

NEW HOUSE AVENING



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SEAGER



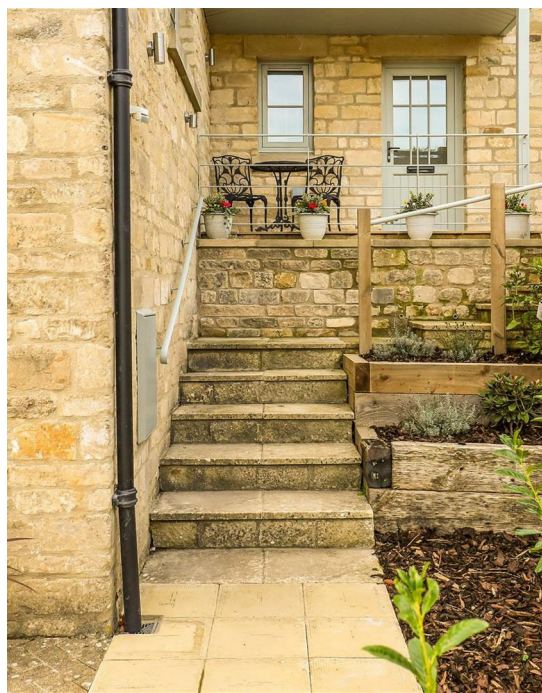
NEW HOUSE, NAGS HEAD LANE, AVENING, TETBURY, GL8 8NZ

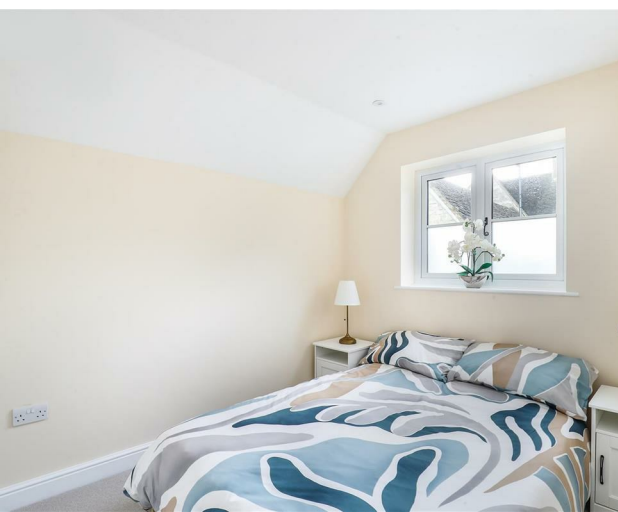
A RECENTLY RENOVATED DETACHED 3
BEDROOM HOME. OCCUPYING A PEACEFUL
COTSWOLD SETTING WITH PARKING AND
GARAGING.

The property

Set in a pretty Cotswold setting with views over neighbouring rooftops to the countryside beyond, this detached Cotswold stone home blends period charm with modern design. Elevated above the lane, 'New House' has been extensively renovated and remodelled by the current owners, offering stylish, immaculately presented accommodation. Though built in recent years, it has all the character of a traditional cottage, enhanced by a full rewire, newly installed double-glazed windows and new heating system with underfloor heating throughout. Steps from the parking area lead up to a tiled, canopied entrance, providing a sheltered spot for the removal of winter boots and a lovely elevated terrace for summer dining. The main door opens into a boot room with bench seating and coat hooks, with a cloakroom just off. This leads into a striking open-plan kitchen and dining room, filled with natural light from dual-aspect windows and French doors that open onto the

rear garden. The space comfortably accommodates a dining table and casual seating area, making it the heart of the home. The kitchen is fitted with classic shaker-style units, oak worktops, integrated oven, hob, dishwasher, washing machine and tumble dryer as well as an undercounter fridge and freezer, alongside open shelving and a plate rack. A contemporary tiled flooring runs throughout, and a full-height cupboard provides excellent storage. A step up leads to a bright, dual-aspect sitting room overlooking the hamlet, with wood panelling and a wood-burning stove creating a cosy yet elegant feel. Upstairs are three bedrooms, two comfortable doubles and a third ideal as a single bedroom or home office—alongside a contemporary family bathroom featuring a bulb shape bath with shower over, a sleek vanity unit, and additional built-in wall storage. The property is served by mains drainage and centrally heated by Calor gas.





Guide price
£550,000

- *Canopied entrance opening to boot room*
- *Cloakroom*
- *Open plan kitchen/dining room*
- *Sitting room with woodburner*
- *3 bedrooms*
- *Family bathroom*
- *Integral garage and private driveway*
- *Enclosed rear garden.*
- *Newly renovated*
- *Ofcom - Ultrafast broadband available. Good outdoor mobile signal with four main providers*

WITHIN EASY REACH...

