

## Star Lane, Avening, Tetbury, GL8 8NT



- Beautifully appointed and situated
- An enchanting detached period natural stone cottage
- Three double bedrooms
- Stunning views
- Generous hall and spacious cloakroom
- Fitted kitchen/dining room
- Through sitting room with French doors and log burner
- Large landing with office space
- Delightful south west facing garden
- Parking for three cars
- EPC E

# Star Lane,

## Avening, Tetbury, GL8 8NT

### Key Features



### About the property

Bramley Cottage is a very attractively presented detached cottage in this idyllic quiet lane, with elevated views over the village and a private south-west facing rear garden.

The accommodation has been extended over the years and now consists of an entrance hall with hardwood entrance door and double-glazed window to the front. A spacious cloakroom has a modern white suite.

Sitting room has double glazed French doors on to the rear garden and a window to the front with views over the village, together with a natural stone feature fireplace housing a log burner. The ground floor is rounded off with a farmhouse-style kitchen/dining room with a super range of pale oak Shaker-style, integrated fridge and freezer, large range oven and plumbing for a dishwasher and automatic washing machine. There is a Belfast sink and attractive slate-effect work surface in an L-shape. The room is afforded ample light, thanks to windows to two aspects and a stable door to the rear garden.

At first floor landing level, there is considerable room for a desk/study area adjacent to the airing cupboard, which houses an insulated cylinder. The dual aspect master bedroom has four windows in all, catching both the morning and afternoon sun. Bedroom two is a good-sized double, with two windows looking up the garden, and the good-sized family bathroom has a modern white suite, dormer window to the front with views over the village.

A staircase leads up from the landing area into the third double bedroom, with its Velux windows to either side and exposed stone walls to either end.

To the side of the cottage, there is room to park three cars and this leads into the delightful rear garden which begins with an area of paved patio immediately off the sitting room which has an intimate sunken atmosphere. From here, steps lead up to a larger upper gravelled patio – ideal for al fresco dining. Beyond this is a circular lawn surrounded by very well-stocked colourful flower beds and borders, together with shrubs and specimen trees. A Jasmine-covered arch leads through a vegetable and fruit section and includes a wildlife pond and up to the top of the garden with a utility area and adjacent to the highest patio is a covered barbeque/storage area.

### Amenities

The village of Avening is located almost equidistant between Nailsworth and Tetbury and provides local facilities which include 2 public houses one of which being The Queen Matilda, 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.

### 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.

### Directions

From our office in the centre of Tetbury proceed down Long Street. At the junction with London Road fork left into Hampton Street and continue along this road to Avening. On arriving in the village, continue down Tetbury Hill and at the foot of the hill take care in turning right into Star Lane.

What 3 Words

**regaining.ridiculed.flukes**

### Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - TBC

### Local Authority

Cotswold District Council

Council tax Band - D

### Our reference

TET201913

26th February 2026

### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

### *what the owner said*

It is a very practical home and has worked for the family from babies, toddlers, teenagers and now just Bob and I. South facing sunny private location with tremendous views in every direction. It is a glorious place to live. The house is light bright, spacious and has character.







**Approximate Gross Internal Area 1173 sq ft - 108 sq m**

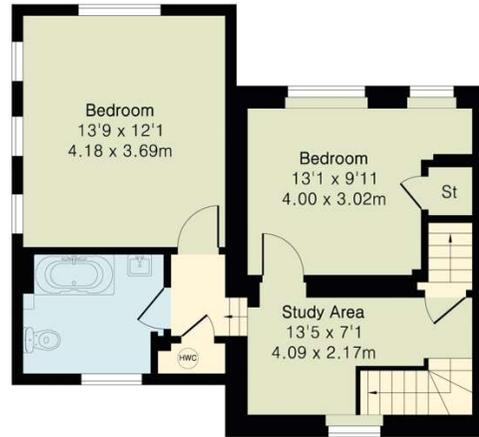
Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 520 sq ft – 48 sq m

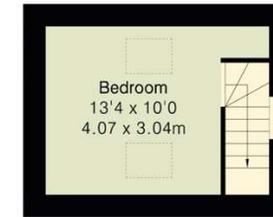
Second Floor Area 133 sq ft – 12 sq m



Ground Floor



First Floor



Second 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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