



**Wisteria House, Avening, Gloucestershire, GL8 8LY**  
**Asking Price £495,000**

**Cain & Fuller**

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**Cain & Fuller**

Wisteria Cottage offers a superb opportunity to purchase Cotswold family home nestled within the attractive and sought after village of Avening and benefiting from far reaching views over glorious Gloucestershire countryside. In the recent past the present vendors have undergone a sympathetic program of refurbishment to this flexible living space to now present an interesting and stylish living space. The main living space benefits from two large dual aspect living rooms, both boasting far reaching views into the valley with the main lounge boasting an attractive open fireplace and direct access onto the secluded gardens. To the rear of the house a recently fitted contemporary Cotswold kitchen/breakfast room boasts an excellent range of storage with a selection of quality appliances including attractive Cotswold range cooker. This space also has a convenient breakfast bar and useful utilities area, windows and door leading onto the gardens. There are a selection of three double bedrooms all with pleasant views and aspects onto the village, these are all serviced by spacious family shower room. There has been a program of full redecoration and flooring throughout the house in recent months to now present a high specification living space. To view this attractive property call the vendors sole agent Cain & Fuller in Cirencester.

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### **Avening**

Avening is an historic Cotswold village situated about 3 miles north of Tetbury and 12 miles west of Cirencester. The village which is set in an attractive Cotswold valley has many fine houses and cottages, pub, and a popular primary school.

Nearby Minchinhampton is a small ancient market town, steeped in history and provides for a range of everyday goods and services. The Minchinhampton Golf Club offers a challenging course and attracts a high standard of membership to the club. Three miles to the south is the popular town of Tetbury, with its honeyed stone architecture, so typical of the area, and thriving boutique shops and restaurants. Gatcombe Park which is nearby hosts the twice-yearly Horse Trials, which is an exciting event locally and draws interest from further afield.

### **Near by Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston

Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon

### **Outside**

The property benefits from a low maintenance garden to the front with access to parking and the house. To the rear of the property there is a terraces rear garden laid to lawn with a good degree of seclusion and a range of aspects onto the valley. Directly to the rear of the property an established patio allows outside dining in the summer months and creates a secure area for small animals and young children.

### **Garage and Parking**

To the front of the property there is a gravelled driveway with parking for two cars In front of the house and a single garage with up and over door to front.

### **Council Tax**

Band E

### **EPC**

Band D

### **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

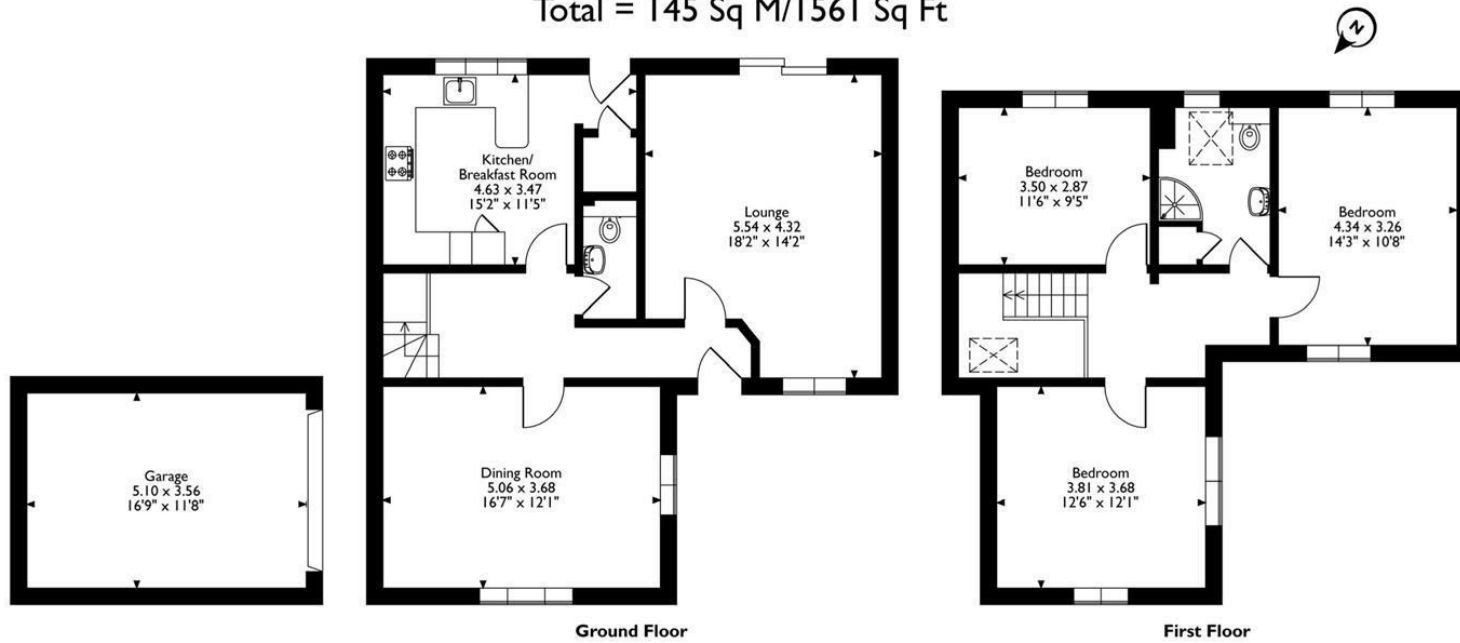
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller





Approximate Gross Internal Area  
Main House = 127 Sq M/1367 Sq Ft  
Garage = 18 Sq M/194 Sq Ft  
Total = 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.