

Apartment 4, Avening Mill, Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD



- Three storey duplex apartment • Located within this prestigious converted Corn Mill • Popular village location
- Generously sized accommodation • Perfect blend of period features with contemporary living • EPC C

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Key Features



3
Bedrooms



2
Bathroom



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, 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 bathroom and en-suite shower room. There is also a fully boarded loft with lighting and electrics accessible by a pull down ladder.

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.

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 His Majesty King Charles, 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.

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 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.

What 3 Words

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Services & Tenure

Tenure - Leasehold - 991 years remaining.

Ground Rent - £3,725.24 PA (Includes buildings insurance)

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Cotswold District Council

Council tax Band E

Our reference

TET250165

5th May 2026

We'd love to hear from you

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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



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PROPERTY MADE PERSONAL



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