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60 Sandford Leaze, Avening, Gloucestershire, GL8 8PB

Set in the highly sought-after village of Avening, near Tetbury, this beautifully presented three-bedroom detached home offers generous and flexible accommodation, enhanced by a self-contained annex, private garden and outdoor entertaining spaces.

The property has been tastefully renovated by the current owner within the last 5 years to create a modern and contemporary style home. The house has been cleverly designed to provide well-proportioned living throughout, with light-filled rooms that create a warm and welcoming atmosphere. The open plan kitchen/ dining room is the real hub of the home fitted with high quality wall and base units and integrated Neff appliances to include a dishwasher, fridge freezer, eye level microwave and oven, and an induction hob. A feature walnut breakfast bar creates a real social space within this room. The living room sits to the front of the property which is a great size with dual aspect windows overlooking the Cotswold village. The bedrooms are positioned at the rear of the home along with the stylish family bathroom. This property benefits from a much-needed water softener which was installed during the renovations.

To the front of the property is an insulated conservatory which could be used as an office space if desired. From here sliding doors lead to a raised deck area.

On the lower floor is a useful utility space with plumbing for a washing machine and a sink and units providing further storage.

A particular highlight of the property is the fantastic separate self-contained annex situated on the lower floor offering multi-generational living, guest accommodation or holiday letting. It benefits from a private entrance, living/ bedroom space, kitchen and bathroom as well as a Nest smart heating system which is separate to the main house.

Externally, the raised decking provides an ideal space for outdoor dining and relaxation while admiring the stunning village views of Avening. To the rear is a private enclosed garden and further benefits include a large garage providing additional storage, fitted with an electric door, sockets and lighting. To the front of the property is parking for 2/3 cars.



The property is connected to all mains services including gas, electricity, water and drainage. Council tax band D (Cotswold District Council). The property is freehold.

EPC – C (76).

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.

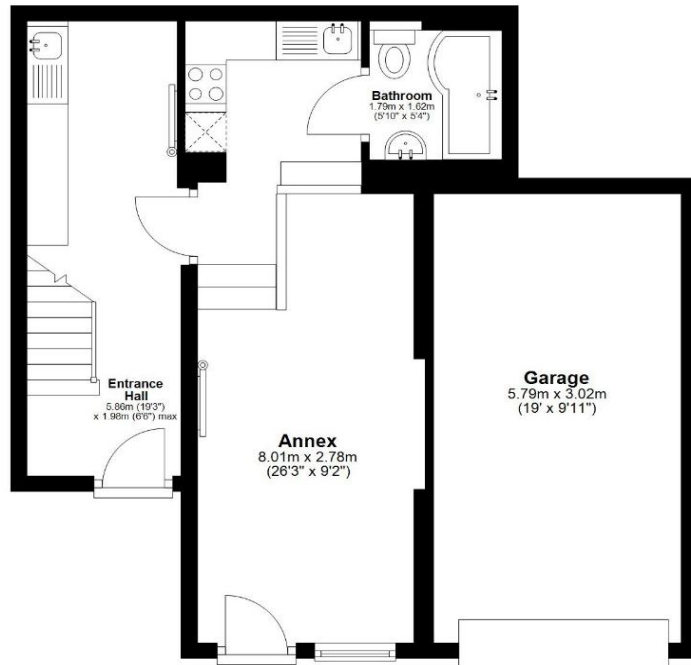
Guide Price £475,000



Main area: Approx. 128.2 sq. metres (1380.5 sq. feet)
 Plus garages, approx. 17.5 sq. metres (188.3 sq. feet)

Ground Floor

Main area: approx. 36.5 sq. metres (392.8 sq. feet)
 Plus garages, approx. 17.5 sq. metres (188.3 sq. feet)



First Floor

Approx. 91.8 sq. metres (987.7 sq. feet)

