

## Lee Cottages, Rectory Lane, Avening, Tetbury, Gloucestershire, GL8 8NJ



Sought after location • Beautifully presented • Generous size garden • Garage and parking • Character features • Quiet location • EPC F

# Lee Cottages,

Rectory Lane, Avening, Tetbury, Gloucestershire, GL8 8NJ

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Charming and well-maintained, this delightful period semi-detached house is nestled in a peaceful village setting.

Boasting two bedrooms, this property exudes a cosy and homely atmosphere, ideal for those seeking a tranquil retreat.

The interior is bright and clean, offering a comfortable living space with scenic views.

Outside, the property features a lovely generous size garden, perfect for relaxing or entertaining, along with convenient off-street parking and a garage.

Situated in a quiet location, this home is ideal for those looking for a serene lifestyle while still being within easy reach of local amenities. Don't miss this opportunity to make this charming property your own and enjoy the peaceful surroundings it has to offer.

## 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

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.

Nailsworth is just over two miles away where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse

selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople who have an annual arts festival. The town also offers a post office, butchers, grocery shops, doctors, dentists and a public library.

There are several good secondary schools in the area including one in Tetbury, one in Cirencester as well as a girls and a boys grammar school in Stroud. The area also has excellent transport links with Swindon, Cheltenham, Bristol and Bath all being easily commutable, and London being about 80 minutes away from Kemble Station.

## Directions

From our office in Nailsworth take the A46 towards Bath and then take the first left hand turning towards Avening on the B4014. Follow the road for two and a half miles into Avening. Turn left onto Rectory lane then turn left onto Steps Lane continue along where the property can be found a short distance along on the left hand side.

What3Words /// boat.rinses.deeds

## Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property is on oil.

## Local Authority

Cotswold District Council.

Council Tax Band D.

## Our reference

NAI/SM/CDH/01102025

## We'd love to hear from you

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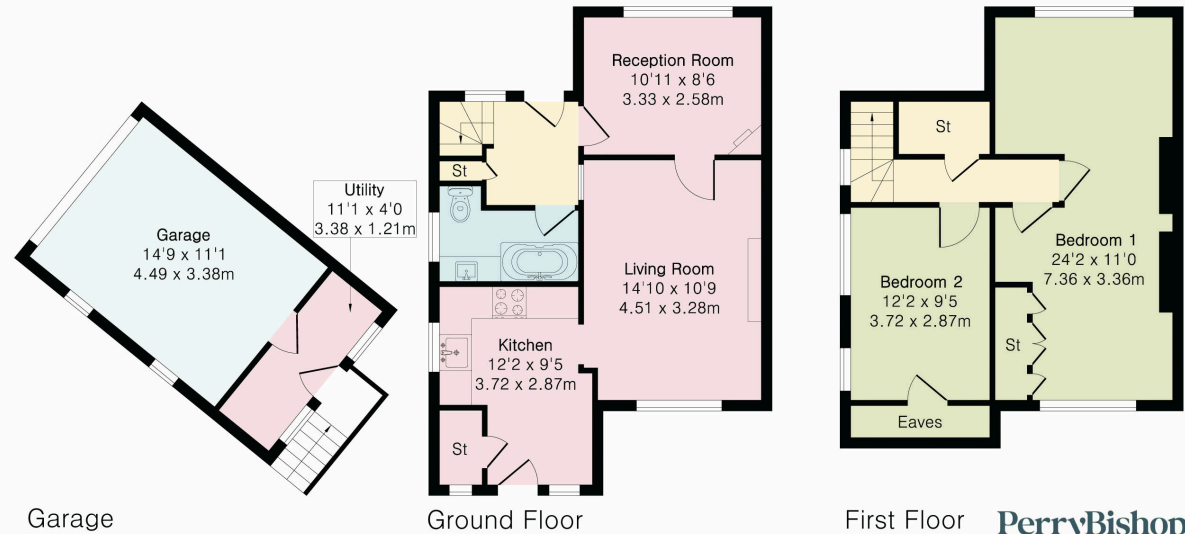


**Approximate Gross Internal Area 891 sq ft - 83 sq m  
(Excluding Garage)**

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 421 sq ft – 39 sq m

Garage Area 211 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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