



The Bungalow, Wanswell, Berkeley GL13 9RP
Guide Price £465,000

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Situated in the semi-rural hamlet of Wanswell, just a short distance from the historic town of Berkeley, this superb three-bedroom dormer bungalow has been extensively refurbished and thoughtfully styled by the current owners.

At the heart of the home is a stunning shaker-style kitchen, complete with fitted appliances and a breakfast bar, opening into an impressive dining room. Designed for modern living, this space features a striking lantern roof and wide bi-fold doors which flood the room with natural light and provide a seamless connection to the garden – perfect for entertaining and al fresco dining.

To the front of the property sits a welcoming lounge with a wood-burning stove, offering a cosy retreat. The ground floor also provides two well-proportioned double bedrooms along with a beautifully appointed family bathroom. Upstairs, the principal bedroom enjoys a private en-suite and a dedicated wardrobe area.

Outside, the wrap-around garden is laid mainly to lawn and includes a generous decking area and outdoor bar, creating an ideal setting for gatherings with family and friends. The property also benefits from ample driveway parking for multiple vehicles.

This beautifully presented home combines modern comfort with a tranquil rural setting – an ideal escape without compromising on convenience.





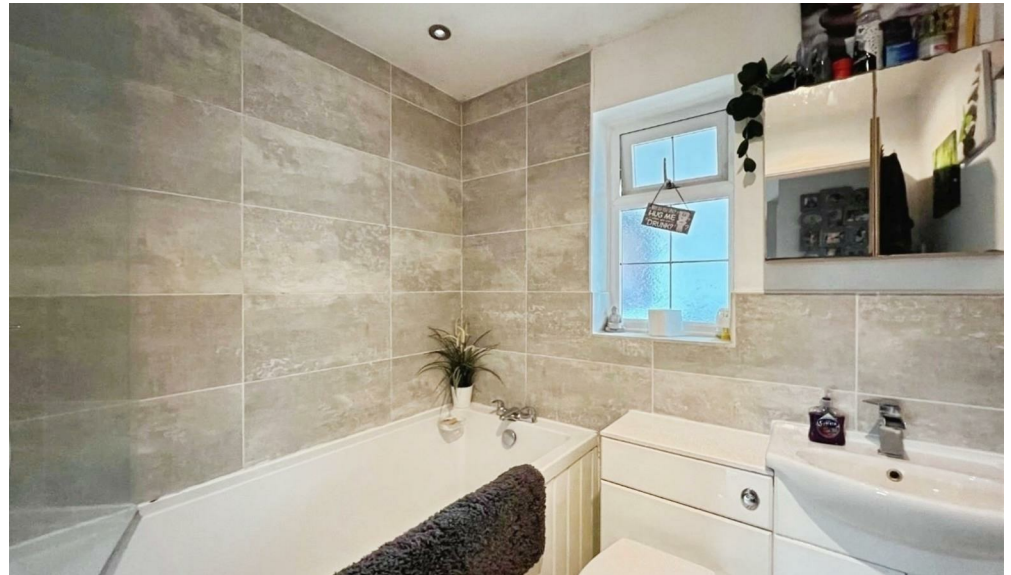
Wanswell is a peaceful and picturesque hamlet located just outside the historic market town of Berkeley in Gloucestershire. Surrounded by rolling countryside and enjoying easy access to scenic walks and outdoor spaces, it offers a rural lifestyle with all the convenience of nearby amenities. Berkeley itself is steeped in history, home to the iconic Berkeley Castle, a range of independent shops, cafés, a primary school, and a Post Office. The area is well-connected for commuters, with quick access to the A38 and M5 motorway, and Cam & Dursley railway station just a short drive away, offering direct links to Bristol, Gloucester, and Cheltenham. Nearby attractions such as the Cotswold Way and Slimbridge Wetland Centre add to the area's appeal, making Wanswell an ideal location for families, retirees, or developers seeking a quiet yet well-located setting.

