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Plough Cottage, 22 Star Lane, Avening, Tetbury, GL8 8NT

An idyllic two-bedroom cottage set along a quiet lane in an elevated position with outstanding views across the valley towards Minchinhampton golf course. The property also boasts an attractive landscaped garden and off-street parking.

Plough Cottage is a beautifully presented cottage bursting with charm, located on Star Lane in the pretty Cotswold village of Avening. The cottage was understood to have formally been a mixture of a smaller cottage and a farm building which, with a rear extension added in a previous ownership, which now stands as a very generously proportioned two-bedroom cottage with accommodation that has been updated to a very high standard by its current owner.

The property is entered via a timber framed storm porch that leads up to the front door into the welcoming hallway with stairs rising to the first floor, and doors leading to the kitchen and utility room. The impressive kitchen is a spacious room with a triple aspect, benefiting from a recently updated range of contemporary wall and base units and a spacious larder providing lots of storage. There is space for an electric range cooker with a fitted extractor fan above, plus an integrated fridge/ freezer and space and plumbing for a dishwasher. A stylish peninsular/breakfast bar allows a dining space within the room.

The charming living room sits adjacent to the kitchen and with the open-plan addition of a summer room, plenty of space has been created to create both sitting and dining areas. A fireplace with a slate hearth and multi fuel burner inset makes a real focal point to the room. The room is filled with natural light from its double aspect with a window to the front of the room which perfectly frames the view overlooking the valley, and to the far side of the room the stunning floor to ceiling glazing which incorporates French doors opening out to the rear garden. Completing the accommodation is a good-sized utility room with further fitted wall and base units with a Butlers sink and space and plumbing for a washing machine and a tumble dryer/undercounter fridge or freezer. A stable door leads out to the rear garden and there is an adjacent cloakroom with W.C.

Rising to the first floor there are two double bedrooms which both enjoy a dual aspect, and one of the bedrooms has a generous selection of fitted wardrobes. The well-proportioned bathroom which has recently been updated can be found across the landing and is finished with contemporary tiling. The white suite comprises a freestanding roll-top bath, separate shower cubicle. There is an airing cupboard within this room too, which houses the hot water tank.

The rear garden wraps around the house and has been cleverly and tastefully landscaped to incorporate several seating areas allowing the garden to be enjoyed at all times of the day and evening thanks to the lighting system installed, which can be operated remotely providing different ambient settings. There is an array of mature and well stocked borders with a lawn area and several specimen trees.



Directly across the rear of the cottage, and accessible from the living room French doors is a flagstone terrace with an attractive water feature making the perfect spot to sit and enjoy the view across the valley. A series of steps bordered by lavender hedges gradually leads up to the top of the garden to a decked terrace with a timber shed to one side and a garden room to the other side that benefits from a power supply. The garden room is currently used as a home office or equally as a studio for anyone wishing to work from home. To one side of the cottage there is off road parking for several vehicles and the rear garden can be accessed via a side pedestrian gate.

The property has oil fired central heating with a new boiler and water tank fitted in late September 2023. We understand the house is connected to mains drainage, electricity and water. The property is freehold. Council Tax Band D (Cotswold District Council).

EPC – F(34).

