



11a High Street, Avening, Gloucestershire, GL8 8LU

A truly unique home finished to an exceptional standard throughout, offering extensive accommodation, a gated driveway, and a generous tiered garden.

Completed in 2021/22, this bespoke Cotswold family home sits in the heart of the picturesque village of Avening, perfectly positioned between the sought-after market towns of Tetbury and Nailsworth, and just moments from the iconic National Trust commons of Minchinhampton and Rodborough. The property spans three storeys and provides fantastically versatile living accommodation suited to modern lifestyles, including multiple reception rooms and ample space for home working.

On the lower ground floor is a spacious family room with wood-effect flooring throughout, ideal as a children's playroom, media room, or, conversely, a more mature and cosy snug for relaxing in the evenings. A door opens to the front of the property, while dual-aspect windows allow plenty of natural light to fill the room. The second half of this floor offers an excellent study area, with additional doors to the side and stairs rising to the upper ground floor. To the rear of this level is a useful store and plant room.

The upper ground floor forms the principal living area of the home, housing the sitting room, dining room, and well-equipped kitchen. There is also a formal hallway with an adjacent cloakroom and WC. The two reception rooms are semi-open plan, connected via double doors that allow the space to become highly sociable when desired. The sitting room is located at the front of the property and is a generously sized, light-filled room with attractive views across the rooftops of the lower part of the village. A wood burner provides a beautiful focal point. The dining area features further windows to the side of the house and comfortably accommodates a large table and chairs, continuing the excellent entertaining space.

The kitchen is positioned to the rear of the property, with direct access to the parking area and garden. It is fitted with an excellent range of modern units, finished with quartz worktops incorporating a breakfast bar peninsula. There is the usual range of integrated appliances, along with space for a range cooker. A separate laundry room is accessed from the rear of the kitchen, providing space and plumbing for a washing machine and space for a tumble dryer.

Rising to the top floor, the staircase splits in two. To the right-hand side is access to the principal bedroom suite at the front of the house. This tranquil room is complemented by a contemporary en-suite shower room and a dressing area. To the opposite side of the split staircase are the remaining bedrooms and the family bathroom. The second bedroom also benefits from its own en-suite shower room.



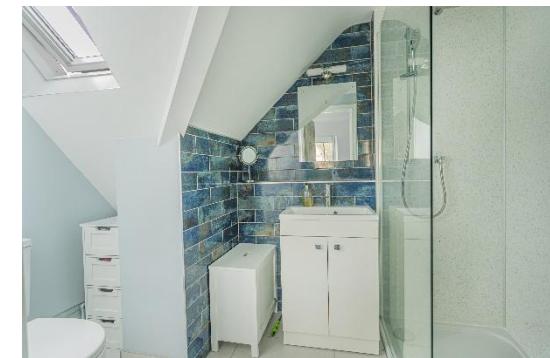
Externally, there is a private, gated tarmac driveway which comfortably accommodates several vehicles and is fitted with an EV charger. Steps lead up to the first-tier patio area, where the current owners have installed a timber-framed home office. This benefits from power, a heat pump, air conditioning, and wired internet, making it ideal for home working or as additional living space. Glazed units with integrated blinds and a door open onto the terrace. Further steps lead up to the level garden area, which features a good-sized lawn and well-stocked borders of shrubs and flowers, along with a herb garden on either side of the path. This upper section of the garden enjoys impressive views across the valley and surrounding countryside.

The property is finished to a high specification throughout, including an integrated fire sprinkler system and alarm system, and benefits from a high level of energy efficiency.

We are informed that the property is connected to mains services, including water, gas, electricity, and drainage. The property is freehold.

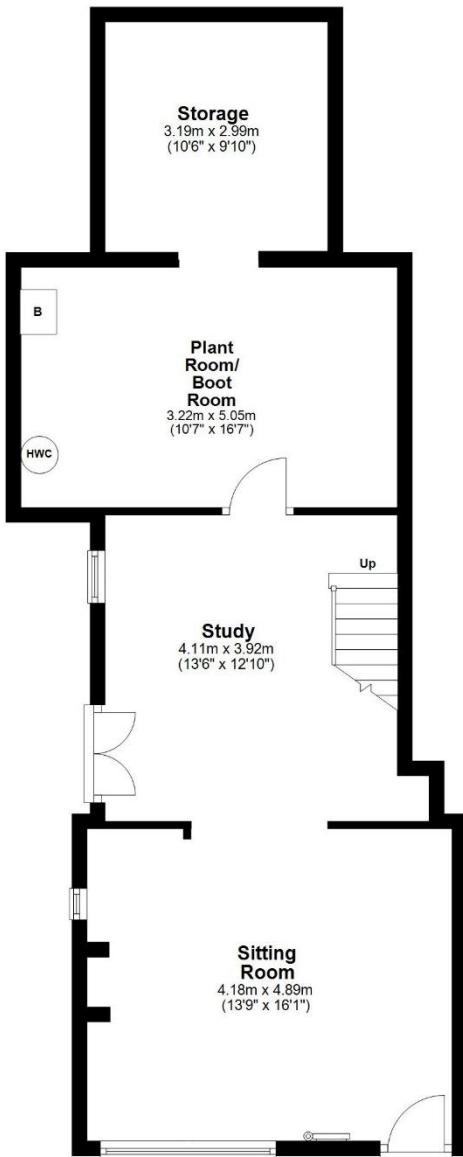
EPC – B (85).

