



Station Road, Berkeley, GL13 9AL

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Station Road, Berkeley GL13 9AL 'Offers In Excess of' £450,000

Located on Station Road in the charming historic market town of Berkeley, this delightful 1920's, detached period property presents a rare opportunity for prospective buyers. Having been owned by the same family for over 50 years, this home is full of character and offers excellent potential for those looking to put their own stamp on a property.

Upon entering, you are greeted by a generous entrance hallway that leads to a convenient downstairs cloakroom. The lounge with bay window, overlooking the front, is complemented by a separate dining room, accessed via double doors, which features French doors that open into the conservatory, providing a perfect vantage point to admire the established rear garden. The fitted kitchen, with its dual aspect windows, also overlooks the garden and offers direct access to the conservatory, making it an ideal space for both cooking and entertaining.

The first floor boasts a landing area that leads to a well-appointed bathroom with two double and one single bedroom, providing ample space for family living.

Outside, the property is enhanced by a front garden and driveway parking for several cars, which leads to a garage conveniently located at the side of the house. The rear garden is a true highlight, showcasing a wealth of plants, trees, and shrubs, creating a serene outdoor retreat.

This property is offered for sale with no onward chain, making it an attractive proposition for those eager to move in and start their new chapter. With its blend of period charm and superb potential, viewing is essential.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops 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.





Entrance Hall

Via glazed door, stairs to first floor landing, radiator, dado rail, doors to:

Cloakroom

Window to side aspect, corner wash hand basin, WC, part-tiled walls, tiled flooring.

Lounge

Bay window to front aspect, fireplace with mantle over, dado rail, radiator, coved ceiling, doors to:

Dining Room

French doors to the conservatory, dado rail, coved ceiling, fitted shelving with cupboard below, serving hatch.

Kitchen

Window to rear aspect, door to conservatory, window to side aspect, range of wall and base units with work-surfaces over, sink with mixer tap, tiled splash-back, ceramic hob, high level double oven, space for washing machine and dishwasher, radiator, cupboard housing gas boiler with immersion tank and shelving, hatch to dining room.



Conservatory

French doors to garden, further single door to garden, windows to sides, tiled flooring, wall heater, ceiling fan.

First Floor

Landing Area

Window to side aspect, dado rail, access to loft space, doors to:

Bathroom

Window to rear aspect, bath with over-bath shower, wash hand basin, WC, heated towel rail, part-tiled walls.

Bedroom

Window to rear aspect over-looking garden, radiator.

Bedroom

Window to front aspect, radiator, fireplace, dado rail.

Bedroom

Window to front aspect.



Front Garden

Via double wrought iron gates, driveway parking for several cars leading to the garage, lawned area, edged by fencing and natural hedging, beautiful specimen tree, wrought iron gate with path and covered canopy area leading to the rear of the property.

Rear Garden

Extremely well established rear garden with an abundance of plants, shrubs and trees, lawned area, with paved path leading to a central circular patio area with further paved path leading down. There are also two garden timber sheds providing storage, pergola seating area, feature acer tree and gated access to path leading to the front.

Garage

Found to the side of the property with power and light, personal door to rear garden, up and over door to front.

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.



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.

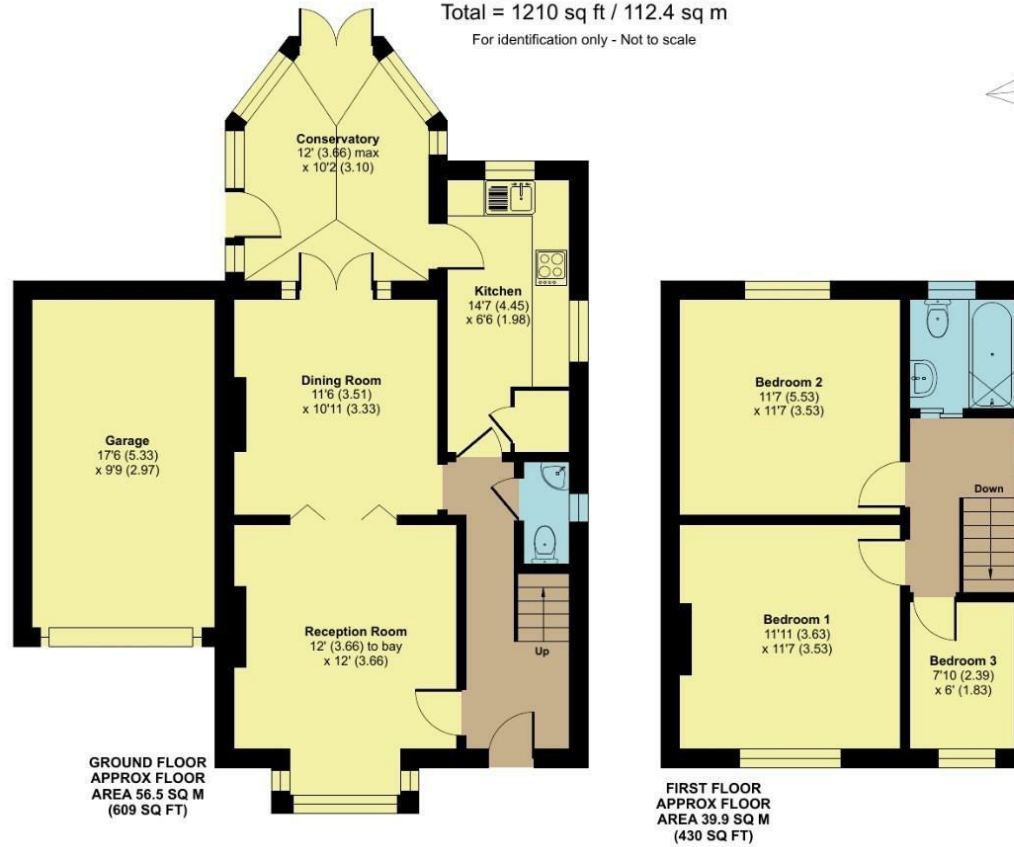
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Approximate Area = 1039 sq ft / 96.5 sq m

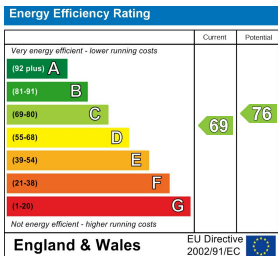
Garage = 171 sq ft / 15.8 sq m

Total = 1210 sq ft / 112.4 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). © nchecon 2026. Produced for Hunters Property Group. REF: 1437623



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

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