



Sanigar Lane, Berkeley GL13 9NF

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The Venns is a unique and substantial home dating back to 1790. The historic building was originally owned by Berkeley estate and was believed to be used as a vicarage during its ownership under the Parochial Church Council. The property has retained many of its original features, including sash windows, fireplaces, architrave and exposed beams.

Arranged over four floors, the houses offers spacious and versatile accommodation throughout; having three reception rooms on the ground floor, rear conservatory with access to utility room and WC. The lower level has a kitchen/dining area with access to cellar. Both the first and second floors comprise of five bedrooms with a bathroom on each floor. Further benefits include double garage with attic storage, set within good size grounds with mature gardens and driveway.





LOCATION

Sharpness is conveniently located close to the A38 which gives access to the M5 motorway for those commuting to Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester. The town of Berkeley itself is famous for its historic castle and beautiful countryside with local amenities including supermarket and convenience store, day to day retailers, eateries, doctors, primary school and the Edward Jenner Museum.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

E

SERVICES

The property is connected to mains gas, drainage and water.

EASEMENTS AND RIGHTS OF WAY

We have been informed there are no rights of way or easements.

LOCAL AUTHORITY

Stroud District Council

Telephone: 01453 766321





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.

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Approximate Area = 2505 sq ft / 232.7 sq m (excludes store)

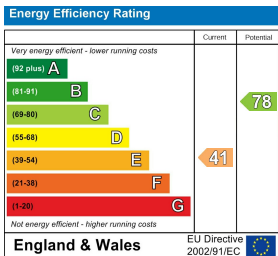
Garage = 296 sq ft / 27.5 sq m

Total = 2801 sq ft / 260.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1090119



Viewing Arrangements

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

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