

17 TETBURY HILL

AVENING GL8



17 Tetbury Hill, Avening, Tetbury, GL8 8LT

A RECENTLY RENOVATED AND UPDATED DELIGHTFUL 2 BEDROOM COTTAGE WITH A HOST OF CHARACTERFUL FEATURES, FLOODED WITH NATURAL LIGHT AND PRETTY GARDEN WITH VALLEY VIEWS

Entrance Porch, Sitting/Dining Room, 2 Double Bedrooms, Kitchen, Family Bathroom, Utility/Boot Room, Ground Floor Guest WC, Garden

GUIDE PRICE £400,000

DESCRIPTION

17 Tetbury Hill is a charming and beautifully presented detached Cotswold cottage which has been fully renovated and updated by the current owners. With an abundance of natural light and making clever use of all the available space the house offers practical and flexible living with character at every turn.

The property is entered via a pretty stable door into a tiled front porch off which is a useful utility and boot room with access to the rear garden. The heart of the home is a bright and spacious sitting/dining room with exposed stone, feature beam, ornate tiled fireplace and a cosy window seat. To the rear is a modern kitchen overlooking, and with direct access to, the sunny rear terrace and garden. There is also a useful second WC at the rear of the kitchen.

An original stone cantilever staircase leads to the first floor which has been reconfigured to offer a good sized double bedroom and the family bathroom with rainfall shower over the bath. A second double bedroom is on the top floor with further exposed beams and two windows allowing plenty of natural light.

To the rear and side of the property is a surprisingly large, level garden with both a patio area making the most of the far reaching valley views and a lawned area beyond.

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via Tetbury Street out towards Avening. On reaching the village, turn left onto Tetbury Hill and number 17 is approximately 100 yards up on the left hand side.

ADDITIONAL INFORMATION

A path to access the neighbouring property (15 Tetbury Hill) has a right of way.

LOCATION

Avening is an historic Cotswold village in a pretty valley between the market towns of Nailsworth, Tetbury and Minchinhampton, in the south-west of the Cotswolds. The village has a popular pub, a highly regarded primary school, a Norman church and a great community spirit. Nearby towns of Nailsworth and Tetbury both have an extensive and eclectic range of independent retailers, supermarkets and a choice of different restaurants and public houses. Minchinhampton also has a range of local amenities as well as offering over 600 acres of National Trust Common Land and challenging golf courses.

One of the key draws to the area is the excellent choice of schools, including several grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beadesert Park in Minchinhampton, Westonbirt School in Tetbury, and Wycliffe in Stonehouse are easily reachable. Buses run from the village to schools in both Stroud and Tetbury as well as Cirencester College.

The area is well-placed for transport links with trains into London Paddington from both Stroud and Kemble Stations, circa 75 minutes and the M4 and M5 motorways are also both easily accessible.

TENURE	Freehold
EPC	EER: Current 51 / Potential 87
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating. Cotswold District Council tax band C - £1913.67. Ofcom checker: Broadband - standard 0.7 Mbps ultrafast 1000 Mbps, All Mobile Networks are likely.

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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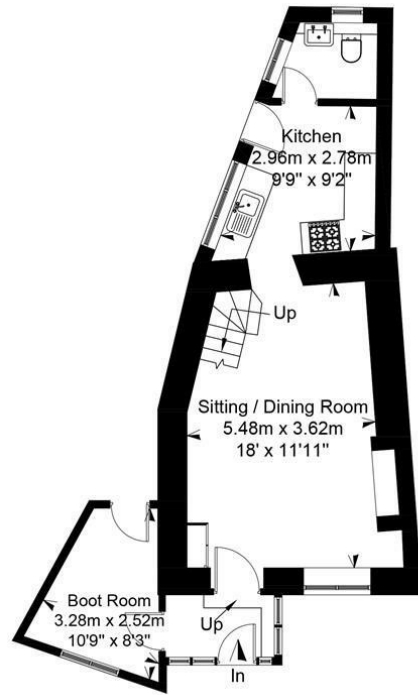




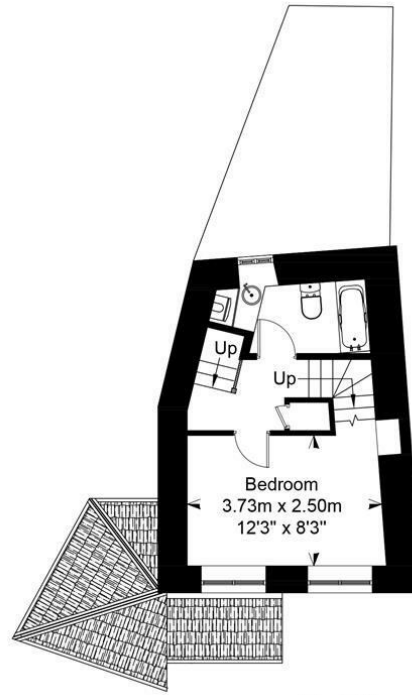
17 Tetbury Hill, Avening, Tetbury, Gloucestershire

House
Approximate IPMS2 Floor Area
74 sq metres / 796 sq feet
(Includes Limited Use Area 6 sq metres / 64 sq feet)

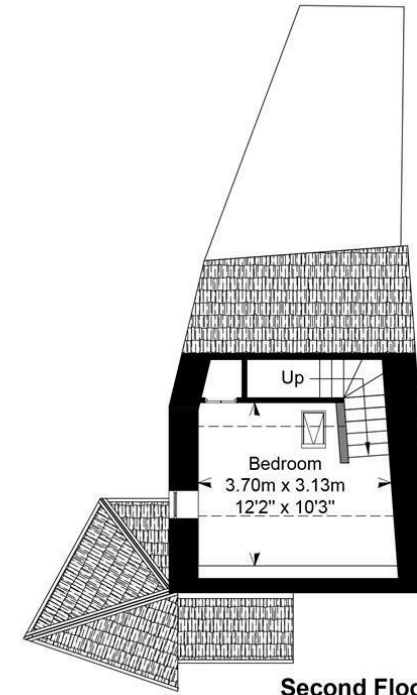
[] = Limited Use Area



Ground Floor



First Floor



Second Floor



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