

West End, Avening, Tetbury, Gloucestershire, GL8 8NE



Late Victorian semi-detached cottage • Three reception rooms, two with log burners • Extended kitchen overlooking the courtyard • Garden room with built in storage • Two beautifully sized bedrooms • 22ft Kitchen/dining room • Sunny south facing terraced garden • Views over the village • EPC E

West End,

Avening, Tetbury, Gloucestershire, GL8 8NE

Key Features



2
Bedrooms



2
Bathroom



3
Receptions

About the property

Nestled within a stunning location, on the edge of Avening, this period two bedroom house has been lovingly and tastefully restored to make the very best of all its features.

From the shape of the front door, you know that once inside you will uncover something very special, there are two sitting rooms, on either side of the hallway, both cosy with period features and wood burning stoves nestled within the fireplaces. The magic begins in the kitchen, this light and airy room has been made by the partially vaulted ceiling with velux windows allowing the light to pour through. This kitchen has been designed for someone who loves to cook, oodles of storage and practical working surfaces, a small table for two for breakfast and the area for washing machine and tumble dryer tucked away.

Adjacent to the kitchen is a beautiful garden room, large enough for a table and chairs but with plenty of in-built storage, a doorway opens onto the pretty courtyard garden, with steps rising up the garden with the promise of more.

Upstairs the landing splits in two - to the right is a spacious bathroom with a feature fireplace and plenty of room for an armchair. There is eaves storage here, indeed the house has been beautifully designed for storage. On the opposite side is a spacious guest bedroom, again with a feature fireplace.

On the second floor is a spacious master bedroom with delightful views and an en-suite shower room with plenty of wardrobe space.

Parking for cars is outside the house, to the side there is plenty of storage for bins and a wood store. The courtyard at the rear of the house is pretty with room for a table and chairs, step wind you further into the garden where there are vegetable beds, mature planting and at the top a shed and chicken run.

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 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 HM King Charles III 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 leave the town. After about half a mile, continue through the hamlet of Tetbury Upton, and after about a further two miles, and before the village of Avening, fork left down a lane as you begin to descend towards Avening. This lane forks left at the bottom into West End where the property will be seen as the third property on the left.

What 3 Words: ///fiery.scarecrow.dictation

Services & Tenure

The tenure is Freehold, oil fired central heating, mains water and a soakaway drainage.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/HP/RN/11112024

We'd love to hear from you

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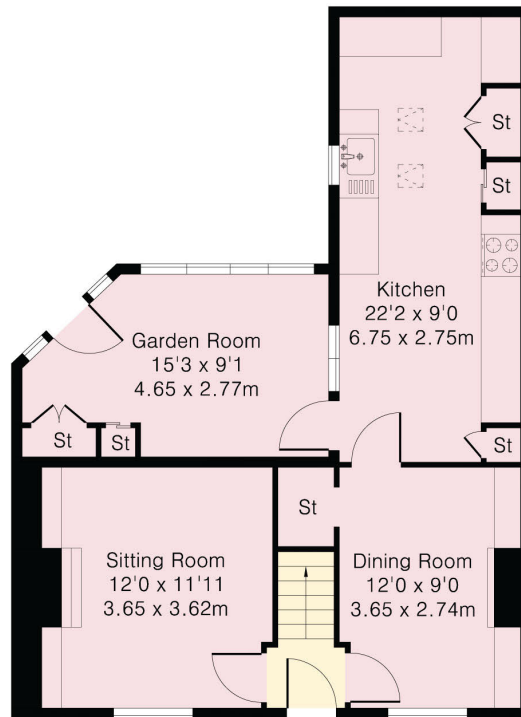


Approximate Gross Internal Area 1256 sq ft - 116 sq m

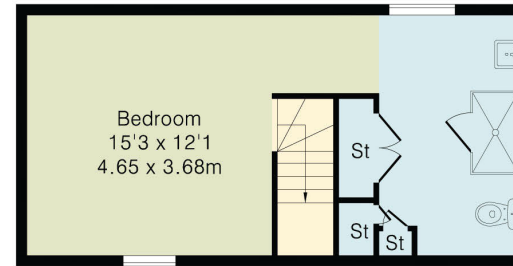
Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 323 sq ft – 30 sq m

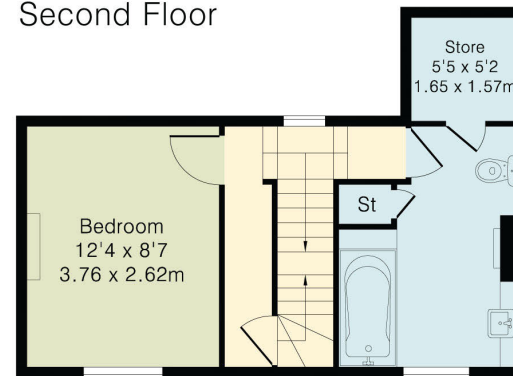
Second Floor Area 294 sq ft – 27 sq m



Ground Floor



Second Floor



First Floor

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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.

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