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Bramley Cottage, 20 Star Lane, Avening, Gloucestershire, GL8 8NT



A wonderful, three-bedroom detached cottage situated in the picturesque Cotswold village of Avening and accompanied by a generous mature garden and off-street parking.

Bramley Cottage is a quaint cottage that has been a truly loved family home to the current owners since 1996. During these years the property has been well maintained to a high standard and recently had replacement double glazing throughout and a new boiler installed. The property is believed to date back to pre-1900, with various extensions and alterations soon after this, and many of the windows enjoy an impressive view across the neighbouring valley.

The accommodation is entered into via the front door into an entrance hallway and with an adjacent cloakroom that has a W.C, wash basin and plenty of space for coat and shoe storage. The floor is laid to a hardwearing, wooden effect tiled floor that flows throughout this area and also into the reception room. The kitchen is to the left of the hallway, this is a true country kitchen with space for a family dining table in the centre and an exposed, painted stone wall across one side that is an ideal space for a dresser. Across two sides of the kitchen there are integrated units that include an integrated under-counter fridge and freezer, along with space for a range cooker and plumbing for a washing machine and dishwasher. The room enjoys a dual aspect and has a stable door opening onto the rear garden. Continuing through the property is the sitting room which has French doors that open to the south facing garden and combined with the large window to the opposite end, provides great natural light into the room. There is a beautiful, exposed stone fireplace within the room, that has a wood burner installed, and bespoke cabinetry in the alcoves to either side.

Stairs to the corner of the reception room rise to the first floor, reaching a spacious landing area that could also be utilised as a reading area or a study space. Two of the bedrooms are accessed from the landing, both doubles and both enjoying multiple windows that provide great light. There are original exposed floorboards and a fitted storage cupboard within the second of these bedrooms. The bathroom comprises a white suite with a shower over the bath and contemporary wall tiles. The floor is finished in a wood effect tile and enjoys one of the best views from the house.

A doorway on the landing opens to the staircase to the final bedroom on the second floor. This is another double proportioned room with a triple aspect that includes two Velux windows; one looking across the valley and the other over the garden.





Externally there is a shared driveway to the front of the property that leads to private parking for up to three vehicles. The rear garden has been beautifully landscaped by the owners and is naturally zoned into multiple areas. Directly across the rear of the property is a patio area perfect for al fresco dining in the summer months. Rising up a couple of steps leads to a second seating area before flowing into the beautifully sectioned spaces for each form of gardening that include a wildflower lawn, mature flower beds and raised vegetable beds as well. To the far end, there is a timber framed shed for storage and another small barbeque area with far reaching panoramic views.

The property is connected to mains services of electricity, water and drainage. The heating is fired by oil. Council Tax Band D (Cotswold District Council). The property is freehold.

EPC – E (45).

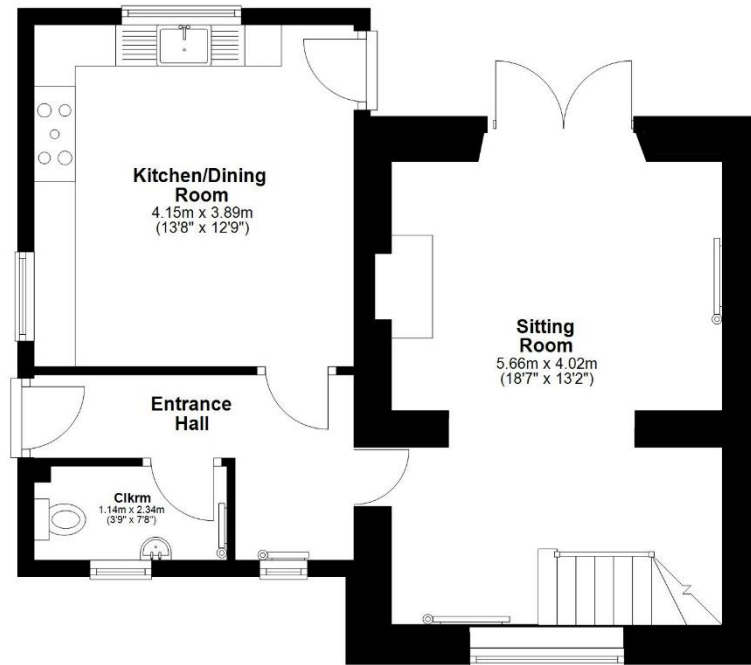
## Guide Price £675,000





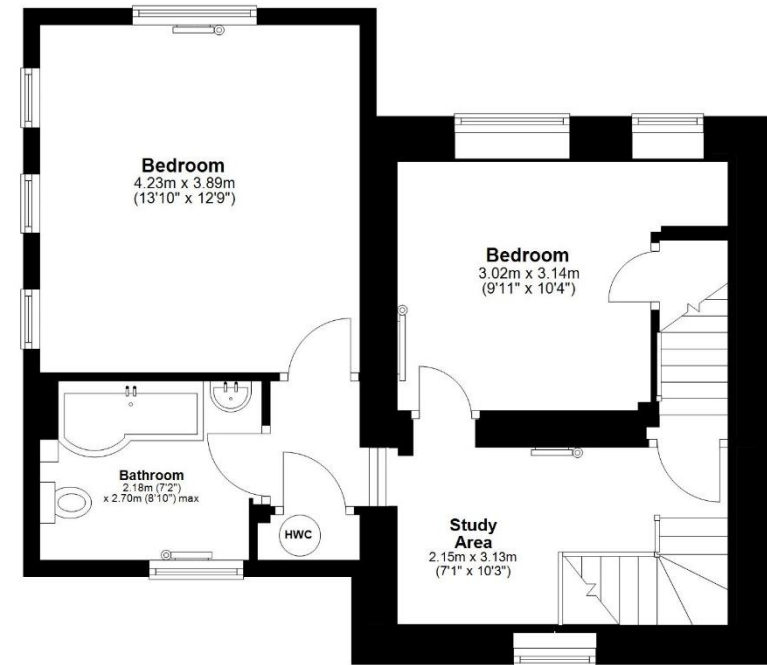
## Ground Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



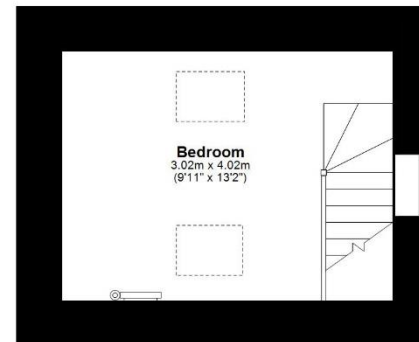
## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## Second Floor

Approx. 12.1 sq. metres (130.7 sq. feet)



Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

### Situation:

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.

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