

LAVENDER COTTAGE · 5 STAR LANE
AVENING · TETBURY



MURRAYS
SALES & LETTINGS

LAVENDER COTTAGE
5 STAR LANE
AVENING
GL8 8NT

A pretty 3 bedroom Cotswold cottage with parking and a charming garden in the popular village of Avening, close to Tetbury and Minchinhampton.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £665,000

FEATURES

- Detached Period Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Eat-In Kitchen/Dining Room
- 2 Bathrooms
- Studio/Home Office
- Landscaped Gardens
- Off Street Parking for Several Cars
- Lovely Views
- Offered Chain Free



DESCRIPTION

Lavender Cottage is a charming detached Cotswold home in the sought village of Avening which is found between Minchinhampton, Nailsworth and Tetbury.

The property was extended in 2012 to add an entrance hall with cloakroom off, a delightful first floor studio/home office in addition to creating full access to the substantial barrel vaulted cellar.

The sitting room with wood burning stove, is in the centre of the home and extends the full width of the original cottage. This room, with oak flooring, is filled with natural light from four sash windows that overlook the garden. Beyond this is the large kitchen/breakfast room with vaulted ceiling and feature beams with French doors opening out to a terrace.

On the first floor are two double bedrooms sharing a central family bathroom. The second floor includes the third bedroom with built in storage, a large landing and separate shower room, perfectly set up to be used as a principle bedroom suite.

There are lovely countryside views from all aspects of the house and garden which has been landscaped with both lawns and patio area.

In addition to the side of the property is ample off-street parking for up to three cars.

Please note: The property is now vacant and some photographs were taken whilst the property was still occupied.





DIRECTIONS

From our Minchinhampton Office proceed up Tetbury Street towards Avening. Pass Minchinhampton Golf Club and continue to the Y junction in the village. Turn hard left into Star Lane (by the Queen Matilda) and Lavender Cottage will be seen on the left.

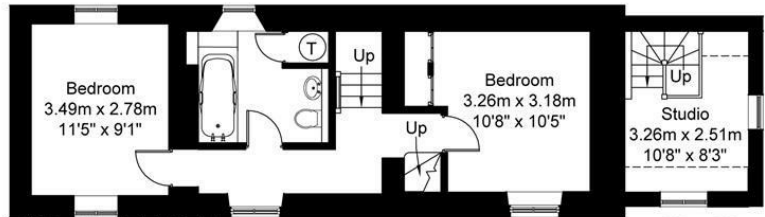
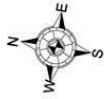
LOCATION

Avening is an historic cotswold village in a pretty valley between the market towns of Tetbury and Minchinhampton, in the south-west of the Cotswolds. Lavender Cottage is situated in the elevated part of the village adjacent to a narrow little lane which shortly afterwards meanders off into the surrounding countryside, in the general direction of Tetbury. The village has a well regarded pub (The Bell), a popular primary school, a Norman church and a great community spirit. There are several special walks in the vicinity, opportunities to keep a horse locally at livery 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.

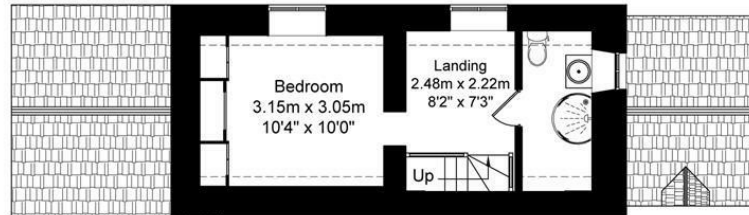
London is normally under 2 hours by road with regular train services from Kemble Station scheduled from 75 minutes into London Paddington. Regency Cheltenham or Georgian Bath are almost equidistant, Minchinhampton has three challenging golf courses and there are the Gatcombe Horse Trials, close by.

Motorway M5 J13 Stroud - 7.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 16 miles, Stroud Railway Station - 6 miles, Cirencester (centre) - 10 miles, Cheltenham (centre) - 18 miles, Bristol Temple Meads - 34.5 miles, Bath (centre) - 30 miles.



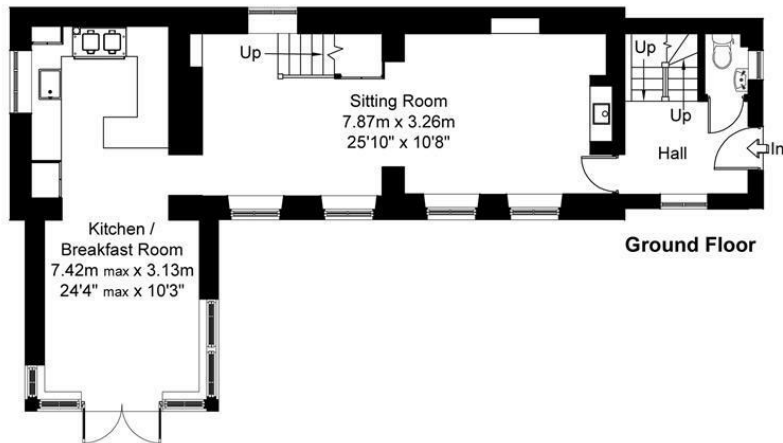


First Floor

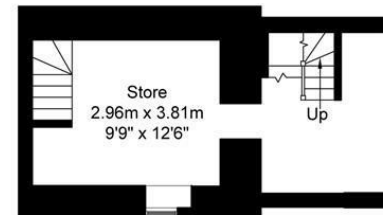


Second Floor

Reduced Headroom 1.5m / 5'



Ground Floor



Cellar

5 Star Lane, Avening, Gloucestershire

Gross Internal Floor Area Approx :-
House 134 sq metres / 1442 sq feet
Cellar 22 sq metres / 237 sq feet

Total 156 sq metres / 1679 sq feet

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07890 327 241
Job No SP1544

This plan is for identification purposes only. Not to scale.

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TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas CH. Cotswold District Council Tax Band E, £2,631.30. Ofcom Checker: Broadband - Standard 17 Mbps, Superfast 80 Mbps. Mobile - Indoor EE & O2, Outdoor all likely.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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