



Fisherman's Cottage, Church Lane, Berkeley GL13 9HR

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Fisherman's Cottage, Church Lane, Berkeley GL13 9HR

Fisherman's Cottage is an impressive modern detached home set within an attractive village setting, offering spacious and versatile accommodation ideally suited to contemporary family living. Beautifully presented throughout, the property combines a bright and welcoming atmosphere with stylish finishes and thoughtfully designed interiors.

The accommodation comprises four generous bedrooms, providing excellent space for families or those requiring flexible working arrangements from home.

The principal living areas are light-filled, open-plan, and well proportioned, creating comfortable yet elegant spaces ideal for both everyday living and entertaining. The modern kitchen provides a stylish hub for family life, while the contemporary bathrooms complement the property's high-quality finishes.

Externally, the property enjoys a well-maintained garden along with a patio area perfectly suited to outdoor dining and social occasions, all while taking advantage of the peaceful surrounding outlook. A detached outbuilding provides valuable additional space and could lend itself to a variety of uses including a home office, studio, hobby room, or guest accommodation, subject to individual needs. The property benefits from on-street parking and oil-fired central heating, ensuring comfort and convenience throughout the year.

Fisherman's Cottage presents a wonderful opportunity to enjoy modern living within a tranquil countryside environment, combining privacy and village charm with excellent accessibility to nearby towns and amenities.

**Guide Price £875,000**





Purton is a highly regarded village positioned within the picturesque countryside close to the historic town of Berkeley. Berkeley offers a range of everyday amenities including a primary school, local shops, cafés, traditional pubs and restaurants, together with a public library and local museum. The town is perhaps best known for Berkeley Castle, one of the oldest continuously inhabited castles in England, hosting popular events throughout the year.

The property falls within the catchment area for well-regarded secondary schools including Rednock School and Katherine Lady Berkeley's School, making it particularly appealing for families.

For commuters, the location benefits from excellent road links via the A38, providing convenient access to Gloucester and Cheltenham to the north, and Bristol and Bath to the south. The nearby Cribbs Causeway retail and leisure destination is approximately a 20-minute drive away, offering extensive shopping, dining and entertainment facilities.

### **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 hot tub is included as part of the sale.





- Sought-after village location in the rural surroundings of Purton
- Four spacious double bedrooms
- Bright and well-proportioned living accommodation throughout
- Stylish modern kitchen ideal for family living and entertaining
- Generous reception spaces with excellent natural light
- Well-maintained gardens enjoying a peaceful outlook
- Patio area perfect for outdoor dining and entertaining
- Detached outbuilding offering flexible additional space (ideal home office, studio or hobby room)
- Private setting
- Excellent commuter access via the A38 to Bristol, Gloucester, and surrounding centres

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.

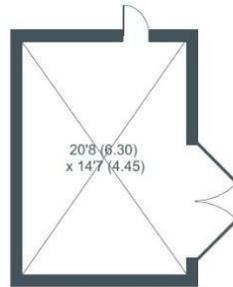
# Church Lane, Purton, Berkeley, GL13

Approximate Area = 2597 sq ft / 241.2 sq m

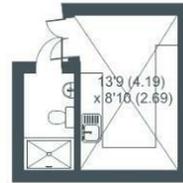
Outbuildings = 729 sq ft / 67.7 sq m

Total = 3326 sq ft / 308.9 sq m

For identification only - Not to scale



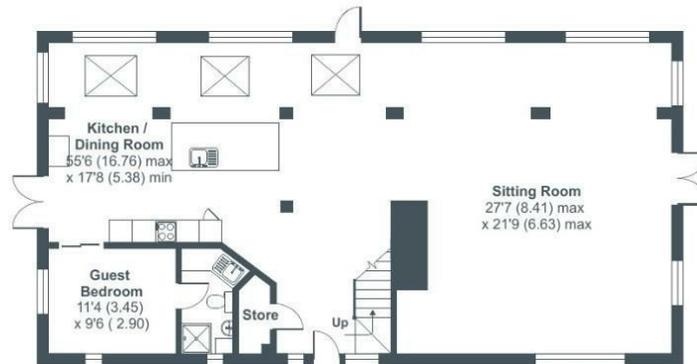
OUTBUILDING 1



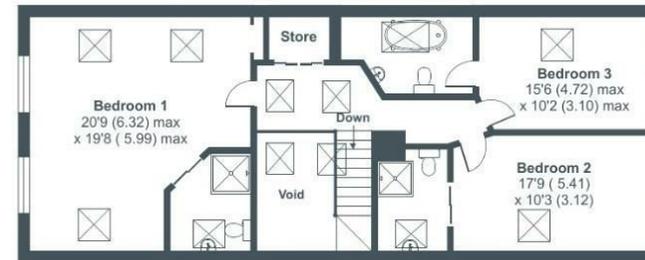
OUTBUILDING 3



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Perry Bishop. REF: 1268168

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
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>

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE