

PerryBishop

PROPERTY MADE PERSONAL

Rectory Lane, Avening, Gloucestershire, GL8 8NN



- Central village location with lovely views
- Flexible and versatile accommodation
- Large sitting room with space for dining
- Open plan kitchen
- Additional reception room or bedroom
- EPC C

Lothlorien, Rectory Lane

Tetbury

Key Features



4
Bedrooms



1
Bathrooms



1
Receptions

About the property

Lothlorien is a very pleasantly situated and well planned four bedroomed semi-detached house built some 50 years ago, and enjoying a delightful southerly aspect from the rear with views over most of the village.

The accommodation consists of entrance hall with staircase going down to the bedrooms on the lower ground floor. Off the hall is a cloakroom with a modern white suite whilst across the back of the house is a large sitting - dining room with a stone feature fireplace and double-glazed French doors onto a Juliet balcony, enjoying the best of the views.

The kitchen leads off the dining area and has a comprehensive range of beech fronted shaker style units comprising base cupboards and drawers with matching wall cupboards and includes a Bosch integrated double oven, gas hob with chimney hood above and integrated dishwasher and fridge. Bedroom three is on this floor and has a window to the front, this could easily be used as a study.

The lower ground floor consists of two double bedrooms both with built in double wardrobes, a fourth bedroom also with built in wardrobe and views over the village, and a well-appointed shower room with a white suite that features a double sized level access shower cubicle. There is also a useful utility room with a flagstone floor and planned space for washing machine and tumble dryer with access to the side of the house. An additional room can be used for storage or as a games room/potential cinema room.

The integral garage at the front of the house houses the gas fired central heating boiler (and could easily be converted into another reception room if preferred subject to the usual planning considerations). The front garden is mainly laid to a tarmac drive with a space to park in front of the garage plus an additional space immediately off Rectory Lane. The rear garden has been designed for the minimum of maintenance and is south facing suntrap with an area of decking, gravelled areas interspersed through shrubs, and is well enclosed by tall timber panel fencing.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

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 Church Street take the first exit at the roundabout into Long Street. Carry along the road taking the second exit into Hampton Street, continue out of Tetbury and enter Avening. Follow down Tetbury Hill and take the right turn by the old Queen Matilda pub, Hampton Hill towards Minchinhampton. Turn left into Old Hill, continuing up the hill and taking the second left into Rectory Lane. There is a layby on the left-hand side with an adjacent left hand turning - the property can be found here on the left hand side.

What 3 Words

[simulations.stability.newspaper](#)





Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cotswold District Council
Council tax Band - E

Our reference

TET250205
6th February 2026

We'd love to hear from you

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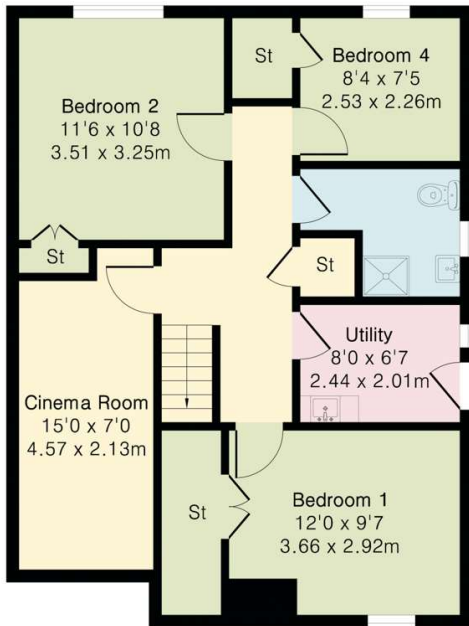


**Approximate Gross Internal Area 1291 sq ft - 120 sq m
(Excluding Garage)**

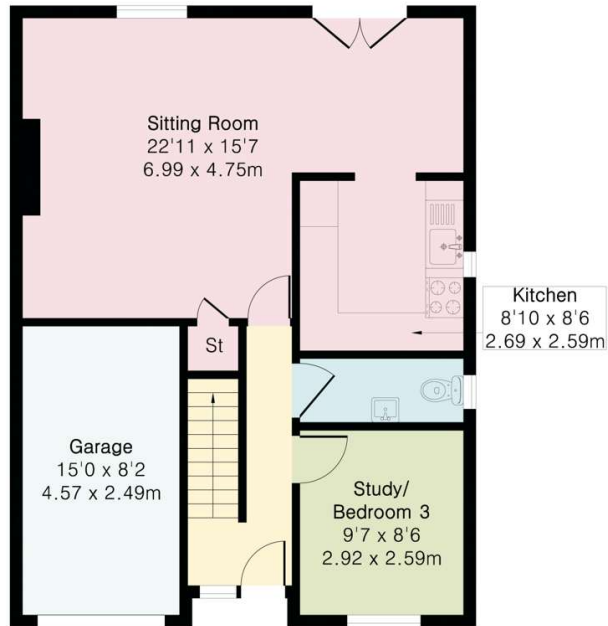
Lower Ground Floor Area 570 sq ft – 53 sq m

Ground Floor Area 721 sq ft – 67 sq m

Garage Area 129 sq ft – 12 sq m



Lower Ground Floor



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.

Gloucestershire • Oxfordshire • Wiltshire

