



Armorel Bungalow, Wanswell, Berkeley GL13 9SB

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A fantastic opportunity to acquire this generous detached bungalow set on a substantial plot in the sought-after hamlet of Wanswell, just outside the historic castle town of Berkeley.

Armorel Bungalow requires full refurbishment throughout, making it an ideal project for those looking to create a spacious single-storey home, or for developers and investors seeking a site with future potential. The property is positioned on a substantial plot with ample outdoor space, a private driveway, and open surroundings.

Significantly, a planning application has been submitted to demolish the existing bungalow and garage and replace them with two detached two-storey dwellings under reference S.25/0193/OUT (Stroud District Council). This opens the door to a new development opportunity, subject to planning approval.

We understand that Armorel Bungalow is of partial pre-fabricated construction, originally built prior to the 1980s. The property was subsequently brick-clad externally during the 1980s; however, we do not hold a PRC (Pre-Cast Reinforced Concrete) certificate.

As a result, the property may not be considered mortgageable by some lenders. Prospective purchasers are strongly advised to seek advice from their mortgage provider and solicitor prior to proceeding.

Guide Price £449,800





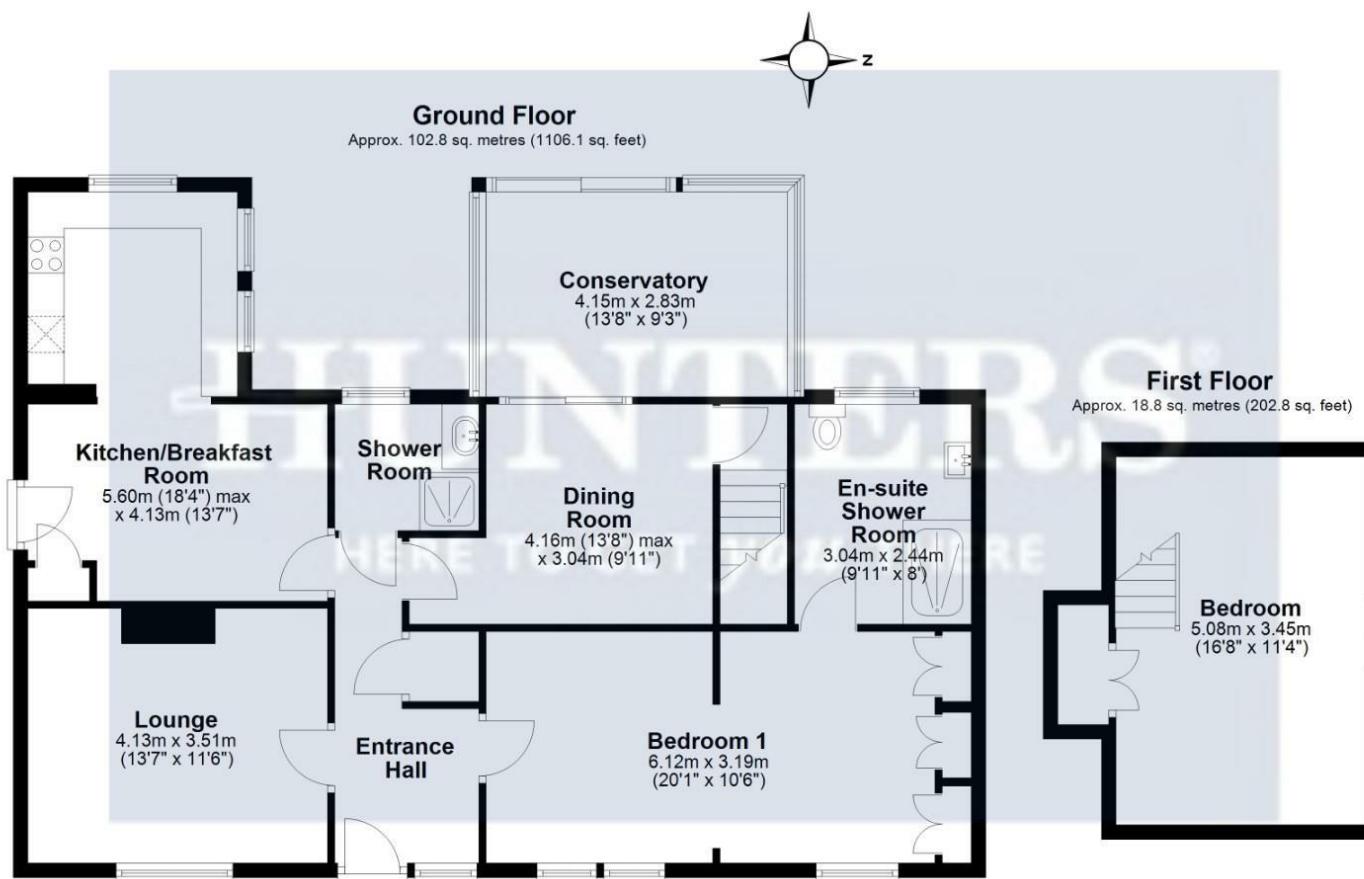
Wanswell is a peaceful and picturesque hamlet located just outside the historic market town of Berkeley in Gloucestershire. Surrounded by rolling countryside and enjoying easy access to scenic walks and outdoor spaces, it offers a rural lifestyle with all the convenience of nearby amenities. Berkeley 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.



- Generous Detached Bungalow in need of Full Renovation
- Excellent-Sized Plot with Open Outlook
- Planning Application Submitted (Ref: S.25/0193/OUT) for Two New Detached Homes
- Ideal for Homeowners, Self-Builders, or Developers
- Potential to Modernise, Extend or Rebuild (Subject to Consents)
- Private Driveway and Generous Garden Space
- Popular Semi-Rural Location with Easy Access to Berkeley, A38 & M5
- Approx. 15 mins to Cam & Dursley Railway Station
- Partial Pre-Fabricated Property, Bricked Up in the 1980's
- 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.



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(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 Dursley -
01453 542 395 <https://www.hunters.com>

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