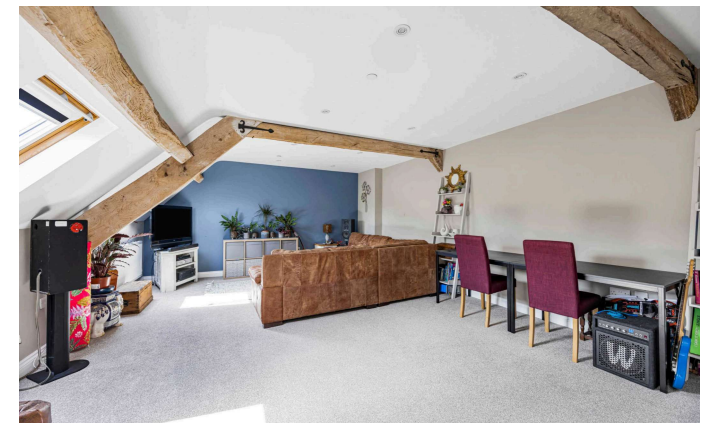


Avening Mill, Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD



Three storey duplex apartment • Popular village location • Perfect blend of period features with contemporary living • Spacious sitting room • Fitted kitchen/dining/living space • Two allocated parking spaces • Plenty of visitor parking • Communal garden overlooking the stream • EPC C

Avening Mill,

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

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

An intriguing, three-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 and stair case to the upper floors.

From here a door takes to the private entrance hall of number four, the accommodation comprising: fitted kitchen/dining/living space, on the top floor you will find the spacious sitting room. There are three good size bedrooms, family bath room and 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.

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.

What3Words /// enveloped.spearing.ideas

Services & Tenure

The tenure is leasehold, length of lease TBC, service charge TBC, ground rent TBC.

Mains electricity, water, and drainage are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band E.

Our reference

TET/JR/CDH/31072025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk





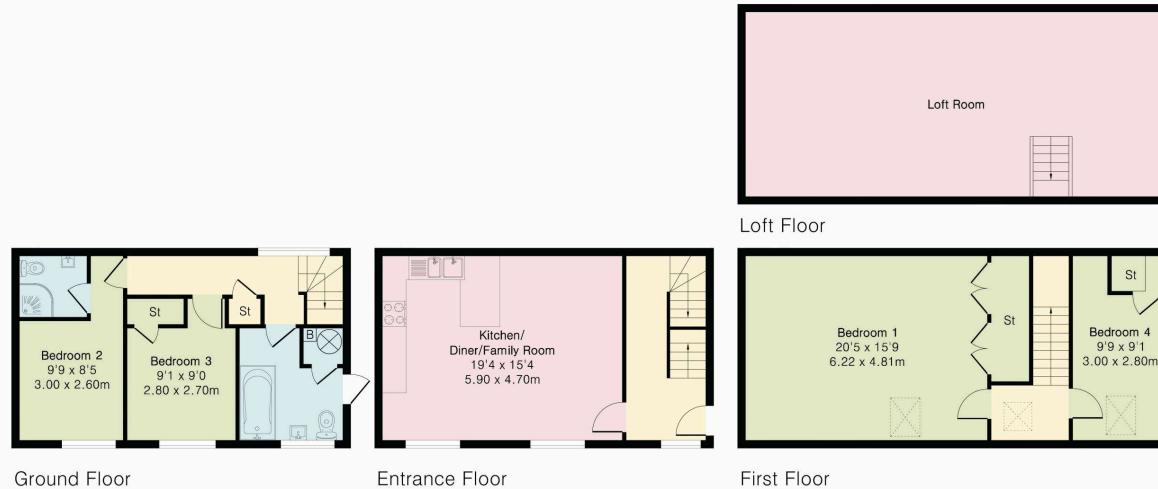


Approximate Gross Internal Area 1346 sq ft - 125 sq m

Ground Floor Area 408 sq ft – 38 sq m

Entrance Floor Area 408 sq ft – 38 sq m

First Floor Area 530 sq ft – 49 sq m



PerryBishop
PROPERTY MADE PERSONAL



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.



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

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.

Gloucestershire • Oxfordshire • Wiltshire

