



hunter
french

Mill Cottage, Mill Lane, Avening, Tetbury, Gloucestershire, GL8 8PD

A truly idyllic home situated in a picturesque village setting. The cottage offers beautifully finished interiors and was converted approximately ten years ago to an exceptional standard, with a strong emphasis on seamless indoor-outdoor living. Offered to the market with no onward chain.

From the moment you arrive, the cottage exudes warmth and charm. A striking exposed stone surround framing the interior of the front doorway immediately reflects the property's character and craftsmanship. The accommodation has been thoughtfully designed throughout, creating a stylish yet highly practical home ideally suited to both full-time living and weekend retreat use, extending to approximately 736.8 sq ft. The property forms part of Avening Mill, which was comprehensively renovated around ten years ago.

The beautifully proportioned living room forms the heart of the home, providing an inviting and atmospheric space centred around a wood-burning stove set on a slate hearth within the corner of the room. French doors flood the space with natural light and open directly onto the paved terrace, seamlessly extending the living accommodation outdoors.

The kitchen is tastefully fitted with a range of white cabinetry complemented by dark grey worktops and white brick-style tiling. Integrated appliances include a built-in oven, electric hob with stainless steel splashback and extractor hood, fridge freezer and washing machine, creating a clean and contemporary finish while retaining the cottage's characterful appeal. A well-appointed cloakroom completes the ground floor accommodation and features a WC, wash basin and elegant column-style heated radiator. Spotlights and engineered wood flooring run throughout the ground floor. A characterful staircase rises from the ground floor to a half landing, where the principal bedroom is situated. Further steps lead to an additional landing, with the family bathroom positioned to the left and bedroom two to the right, creating a distinctive split-level arrangement full of charm and individuality.

The two beautifully presented double bedrooms are finished with fitted carpets, which extend across both bedrooms, the landing and staircase. Bedroom one benefits from a useful built-in cupboard with hanging rail and shelving, together with large windows overlooking the stream to the rear of the property. Bedroom two enjoys particularly attractive character detailing, with exposed beams enhancing the room's appeal, as well as a useful built-in cupboard. Shutters fitted to selected windows further contribute to the cottage's elegant aesthetic.

The family bathroom has been finished to a notably high standard and comprises a bath with rainfall shower over, WC and wash basin. The room is beautifully styled with striking black-and-white patterned floor tiles complemented by glossy white brick-style wall tiling. A built-in cupboard discreetly houses the electric boiler.



Externally, the property enjoys a delightful, landscaped setting. The paved terrace wraps gracefully around the front elevation from the French doors, providing an exceptional outdoor entertaining and seating area from which to enjoy the peaceful surroundings. The remainder of the garden is laid to artificial lawn for ease of maintenance, while a bespoke outdoor kitchen has been created on the main terrace.

Steps rise to the generous parking area, where off-street parking is available for up to four vehicles.

The property is connected to mains electricity, water & drainage. Central heating is fired by electricity. The property is leasehold and there is currently a service charge of £160.00 per month. Council Tax Band D (Cotswold District Council).

EPC - TBC

The popular village of Avening has a strong sense of community. There is a pub called The Bell which also incorporates a very popular Indian restaurant/takeaway, a highly regarded primary school and pre-school playgroup, a social club which is the home of the weekly community café and a Norman church. There are a whole host of beautiful walks, cycling and riding opportunities and a golf course on the outskirts of the village. The nearby towns of Nailsworth and Tetbury both have a comprehensive range of facilities. Junctions for the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 miles) and Kemble (7.5 miles) provide main line services to Gloucester, Swindon and London Paddington.

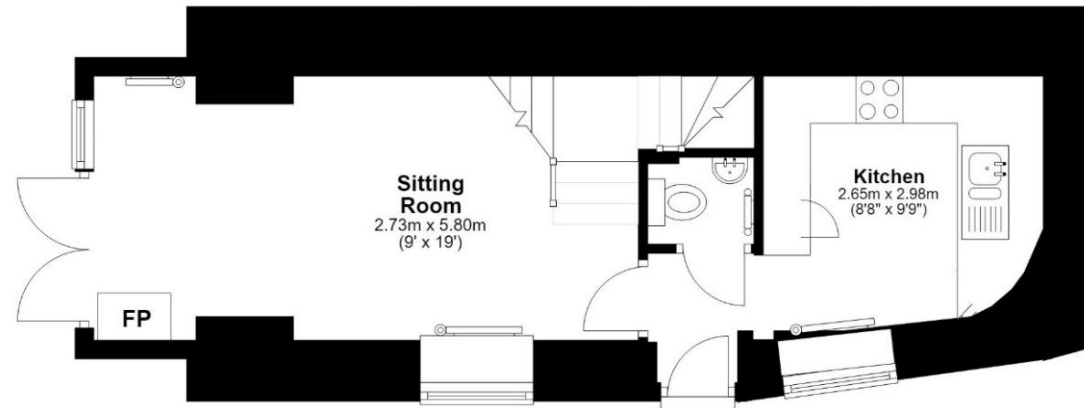


Offers Over £300,000



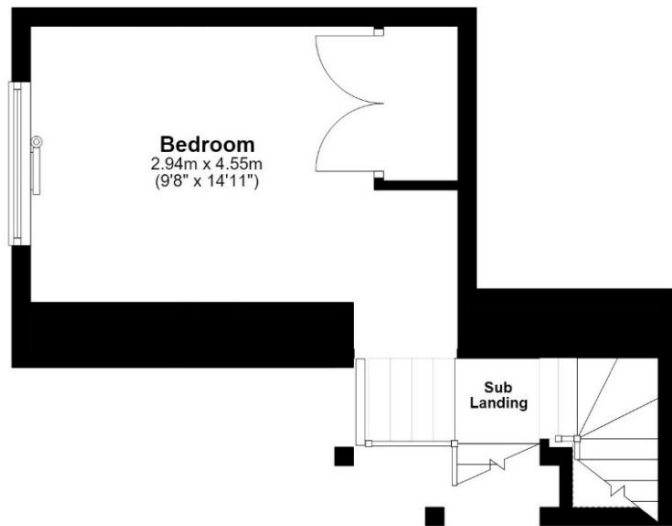
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.3 sq. feet)



Second Floor

Approx. 22.0 sq. metres (237.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.8 sq. feet)