" (4.24 x 2.74)

Having built in storage and drawer space, radiator, character exposed beam, additional eaves storage space and dormer window.

BEDROOM TWO

11'7" x 9'10" (3.53 x 3.00)

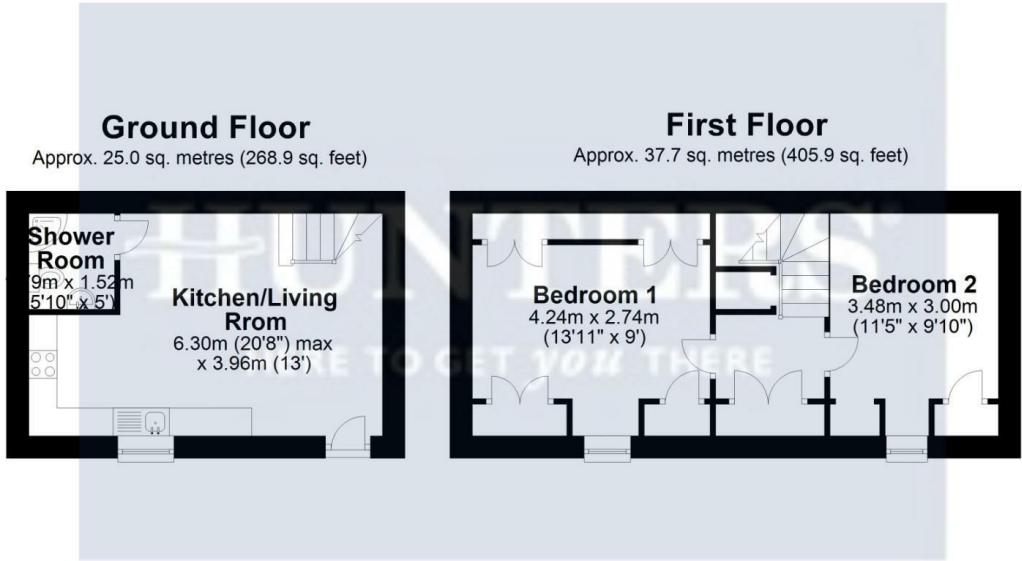
Having dormer window, character exposed beam, radiator and built in drawer space.

AGENTS NOTE

Floorplan of Main Residence



The Barn



Total area: approx. 62.7 sq. metres (674.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.





Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01453 542 395

Road Map



Hybrid Map





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.

THINKING OF SELLING? 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.

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