

15 High Street, Avening, Tetbury, Gloucestershire, GL8 8NF

Semi-detached Cotswold stone period cottage  
 Characterful accommodation and beautifully finished  
 Large open plan kitchen/dining room  
 Living room with wood-burning stove  
 3 main bedrooms  
 4th bedroom/additional reception  
 Principal bedroom with en-suite  
 Landscaped south-facing garden  
 Picturesque village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £575,000**  
 Approximately 1,696 sq.ft

‘Occupying a picturesque village setting, this Cotswold stone period cottage is a charming, unique home filled with character having been beautifully finished and coupled with a south-facing landscaped garden’



## The Property

This attractive Cotswold stone period cottage is situated within the picturesque valley village of Avening which is surrounded by scenic rolling Cotswold hills. A charming unique home filled with character; the cottage offers beautifully appointed accommodation arranged over three floors coupled with a lovely south-facing garden. Extending to around 1,700 sq.ft, the accommodation is deceptively spacious and offers versatility. In recent years, the cottage has been re-carpeted and extensive landscaping undertaken.

The ground floor layout opens to an entrance hall with a downstairs WC located beneath the stairs. The living room has a new wood-burning stove within an exposed stone fireplace and charming bay windows. At the rear there is an impressive, large open plan kitchen/dining room fitted with a range of timber units and worktops, and an island unit with gas hob. Adjoining the kitchen there is a useful utility cupboard housing the laundry appliances. A rear door provides access to the garden from the ground floor. On

the first floor, there are two double bedrooms, a shower room, and a versatile room which is an excellent addition providing either a fourth bedroom, home office or further reception room. This room is filled with light benefitting from bi-fold doors spilling out to the garden terrace. The principal bedroom occupies the entire top floor comprising a spacious bedroom with beamed ceiling, fitted storage, and accompanied by an en-suite bathroom fully fitted with both a shower unit and free-standing bath.

The sunny south-facing rear garden has been thoughtfully landscaped sympathetic to the geography arranged over a number of wonderful terrace areas. Adjoining the first floor level, there is a timber decked terrace providing the perfect alfresco living area with raised beds surrounding allowing a good degree of privacy. Steps lead up to a good-sized lawn which has levelled beside a timber shed, whilst a further patio terrace is positioned in the top corner. Further steps lead down to the kitchen. Unrestricted on-street parking is readily available in front of the cottage.

## Situation

Avening is a delightful Cotswold village nestling across the Nailsworth Valley and has a public house, a village hall, an excellent primary school and parish Church. The village is close to Minchinhampton Common and Gatcombe Park, the home of The Princess Royal and Gatcombe Horse Trials. Avening is conveniently located between Tetbury and Nailsworth, both of which have an excellent range of facilities including shops, public houses and primary schools with a secondary school at Tetbury. There is an excellent choice of both public and private schools within the area including Beaudesert Park near Minchinhampton. Located on the edge of the village is Minchinhampton golf course. 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, and over 600 acres of National Trust common land at Minchinhampton and Rodborough.

## Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band E.

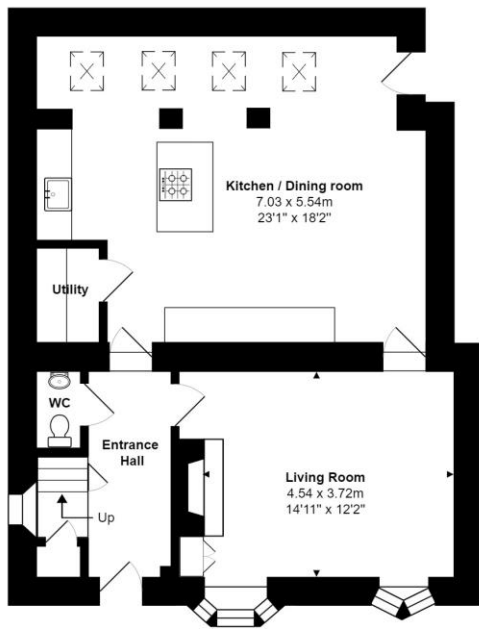
## Directions

From Tetbury, follow the B4014 to Avening. Enter the village and follow the road down the hill bearing to the left. Locate the cottage on the left hand side just after the opposite turning into Sandford Leaze.

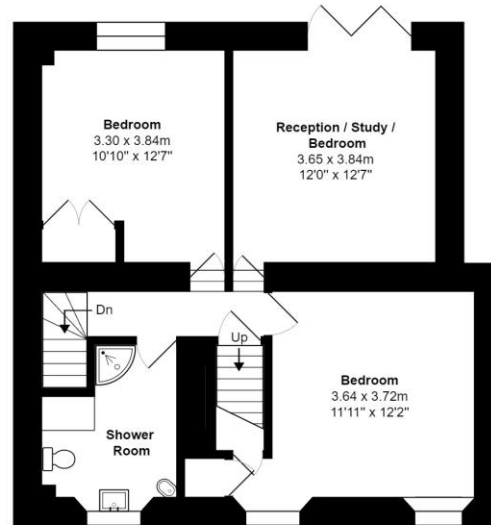
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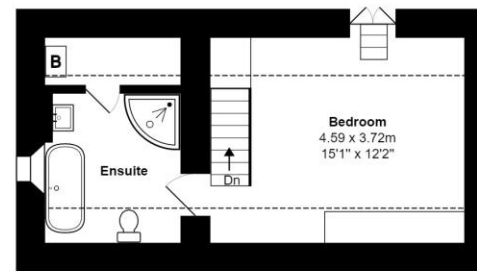




Ground Floor



First Floor



Second Floor



Total Area: 157.6 m<sup>2</sup> ... 1696 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(56-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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