

Tetbury Hill, Avening, Gloucestershire, GL8 8LT



- Charming period detached house located in the village of Avening
- Offers a perfect blend of character and modern comforts
- Warm and welcoming atmosphere
- Spacious accommodation arranged over three floors
- Sitting and separate dining room both have character features
- EPC D

Tetbury Hill,

Avening, Gloucestershire, GL8 8LT

Key Features



About the property

Set in the heart of the picturesque village of Avening, this charming detached Cotswold stone cottage offers an appealing blend of character and contemporary comfort. Arranged over three floors, the warm and well-proportioned accommodation has an easy flow that suits both family living and entertaining.

Entered from the side elevation, the house opens into an entrance hall with a cloakroom and a light-filled staircase rising to the first floor. The ground floor includes a sitting room with beamed ceiling and stone fireplace, leading through to a separate dining room. A generous kitchen/breakfast room at the rear of the property opens onto a sheltered courtyard-style garden beside Star Lane.

The first floor provides a bright double bedroom and a family bathroom with a modern white suite. A second room on this level offers valuable flexibility, working equally well as a dressing room, home office, playroom or additional bedroom. Stairs lead from here to the top floor, where two further double bedrooms feature timber roof beams and dual-aspect windows capturing pretty village views.

Situated within the Avening Conservation Area, the property has been sensitively renovated to complement its prominent village position and traditional Cotswold character. Recent improvements include new front-elevation windows, interior enhancements to the upper floors and a new bathroom, all undertaken with care to preserve the home's period integrity while upgrading living standards and efficiency.

Outside, the well-maintained garden enjoys a southerly aspect and a choice of sunny seating spots throughout the day. The property currently provides off-street parking for one car. Planning permission is in place for a reconfiguration of the garden, including options for additional parking and refinements to boundary walls and access. These plans offer future owners the potential to shape the outdoor space to suit their own lifestyle, should they wish to do so.

With its desirable setting, balanced accommodation and scope for future personalisation, this is a wonderful opportunity to secure a quintessential Cotswold home within a friendly and well-connected village.

Amenities

Avening is a welcoming Cotswold village set almost equidistant between Nailsworth and Tetbury, offering a strong sense of community alongside good local facilities. The village has a popular public house, a highly regarded primary school and a celebrated historic Saxon church, while the surrounding countryside provides miles of footpaths, bridleways and scenic walks straight from the doorstep. Minchinhampton Golf Club lies on the northern edge of the village, with two 18-hole courses.

Avening is also well placed within the area known as the "Royal Triangle", with Gatcombe Park, home of the Princess Royal, immediately to the north and Highgrove House, the country residence of His Majesty King Charles, a short distance away near Tetbury.

Both Nailsworth and Tetbury offer a range of delightful independent and artisan shops, cafés, pubs and services, along with good local primary and secondary schooling options. The wider area includes a number of cultural and natural heritage attractions, including the internationally renowned Westonbirt Arboretum with 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 on for some three miles to Avening. On arriving in the village, continue down the hill and the property will be found on the right hand side.

What 3 Words
[grass.counts.zaps](https://www.what3words.com/)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating – Gas Central

Local Authority

Cotswold District Council
Council Tax Band - E

Our reference

TET202070
11th March 2026

We'd love to hear from you

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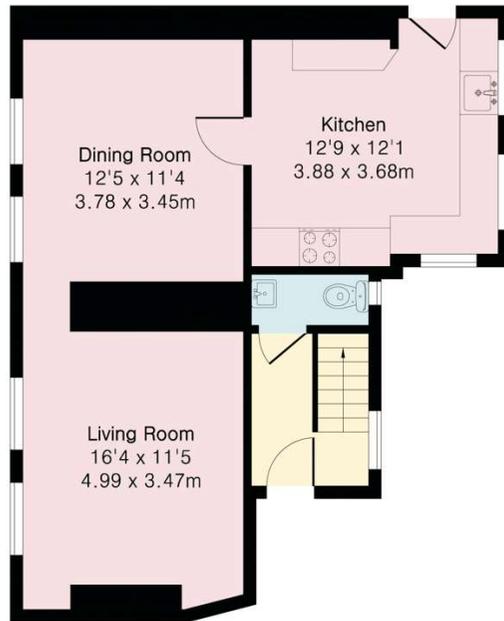


Approximate Gross Internal Area 1394 sq ft - 129 sq m

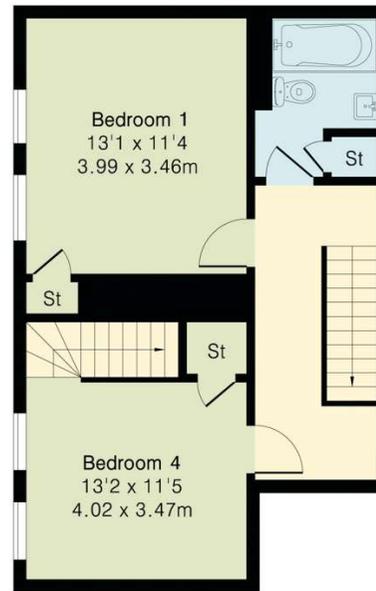
Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 487 sq ft – 45 sq m

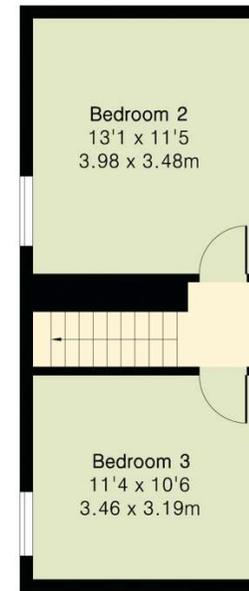
Second Floor Area 327 sq ft – 30 sq m



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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