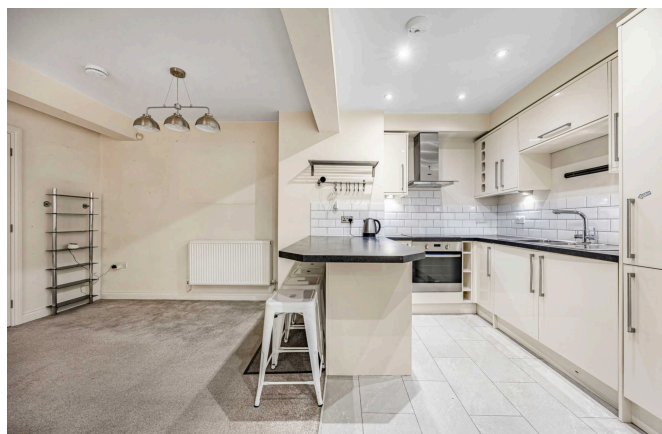


# PerryBishop

PROPERTY MADE PERSONAL

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



Unique period ground floor apartment • Set within a beautifully converted former Corn Mill • Private enclosed courtyard garden • Communal garden enjoying an outlook across the stream • Two private parking spaces • Bright and airy open plan living space • Two double bedrooms • No onward chain • EPC F



## Avening Mill,

Mill Lane, Avening, Tetbury, Gloucestershire GL8 8PD

### Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

A unique two-bedroom ground floor apartment set within a beautifully converted former Corn Mill, offering a private garden and allocated parking, all situated in a quiet yet convenient location on a private estate owned by Avening Mill.

This charming property seamlessly combines original character features with modern living.

The apartment comprises a bright and airy open-plan living/dining area with large feature window and high ceilings, a modern fitted kitchen with integrated appliances, two double bedrooms that are both fitted with electric automated blinds and one of which fitted with an enclosed double wardrobe, and a contemporary three-piece bathroom suite.

Externally, the property benefits from a private enclosed rear garden ideal for relaxing or entertaining as well as two allocated parking space and visitor parking. There is also a

communal garden enjoying the outlook across the stream.

Ideally located close to local amenities and transport links, this apartment offers a rare opportunity to own a piece of local history while enjoying all the comforts of modern living.

### 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

### 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 - the apartment is located to the rear of the period building.

What3Words: ///famous.probing.chosen

#### Services & Tenure

The tenure is Leasehold, with a 999 year lease from September 2016. Service charge tbc. All mains services are understood to be connected.

