

Avening, Tetbury, Gloucestershire, GL8 8PB



Sought after location • Walking distance to primary school • Parking • Nice size garden • Lovely open plan kitchen/diner • Wood burner • EPC C

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Introducing this charming semi-detached house located in a picturesque village setting. Boasting three good-sized bedrooms, this property exudes a modern yet cosy ambiance, making it the perfect family home.

The house features a bright and inviting interior, creating a comfortable living space, while maintaining a warm and homely atmosphere.

To the rear of the property, a decent sized garden offers an attractive outdoor space, ideal for relaxing or playing in.

There is also space to the side of the property, in which a woodshed is situated as well as gated access to the front of the house.

Benefit from the convenience of off-street parking, with ample space for two large cars.

Don't miss out on the opportunity to reside in this wonderful home that offers a blend of contemporary living and country charm.

Contact us today to arrange a viewing and secure your dream property in this sought-after village location.

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 a public house, a primary school with an outstanding reputation, and a historic Norman Church. The village is situated within five minutes' drive of the two Minchinhampton Championship golf courses. The nearest towns are Nailsworth and Tetbury, both of which have a range of local facilities including shops, public houses, restaurants, and primary schools, with a secondary school in Tetbury. Also within the local area are a number of places of interest including the world famous Westonbirt Arboretum, Highgrove gardens, and a number of National Trust properties. Avening is a short drive from Kemble and Stroud stations which offer direct trains to London and Gloucester.

Directions

From our office in Nailsworth, take the B4014 Avening Road just past the zebra crossing and follow the road for approximately 2 1/2 miles until you enter the village of Avening. Once you enter the village, then follow on up the High Street and take the first left into Sandford Leaze and the property can be found immediately on the left-hand side.

Services & Tenure

The tenure is freehold.

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band C.

Our reference

NAI/SM/CDH/04062025

We'd love to hear from you

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

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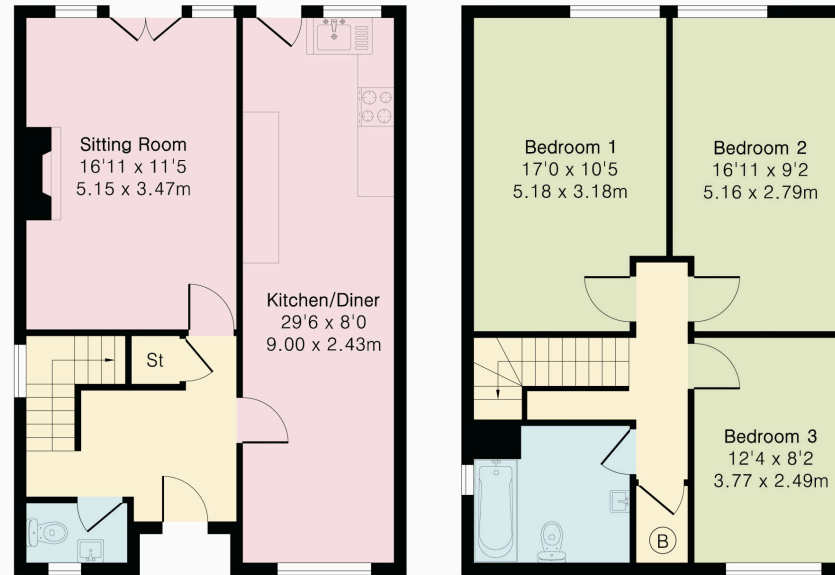




Approximate Gross Internal Area 1162 sq ft - 108 sq m

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 588 sq ft – 55 sq m



Ground Floor

First Floor

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PROPERTY MADE PERSONAL



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

Gloucestershire • Oxfordshire • Wiltshire

