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PROPERTY MADE PERSONAL



Point Road Avening, Tetbury, GL8 8LY

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Key Features



- Period Cotswold stone cottage
- Peaceful village setting
- Beautifully presented and refurbished throughout
- Two double bedrooms
- Two bathrooms
- Kitchen/breakfast room
- Sitting room with wood burning stove.
- EPC E

About the property

Nestled in the heart of the village of Avening is this beautifully presented and decorated period, Cotswold stone cottage which has been refurbished carefully in recent years to compliment the original architecture and character.

Stepping off the High Street through an almost secret gate, you are greeted with a quiet and private courtyard over three levels. The perfect place to enjoy a morning coffee or enjoy alfresco dining on a summers evening.

On entering the house through the large double French doors from the courtyard you are welcomed by a striking handmade fitted kitchen with double Belfast sink, large floor to ceiling cupboards and drawers and open shelving giving a light and spacious feel as well as a separate utility/boot room.

Walking through an opening in the thick stone wall, the charm continues in the sitting room with wood

floors, wood burning stove and dual aspect windows each having their own quirks.

An inner hallway takes you to the ground floor double bedroom with en-suite shower room while painted wooden stairs take you to the first floor onto the gallery landing with high ceilings.

Upstairs there is the principle bedroom with vaulted ceiling and feature fireplace and the main bathroom with free standing bath, his and hers wash basins and large utility cupboard.

Also accessed from this floor is the upstairs roof terrace with space for a further outside dining area to enjoy the sun until later in the evening.

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 III, 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 Tetbury, take the first exit from the mini roundabout into Long Street. Follow the road and take the second turning into Hampton Street. Follow this road into the village of Avening, as you turn left into the village you will see the property on the left hand side.

What 3 Words

surround.trees.shred

Services & Tenure

Tenure - Freehold

Electricity - Mains electric

Water – Mains water

Sewerage – Mains drains

Heating – Gas central heating

Local Authority

Council tax Band - D

Our reference

TET250232

27th August 2026

We'd love to hear from you

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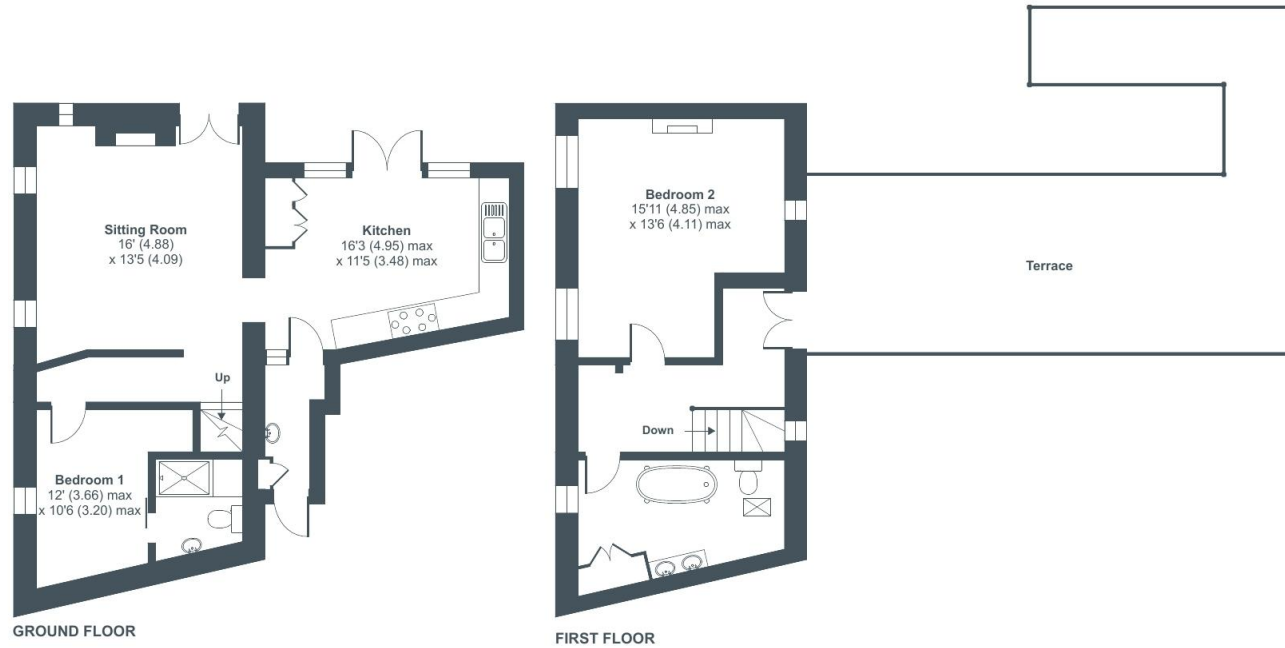




Point Road, Avening, Tetbury, GL8

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 731796







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