



House - Detached (EPC Rating: D)

**POINT ROAD, AVENING, GL8 8LY**

Offers In Excess Of

**£585,000**

**CANNON ESTATES**  
SALES & LETTINGS



# 3 Bedroom House - Detached located in Avening

Nestled in the charming Cotswold village of Avening and offered to the market with no onward chain, this delightful link-detached house offers a perfect blend of comfort and elegance. Built in 1994, the property spans an impressive 1,389 square feet and features three spacious double bedrooms, making it an ideal family home.

Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits additionally benefitting, for the wine enthusiasts, a remarkable 1,200 bottle wine cellar, an excellent focal point. Offering a unique touch to this already exceptional home. , while the two modern bathrooms ensure convenience for all residents.

One of the standout features of this property is the large garage, providing ample storage and parking space. The property also benefits from a car port, providing ample parking opportunity.

The property is further enhanced by its spectacular views, allowing you to enjoy the natural beauty of the surrounding Cotswold countryside from the comfort of your own home.







Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
1272 ft<sup>2</sup>

Balconies and terraces  
12 ft<sup>2</sup>

Reduced headroom  
83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

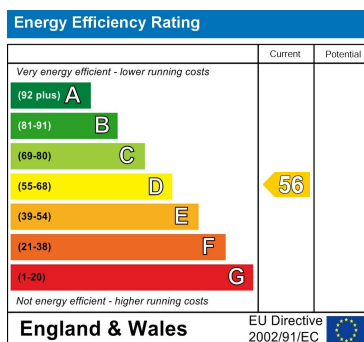
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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