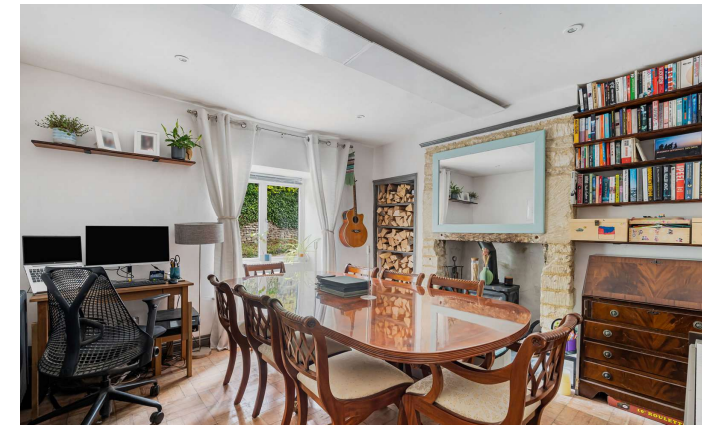


Hampton Hill, Avening, Gloucestershire, GL8 8NS



- Semi-detached period village house
- Sitting room with inglenook fireplace
- Dining Room with wood burning stove
- Stunning kitchen with a state of the art sink
- Boot room with plenty of storage
- EPC D

Hampton Hill,

Avening, Gloucestershire, GL8 8NS

Key Features



4

Bedrooms



3

Bathrooms



3

Receptions

About the property

This lovely period house, once used as Avening Police Station, has been completely renovated over the last five years exposing many original features and using traditional building techniques appropriate to the age of this historic building, with fireplaces and exposed Cotswold stone throughout the house.

This has created a luxurious family home with planning permission for further works.

Approached into the front hall there is a sitting room to the right with original in-built cupboards on either side of a beautiful, restored fireplace and a window overlooking the front. On the other side is a dining room with an original parquet floor and a fireplace with a woodburning stove. The cloakroom has the addition of a shower with a rainfall head and a Japanese bidet, this room was formerly the cell for the old police house, although the only evidence left is off a grill above the door. A large utility room with ample storage cupboards throughout the house are useful additions. A side extension houses a good size kitchen with a window overlooking the garden. The beautifully appointed kitchen a navy-blue finish with copper trim and an amazing sink with a glass washer and a waterfall tap for washing vegetables. Adjacent is a boot room, with a door to the side into the garden.

Amenities

Avening is a small Cotswold village that, like many villages in the area, grew up around the wool industry. It 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 an historic Saxon Church. Minchinhampton is just a short drive away with access to a few smaller shops and 600 acres of common land managed by the National Trust.

Nailsworth is just over two miles away where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople who have an annual arts festival. The town also offers a post office, butchers, grocery shops, doctors, dentists and a public library.

There are several good secondary schools in the area including one in Tetbury, one in Cirencester as well as a girls and a boys grammar school in Stroud. The area also has excellent transport links with Swindon, Cheltenham, Bristol and Bath all being easily commutable, and London being about 80 minutes away from Kemble Station.

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, head to the mini roundabout and take the first exit into Long Street. At the bottom of the road go straight ahead into Hampton Street. Continue along this road until entering the village of Avening, continue down to the bottom of the hill where the road bends to left and turn right. The house is the first one on the left hand side.

What 3 Words [///device.sundial.prefix](#)

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - D

Our reference

TET260121

18th June 2026

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

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Approximate Gross Internal Area 1615 sq ft - 150 sq m

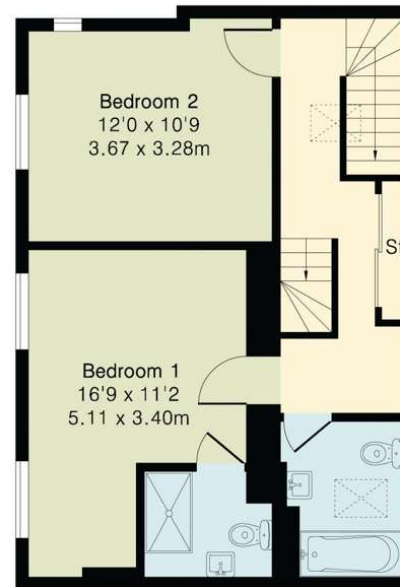
Ground Floor Area 735 sq ft – 68 sq m

First Floor Area 545 sq ft – 51 sq m

Second Floor Area 335 sq ft – 31 sq m



Ground Floor



First Floor



Second Floor

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