Anti-Money Laundering (AML) Compliance

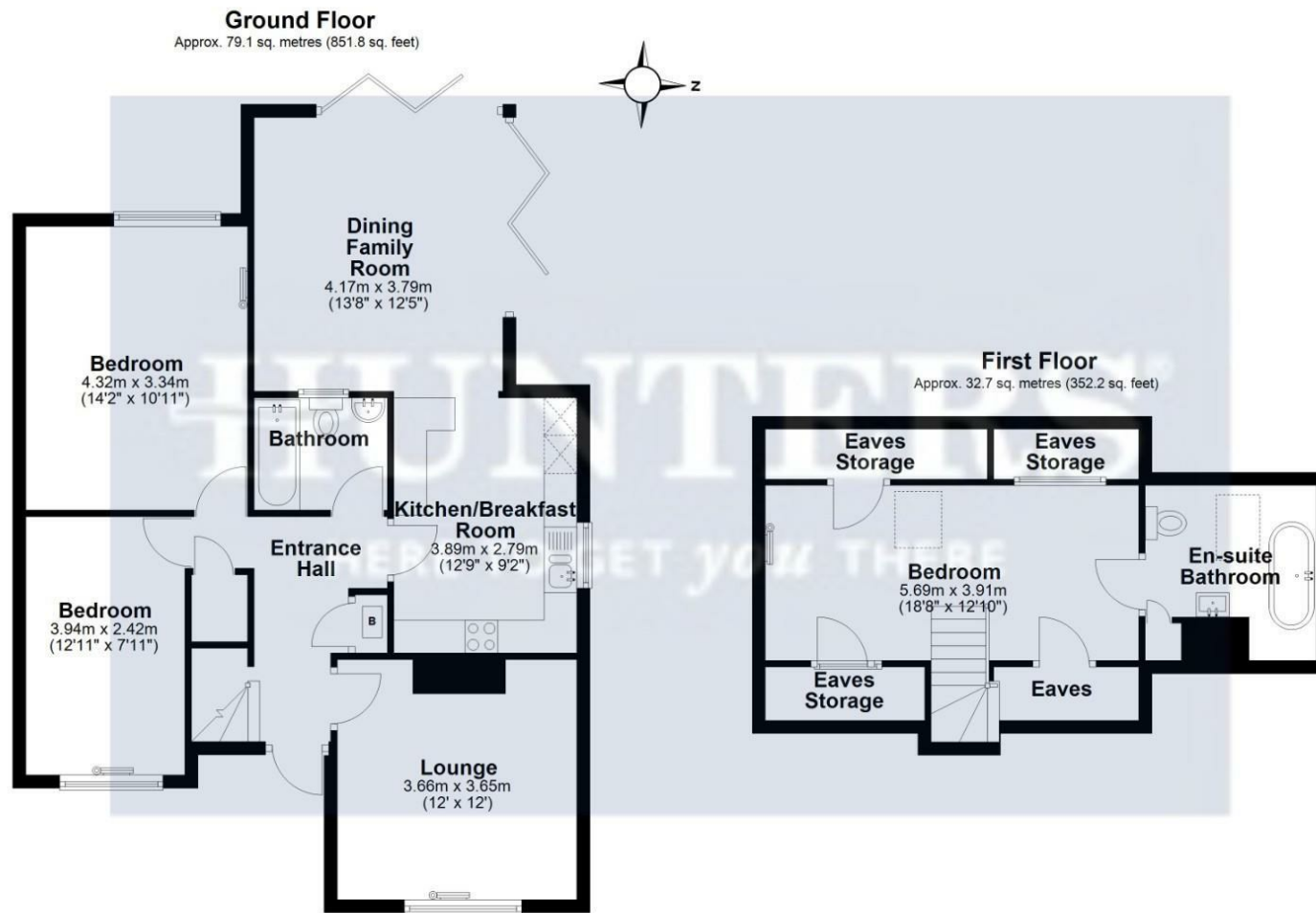
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

- Beautifully refurbished three-bedroom dormer bungalow
- Semi-rural location in Wanswell, close to the historic town of Berkeley
- Stylish shaker-style kitchen with fitted appliances and breakfast bar
- Impressive dining room with lantern roof and bi-folding doors
- Cosy front lounge featuring a wood-burning stove
- Two double bedrooms on the ground floor
- Ground floor family bathroom
- Principal bedroom with en-suite and wardrobe area
- Wrap-around garden with lawn, decking, and outdoor bar
- Ample parking for multiple vehicles





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.



Total area: approx. 111.9 sq. metres (1204.0 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	
(1-20) G	
Not energy efficient - higher running costs	
72	78
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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