



12 STAR LANE

Avening, Tetbury, GL8 8NT

Presented by
Helen Pugh

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

A stunning conversion of a delightful period house, double garage, home office and large garden.

KEY FEATURES

- Truly delightful period cottage which has been refurbished to a high standard
- Beautiful kitchen-diner with limestone floor
- Adjacent utility-downstairs cloakroom
- Double bedrooms with storage
- Separate office with independent heating
- Double garage with plenty of driveway parking
- One bedroom annexe above the garage
- Workshop, cellar and wine cellar
- Large garden surrounded by Cotswold stone walls - No onward chain

ABOUT THE PROPERTY

A beautiful conversion of this period home which has surprises around every corner.

Approached into a long sweeping drive leading to a double garage with a one bedroom self-sufficient annexe above.

The house has been completely refurbished with new windows and doors. Approached into the sitting room where exposed Cotswold walls show the beauty behind the building, a media cupboard in the wall has power and cables for the TV and for providing broadband throughout the property including the annexe and the office at the back.

Double doors open into the kitchen-diner with integrated appliances, plenty of storage and dual aspect windows to flood in the light. Adjacent is a utility room and a downstairs cloakroom, with a door to the back of the house.

Upstairs on the first floor are two double bedrooms, one with an en-suite shower room and one with built in wardrobes. The family bathroom has a stand-alone bath and separate shower. On the second floor is a large double bedroom.

At the back of the house is an office which is completely separate from the house, it has Velux windows which flood the room with light and electric heating.

The annexe above the garage comprises of a bedroom and separate bathroom, perfect for overnight guests, it has a separate heating system. This could also be converted into a separate annexe for Airbnb or a relative. The garden is large and has light all day long, planning permission has been sought to build a bungalow here but has been refused. Instead it should be enjoyed as a fabulous space from which to enjoy the ever changing views.



















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 Tetbury, take the first exit at the roundabout along Long Street, at the bottom take the second left (straight on) into Hampton Street. Continue into Avening, at the bottom of the hill by the Queen Matilda take the first right into Star Lane and the house can be found on the right hand side.

What3Words ///backlog.eruptions.needed

Services & Tenure

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

Local Authority

Cotswold District Council
Council Tax Band E

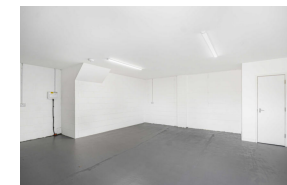
EPC Rating - D

Our reference

TET260179

We'd love to hear from you

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**Approximate Gross Internal Area 2417 sq ft - 226 sq m
(Including Garage & Excluding Outbuilding)**

Basement Area 353 sq ft – 33 sq m
Ground Floor Area 620 sq ft – 58 sq m
First Floor Area 557 sq ft – 52 sq m
Second Floor Area 234 sq ft – 22 sq m
Garage Area 653 sq ft – 61 sq m
Outbuilding Area 128 sq ft – 12 sq m



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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.





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.

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