



**2 CHURCH FARM BARN,**  
Point Road, Avening, Tetbury, GL8 8ND

# Step Inside

A magical location with far reaching views across the rolling English countryside and land totalling 1.8 acres.

## KEY FEATURES

- Beautiful countryside surrounding this barn conversion
- In need of some updating but with great size rooms
- Attractive kitchen-diner with integrated appliances
- Adjacent utility room
- Sitting room with views of the sunset
- Large double bedrooms with character
- Double garage with roof terrace and conservatory
- Sweeping gardens, field and paddock - total 1.8 acres
- No onward chain

## ABOUT THE PROPERTY

Enjoying spectacular views, this Cotswold Stone barn conversion offers spacious living, glorious gardens, a paddock and field and is within walking distance of the village centre.

The accommodation is approached into a hallway with a large cupboard for coats and shoes and stairs rising to the first floor. The dual aspect sitting room has a feature fireplace with a gas fire, powered by bottled Calor gas; and full length windows which look over open farmland and from which the evening sunsets can be enjoyed.

The kitchen/dining room is a large, light and airy with double doors opening into the garden, a beautifully fitted farmhouse kitchen with integrated appliances and a breakfast bar. Adjacent to the kitchen is a large utility room, with planned space for appliances and a water softener under the sink. There is a downstairs cloakroom and a useful study.

On the first floor is a double aspect principal bedroom with an en-suite bathroom with bath. The guest accommodation is separated with an inner hallway with a large airing cupboard, three double bedrooms, one of which is used a study, and a bathroom with a coloured suite. On the second floor there are two further double bedrooms with beautiful vaulted ceilings and exposed beams, one with a sink which could be converted into an en-suite.

Outside there is ample driveway parking for several cars leading to a double garage with two up and over doors. Adjacent to the garage is a conservatory/ garden room, beautifully planted with a fig tree and winter jasmine.

The gardens are spectacular with plenty of nooks and crannies with which to enjoy the views and the sunsets, a roof terrace above the garage is the perfect place to while away time with a gin and tonic. In addition, there is a paddock and an adjacent field, a gated pathway leads directly down to the church, the land in total is 1.8 acres.



















#### ADDITIONAL INFORMATION

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 a public house, 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 Church Street take the first exit from the roundabout into Long Street, follow the road and take the second left (straight on) into Hampton Street. Continue out of Tetbury and into Avening, follow the road round to the left and at the Bell Inn pub turn left into New Inn Lane, continue to the top and turn right into Point Road. Just after the triangle you will see a garage on the right hand side, turn right here and the house is the second house along, at the bottom of the driveway.

What3Words /// shortcuts.chugging.section

#### Services & Tenure

The tenure is freehold. Mains electricity and water are understood to be connected, the property is on oil and has a private drainage supply.

#### Local Authority

Cotswold District Council

Council Tax Band G

#### Our reference

TET/HP/CDH/25022026

#### We'd love to hear from you

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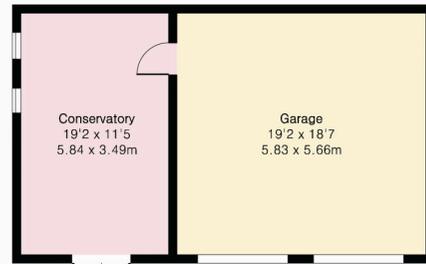
**Approximate Gross Internal Area 2663 sq ft - 247 sq m  
(Excluding Garage)**

Ground Floor Area 984 sq ft – 91 sq m

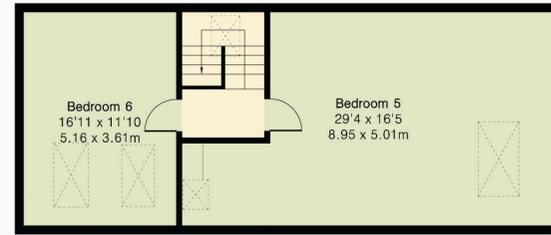
First Floor Area 995 sq ft – 92 sq m

Second Floor Area 684 sq ft – 64 sq m

Garage Area 583 sq ft – 54 sq m



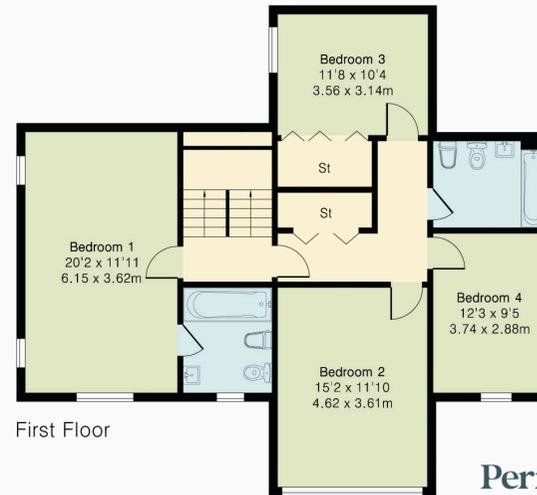
Garage



Second Floor



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



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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