

Warren House, Warren Hill, North Nibley, Dursley GL11 6EE
£1,100,000

HUNTERS®
EXCLUSIVE



Warren House, Warren Hill, North Nibley, Dursley GL11 6EE

An impressive four-bedroom detached country residence, occupying a beautiful rural position in the highly desirable village of North Nibley, complete with a separate annexe, generous grounds and adjoining paddock.

Situated in a wonderful countryside setting, Warren House offers a rare opportunity to acquire a substantial family home combining character, spacious accommodation and versatile living, all within a peaceful and private position.

Upon entering the main residence, you are immediately greeted by a magnificent entrance hallway, creating a wonderful first impression. Featuring an elegant staircase, striking stained-glass window and impressive vaulted ceiling, this grand space sets the tone for the character and proportions found throughout the property.

The ground floor offers a spacious principal reception room, providing an inviting setting for relaxing and entertaining, complemented by a second, more intimate reception room, ideal as a snug, reading room or home office.

At the heart of the home is the kitchen/dining room, offering a welcoming and sociable space for everyday family living and entertaining. A separate utility room provides additional practicality, keeping laundry and household tasks away from the main living accommodation. Upstairs, the main residence benefits from four bedrooms, providing comfortable accommodation for families and visiting guests, complimented by a family bathroom.

One of the property's standout features is the separate annexe, offering excellent flexibility for multi-generational living, accommodating extended family or providing independent guest accommodation. This valuable addition further enhances the property's appeal and versatility.

Outside, Warren House occupies generous grounds, enjoying a delightful sense of space, privacy and connection to the surrounding countryside. The gardens provide an attractive setting for outdoor entertaining and relaxation, while the adjoining paddock offers further opportunities for those seeking additional land.











North Nibley is a picturesque and highly regarded Gloucestershire village, nestled within the beautiful countryside of the Cotswolds National Landscape. Renowned for its rural charm, strong community spirit and stunning surroundings, the village is particularly popular with families and those seeking a peaceful countryside lifestyle.

The village offers a range of local amenities, including a primary school, public house, community shop and café, together with an abundance of scenic countryside walks. The iconic Tyndale Monument is a prominent local landmark, offering spectacular views across the surrounding landscape.

The nearby market towns of Dursley and Wotton-under-Edge provide a wider selection of shops, restaurants, cafés, schools and leisure facilities. The property is also conveniently positioned for access to the M5 motorway, providing connections to Bristol, Gloucester and Cheltenham.

- Impressive Detached Country Home
- Highly Desirable Warren Hill Location
- Separate Self-Contained Annexe
- Ideal for Multi-Generational Living
- Generous Grounds and Gardens
- Adjoining Paddock
- Peaceful and Private Rural Setting
- Flexible Accommodation and Versatile Living
- Beautiful Surrounding Countryside
- Rare Opportunity in North Nibley

















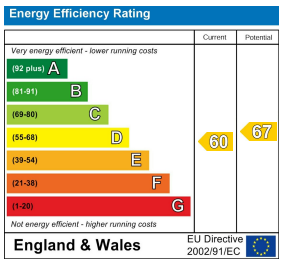
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Warren House, Warren Hill, North Nibley, Dursley, GL11

Approximate Area = 2271 sq ft / 211 sq m
Annexe = 454 sq ft / 42.2 sq m
Total = 2725 sq ft / 253.2 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). ©nichecom 2026. Produced for Hunters Property Group. REF: 1549403



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.

Viewing Arrangements

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

HUNTERS®
EXCLUSIVE


HUNTERS®
EXCLUSIVE