





📍 The Old Post Office, 5 Point Road, Avening, Tetbury,  
Glous, GL8 8LY

📄 Auction Guide £200,000

- For Sale By Online Auction
- Thursday 4th December 2025
- Lot 06
- Guide Price £200,000+

🏠 Freehold

📊 EPC Rating F





LOT 06  
FOR SALE BY ONLINE AUCTION  
THURSDAY 4th DECEMBER 2025  
GUIDE PRICE £200,000+

Interesting semi-detached character period cottage in need of renovation within the beautiful Cotswold village of Avening.

The Old Post Office is most deceptive in size forming part of an impressive Grade II listed Georgian house with a substantial extension to the side. The accommodation comprises on the ground floor; Living room, snug and kitchen/dining room with pantry off. On the first floor; 2 bedrooms and a bathroom with a further bedroom on the second floor.

There is space to park a small car to the front and behind the cottage, there is a deceptively long south-facing rear garden about 120ft in length ascending up the valley.

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#### **Situation & Description**

Interesting semi-detached character period 3 bedroom cottage in need of renovation within the beautiful Cotswold village of Avening.

Avening is a delightful Cotswold village nestling across the Nailsworth Valley and has a public house, a village hall, an excellent primary school and parish Church. The village is close to Minchinhampton Common and Gatcombe Park, the home of The Princess Royal and Gatcombe Horse Trials. Avening is conveniently located between Tetbury and Nailsworth, both of which have an excellent range of facilities including shops, public houses and primary schools with a secondary school at Tetbury. There is an excellent choice of both public and private schools within the area including Beaudesert Park near Minchinhampton. Located on the edge of the village is Minchinhampton golf course. 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, and over 600 acres of National Trust common land at Minchinhampton and Rodborough.

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Joint Agent  
James Pyle & Co  
01666 840886

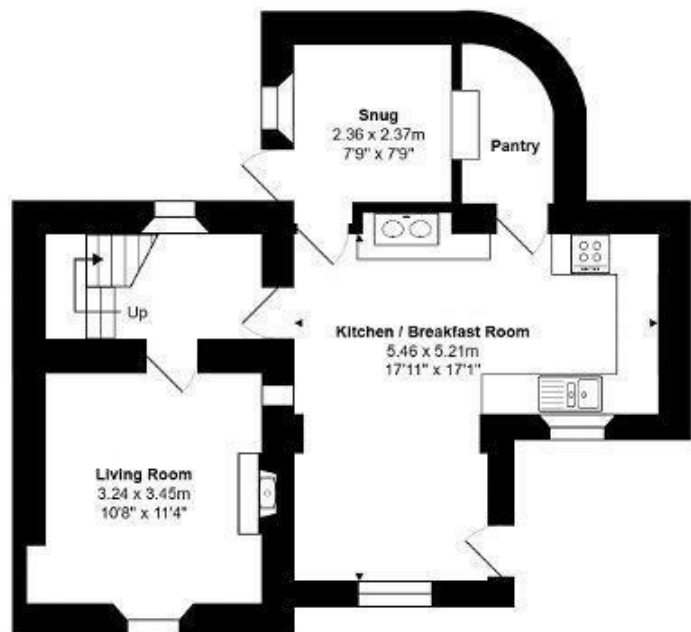
#### **Viewings**

To arrange a viewing, contact: Malmesbury office on 01666 829292

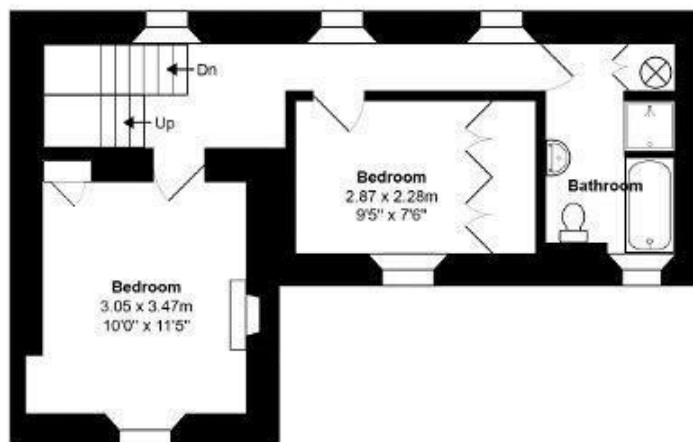
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





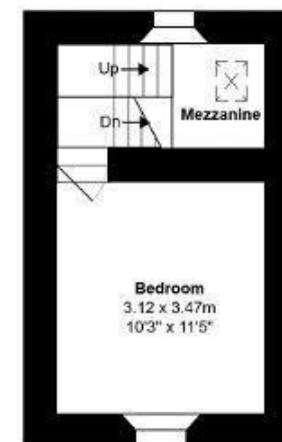
Ground Floor



First Floor

Total Area: 107.3 m<sup>2</sup> ... 1155 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Second Floor

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.