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PROPERTY MADE PERSONAL



Tetbury Hill, Avening, Tetbury, Gloucestershire, GL8 8LT

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Key Features



4
Bedrooms



2
Bathrooms



4
Receptions

- Charming Cotswold stone house, with views from every window
- Versatile accommodation inviting use with the seasons or your needs
- Delightful garden room opening onto a veranda overlooking the garden
- Cosy sitting room with wood burning stove and underfloor heating
- Generous double bedrooms and modern shower rooms
- Gated driveway parking
- No onward chain
- EPC - To be confirmed

About the property

An enchanting Cotswold stone home, arranged over four floors and cherished by the same family for over 40 years, enjoying breath-taking far-reaching views from virtually every window.

Stone steps lead to an attractive entrance porch with charming oval porthole windows, opening into a welcoming and spacious reception hall with dual-aspect windows, creating a wonderfully light first impression. Stairs rise to the upper floors and descend to the lower ground floor.

The ground floor offers beautifully balanced accommodation, including a dual-aspect fitted kitchen and a delightful garden room, perfectly positioned to capture the magnificent views. Double doors open onto a charming veranda, an idyllic spot for morning coffee or evening drinks while overlooking the gardens and surrounding valley. On the opposite side of the house is an elegant triple-aspect dining room, ideal for both family living and entertaining.

The first floor comprises two generous double bedrooms, each brimming with character, one featuring two delightful porthole

windows and the other an attractive period fireplace. The principal bedroom benefits from a Jack and Jill shower room. The second floor provides two further double bedrooms with exposed beams and a family bathroom with a shower over the bath. The landing itself is a special feature, with a dormer window framing an exceptional view across the valley.

The lower ground floor is equally impressive, offering a cosy sitting room with underfloor heating and a wood-burning stove, creating a wonderfully inviting retreat. The porch on the lower ground floor was once an original entrance to the house, adds further character. Adjoining this is a substantial utility room housing the boiler and water tank, with ample space for laundry and storage and a contemporary downstairs cloakroom. A separate boot room provides additional practical storage and has its own external access.

To the rear of the property is a highly versatile additional room, perfectly suited as a home office, studio, workshop or hobby room.

Outside, the property enjoys driveway parking for several vehicles and truly remarkable gardens that have clearly been lovingly cultivated over many years. Meandering pathways weave through beautifully stocked borders, productive vegetable beds and a variety of mature planting, a 10m2+ timber workshop with power supply and three small sheds including the original stone privy. steps ascend to the delightful veranda, allowing you to fully appreciate this exceptional setting and its captivating views. A beautifully restored gate returns you to the front of the house.

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

Avening is a Cotswold village with a thriving community, a highly regarded primary school and playgroup, village hall, social club



and a weekly community café. There are many lovely walks to enjoy from the village and quiet back lanes to cycle on. It is located almost equidistant between Nailsworth and Tetbury, and 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.

Directions

From our office in Church Street take the first exit off the roundabout into Long Street. Continue to the end and take the second left (straight on) into Hampton Street. Continue out of Tetbury towards Avening, as you come down the hill the house is on the left hand side.

What3Words /// teams.bags.lyrics

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council

Council Tax Band E

Our reference

TET/HP/CDH/21072026

We'd love to hear from you

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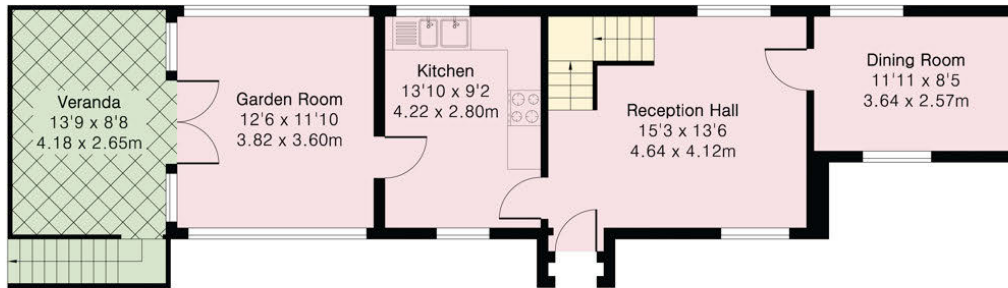
Approximate Gross Internal Area 1910 sq ft - 177 sq m

Lower Ground Floor Area 712 sq ft – 66 sq m

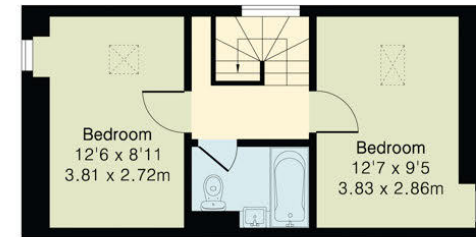
Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 310 sq ft – 29 sq m

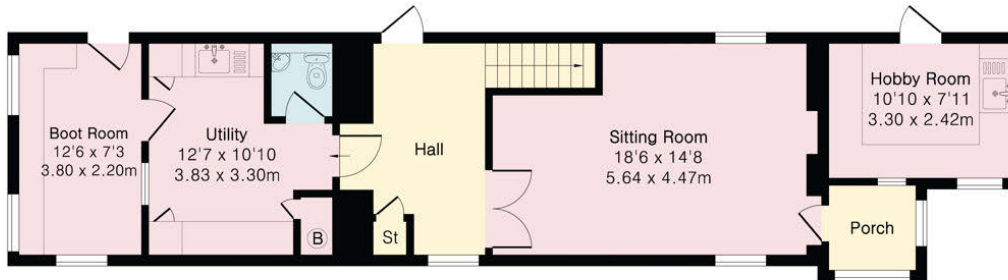
Second Floor Area 325 sq ft – 30 sq m



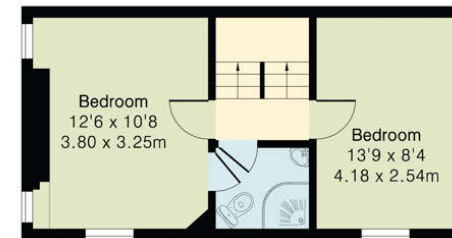
Ground Floor



Second Floor



Lower Ground Floor



First Floor

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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

