

## Tetbury Hill, Avening, Tetbury, Gloucestershire, GL8 8LT



Substantial detached house above the village of Avening • Spacious porch with plenty of room to welcome your guests into your home • Beautiful views across the valley towards Gatcombe • A versatile open plan living-dining room with an open fire • Large kitchen with a breakfast bar and access to the outside • All the bedrooms are large with storage • Principal with en-suite bathroom • Studio above the garage • EPC D



# Tetbury Hill,

Avening, Tetbury, Gloucestershire, GL8 8LT

## Key Features



4  
Bedrooms



3  
Bathroom



2  
Receptions

## About the property

Built in 1992 to the current owners' specifications, 39 Tetbury Hill is a substantial detached property offering over 185m<sup>2</sup> (2,000 sq.ft) of living space, plus a studio apartment above the double garage.

Situated in an elevated position with superb views over the Avening Valley, this home provides a unique opportunity to create a modern family residence in a highly desirable unique location.

The property occupies a large plot of 1,500m<sup>2</sup> (0.39 acres), with the potential for reconfiguration, including extending the existing house, developing the annexe, or dividing into two separate properties, subject to planning.

The welcoming porch provides a spacious area to store coats and shoes upon entering the house. The open-plan dining room leads seamlessly into the sitting room, where an open fire creates a cosy focal point. Large windows at the front offer breathtaking views of the valley, perfect for enjoying the changing seasons.

The kitchen features a generous breakfast bar, ample storage, and integrated appliances, including a Miele oven and Panasonic microwave. A door from the kitchen opens onto a Mediterranean-style patio. Adjacent to the kitchen is a utility room with space for appliances, a cloakroom, and access to the rear garden. A separate study completes the ground floor, ideal for working from home.

Upstairs, the principal bedroom benefits from built-in wardrobes, an en-suite bathroom, and panoramic views across the valley. Two further double bedrooms overlook the rear garden, and the family bathroom includes both a bath and a separate shower. The wide landing features a double airing cupboard offering excellent linen storage.

The detached double garage includes power, lighting, and an inspection pit, making it ideal for storage or hobbies. Above the garage is a self-contained studio apartment with a kitchen-diner-sitting room, separate bedroom, and bathroom. Originally used by the owners while building the main house, this space offers endless possibilities as a home office, guest accommodation, or

annexe for a dependent relative.

The block-paved, gated driveway offers parking for several vehicles and leads to the double garage. The wraparound gardens include a Mediterranean-style terrace with a shady pagoda, a winding path to an elevated garden with mature and fruit trees, and a level lawn surrounded by established borders.

## Amenities

Avening is a small Cotswold village that, like many villages in the area, grew up around the wool industry. It is located almost equidistant between Nailsworth and Tetbury and provides local facilities which include two public houses, a primary school with an outstanding reputation, and an historic Saxon Church. Minchinhampton is just a short drive away with access to a few smaller shops and 600 acres of common land managed by the National Trust.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our office in Tetbury, turn left into Long Street. At the bottom go straight across into Hampton Street. Follow the road out of Tetbury and into Avening. The property is the first on the right as you come down the hill into the village.

What3Words: ///bungalows.sweeping.spirits

## Services & Tenure

The tenure is freehold. All mains services are connected.

## Local Authority

Cotswold District Council

Council Tax Band- E

## Our reference

TET/HP/RN/04122024

## We'd love to hear from you

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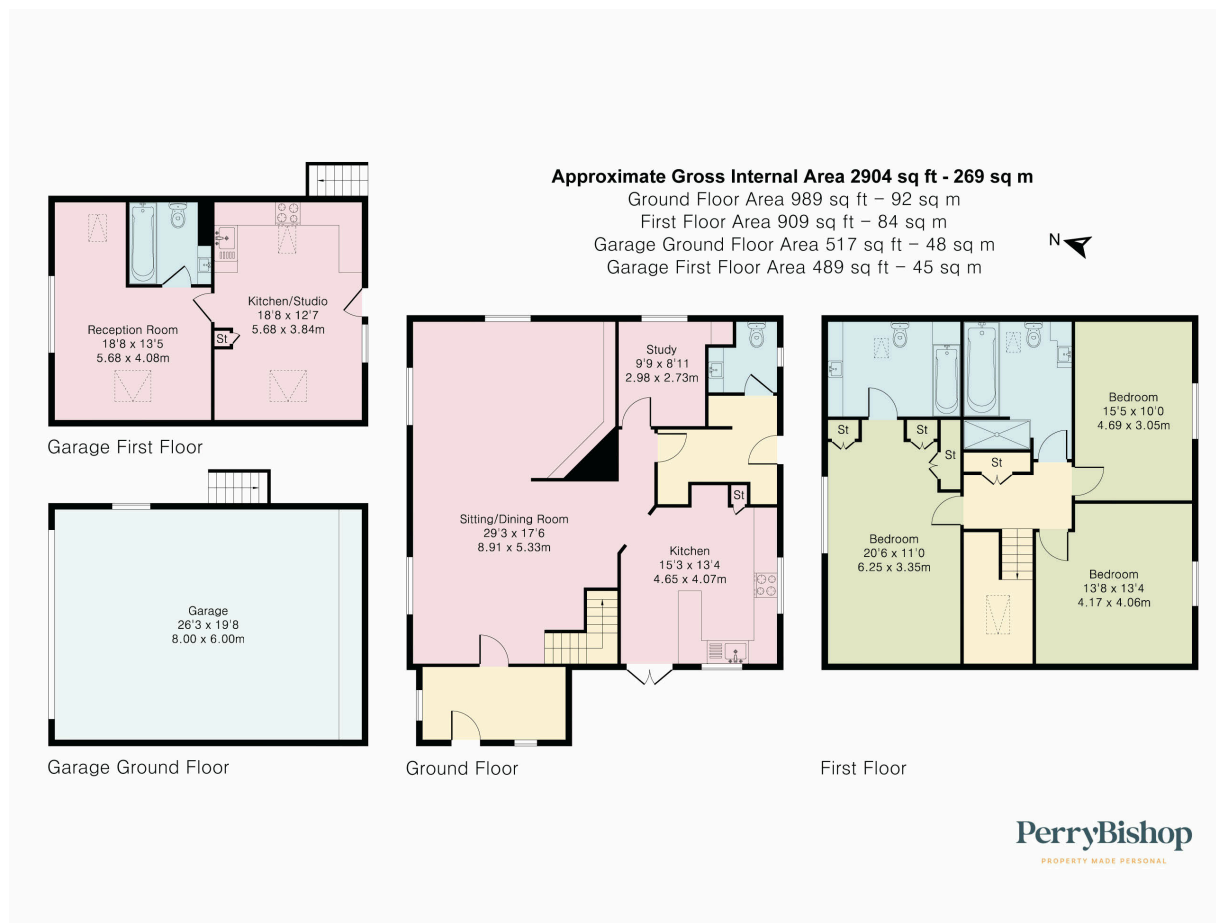












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