



5 ORCHARD FIELD  
Avening | Gloucestershire | GL8 8PE

HUGHES **HS** SEALEY

# Welcome to...

## 5 ORCHARD FIELD

Welcome to Number 5, Orchard Field, a four-bedroom detached family home located in this ever-popular village. Offered for sale with no onward chain, the home is located within a cul-de-sac of similar-style homes and enjoys elevated views to the front elevation of the village church and neighbouring countryside.

Offering a wealth of internal accommodation, the home features two formal reception rooms, a separate and spacious study, an attached single garage, and gardens to both the front and rear. It is because of the above that the home comes with a high recommendation to view.

Located in the popular village of Avening, the village enjoys a wealth of amenities, including a pub called The Bell, which also incorporates a very popular Indian restaurant/takeaway, a highly regarded primary school and pre-school playgroup, a social club that is the home of the weekly community café, and a church. There are a whole host of beautiful walks, cycling, and riding opportunities, as well as a golf course on the outskirts of the village.

The nearby towns of Nailsworth and Tetbury both have a comprehensive range of facilities. Junctions for the M4 and M5 motorways are within easy reach, and railway stations at Stroud (6 miles) and Kemble (7.5 miles) provide main-line services to Gloucester, Swindon and London Paddington.

Returning to the property, internally, the home features an entrance porch, which in turn leads to the welcoming entrance hall. Off this, access is gained to the two formal reception rooms: the living room, which enjoys an open fire and parquet flooring, which continues through to the dining room, which has patio doors leading onto the garden.

Further rooms on the ground floor include the kitchen, separate utility room, and cloakroom. Completing the ground floor is a spacious study and the integrated single garage, benefiting from light and power.

Upstairs are four good-sized bedrooms, with the bedroom to the front enjoying views over the church and neighbouring countryside, while the rooms to the rear enjoy views over the garden. Completing the property's accommodation is the family bathroom.









# Explore outside...

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Externally, to the front is the driveway, which provides off-road parking, with the remainder laid out on the lawn. Gated access leads to the rear garden, which is predominantly laid to lawn and enjoys a wealth of maturing plants and shrubs.

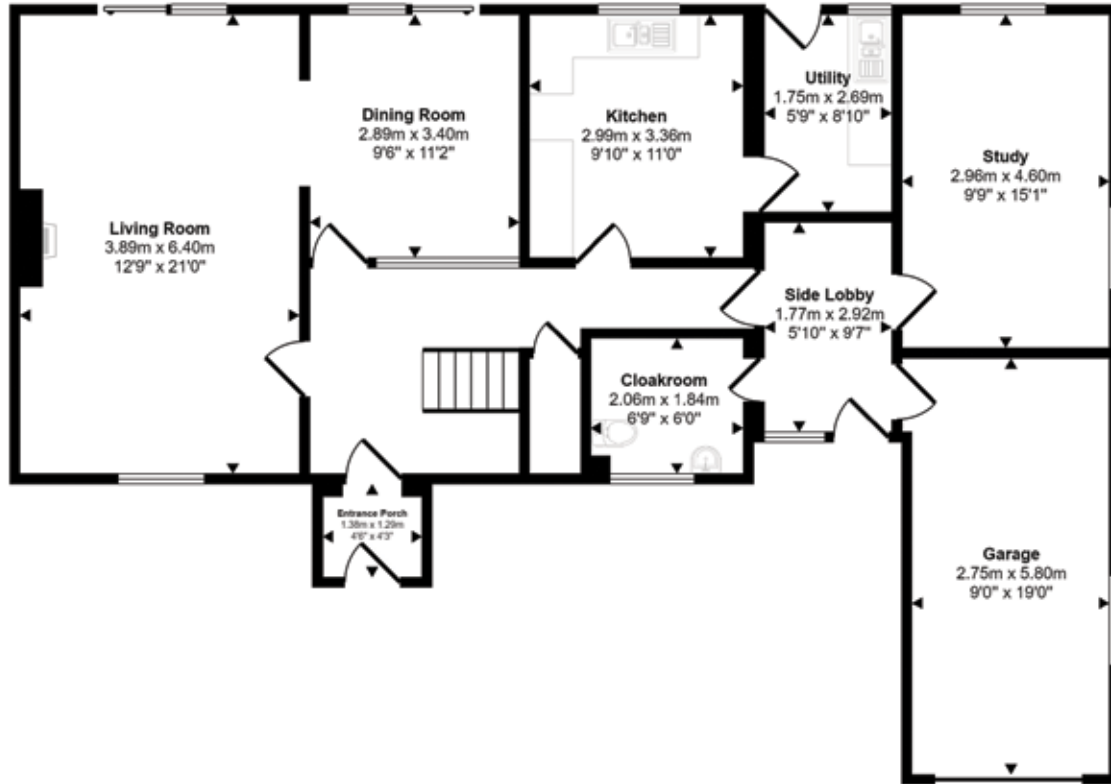
- A spacious four-bedroom detached family home, offered for sale with no onward chain
- Located in this highly sought after village
- Enjoying elevated views to the front elevation over the church and neighbouring countryside
- Driveway parking to the front, attached single garage
- Entrance porch, entrance hall, two reception rooms, living room with open fire
- Further rooms downstairs include kitchen, utility, cloakroom and spacious study
- On the upper floor are four bedrooms and a three-piece family bathroom
- To the rear is an enclosed, mature garden
- A property that comes with a high recommendation to view

### DIRECTIONS

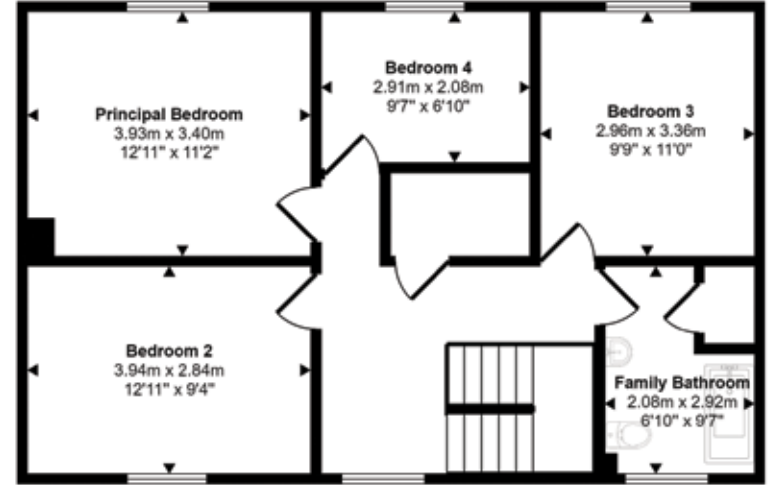
To locate the property, please enter the following postcode into your sat nav system: GL8 8PE. Upon arrival, the property can be located on your left.



Approx Gross Internal Area  
174 sq m / 1870 sq ft



Ground Floor  
Approx 109 sq m / 1174 sq ft



First Floor  
Approx 65 sq m / 696 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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