

11 High Street, Berkeley GL13 9BH

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Occupying a prominent position in the heart of Berkeley, this distinctive three/four bedroom period home retains its original shopfront and offers a courtyard garden and a separate two-storey outbuilding offering a fourth bedroom. The current owners have enhanced the property during their ownership, preserving its historic character while completely rebuilding the outbuilding.

A long entrance hall leads to the principal ground-floor rooms. The front lounge is a striking space, with the original shopfront, exposed brickwork and a wood-burning stove. The fitted kitchen features modern appliances and a bay window, while the separate dining room benefits from fitted cupboards. A dedicated pantry provides further storage, and this part of the house enjoys views over the courtyard garden.

On the first floor are three double bedrooms, including a principal bedroom with an en-suite, together with a separate family bathroom.

The courtyard garden sits between the main house and the rebuilt outbuilding. Arranged over two floors, the outbuilding comprises a ground-floor reception room with a kitchenette area and a first-floor bedroom with an en-suite. Its position across the courtyard provides a useful degree of separation from the main house.

The property has rear access where the current owners rent a parking space from the Jenner Museum. Prospective buyers can enquire directly with the museum about availability and rental terms. On-street parking is also available nearby.

Asking Price £475,000











The property occupies a central position on the High Street in Berkeley, a historic Gloucestershire market town in the Severn Vale. Local shops and everyday amenities including supermarket and convenience store, day to day retailers, eateries, doctors and primary school are all within easy reach, while Berkeley Castle and Dr Jenner's House and Museum are both close by.

The surrounding countryside offers opportunities for walking and cycling, with the River Severn and the Cotswold escarpment within easy reach. The nearby A38 provides road links towards Gloucester and Bristol, with Dursley and Thornbury offering a wider range of shops and services.

- Distinctive period home in the heart of Berkeley
- Original shopfront and long entrance hallway
- Front lounge with exposed brickwork and a wood-burning stove
- Fitted kitchen with modern appliances and a bay window
- Separate dining room with fitted cupboards, plus a dedicated pantry
- Three/four double bedrooms, including a principal bedroom with en-suite
- Separate family bathroom
- Courtyard garden between the main house and outbuilding
- Fully rebuilt two-storey outbuilding with a reception room, kitchenette area and fourth bedroom with en-suite
- Rear access where the owners rent a space, plus nearby on-street parking









Outbuilding Accommodation





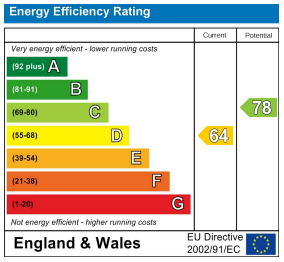




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 194.1 sq. metres (2089.4 sq. feet)



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 Dursley - ***01453 542 395*** *https://www.hunters.com*

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