



**Peak View, Mobley, Berkeley, GL13 9EN**

**Offers Over £575,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Peak View, Mobley, Berkeley, GL13 9EN

**Offers Over £575,000**

Welcome to this charming semi-detached barn conversion located in the picturesque area of Mobley, Berkeley. The property offers a unique blend of traditional and modern living.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with family. The open-plan layout creates a seamless flow throughout the house, making it feel bright and airy. With four generously sized bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms. The two bathrooms provide convenience and privacy for all residents. Further benefits include integral garage and enclosed gardens with far reaching views.





### **Entrance Hall**

Entrance via glazed door with glazed side panels, tiled flooring with underfloor heating, stairs to first floor landing, doors to:

### **Cloakroom**

Tiled flooring with underfloor heating, WC, wash hand basin with shelf above, door to:

### **Boiler Room**

Tiled flooring with underfloor heating, cupboard housing Worcester boiler with shoe shelving.

### **Garage**

With electric roller door, power and light, units with work-surfaces, tap.

### **Open Plan Living/Kitchen Area**

Three floor to ceiling doors with open views, tiled flooring with underfloor heating, range of wall and base units with composite work-surfaces, five ring gas hob with extractor over, integrated fridge/freezer, integrated microwave, oven and bread proving drawer, wine cooler, integrated dishwasher, inset sink and mixer tap, tiled splash-back.



### **First Floor Landing**

From the entrance hall stairs lead to first floor landing, window to front aspect, ornate radiator, doors to:

### **Bedroom**

Floor to ceiling window to front aspect, ornate radiator.

### **Bathroom**

Bath, generous shower cubicle with shower, wash hand basin set in unit, WC, tiled flooring, ornate heated towel rail.

### **Bedroom/Study**

Window to front aspect, ornate radiator.

### **Bedroom**

Floor to ceiling window to front aspect, ornate radiator.

### **Principal Bedroom**

Having Juliet balcony with doors, floor to ceiling window to side aspect with open countryside views, ornate radiator, door to ensuite.





### **Ensuite**

WC, wash hand basin with unit below, tiled flooring, chrome towel rail, good size shower cubicle with rain head shower.

### **Outside**

Patio area, lawned area, enclosed by fencing, shingle area, garden shed, further lawned area to front with patio seating area and shingle area.

The front is accessed via a shared drive with parking for 3/4 cars leading to the garage.

### **Location**

Situated in a rural location, this property offers tranquility and a peaceful lifestyle away from the hustle and bustle of the city. The charm of the countryside surrounds the house, providing a serene environment to unwind and enjoy nature. Whether you are looking for a permanent residence or a weekend getaway, this semi-detached house in Mobley is a perfect blend of character and comfort. Don't miss the opportunity to make this unique property your new home! Berkeley offers a wide range of amenities with

doctors surgery, primary school, shops and eateries and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

### **Tenure**

Freehold with vacant possession upon completion.

### **Council Tax Band**

Band D

### **Services**

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

### **Easements & Rights Of Way**

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

### **Local Authority**

Stroud District Council  
Telephone: 01453 766321









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-15) A		78	85
(16-20) B			
(21-25) C			
(26-28) D			
(29-34) E			
(35-38) F			
(39-45) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### DISCLAIMER

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.

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

**HUNTERS**<sup>®</sup>  

---

**EXCLUSIVE**



### Ground Floor

Approx. 66.3 sq. metres (713.2 sq. feet)



### First Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

For illustrative Purposes Only. Not to Scale  
Plan produced using PlanUp.

**HUNTERS<sup>®</sup>**  
EXCLUSIVE