

Avening Mill, Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD



Sought after location • Beautifully presented • Lift access • EPC F

Avening Mill,

Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Located in the heart of a picturesque village, this charming upper floor apartment offers a perfect blend of tranquillity and sophistication. The property boasts three well-appointed bedrooms, exuding a sense of homely comfort and stylish living. The apartment is flooded with natural light, creating a bright and airy atmosphere throughout.

The well-maintained property features a spacious layout, perfect for modern living, and offers a peaceful retreat from the hustle and bustle of everyday life. Residents can enjoy off-street parking for convenience.

With its peaceful surroundings and tasteful decor, this apartment is the ideal choice for those seeking a quiet and sophisticated lifestyle. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing.

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.

Amenities

The village of Avening 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 a historic Saxon Church. Located on the northern edge of Avening is the well-known Minchinhampton Golf Club, boasting two 18 hole courses.

Avening is very much in the "Royal Triangle" with Gatcombe Park, the home of The Princess Royal being immediately to the north of the village and Highgrove House, the country home of His Majesty King Charles, a few miles away near Tetbury. The nearest towns are Nailsworth and Tetbury, both of which have a reasonable range of local facilities including shops, public houses

and primary schools with a secondary school at Tetbury. Also within the local area are a number of places of interest including the world famous Westonbirt Arboretum with some 18 thousand trees and shrubs in approximately 600 acres of landscaped grounds.

Directions

From our office in Nailsworth proceed towards Avening. On arriving in the village continue down the High Street and turn left into Mill Lane, follow the road around and Avening Mill can be seen at the foot of the lane.

What3Words /// famous.probing.chosen

Services & Tenure

The tenure is leasehold, 999 years from 2017. Ground rent/service charge is £3,310.00, payable half-yearly or monthly if preferred.

Mains electricity, water, and drainage are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band E.

Our reference

NAI/SM/CDH/22092025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

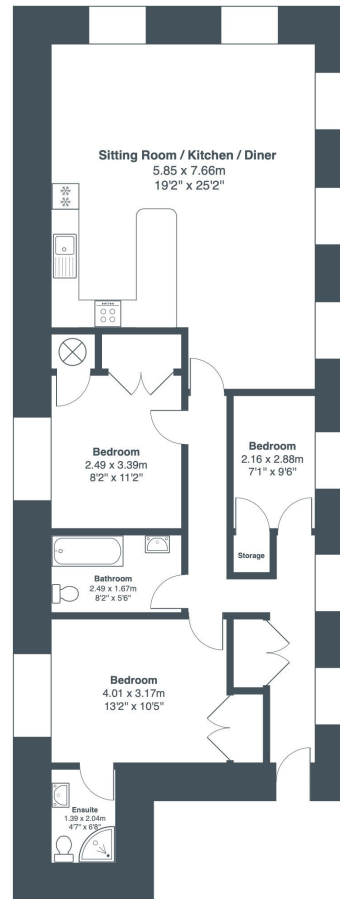
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Total Area: 96.6 m² ... 1040 ft²
All measurements are approximate and for display purposes only

PerryBishop
PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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