

hunter
french



72 Sandford Leaze, Avening, Tetbury, GL8 8PB

A detached village home situated in a peaceful cul-de-sac position, offering versatile and well-appointed accommodation, a generous garden, off-street parking and a double garage.

Sandford Leaze is a residential cul-de-sac in the heart of Avening, which is situated between the market towns of Tetbury and Nailsworth as well as being just a short distance of the National Trust Commons of Minchinhampton and Rodborough. The property itself was understood to have been built in the 1980's and is one of a collection of detached homes now benefitting from a mature and peaceful setting. This particular property extends in all to approximately 1235sq.ft.

This fabulous, detached home is entered via steps rising to a raised deck that leads to the front door and into a welcoming entrance hallway. The sitting room is found to the right-hand side of the hallway and at the front of the accommodation. This lovely room benefits from a dual southerly facing aspect including French doors that open onto the front decking. There are double doors to one corner that flows into the dining room enabling the two rooms to be sociable when entertaining. The kitchen and combined utility area is a fantastic space with a collection of integrated units and integrated appliances including a fridge freezer, dishwasher, electric fan assisted oven and electric hob. There is also space and plumbing for a washing machine within the utility area of the room, along with a side door to access the rear garden.

Continuing towards the rear of the property are four bedrooms and a family bathroom. Two of the bedrooms are generous sized doubles which both have fitted wardrobes. The master has a window overlooking the rear garden and there is an en-suite shower room that comprises a white suite and a corner shower cubicle. Bedrooms three and four both sit with an outlook to the front of the property and would make ideal home offices if needed. The family bathroom also comprises a white suite with a 'P' shaped bath and a shower over. Completing the accommodation is a hatch in the hallway that has a ladder dropping into a handy under-croft providing storage. There is also a hatch with another ladder to the attic space, which has been fully insulated and carpeted.

Externally there is driveway offering generous parking to the front of the property ahead of a double garage. The garages have lighting and power, including an EV charger. Beside the driveway is a small lawn area that is bordered by mature shrubs and flower beds. The steps and decking to the front of the property are made up of an Opepe hardwood and also make a wonderful, elevated seating area that makes the most of the southerly aspect. Beneath the decking is a useful bin storage area. The rear garden is a beautiful area that has been landscaped into tiers with Cotswold stone walls and steps to reach all areas. This landscaping allows the garden to be utilised fully and is made up of lawns, mature and well-stocked borders and patio terraces to enjoy the elevated aspect across the village and valley beyond.



The current vendor has installed solar panels onto the roof of the property. These power the property and fill a storage battery in the garage used to power the property when there is no daylight. Any excess is sold back to the grid generating income for the owner.

The property is connected to mains services of water, drainage and electricity. The electricity-powered central heating system comprises storage and wall heaters. Council tax band E (Cotswold District Council). The property is freehold.

EPC – 57 (D).

The popular village of Avening has a strong sense of community. There is 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 which is the home of the weekly community café and a Norman church. There are a whole host of beautiful walks, cycling and riding opportunities and 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.