#### Local Authority

Cotswold District Council

Council Tax Band C

#### Our reference

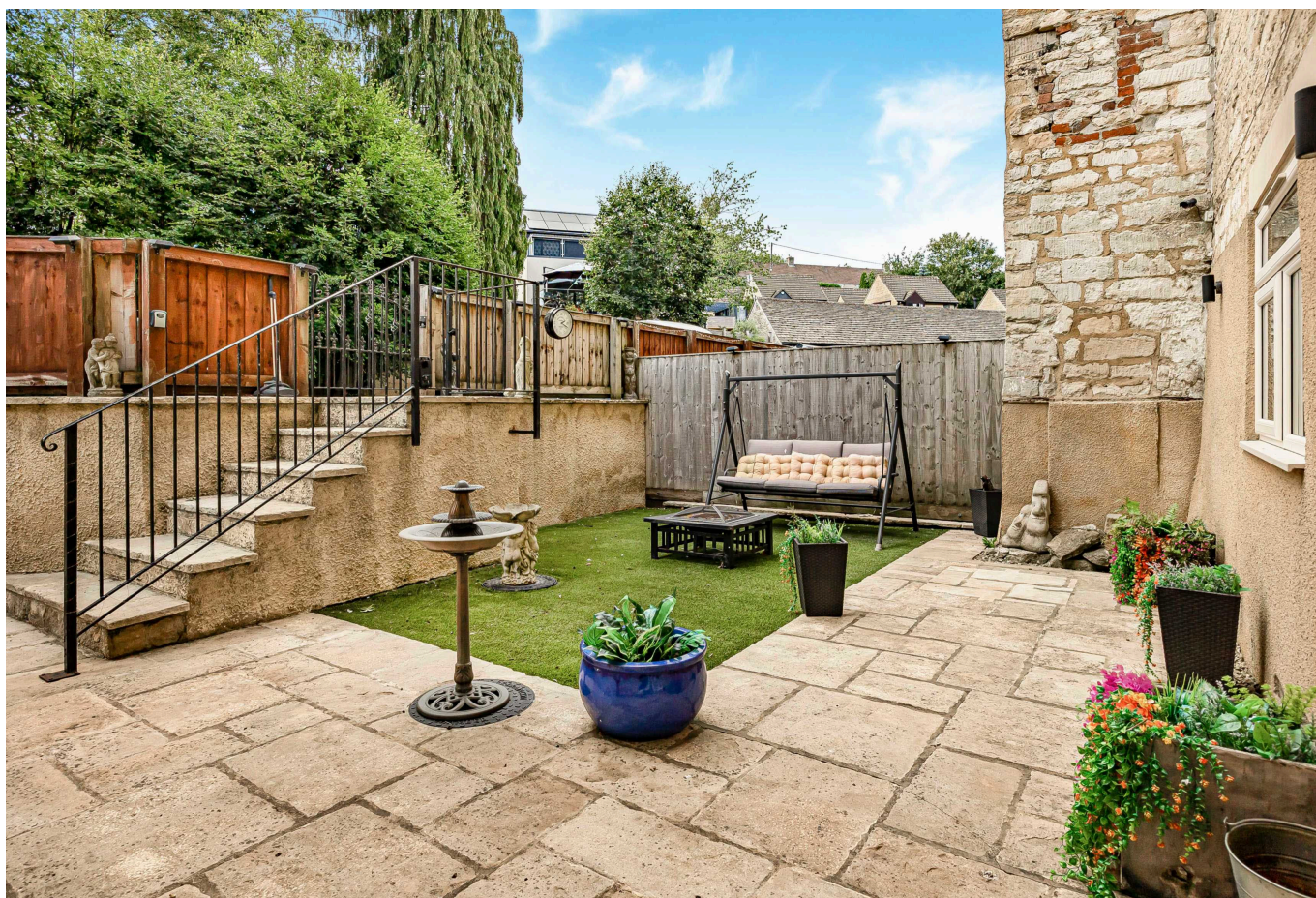
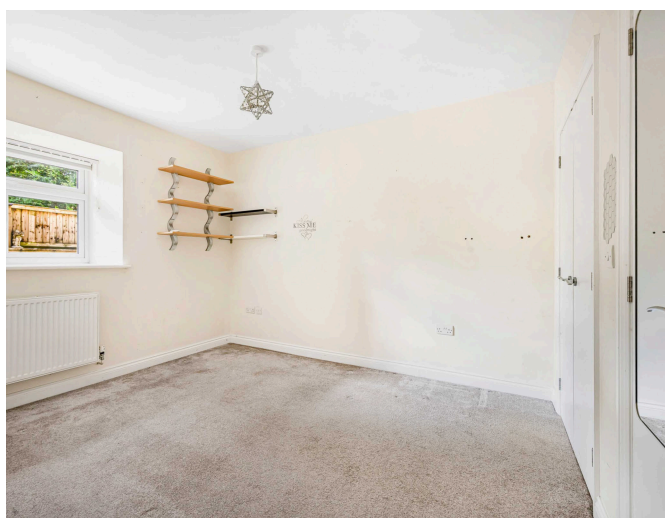
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#### We'd love to hear from you

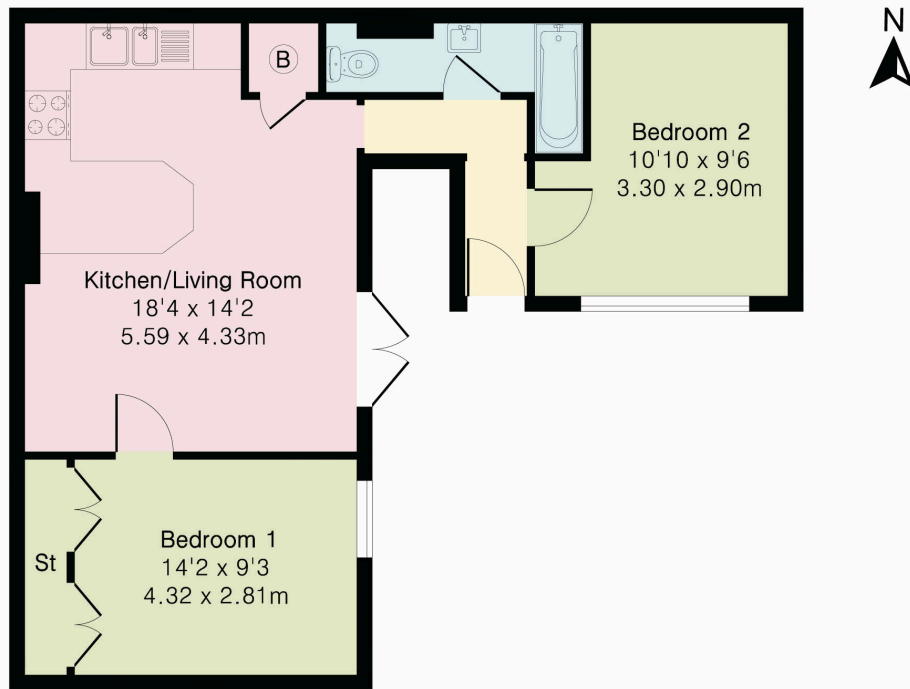
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**Approximate Gross Internal Area 583 sq ft - 54 sq m**



Ground Floor

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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.

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