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

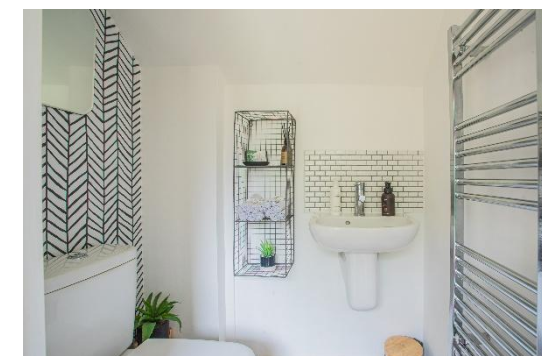
Representing a rare opportunity to acquire a highly individual home in one of the South Cotswolds' most picturesque village settings, Mill Cottage offers beautifully finished interiors, converted approximately ten years ago to an exceptional standard, with a strong emphasis on seamless indoor-outdoor living.

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, totalling 736.8 ft sq. The beautifully proportioned living room forms the heart of the home, offering an inviting and atmospheric space centred around a wood-burning stove set on a slate hearth within the corner of the room. Double-opening 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 tiles. Integrated appliances include a built-in oven, electric hob with stainless steel splashback and extractor hood over, built-in fridge freezer and integrated washing machine, providing a clean and contemporary finish whilst maintaining 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 downstairs accommodation.

A characterful staircase rises from the ground floor arriving at the first-floor landing, with the principal bedroom situated to the left hand side. Further steps lead up to an additional landing area, from which the principle bathroom is positioned to the left and bedroom two to the right, creating a distinctive split-level arrangement full of charm, character and individuality.

The two beautifully presented double bedrooms are finished with fitted carpets extending across both bedrooms, the landing and staircase. Bedroom one benefits from a useful built-in cupboard with double-opening doors incorporating a 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 feature beams enhancing the room's charm, along with 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 rain shower over, WC and wash basin. The room is beautifully styled with luxurious black and white ornate floor tiling alongside glossy white brick-style wall tiles, whilst exposed feature beams provide additional warmth and character. A built-in cupboard discreetly houses the electric boiler.



Externally, the property enjoys a delightful landscaped setting. The paved terrace wraps gracefully around from the French doors across the front elevation of the cottage, providing an exceptional outdoor entertaining and seating area from which to enjoy the peaceful surroundings. Steps rise to the generous parking area, enclosed by attractive wrought-iron fencing and handrails, with off-street parking available for up to four vehicles. Beyond the terrace, the cottage enjoys charming views towards the gently flowing stream running alongside, creating a tranquil and quintessentially Cotswold setting.



Further enhancing the practicality of the property is a bespoke built outdoor kitchen together with an external log store.

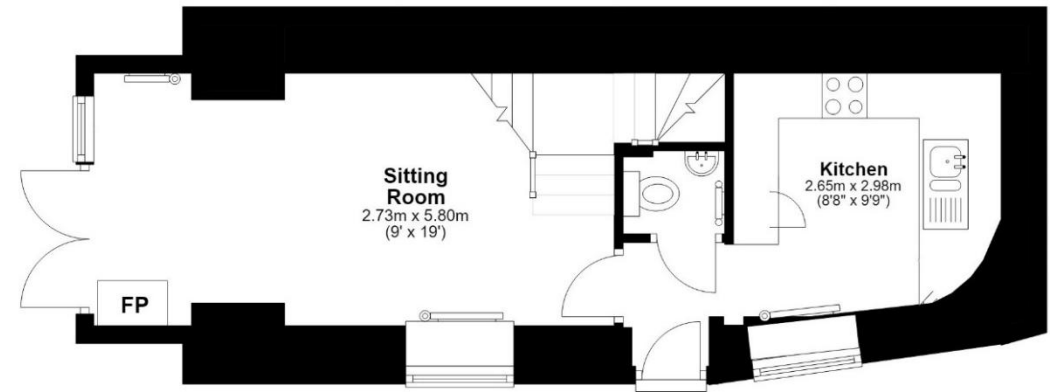
The property is connected to mains electricity, water & drainage. Central heating is fired by electricity. The property is Leasehold and there is currently a service charge of £160.00 per month. Council Tax Band D (Cotswold District Council). EPC - TBC

Guide Price £325,000



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)

Situation

Mill Lane is widely regarded as one of Avening's most desirable addresses, offering a peaceful village environment whilst remaining within easy reach of local amenities including a public house, parish church and primary school. 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.

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk