



Whitehall Farm
Breadstone | Berkeley | Gloucestershire | GL13 9HE

STEP INSIDE

Whitehall Farm

A charming front porch opens into a welcoming entrance hall, setting the tone for the home's blend of warmth and sophistication.

The kitchen/dining room serves as the beating heart of the house: a spacious, light-filled room that perfectly balances family functionality and farmhouse charm. Fitted with a comprehensive range of painted wall and base units, a central island, and high-quality integrated appliances, the space is anchored by an electric Aga and a feature fireplace. A built-in window seat provides a perfect spot to enjoy views over the gardens.

The drawing room is an inviting and vast formal living space with underfloor heating beneath natural stone flooring, a striking fireplace housing a wood-burning stove, and twin sets of double patio doors that open directly onto the sun terrace, perfect for summer entertaining.

A formal dining room offers an equally impressive setting for gatherings, with a further feature fireplace and patio doors to the garden.

To the rear of the property, a utility room is complemented by a boot room, home office, and three further versatile reception rooms.

To the first floor, the guest bedroom suite enjoys its own external access, making it ideal for visitors seeking privacy. The luxurious en-suite features a freestanding roll-top bath, elegant tiling, and classic fixtures.

The principal suite is a statement in refined country living, with elevated views across the rolling Severn Vale. The suite includes a walk-in wardrobe and a magnificent en-suite bathroom with a freestanding roll-top bath, separate shower enclosure, twin wash basins set into vanity units, and bespoke detailing.

A further double bedroom and a beautifully appointed family bathroom, with freestanding bath and separate shower, complete this level.

The second floor contains an intimate sitting area on the landing provides a quiet reading nook, leading to a double bedroom with exposed beams, adding charm and character to the upper level.





SELLER INSIGHT

“ Set well back from the road behind its security gates, stands this special family home situated on the edge of the village of Breadstone in the heart of the Berkeley Vale. An individual, well constructed, property built to an exacting specification. Totally private and part of a larger farm complex it stands on a large acreage of land with far reaching views over fabulous countryside.

The style and adaptable layout the house has a comfortable familiarity containing a good space flooded with natural daylight. Accommodation is practical with its well fitted kitchen/breakfast room being ideal for family living, whilst the well proportioned dining room offers a large space for sophisticated dining or large family gatherings. The main reception room, with its wood burning stove, is extremely cosy and certainly a room in which to totally switch off from busy days. Large, glazed, doors open out onto the spacious patio overlooking the garden. This is another special space on which to relax, enjoy the outlook and perhaps share this space with friends and family for sociable BBQs or al fresco dining.

The quiet and tranquil garden space is quite enchanting. It is mainly laid to lawn bordered by herbaceous plants and shrubs. It is a joy to relax out here and is a garden in which to watch the seasons unfold and enjoy the variety of wildlife passing through or flying overhead. An additional, practical, benefit of residing here is the abundance of secure parking facilities.

The delightful historic town of Berkely is very convenient to visit and contains excellent amenities, including a good choice of sport and education opportunities. The town also contains excellent restaurants and pubs and is renowned for its famous castle. Stroud is also nearby for a wider range of amenities. Its location is quite magical, and it is also close to the bank of the Severn Estuary and not far from Slimbridge Wetland Centre. Travel to all parts of the land whether by road or rail is trouble free and the location is also not far from the popular Cotswold Way.

This is a special home and one ready for new owners to unpack their belonging and experience an extremely special quality of life in this house in such a fabulous location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

Whitehall Farm

Approached via a long shared driveway, the property is privately accessed through electric double gates, opening to an extensive gravelled parking area.

The grounds of Whitehall Farm are a true highlight, offering an enviable blend of formal gardens, recreational facilities, and natural woodland, all arranged to create a private and versatile outdoor environment. To the front of the property lies an attractive walled garden, carefully landscaped with manicured lawns, mature shrubs, and colourful planting that frame a spacious sun terrace; the perfect spot for alfresco dining or morning coffee while enjoying views across the paddock. The paddock itself, directly accessible from the garden, provides an excellent space for equestrian use, hobby farming, or simply as a beautiful open green. For those with a passion for sport, the property boasts a rare and impressive feature, an all-weather floodlit tennis court, allowing for year-round play and evening matches in a spectacular countryside setting.

Beyond the formal garden, a charming outbuilding with WC offers practical support for outdoor entertaining, while a separate driveway leads to the thriving leisure enterprise (available by separate negotiation). Here, mature woodland is threaded with softly illuminated pathways that create a magical, almost fairy-tale atmosphere as they wind between three individually styled glamping huts. Each hut has been thoughtfully positioned to provide privacy and an intimate connection with nature, and all are beautifully equipped with a wood-burning stove, stylish en-suite shower room, and private covered outdoor area. These covered spaces are designed for all-weather enjoyment and include a hot tub, outdoor kitchen, fire pit, hammock, and comfortable seating which creates a luxurious retreat experience in the heart of the countryside. The current layout accommodates three huts, but with planning permission in place for a further three, there is enormous potential to expand the business or enhance the lifestyle offering even further. The result is a property that not only provides a stunning home environment but also offers exceptional opportunities for leisure, entertaining, and income generation in a truly idyllic rural setting.







LOCATION AND SITUATION

Whitehall Farm

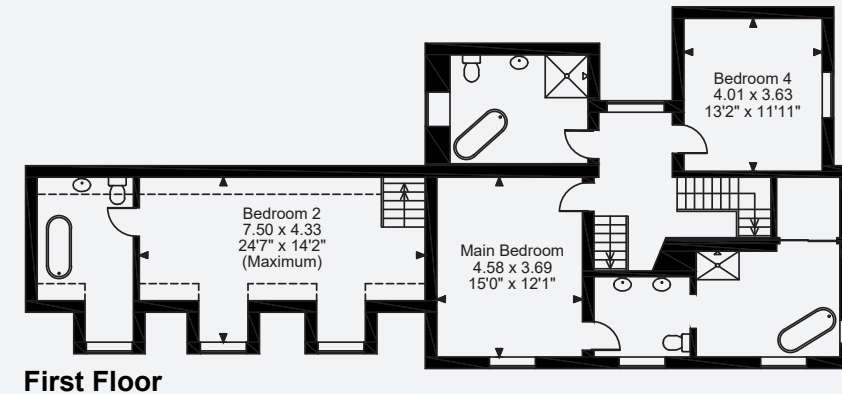
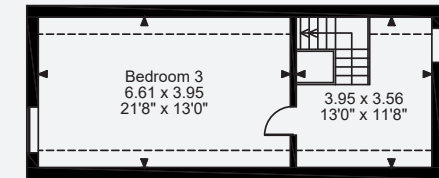
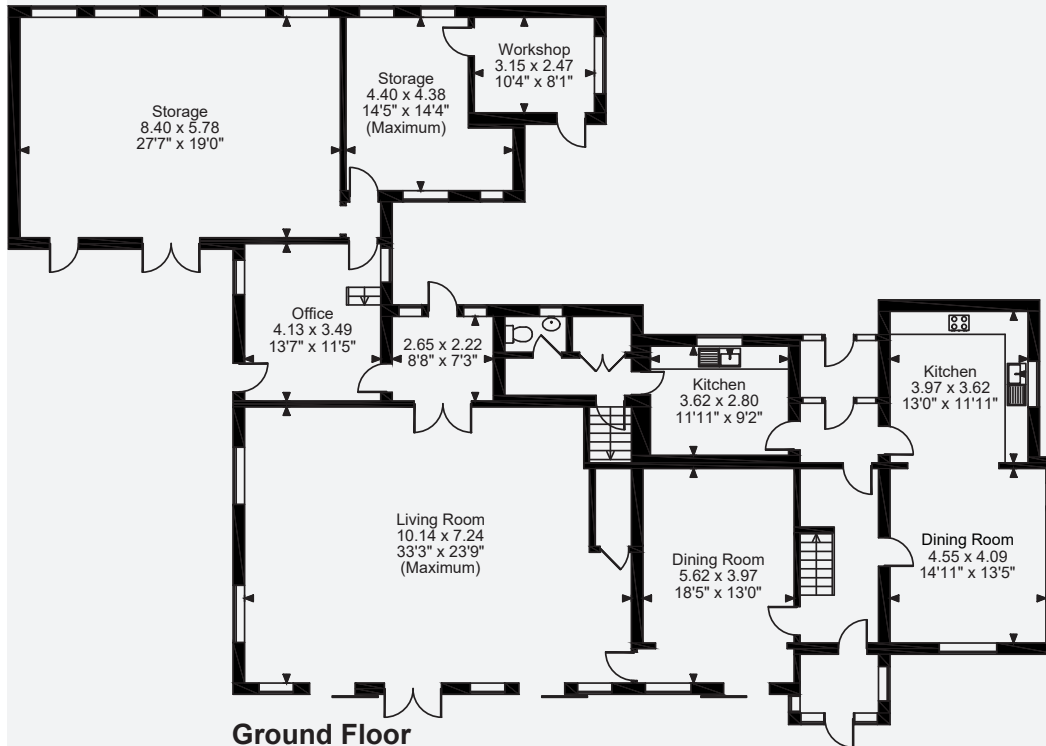
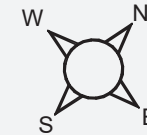
Nestled in the tranquil hamlet of Breadstone, Whitehall Farm offers a sense of escape without isolation. The nearby A38 provides swift access to Berkeley (2 miles) with its historic charm and everyday amenities, while the bustling market town of Dursley offers independent shops, excellent schooling, and leisure facilities. The property sits equidistant between M5 junctions 13 & 14, ensuring commutability to Bristol, Bath, Gloucester, and Cheltenham. Cam Railway Station (5 miles) provides regular services to Bristol Parkway and London Paddington. The surrounding area is rich in recreational opportunities, including golf, equestrian trails, walking routes, rugby at Gloucester and Bath, and world-class horse racing at Cheltenham.

Directions:

What3Words:///simple.executive.sculpture



Whitehall Farm, Breadstone, Berkeley
Approximate Gross Internal Area
4477 Sq Ft/416 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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