

Sandford Leaze, Avening, Tetbury, Gloucestershire, GL8 8PB



Detached house in a quiet cul-de-sac • Magical setting with a stream running through the garden • Well presented home with versatile accommodation • Kitchen-diner with views across the valley • Utility/boot room with plenty of room for storage • Three double bedroom, one with storage • Magnificent gardens which wrap around the house • No onward chain • EPC D

Sandford Leaze,

Avening, Tetbury, Gloucestershire, GL8 8PB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Wrapped in a magical setting, the stream burbling below, this 1970's detached house has plenty of advantages.

Situated in the corner of a small cul-de-sac, the house is arranged over three storeys and is well presented. Approached into the middle floor where there is a newly fitted utility room and a cloakroom.

The kitchen-diner overlooks the garden, light and airy there is plenty of room for a table, storage and usable working spaces.

Upstairs there are three double bedrooms, one with a partition which could be opened out., and one with plenty of storage. The shower room has a white suite.

Downstairs there is a delightful sitting room with double doors onto the terrace, a wood burning stove and space for a work from home office. A door leads to the side of the house, this would lend itself to an extension at the side of the house which could provide more accommodation.

The garden is very special, wrapping around three sides of the property, steps lead down to the stream and there are lots of areas to enjoy the views or the sun. Down at the bottom is a thriving fruit and vegetable patch.

At the front there is parking for several cars on the drive leading to a single garage.

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. The village is situated between The two

Minchinhampton Championship golf Courses, The Avening Course and The Cherington Course.

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 His Majesty 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.

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 town proceed down Long Street. At the junction with London Road, fork left into Hampton Street and continue into the village of Avening. Bear left at the bottom of Tetbury Hill into the High Street and after about 100 yards turn right into Sandford Leaze, take the left hand fork and the property can be found in the corner on the left hand side. What 3 Words: ///scaffold.staple.timidly

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

TET/HP/RN/21012025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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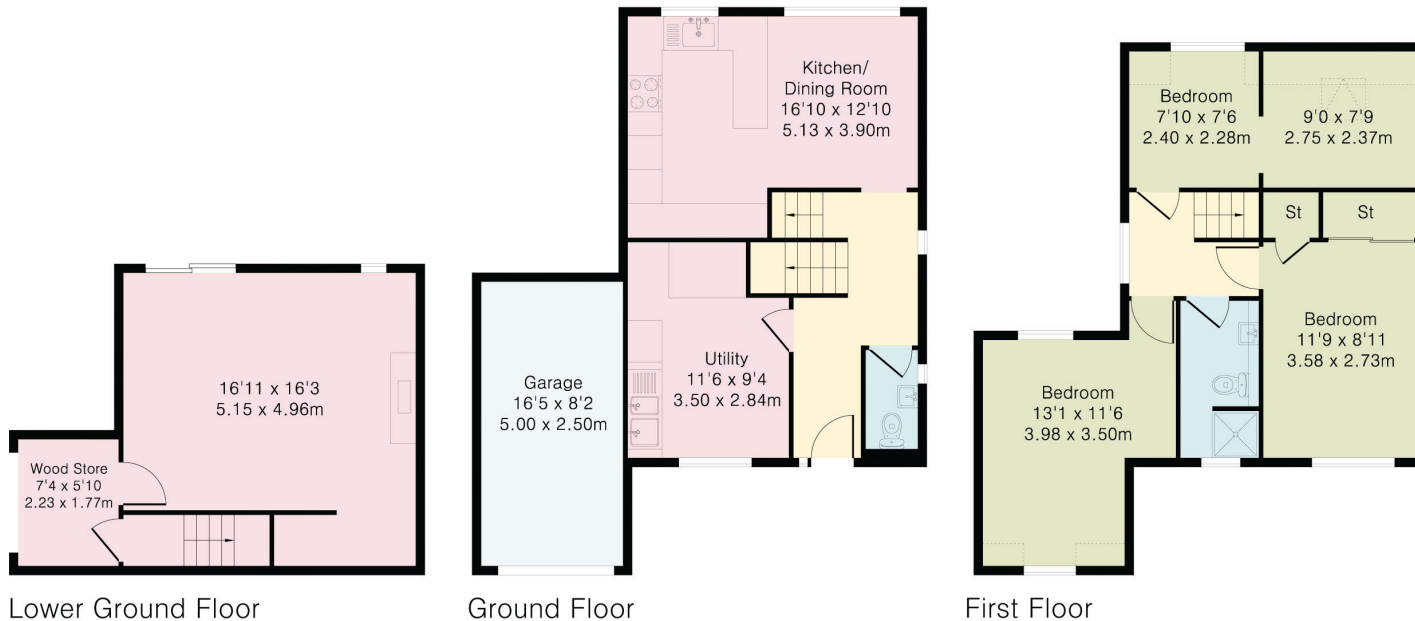


Approximate Gross Internal Area 1398 sq ft - 131 sq m

Lower Ground Floor Area 330 sq ft – 31 sq m

Ground Floor Area 565 sq ft – 53 sq m

First Floor Area 503 sq ft – 47 sq m



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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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