

PerryBishop

PROPERTY MADE PERSONAL



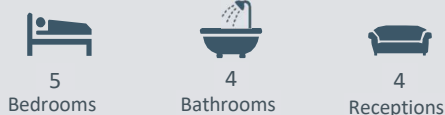
High Street Avening, Tetbury, Gloucestershire, GL8 8NF

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High Street

Avening, Tetbury, Gloucestershire, GL8 8NF

Key Features



- In the centre of the village with stunning views
- 2800 square feet of accommodation
- Large kitchen - diner
- Adjacent utility room
- Separate dining room
- Dual aspect sitting room with feature fireplace
- Principal bedroom with large en-suite bathroom

About the property

Enjoying an elevated position in the heart of this Cotswold village this attractive house and been designed and maintained by the same owner for over 30 years.

25a High Street was built about 20 years ago and was designed to be additional accommodation or to be used as an Airbnb, the accommodation is spacious and briefly consists of a hallway, cloaks cupboard, downstairs cloakroom, a large utility with planned space for appliances and plenty of storage, an inner hallway with stairs leading to the first floor from which there is a study and access to the kitchen.

The kitchen is a lovely space with an island unit with a sink for washing vegetables, there is a double oven, dishwasher and space for a fridge freezer. The kitchen open into a family area with space for a sofa and a table. There is a separate dining room which has double doors onto the courtyard at the side.

Upstairs on a half landing is a very large dual aspect sitting room with a feature stone fireplace with an open fire.

On the first floor there are three double bedrooms, a separate cloakroom and a family bathroom with a shower and bath. On a half landing is the principal bedroom with in built wardrobes and a large en-suite shower room.

The top floor has a further bedroom with an en-suite shower room.

Outside there is parking for several vehicles, leading to a double garage with an electric roller door. Adjacent is an annexe with a kitchen/sitting room, bedroom and en-suite shower room perfect for a nanny or carer. There is also a plant room with the boiler.

The gardens are mainly terraced with an elevated terrace consisting of a pagoda area, perfect for entertaining.

Amenities

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 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.

After the turning for Sandford Leaze but before the School warning sign, there are two driveways on the left, take the second one and park on the right.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

Local Authority

Cotswold District Council

Council tax Band -

Our reference

TET250089









**Approximate Gross Internal Area 2825 sq ft - 262 sq m
(Excluding Garage)**

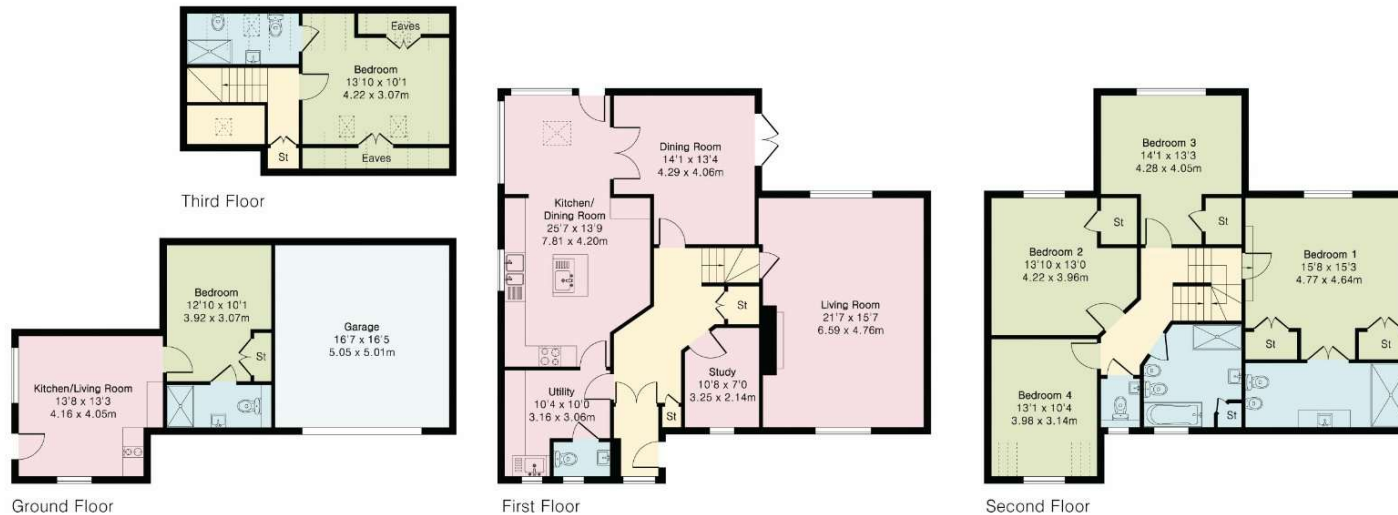
Ground Floor Area 346 sq ft – 32 sq m

First Floor Area 1154 sq ft – 107 sq m

Second Floor Area 1033 sq ft – 96 sq m

Third Floor Area 292 sq ft – 27 sq m

Garage Area 283 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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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.