Guide Price £900,000



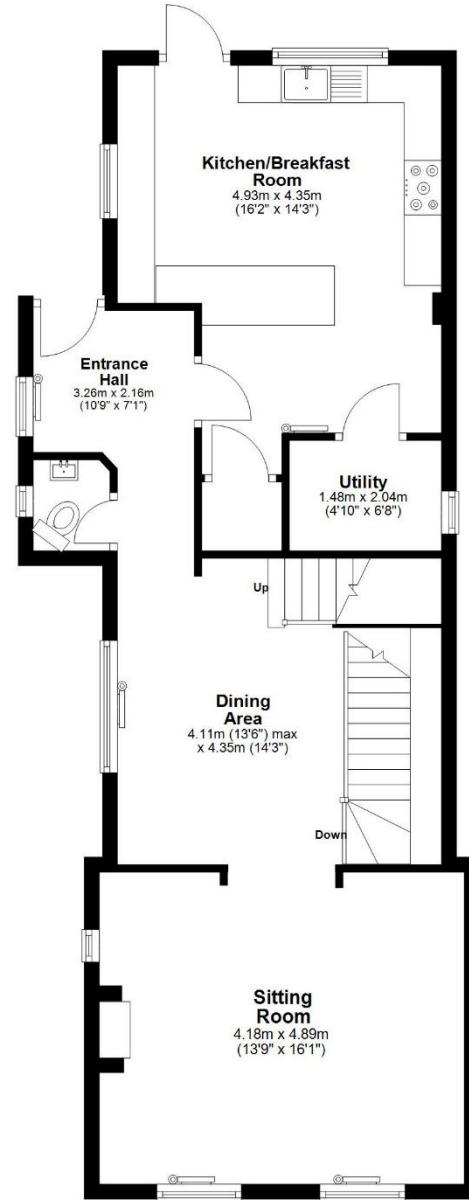
Lower Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



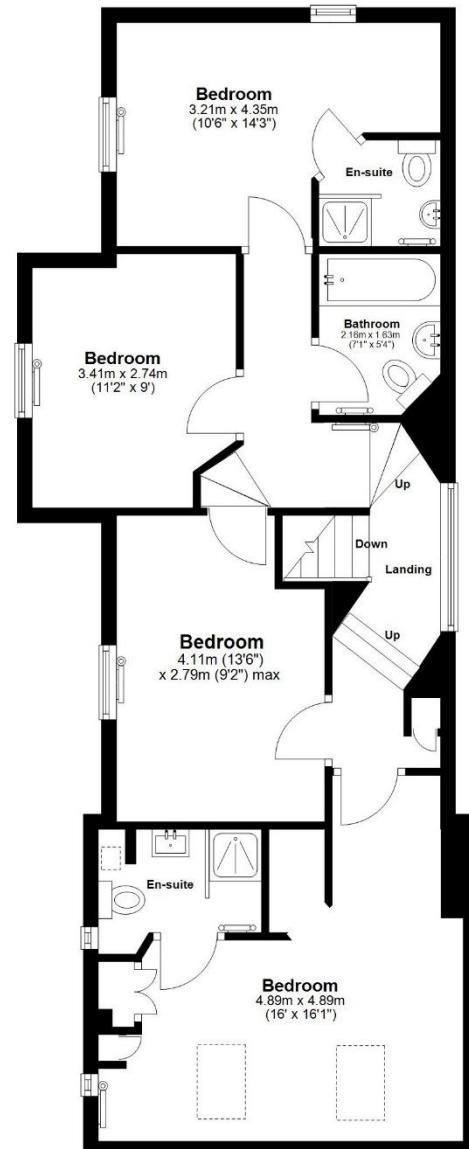
Ground Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 205.9 sq. metres (2216.5 sq. feet)

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