

# Perry Bishop

PROPERTY MADE PERSONAL

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



First floor apartment in this prestigious converted Corn Mill • Beautifully presented throughout • Sought after village location • Spacious accommodation • Two allocated private parking spaces • Visitor parking • Juliet balcony • Communal garden overlooking the stream • EPC D



## Avening Mill,

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

### Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

A beautifully converted corn mill in the pretty sought-after Cotswold village of Avening, this stunning first-floor apartment offers spacious accommodation along with private parking.

On entering there is a hallway with very useful storage cupboards, the largest double bedroom has an en-suite shower room, second double bedroom, and one single which is currently used as a study. There is a family bathroom with modern white suite.

The open plan sitting room/kitchen/dining room is of a generous size enjoying ample room for a dining room table and the kitchen enjoys a large breakfast bar with integrated appliances. From the dining area is a Juliet balcony with a very pleasant outlook.

To the outside, there is parking for two vehicles and visitor parking.

There is a communal garden enjoying the outlook across 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 The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III. 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 Nailsworth take the A46 towards Bath and then take the first left hand turning towards Avening on the B4014. Follow the road for two and a half miles into Avening. Proceed up the High Street, past Sandford Leaze on the left. Turn left 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. There service/maintenance charge of £1,948.56 per annum, paid half yearly. Ground rent is peppercorn. Mains water, drainage and electricity are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: E

#### Our reference

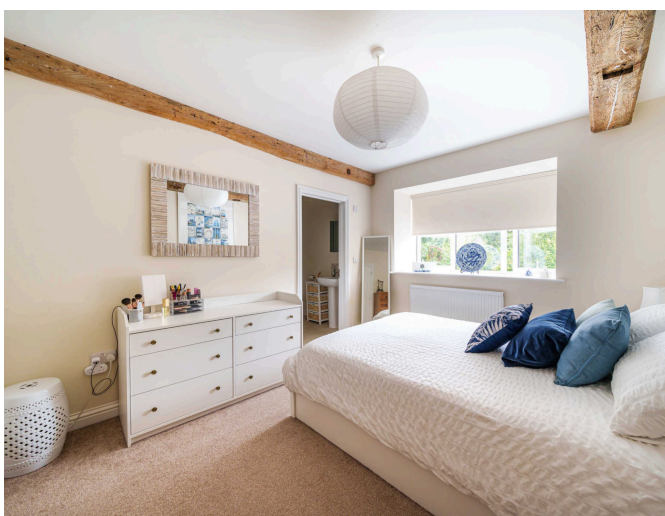
TET/JR/RN/13092023

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

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T: 01666 504418

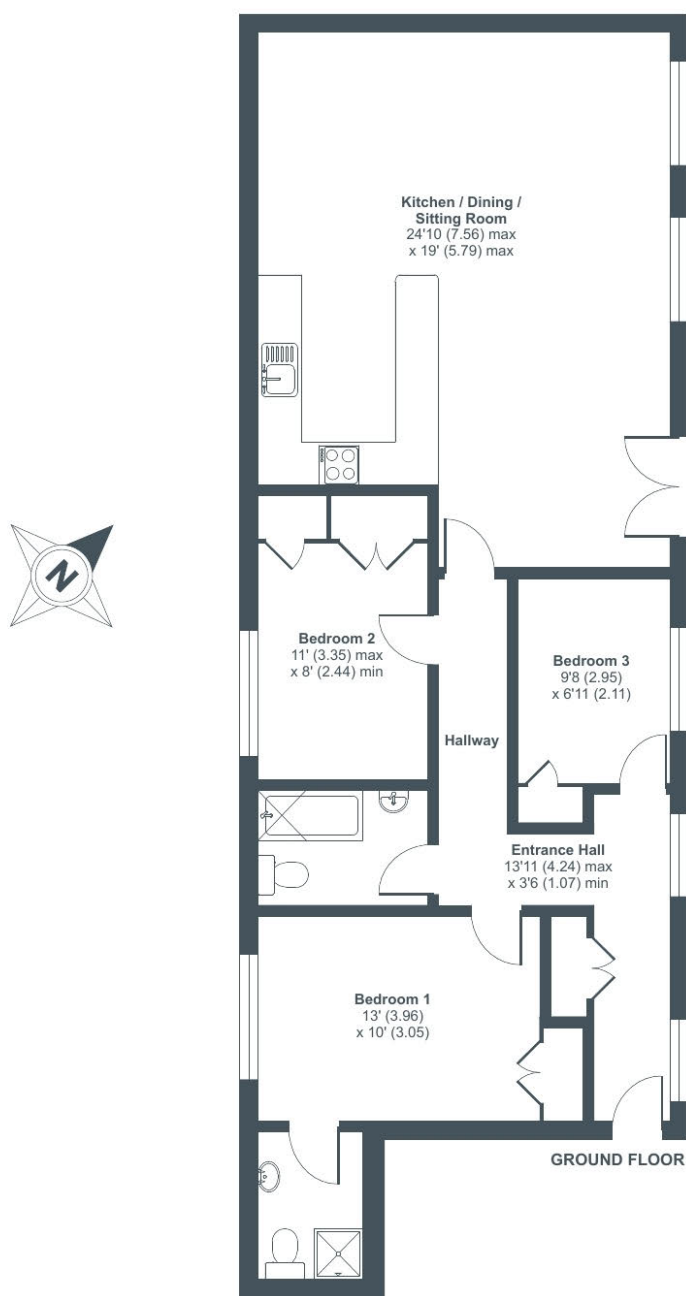
E: tetbury@perrybishop.co.uk



# Avening Mill Lane, Avening, Tetbury, GL8

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1032436



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