



Whiteoaks, Newport, Berkeley GL13 9PY

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Whiteoaks offers a rare opportunity to acquire a substantial five-bedroom detached home, set in a generous plot of around 3/4 acre with stunning views over open countryside. Situated in the sought-after village of Newport, this versatile family home enjoys a peaceful setting while remaining within easy reach of the A38, providing excellent access to Bristol and surrounding areas.

The property has been extended over the years to provide flexible and spacious living accommodation, ideal for a growing family or multigenerational living. The ground floor features a large kitchen with separate utility room, a downstairs bathroom, and multiple reception rooms offering scope for homeworking or entertaining. Upstairs, there are five bedrooms, including a principal bedroom with en-suite shower room, as well as a family bathroom.

Outside, the home is approached via a private driveway with ample parking for several vehicles and a double garage. The beautifully maintained wrap-around gardens provide a tranquil outdoor setting, with the overall plot extending to approximately half an acre. In addition, there are stables and outbuildings - offering excellent potential for animal keeping, storage, or future development (subject to any necessary consents).

While the property would benefit from some modernisation, it presents an exciting opportunity to create a dream home in a fantastic location. Additional features include oil-fired central heating, mains water and drainage, and no onward chain.

Offers In Excess Of £800,000





Whiteoaks is situated in the charming village of Newport, near Berkeley in Gloucestershire, offering a peaceful rural lifestyle with easy access to local amenities. The property enjoys stunning open countryside views and is surrounded by scenic walking and cycling routes.

The village benefits from a friendly community and is within a short drive of Berkeley town, which provides a primary school, doctors surgery, shops, and restaurants. For commuters, the A38 is nearby, giving direct access to Bristol, Gloucester, and other major towns. The area is renowned for its countryside living, historic landmarks, and proximity to the Cotswolds, making it a desirable location for families and those seeking a quieter lifestyle without sacrificing convenience.

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.



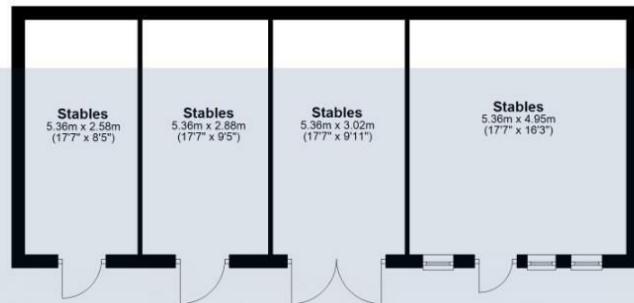
- Substantial Five-Bedroom Detached Home in a Peaceful Village Setting
- Set in a Generous Plot of Approximately 3/4 acre
- Stunning Views Over Open Countryside
- Extended and Versatile Living Accommodation Throughout
- Large Kitchen With Separate Utility Room
- Three Bathrooms: En-Suite Shower Room, Family Bathroom, and Ground Floor Bathroom
- Multiple Reception Rooms Offering Flexibility For Family Life or Home Working
- Private Driveway With Ample Parking for Multiple Vehicles
- Wrap-Around Gardens With a Mix of Lawn and Mature Planting
- Stables and Outbuildings – Ideal for Animal Keeping or Storage





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. 124.3 sq. metres (1337.8 sq. feet)



First Floor
Approx. 93.1 sq. metres (1002.0 sq. feet)



Total area: approx. 217.4 sq. metres (2339.9 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	33	
(1-20) G		66
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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

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