

Foxes Cottage, High Street, Avening, Gloucestershire, GL8 8NF



Attractively presented period stone cottage • Located in the heart of the village • Cosy sitting room with wood burner • Kitchen/Dining/Living Space • Two bedrooms on the first floor • Principal bedroom on the third floor • Enclosed rear garden • No onward chain • EPC TBC

Foxes Cottage,

High Street, Avening, Gloucestershire, GL8 8NF

Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Stepping off the High Street you are instantly drawn into this end terraced cottage set in the heart of the village of Avening, which whilst providing all the mod cons for modern day living has kept many of the quirky features which make this cottage that perfect retreat at the end of the day.

The accommodation consists of a cosy sitting room with a large inglenook fireplace housing a multi-fuel stove and a beamed ceiling plus an open tread staircase to the first floor.

Across the back of the cottage is a very impressive kitchen/dining/living room with patio doors onto the rear garden.

At first floor level, bedroom two has an original fireplace feature and a window to the front elevation with a window seat. Bedroom three is a single and has an attractive outlook to the side. The family bathroom completes the first floor.

A staircase then leads up directly into the master bedroom with exposed beams in the vaulted ceiling, a window to the side and a door into a very useful roof space that is perfect for storage.

To the side of the cottage is a very useful lockup shed plus an open plan storage area which is ideal for logs. This is adjacent to a modern oil storage tank. A footpath then leads round the side of the cottage into the rear garden which is laid to an area of lawn surrounded by well stocked flower and shrub borders. There is also very pleasant views over the valley towards Rectory Lane.

Amenities

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 two public houses, 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.

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 Tetbury, head to the mini roundabout and take the first exit into Long Street. Continue along Long Street and at the bottom go straight ahead into Hampton Street. Continue on this road for approximately three miles. On entering Avening, follow the road down Tetbury Hill bearing round to the left. The property can be found on the right hand side after the turning for Sandford Leaze.

What 3 Words: [///unionists.then.moguls](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/19082024

We'd love to hear from you

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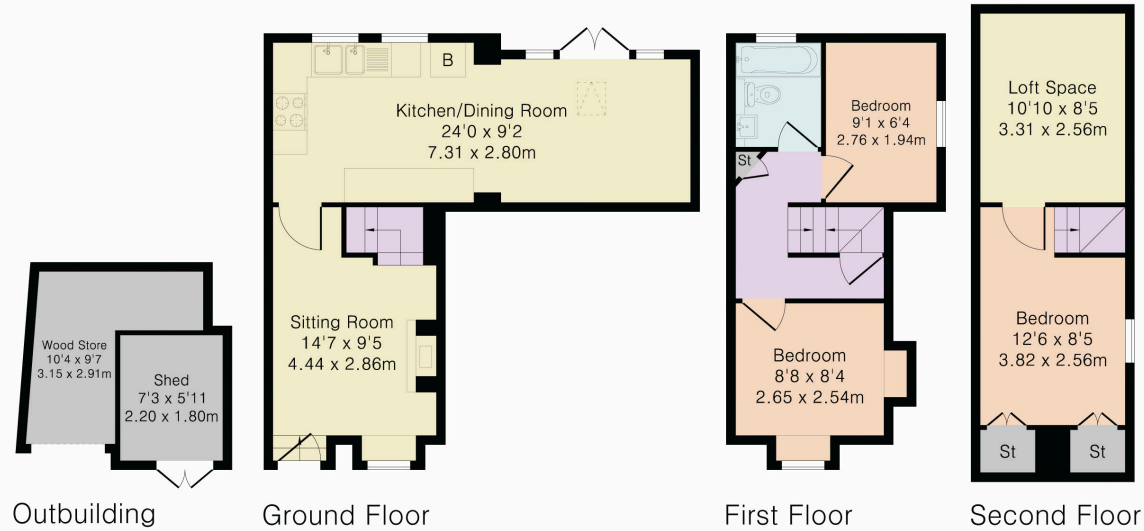
E: tetbury@perrybishop.co.uk







Approximate Gross Internal Area 902 sq ft – 83 sq m
 Ground Floor Area 344 sq ft – 32 sq m
 First Floor Area 228 sq ft – 21 sq m
 Second Floor Area 220 sq ft – 20 sq m
 Outbuilding Area 110 sq ft – 10 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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