



Amberwood, Warren Hill, North Nibley, GL11 6EE

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Warren Hill, North Nibley, GL11 6EE

Offers in the region of £650,000

A rare opportunity to acquire a three-bedroom detached bungalow occupying a substantial and beautifully established plot, enjoying a peaceful rural setting with far-reaching countryside views, yet conveniently positioned less than two miles from Dursley town centre. Offered to the market with no onward chain.

Amberwood is approached via a single-track country lane and enjoys an enviable position on Warren Hill, surrounded by mature trees, established shrubs and open countryside. The bungalow sits comfortably within its generous plot, with attractive wrap-around gardens creating a wonderful sense of space, privacy and seclusion.

The accommodation is arranged entirely over one level and comprises three bedrooms, a separate lounge and a kitchen/dining room, together with bathroom facilities. The property would benefit from general updating and modernisation throughout, providing an excellent opportunity for a new owner to improve and personalise the bungalow to their own tastes and requirements. Importantly, the roof has been replaced within approximately the last five years.

The property also benefits from a boarded loft space with ladder access, providing useful additional storage.

A particular feature of Amberwood is undoubtedly its outside space and setting. The substantial gardens extend around the property and are complemented by an abundance of mature trees and shrubs. To the rear, the property backs directly onto open fields, with wonderful countryside views in all directions adding to the feeling of being immersed in the surrounding landscape.

Despite its peaceful rural position, the property is far from isolated, with Dursley town centre situated less than two miles away, providing convenient access to a wide range of shops, amenities and everyday services.





Amberwood enjoys a delightful rural position on Warren Hill, on the outskirts of North Nibley and within easy reach of Dursley. Surrounded by attractive open countryside, the property offers a wonderful sense of peace and seclusion, with fields and far-reaching views forming an impressive backdrop.

Approached via a single-track country lane, the setting has a distinctly rural feel while remaining conveniently placed for everyday amenities. Dursley town centre is less than two miles away and provides a good range of shops, supermarkets, cafés, leisure facilities and local services.

The surrounding area is particularly appealing for those who enjoy the outdoors, with beautiful countryside, scenic walks and footpaths close at hand. The location offers an excellent balance between countryside living and accessibility, making Amberwood ideally positioned for buyers looking for a peaceful setting without being too far removed from local amenities and transport connections.



- Detached three-bedroom bungalow
- Substantial plot with beautiful wrap-around gardens
- Peaceful and private rural setting
- Backs directly onto open fields
- Wonderful countryside views in all directions
- Separate lounge and kitchen/dining room
- Boarded loft space with ladder access
- Roof replaced within approximately the last five years
- Scope for updating and modernisation throughout
- Less than two miles from Dursley town centre



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.

Services

The property benefits from mains water and mains drainage and is offered for sale with no onward chain.

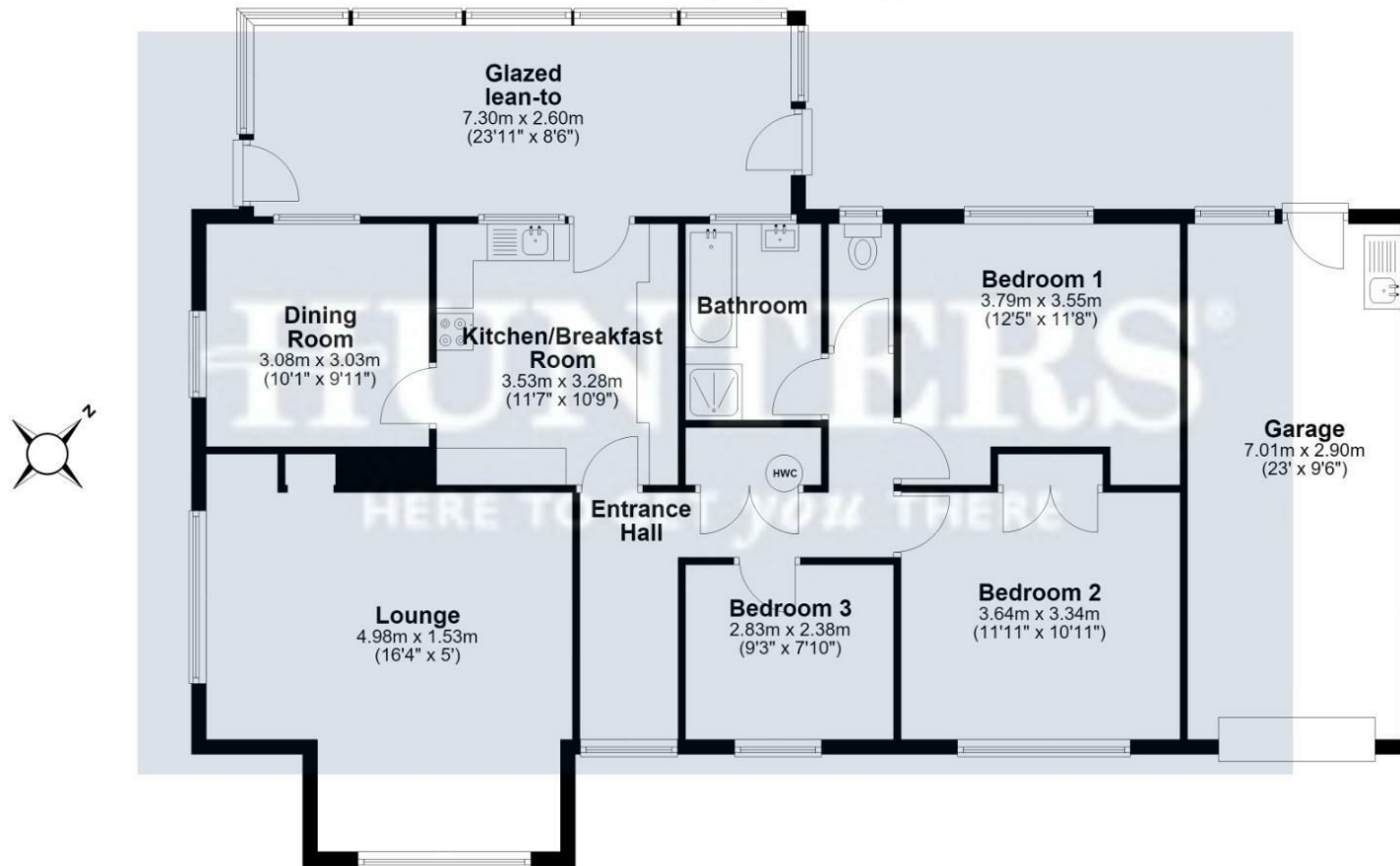




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 97.3 sq. metres (1047.7 sq. feet)
(excluding Glazed lean-to, Garage)



Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(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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