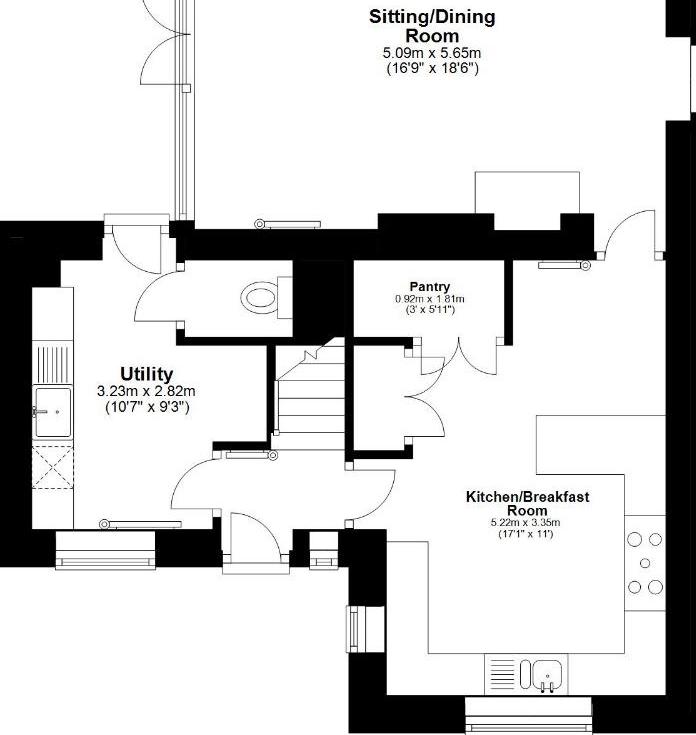
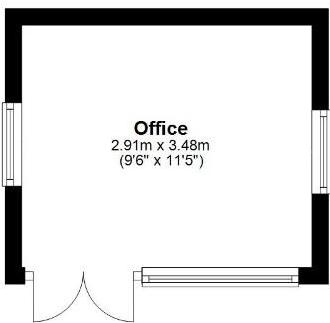
The popular village of Avening has a strong sense of community. There is a pub called The Bell which also incorporates a very popular Indian restaurant/takeaway, a highly regarded primary school and pre-school playgroup, a social club which is the home of the weekly community café and a Norman church. 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.

Guide Price of £599,995



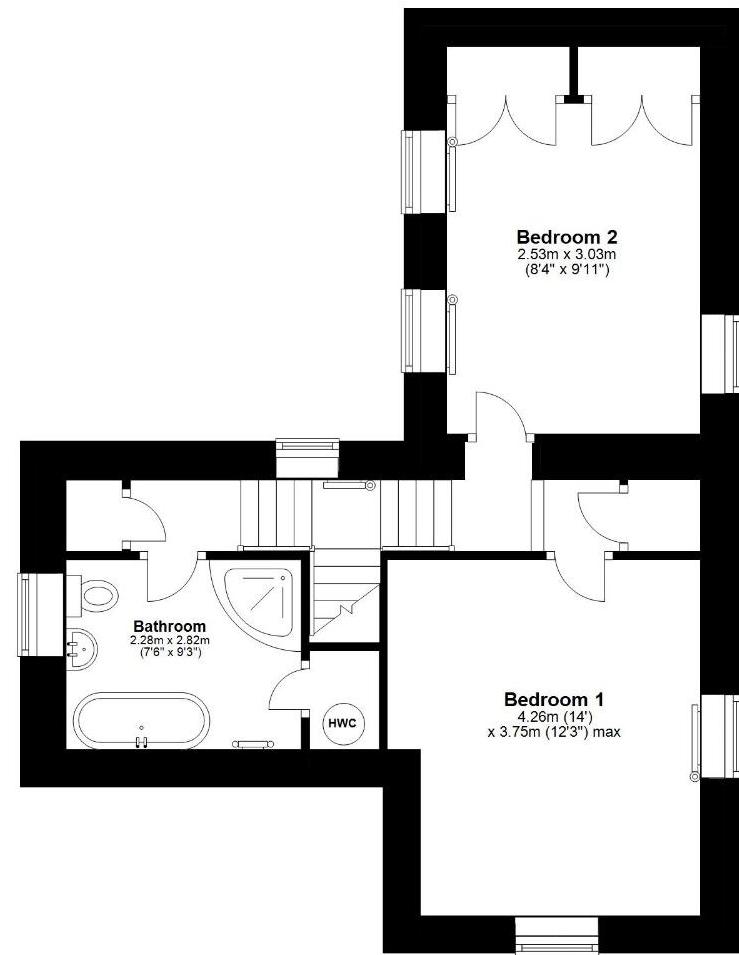
Ground Floor

Main area: approx. 59.8 sq. metres (643.4 sq. feet)
Plus outbuildings, approx. 10.1 sq. metres (108.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Main area: Approx. 102.3 sq. metres (1101.1 sq. feet)

Plus outbuildings, approx. 10.1 sq. metres (108.7 sq. feet)

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