

## Apartment 3, Avening Mill, Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD



Located in this prestigious converted Corn Mill • Two storey duplex apartment • Popular village location • Exposed beams • Two allocated private parking spaces • Communal garden overlooking the stream • Spacious open plan kitchen/living space • Two double bedrooms both with built-in wardrobes and en-suite shower rooms • EPC E



## Apartment 3, Avening Mill,

Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD

### Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

An intriguing two-bedroom, two-storey duplex apartment located within this prestigious converted Corn Mill in the popular village of Avening.

On entering The Mill is the communal entrance lobby with entry phone system and lift to the upper floors. From here a door takes to the private entrance hall of number three with a stairs case to the first floor and cloakroom. The open plan kitchen/living room has a range of units with integrated appliances, there are exposed beams, a very useful understairs storage cupboard, and dual aspect overlooking the south.

On the first floor, you will find the master bedroom with a built-in wardrobe and en-suite shower room, the second double bedroom also has an en-suite shower room.

There are two allocated private parking spaces plus plenty of

visitor parking. The property also benefits from useful bin storage and a communal garden overlooking the stream.

### 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.

### 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 take the sharp left bend into the High Street and immediately right into Mill Lane, follow the road around and Avening Mill can be seen at the foot of the lane.





#### **Services & Tenure**

The tenure is Leasehold - 999 years from 1st January 2016.  
Service Charge £1466.45 pa  
Mains electricity, water and drainage are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: D

#### **Our reference**

TET/JR/RN/14062023

#### **We'd love to hear from you**

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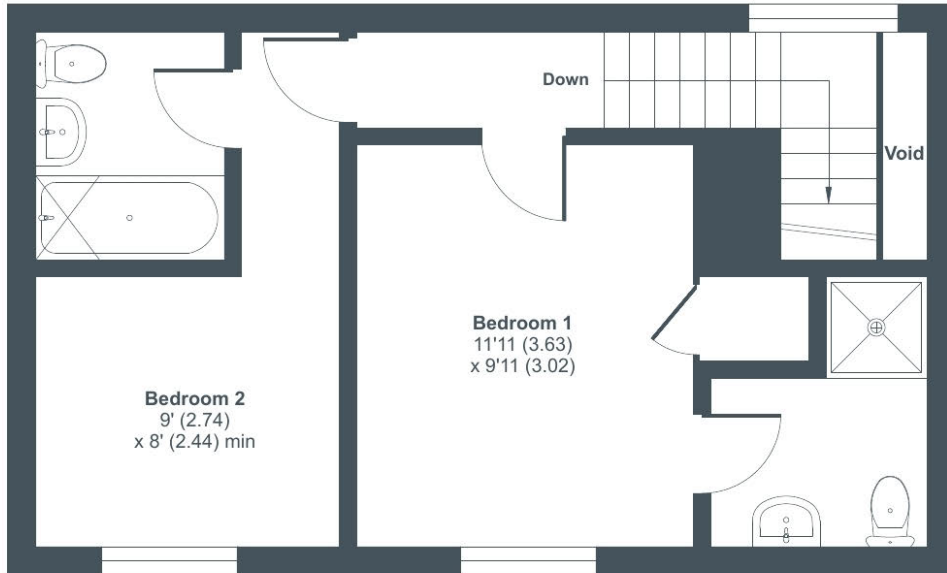




# Avening Mill Mill Lane, Avening, Tetbury, GL8

Approximate Area = 795 sq ft / 73.8 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Perry Bishop. REF: 999308



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