Sandford Cottage, Avening, Gloucestershire, GL8 8NF

Chain Free £450,000

Cain & Fuller

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A truly unique Grade two listed detached Cotswold Stone Cottage located in an enviable position within the sought after village of Avening in glorious Gloucestershire countryside. In recent years this cottage has undergone a systematic high specification refurbishment to now present a stylish and appealing living space with the benefits of an array of character period features with modern convenience living aspects. This detached dressed stone cottage dates back to the 1700's with a stunning Cotswold stone roof and distinctive period diamond tracey million windows with pleasant aspects to the village. Externally there is a selection of enclosed gardens with an immediate wall garden located of the dining/family room ideal for the summer months with total privacy great for entertaining . A larger lawned garden benefits from excellent space for the animals or children with built-in storage and a pleasant river frontage. The village of Avening has a range of amenities for its residents including well supported primary school, selection of public house's range of local clubs and associations. Locally there is also a selection of outstanding Golf courses and of course glorious country pursuits. To view this unique property call Cain & Fuller in nearby 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.

Nearby 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.

Description

The ground floor of this stylish cottage benefits from a stunning period lounge with diamond tracey leaded period stone mullion windows including window seat and shutters with pleasant aspects to the front over the historical village church, original stone open inglenook fireplace with stone lintel and open grate for those winter evenings and plenty of space for quality soft furnishings. A well proportioned dining/family room benefits from bi-folding doors which lead onto a walled garden with absolute privacy amazing in the summer months. This room is both light and well proportioned with dual access to both side leading to a bespoke high specification kitchen with comprehensive selection of storage and integral appliances all focused around a contemporary three oven Aga (available by separate negotiation) a great addition to any traditional cottage. Throughout the ground floor there are stone and solid wood floors creating an attractive and practical living space. To the first floor the master bedroom benefits from a selection of bespoke built-in storage and again boasts pleasant views to the village church through diamond tracey mullioned windows. Open landing leads to a high specification contemporary family shower room with period window to side. To the second floor there are two further bedrooms, both of which benefit from a stunning selection of exposed roof timbers, true character living space. Most rooms in the cottage benefit from stunning views over to the historic village church especially attractive in the evening hours.

Outside

Externally there is a selection of enclosed gardens with an immediate wall garden located of the dining/family room ideal for the summer months with total privacy. A larger lawned garden benefits from excellent space for the animals or children with builtin storage and a pleasant river frontage

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for full details

EPC

Non required

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

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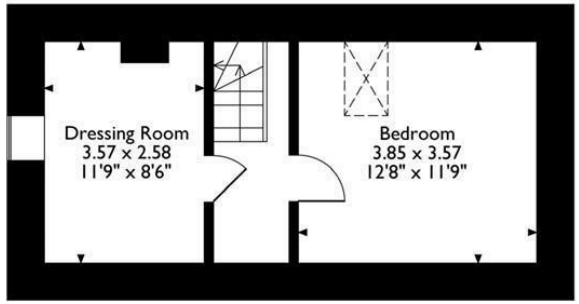
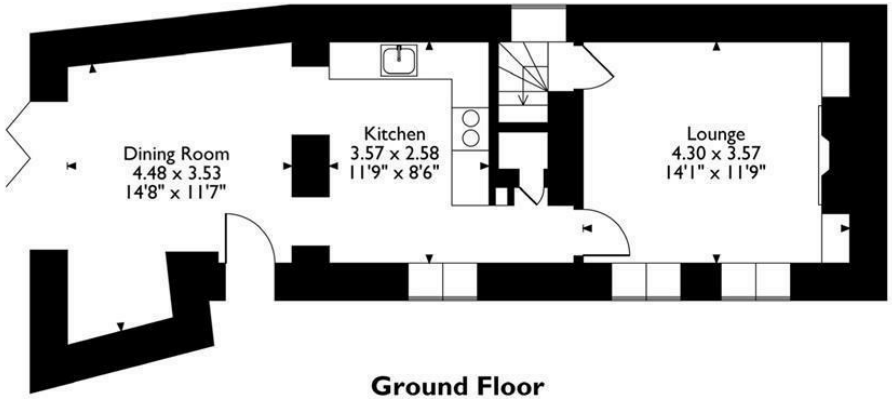
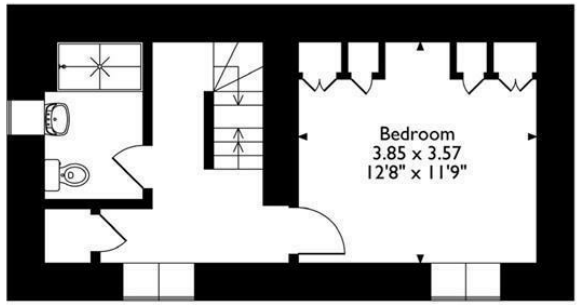
Approximate Gross Internal Area
102 Sq M/1097 Sq Ft



Second Floor



Ground Floor



First Floor

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