

NEW HOUSE

NAGS HEAD LANE
AVENING



New House, Nags Head Lane, Avening, GL8 8NZ

A RARE OPPORTUNITY TO PURCHASE A DETACHED COTSWOLD STONE PROPERTY IN NEED OF COMPLETE RENOVATION IN A HIGHLY SOUGHT AFTER LOCATION SURROUNDED BY OPEN COUNTRYSIDE

Hallway, Sitting Room, Dining Room, Kitchen, Office/Bedroom, First Floor space to create 2 Double Bedrooms and Bathroom, Guest WC, Garage, Driveway, Off Street Parking

GUIDE PRICE £400,000

DESCRIPTION

New House is a detached Cotswold stone property located in a highly sought after and rarely available position at Nags Head near Cherington.

The property which is in need of complete renovation offers a blank canvas to create a home to bespoke specifications. The space and configuration on offer would lend itself well to become a fabulous 3 bedroom family home.

Externally there is a private driveway with parking for several cars, an integral large garage and enclosed rear garden.

LOCATION

Nags Head is a charming little hamlet tucked away in a hidden valley about 2 miles north of Tetbury. Quiet and peaceful it has a timeless feel with minimal through traffic and a friendly, inclusive atmosphere. There are lovely walks in the immediate vicinity, including Cherington lake, while for keen golfers, Minchinhampton golf club with two challenging courses, is just up the hill. Nearby Avening has two pubs, a Norman Church and popular primary school. Tetbury, Nailsworth and Minchinhampton are also all within close proximity, with supermarkets in Tetbury and Nailsworth and an excellent choice of independent retailers. Minchinhampton also has a good selection of local shops, popular pub and several cafes. There is a wide choice of both state and private schools for all ages and abilities within easy reach, as well as excellent places to eat out, including Calcot Manor with its associated Spa. Westonbirt Arboretum is also nearby and High Goal polo is played locally at the Beaufort Polo Club. London is also within easy reach, approximately 2 hours drive or circa 70 minutes by train into London Paddington from Kemble Station (less than 15 minutes drive).

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via Tetbury Street, continuing past Gatcombe Park and the entrance to the Minchinhampton Golf Club, down the hill towards Avening. At the bottom of the hill, turn left signposted towards Nags Head and Cherington. Continue into Nags Head and New House is at the far end of the hamlet on the left, prior to an old red telephone box and a left hand fork.

ADDITIONAL INFORMATION

CASH BUYERS ONLY

As this property does not have a working kitchen, bathroom or boiler we believe it to be unmortgageable. If you are not a cash buyer, we would ask that the relevant personal finance investigations are done prior to requesting a viewing.

TENURE EPC SERVICES

Freehold

EER: Current 15 / Potential 63

Electricity and Water are connected to the property. Mains drainage. Cotswold District Council tax band E. Ofcom Checker: Broadband - standard 4 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three

VIEWING

By prior appointment with **MURRAYS ESTATE AGENTS**, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

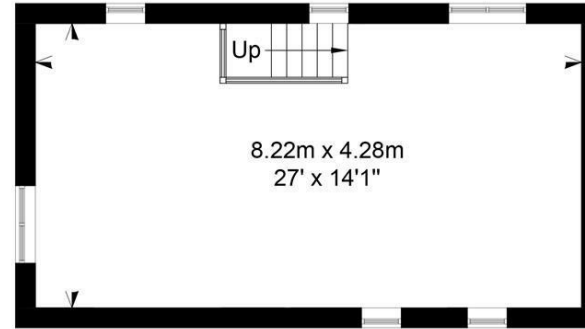
SUBJECT TO CONTRACT

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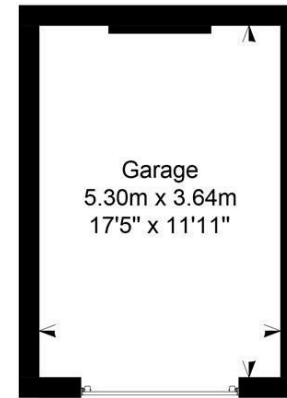


The New House, Nags Head Lane, Avening, Gloucestershire

Approximate IPMS2 Floor Area	
House	90 sq metres / 969 sq feet
Garage	19 sq metres / 204 sq feet
Total	109 sq metres / 1173 sq feet



First Floor



Lower Ground Floor

Simply Plans Ltd © 2024
07890 327 241
Job No SP3489

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



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