- Minchinhampton - 2.6 miles*
- Nailsworth - 3.4 miles*
- Tetbury - 4.2 miles*
- Stroud - 6.4 miles*
- Kemble Railway Station - 7.7 miles*
- Cirencester - 11 miles*
- Bath - 27 miles*
- Bristol - 30 miles*

Outside

A private front driveway provides off-road parking and leads to an electric charging point and integral garage with a traditional up-and-over door. The garage is plumbed and fitted with a sink, offering potential for use as a workshop, or even a creative studio space, subject to individual needs. Discreetly positioned to the side of the driveway is a large gas tank, which has been neatly screened with attractive panelling to blend with the surroundings. Gated pathways on either side of the house allow secure access to the rear garden, making the outdoor space safe and enclosed—particularly ideal for dog owners. The rear garden itself has been carefully landscaped to create a stylish and low-maintenance environment. Paved throughout and framed by a raised flower border with built-in seating, it offers a lovely and sheltered setting for outdoor dining and entertaining. The garden is further enhanced by a variety of mature plants and trees, alongside thoughtfully placed new shrubs that bring colour and texture to this peaceful space.

Situation

Nags Head is located on the edge of the historic Cotswold village of Avening, a peaceful and characterful community nestled between the popular market towns of Nailsworth, Tetbury, and Minchinhampton. Surrounded by rolling countryside and with immediate access to scenic footpaths and bridleways, this location offers an idyllic semi-rural lifestyle without compromising on everyday convenience. Avening itself has a strong village community and is home to a well-regarded primary school, the historic Church of the Holy Cross, and The Bell Inn—a welcoming and traditional pub. The nearby town of Nailsworth (just over 3 miles away) offers a vibrant selection of independent shops, cafés, pubs, and restaurants, as well as a supermarket, post office, and other essential services. Tetbury, approximately 4 miles to the south, is a quintessential Cotswold market town known for its antiques, boutique shops, and excellent dining options. To the north, the attractive hilltop town of Minchinhampton is just under 3 miles away and is well-known for its Common—630 acres of National Trust-managed open grassland, ideal for walking, cycling, and picnicking. The town itself offers a charming mix of local shops, a post office, cafés, and pubs, as well as a golf course and other recreational amenities. For commuters, Kemble Station, around 8 miles away, provides regular direct services to London Paddington in just over an hour. The property also benefits from excellent road connections, with the A419 and M4/M5 motorways providing easy access to Cirencester, Cheltenham, Bristol, and Bath.



Approximate Gross Internal Area = 91.0 sq m / 979 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 109.8 sq m / 1181 sq ft

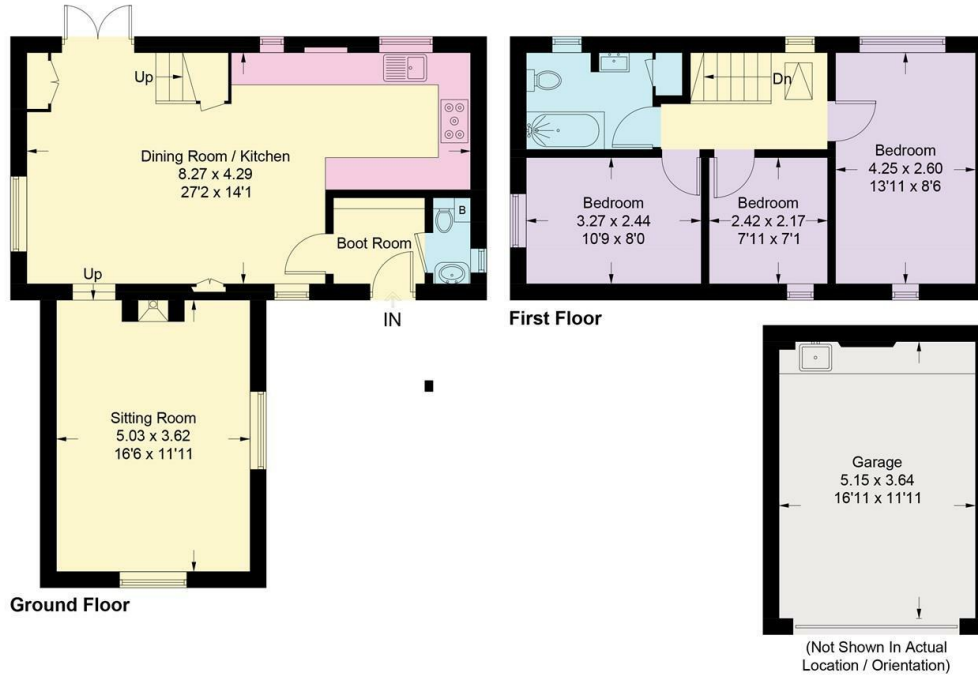


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242672)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	57
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL8 8NZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District Council. Council Tax Band E and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