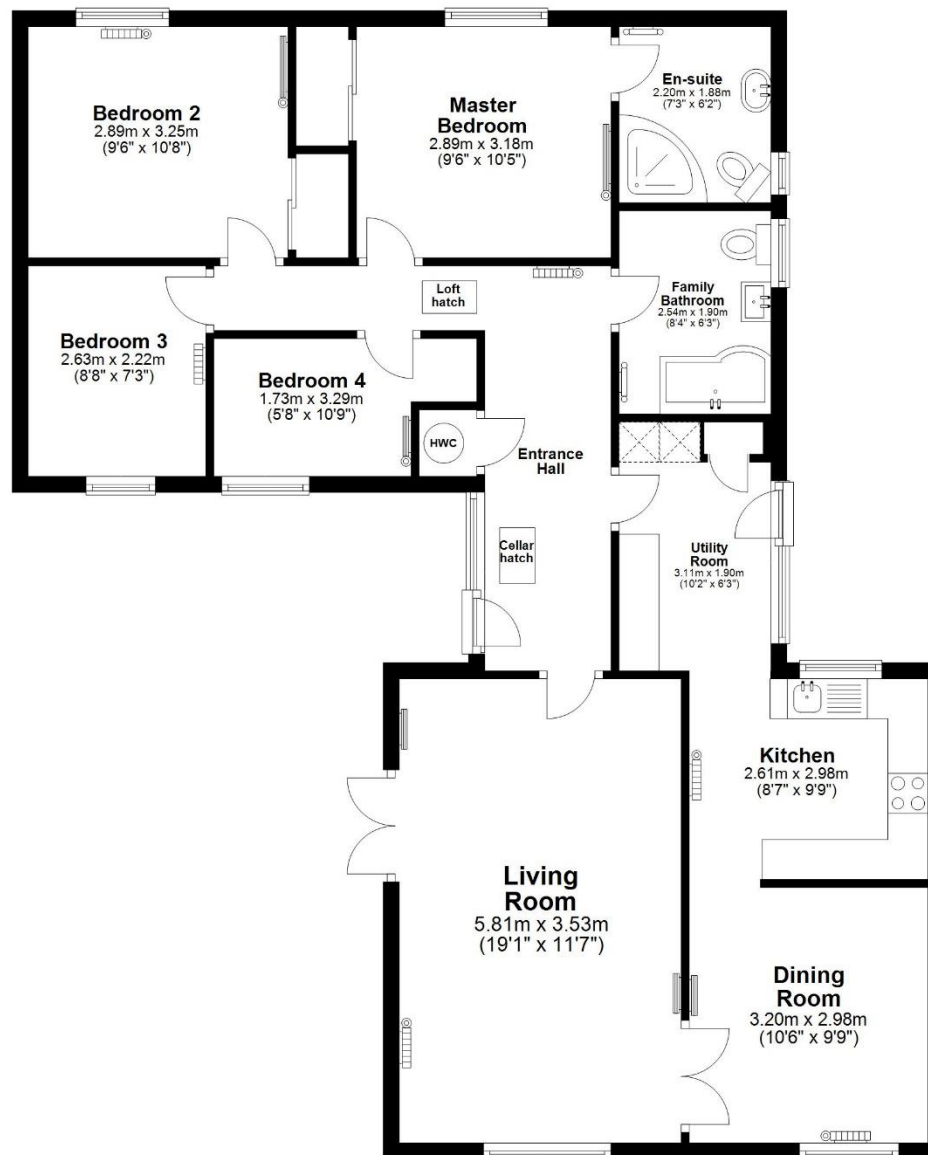
Offers Over £550,000





Ground Floor

Approx. 100.1 sq. metres (1077.4 sq. feet)

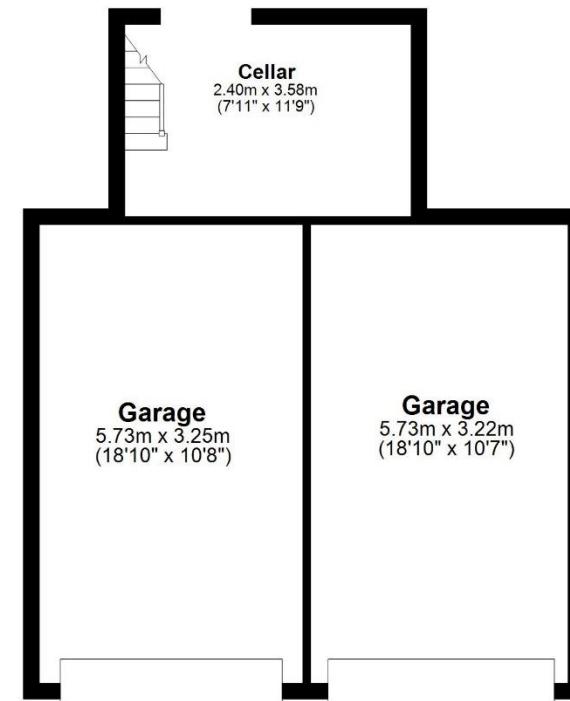


Main area: Approx. 114.8 sq. metres (1235.8 sq. feet)

Plus garages, approx. 37.7 sq. metres (405.5 sq. feet)

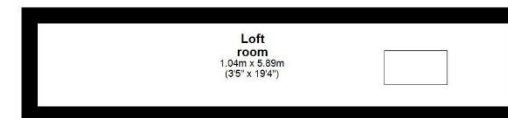
Basement

Main area: approx. 8.6 sq. metres (92.5 sq. feet)
Plus garages, approx. 37.7 sq. metres (405.5 sq. feet)



Loft room

Approx. 6.1 sq. metres (65.8 sq. feet)



Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

