



Wanswell House, Wanswell, Berkeley GL13 9SB
£695,000

HUNTERS
EXCLUSIVE



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A rare opportunity to acquire a charming family home set within over two acres of gardens and paddocks, offered to the market with no onward chain.

Homes like Wanswell House rarely become available. Having remained in the same family for decades, this delightful home enjoys a peaceful rural setting whilst offering exceptional space, character and potential.

The property has been lovingly maintained and provides an exciting opportunity for a new owner to put their own stamp on it. Recent improvements include a beautifully fitted kitchen and external rendering, allowing buyers to move straight in while enhancing the property over time.

The accommodation is generously proportioned throughout. The ground floor comprises three spacious reception rooms, a stunning kitchen/dining room, separate utility room and a ground floor shower room. Upstairs are three large double bedrooms, including a principal bedroom with en-suite shower room, an airing cupboard and a substantial loft offering excellent storage and potential for conversion, subject to the necessary consents.

Outside, the property continues to impress with a generous sized garden, a useful outbuilding and ample off-road parking. Beyond the driveway lies the adjoining paddock, with the added benefit of a second independent access point further along the lane.

Extending to over two acres, the gardens and paddocks offer endless possibilities, whether for equestrian use, smallholding, gardening or simply enjoying the peaceful surroundings.

Further benefits include electric heating and no onward chain.

Combining charm, character, generous accommodation and an idyllic setting, Wanswell House is a truly unique home that must be viewed to be fully appreciated.





Wanswell is a peaceful rural hamlet on the edge of the historic market town of Berkeley, offering an enviable lifestyle surrounded by beautiful Gloucestershire countryside. The area is renowned for its quiet lanes, open farmland and scenic walking routes, making it ideal for those seeking a balance of countryside living with everyday convenience.

Berkeley provides a range of local amenities, including independent shops, cafés, pubs, a primary school, doctor's surgery and the famous Berkeley Castle. A wider selection of shopping, supermarkets and leisure facilities can be found in the nearby towns of Dursley, Thornbury and Stroud.

The area is well placed for commuters, with excellent road links via the A38 and M5 (Junctions 13 and 14), providing easy access to Bristol, Gloucester and Cheltenham. Mainline railway stations at Cam & Dursley and Bristol Parkway offer regular services to Bristol, Cheltenham, Gloucester and London Paddington.

Surrounded by rolling countryside yet within easy reach of major transport links, Wanswell offers the best of rural living without compromising on accessibility.

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.

- A rare opportunity to purchase a charming family home, owned by the same family for decades
- Set within over 2 acres of gardens and paddock
- Peaceful rural setting in the sought-after hamlet of Wanswell
- Offered to the market with no onward chain
- Full of character and charm, with excellent potential to modernise and add value
- Recently fitted kitchen and recently re-rendered exterior
- Three spacious reception rooms
- Large loft with excellent storage and potential for conversion (subject to the necessary consents)
- Three generous double bedrooms
- An exceptional lifestyle property that rarely comes to the open market





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. 261.1 sq. metres (2810.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Viewing Arrangements

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

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