

## 31a Hopton Road, Upper Cam, Gloucestershire, GL11 5PD

A beautifully presented and extended family home situated in the semi-rural location of Upper Cam. Upper Cam is a beautiful area on the edge of the Cotswolds with excellent commuter access for the larger cities of Bristol, Gloucester, Bath and Cheltenham. This stunning family home offers well designed accommodation with easy access to local schools and amenities.

**Guide Price £625,000**





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## DESCRIPTION

Situated in the sought after and semi-rural area of Upper Cam we are pleased to present this spacious individual detached family home which has been greatly improved and extended providing generous accommodation with many attractive features. The property has an impressive 22ft kitchen/family room and fabulous master bedroom suite with vaulted ceilings, dressing room and en-suite wet room.

The property occupies a lovely position backing onto open fields with fine countryside views and has attractive gardens with patio lawns and useful summerhouse/study/hobbies room in the garden. The owner, who is an Architect, designed the extension to include many contemporary features and the fixtures and fittings are excellent quality with tasteful decor throughout.

Although rural in atmosphere the location is by no means isolated being within walking distance of Rednock School and easy reach of Cam Village with its Tesco supermarket and Dursley Town with a Sainsburys supermarket and an excellent range of day to day retailers, leisure centre/swimming pool, doctors and dentists.

Commuters will welcome the easy routes to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving Bristol and London Paddington via Gloucester.

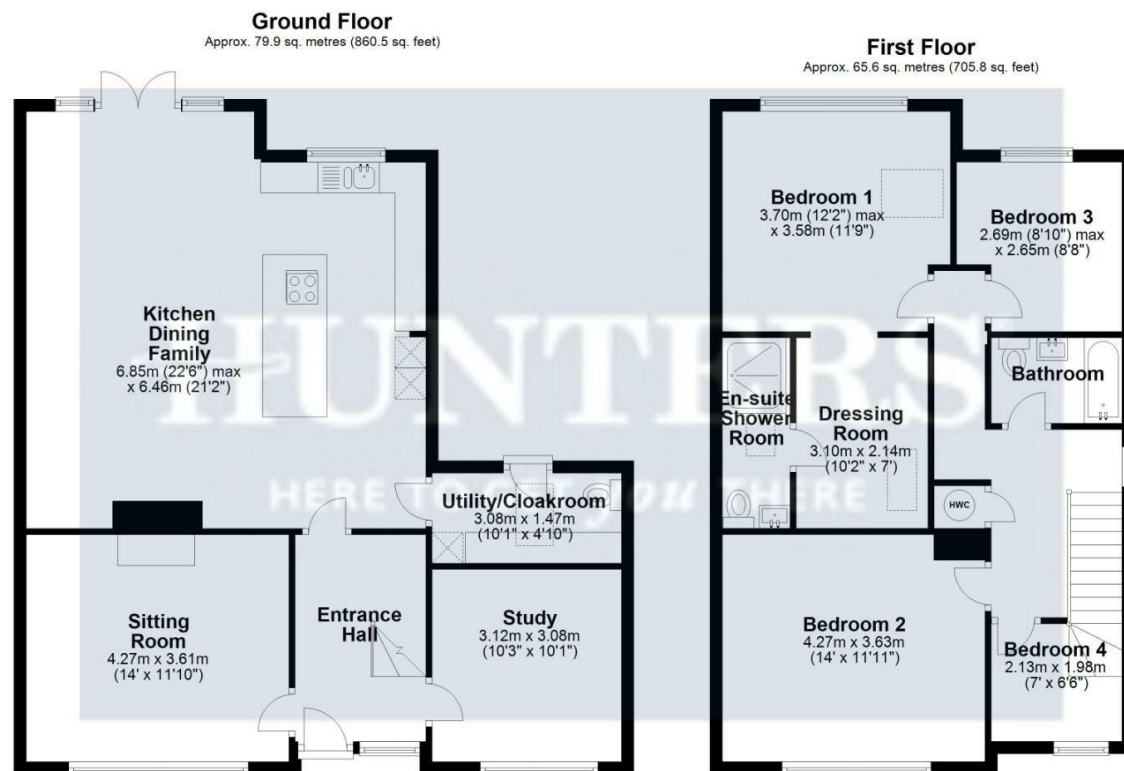
- Individual Detached Family Home
- Four Bedrooms
- Bathroom plus En-Suite & Dressing Room
- Lounge
- Study & Utility Room
- 22ft Kitchen/Family/Dining Room
- GCH & Double Glazing
- Driveway Parking
- Attractive Gardens Backing onto Fields











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.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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                             |   |         |           |
|   |   |         |           |

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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