

Sandford Leaze, Avening, Tetbury, Gloucestershire, GL8 8PB



Detached house • Three bedrooms • Modern kitchen with integrated appliances • Opportunity to extend, subject to planning • Fabulous garden with opportunity to build a home office at the top • EPC E

Sandford Leaze,

Avening, Tetbury, Gloucestershire, GL8 8PB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Beautifully placed at the head of this popular cul-de-sac, this detached 1970's house has a very pleasant aspect to the front, with probably the smartest front garden in the road.

The accommodation consists of an entrance hall with cloakroom, the sitting room has a feature fireplace, there is a separate dining room with staircase to landing, a smart white high gloss fitted kitchen, three well-proportioned bedrooms and a bathroom.

The property has an integral garage to the side above which there is scope perhaps to add another bedroom.

A particular feature of the house is the deceptively spacious tiered rear garden backing onto Rectory Lane, there is a large terrace directly outside the house and at the top of the garden a flater area could have the potential to create a home office.

The block paved drive leads to the single garage, and the front garden has to be the best in the road.

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 HRH The Prince of Wales, 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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in the centre of town proceed down Long Street. At the junction with London Road, fork left into Hampton Street and continue into the village of Avening. Bear left at the bottom of Tetbury Hill into the High Street and after about 100 yards turn right into Sandford Leaze. The property





can be found straight ahead at the top of the road.

What 3 Words: ///rewrites.requires.regretted

Services & Tenure

The property has all mains services connected and the tenure is assumed to be Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/17062021

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



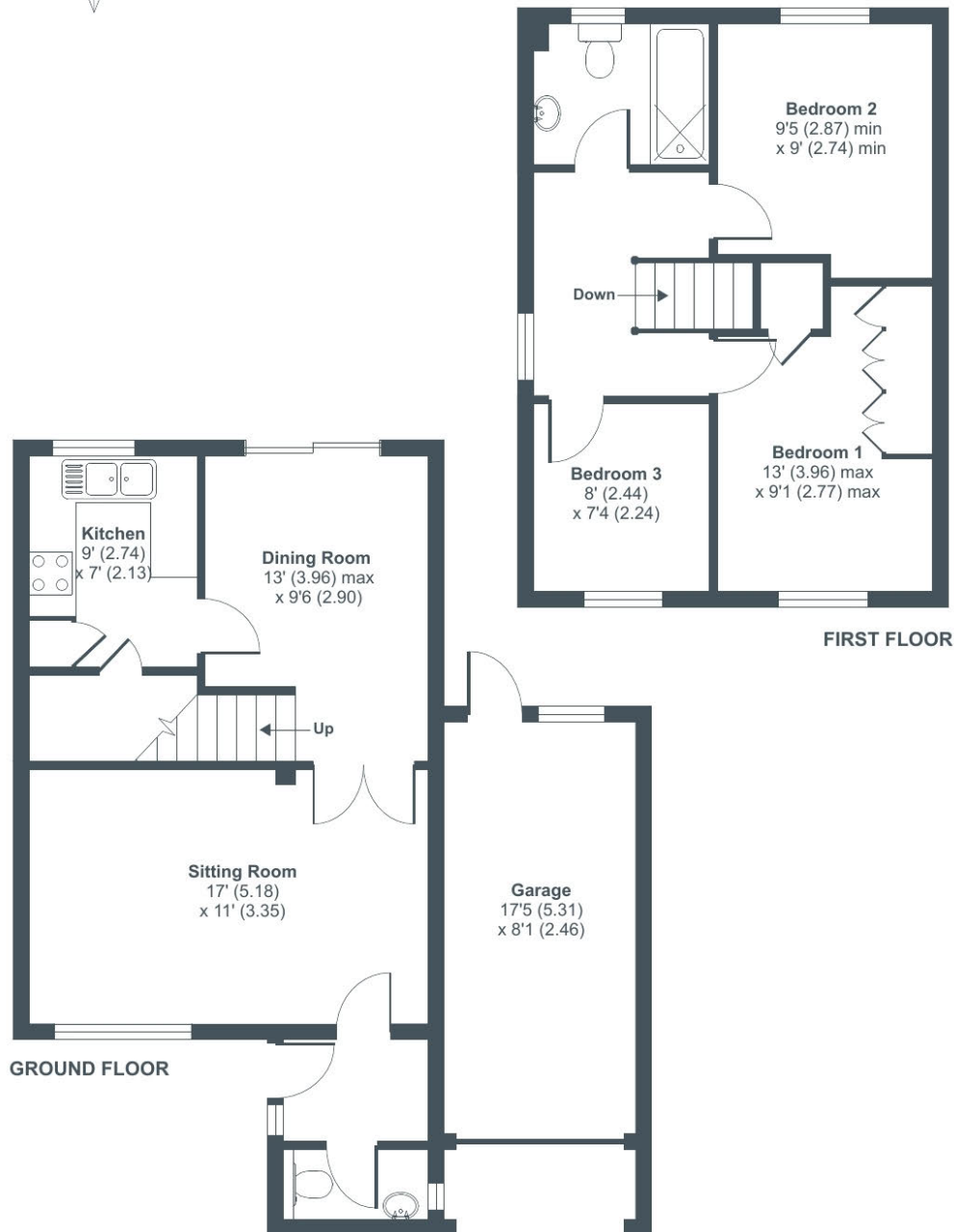
Sandford Leaze, Avening, Tetbury, GL8

Approximate Area = 872 sq ft / 81 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1014 sq ft / 94.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Perry Bishop. REF: 736658



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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

