



West Villa, New Brookend, GL13 9SF
£360,000

HUNTERS
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A beautifully presented three bedroom period home, thoughtfully renovated and updated by the current owners, combining character features with modern-day comforts.

On the ground floor, the property offers a separate lounge with a charming woodburner, creating a cosy and inviting space. There is also a separate dining room featuring wood flooring and exposed brickwork, adding warmth and character. The current owners have also been creative with storage in this room, cleverly utilising the space beneath the stairs to create a bespoke dog bed, a unique and practical touch.

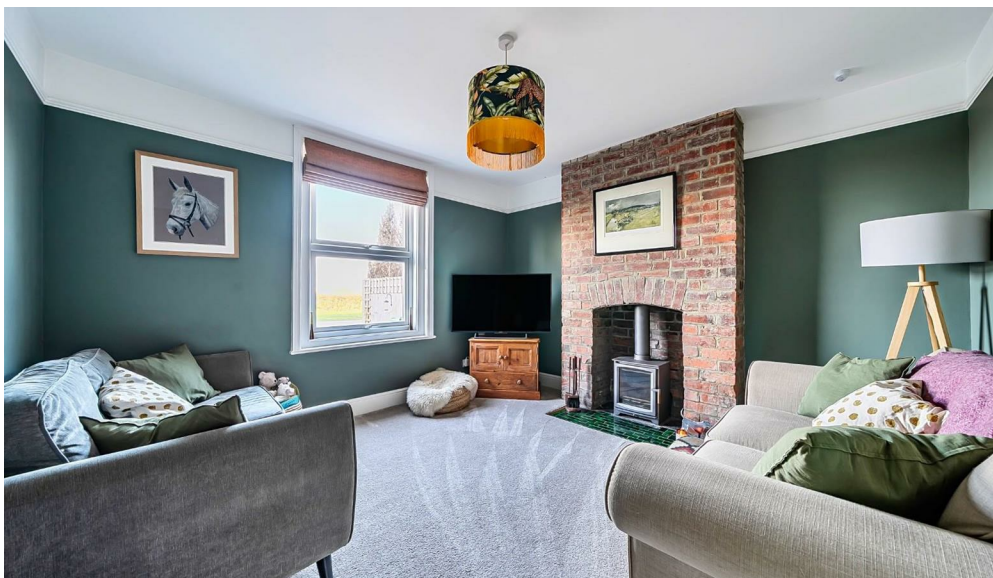
The modern shaker-style kitchen is well appointed and provides direct access to the rear garden, making it ideal for both everyday living and entertaining.

On the first floor, there are three beautifully decorated bedrooms along with a family bathroom located to the rear of the property, which also houses the recently fitted boiler. A useful attic area with a Velux window can be found on the top floor, offering flexible accommodation.

Outside, the property enjoys a private rear garden, mainly laid to lawn with patio and gravelled areas. At the end of the garden there is a useful outbuilding with power and light, offering excellent potential to be used as a home office, studio or workshop.

Properties in this sought-after area rarely come to the market, and an early viewing is strongly advised to fully appreciate everything this charming home has to offer.





West Villa is located in the desirable New Brookend area of Berkeley, a historic market town in Gloucestershire. Berkeley offers a charming village atmosphere with a range of local amenities, including shops, cafes, and primary schools, making it ideal for families.

The town is well-connected with easy access to the A38 and M5, providing excellent links to Gloucester, Bristol, and Cheltenham. For leisure, the area benefits from beautiful countryside, walking routes, and nearby riverside areas, perfect for outdoor enthusiasts.

Berkeley is also renowned for its historic attractions, including Berkeley Castle, adding to the appeal of living in this sought-after community. Properties in this area are rarely available, making West Villa a particularly desirable opportunity.



Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Agents Note

Please note that the attic area has not been fully converted into an official bedroom.





- Beautifully presented three bedroom period home
- Thoughtfully renovated and updated by current owners
- Separate lounge with charming woodburner
- Dining room with wood flooring, exposed brickwork, and creative under-stairs storage for a dog bed
- Modern shaker-style kitchen with direct access to rear garden
- Private rear garden, mainly laid to lawn with gravelled areas
- Outbuilding with power and light – ideal as a home office, studio, or workshop
- Three beautifully decorated bedrooms on the first floor
- Family bathroom with recently fitted boiler
- Attic area with Velux window

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(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>

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