

GABLE COTTAGE
AVENING



MURRAY'S
SALES & LETTINGS
01453 886234
FOR SALE

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**GABLE COTTAGE · AVENING
GLOUCESTERSHIRE
GL8 8LY**

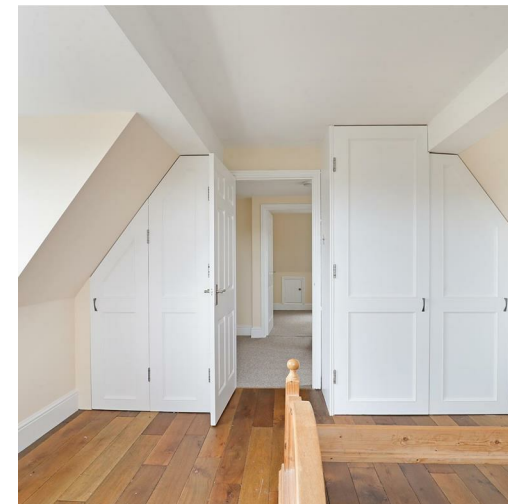
A bright and spacious 3 bedroom family home with wonderful views, off street parking and great entertaining spaces

**BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2**

GUIDE PRICE £595,000

FEATURES

- 3 DOUBLE BEDROOMS
- LINK DETACHED
- FREEHOLD
- SPACIOUS ACCOMMODATION
- 1000 BOTTLE CELLAR
- 2 RECEPTION ROOMS
- INTEGRATED GARAGE
- OFF-STREET PARKING
- VIEWS
- POPULAR VILLAGE LOCATION



DESCRIPTION

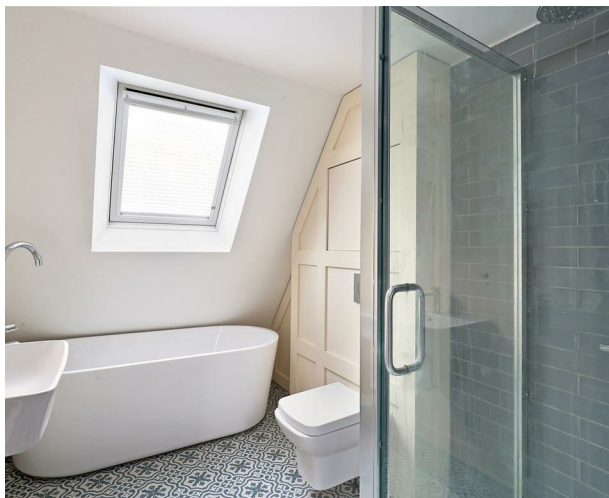
Gable Cottage is an attractive and spacious home in an elevated position within the popular village of Avening.

Built approximately 30 years ago, the well-proportioned internal accommodation comprises of a double, front to back sitting room with feature fireplace and doors to the rear garden, a separate dining room, spacious kitchen with feature 1200 bottle wine cellar, guest WC, three double bedrooms and a family bathroom.

The property is approached via a gravel driveway with steps leading to the front door. There is plenty of off-street parking with both a carport and an integrated garage with electric roller door.

There is access to the rear garden from the side of the house. The garden comprises a large raised deck area and steps leading to a patio with pretty summer house, with full electrics and internet, and has been used as a home office.





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via Tetbury Street out towards Avening. Travel through Hampton Fields, descending Hampton Hill with Minchinhampton Golf Course on your left hand side. On reaching the village with the Queen Matilda Inn on your left, take the right hand fork into High Street, and Point Road is then the first road on your left. Gable Cottage can be found approximately 200 meters up on your left hand side.

LOCATION

Avening is a historic Cotswold village in a pretty valley between the market towns of Tetbury and Minchinhampton, in the south-west of the Cotswolds.

The village has a popular pub, a well regarded primary school, a Norman church and a great community spirit. There are genuinely special walks in the vicinity, and the adjacent lanes are very popular with cyclists.

Nearby Nailsworth is a thriving country town with an excellent range of independent retailers and a burgeoning culinary reputation, while Tetbury and Minchinhampton are both steeped in history.

London is circa 2 hours by road with regular train services from both Kemble and Stroud stations, with trains scheduled from 75 minutes into London Paddington. Regency Cheltenham and Georgian Bath are almost equidistant. Minchinhampton has three challenging golf courses and the well know Gatcombe horse trials are hosted in the land adjacent to Avening.



For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334

Upper Ground Floor

Upper Seating Area

Deck Area

Summerhouse
2.20m x 2.05m
7'3" x 6'9"

Sitting Room
5.55m x 4.30m
18'3" x 14'2"

Kitchen
3.56m x 3.46m
11'8" x 11'4"

Dining Room
4.63m x 3.78m
15'2" x 12'5"

Hall

Up

Down

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plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
MS = International Property Measurement Standard

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