



JAMES PYLE<sup>CO.</sup>

Westend Cottage, West End, Avening, Gloucestershire, GL8 8NE

Detached Cotswold stone cottage  
Outstanding position with superb views  
4 bedrooms  
Bathroom and 2 en-suites  
2 reception rooms  
Large kitchen/dining room  
Landscaped southerly gardens  
Garage  
Peaceful edge of village setting



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**Guide Price: £895,000**

Approximately 2,310 sq.ft excluding garage

‘Peacefully positioned on the edge of Avening commanding an elevated position with outstanding views, a charming detached Cotswold stone 4-bedroom cottage’



## The Property

Westend Cottage is a substantial detached period home, beautifully positioned in an elevated setting on the edge of Avening, offering breathtaking views across the Gatcombe Valley. Constructed of attractive natural Cotswold stone, this cottage is presented to an exceptional standard throughout, having been thoughtfully updated and remodelled in modern times. The deceptively spacious accommodation extends to 2,310 sq.ft., arranged over two floors, where every window frames the stunning, far-reaching views.

The ground floor opens to an entrance hall, complete with a convenient cloakroom. Double oak doors open into a generously sized, triple-aspect living room, featuring a bespoke stone-carved fireplace with an inset wood-burning stove and new bi-folding doors that connect seamlessly to a charming terrace. At the heart of the home lies a magnificent kitchen/dining room, benefiting from underfloor heating. The fitted kitchen boasts Quartz work surfaces, a large central breakfast bar, a walk-in larder, and a range of built-in appliances including an

electric Range cooker and water softener. A further reception room provides flexible living space, alongside a utility room thoughtfully designed with ample built-in storage.

Ascending to the first floor, a generous landing offers space for a study or home office. There are four well-proportioned double bedrooms, two of which include excellent en-suite facilities, while the principal bedroom benefits from fitted wardrobes. The stylish family bathroom features a shower over the bath.

Outside, the gardens have been extensively relandscaped to embrace the south-facing aspect and capture the sun throughout the day, arranged across three principal levels. A side terrace, accessible from the living room, features a front gate leading to the lane. Stone steps ascend to a private top rear lawn, while a new decking area extends to higher elevations, backing onto the fields and offering superb views across the valley. Opposite the cottage across the quiet lane, is a detached garage with adjoining off-road parking. The garage is equipped with power and boasts a high vaulted ceiling, offering potential for conversion, subject

to planning.

## Situation

The cottage enjoys a peaceful and picturesque position on the edge of Avening set down a quiet no-through lane with a host of scenic walks available straight off the doorstep including the Macmillan Way Path. Avening has a public house, a village hall, an excellent primary school and parish Church. The property is located on the northern edge of Avening within walking distance to the well-known Minchinhampton Golf Club, boasting two 18 hole courses, as well as Gatcombe Park, the home of The Princess Royal and Gatcombe Horse Trials. Avening is conveniently located between Tetbury and Nailsworth, both of which have an excellent range of facilities including shops, public houses and primary schools with a secondary school at Tetbury. There is an excellent choice of both public and private schools within the area including Beaudesert Park near Minchinhampton. Also within the local area are a number of places of interest including the world famous Westonbirt Arboretum with some 18 thousand trees and shrubs in approximately 600

acres of landscaped grounds, and over 600 acres of National Trust common land at Minchinhampton.

## Additional Information

The property is Freehold with oil-fired central heating, shared private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band G.

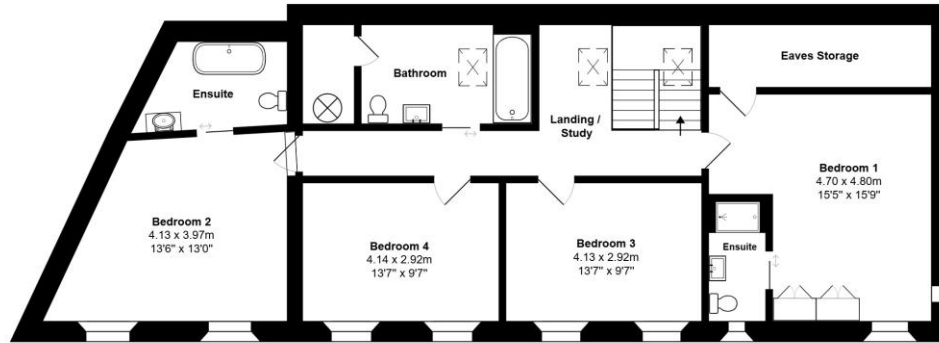
## Directions

From Tetbury, take the B4014 to Avening. As the hill starts to drop down into the village, take the first left hand lane and turn left at the end onto West End. Locate the property on the left hand side.

Postcode GL8 8NE

What3words: ///romantics.device.dilute



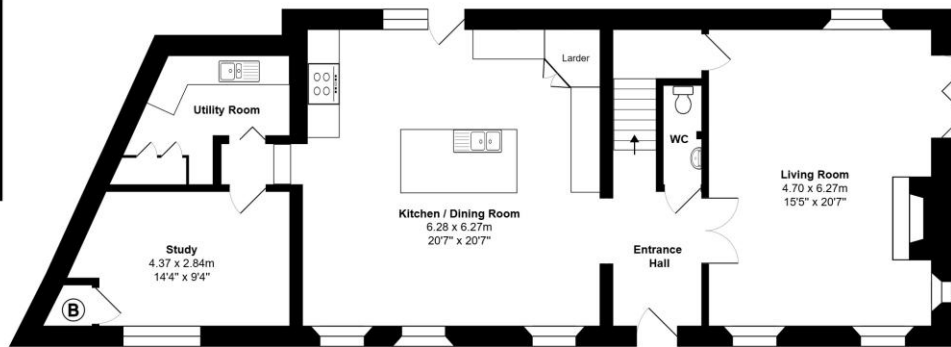


First Floor

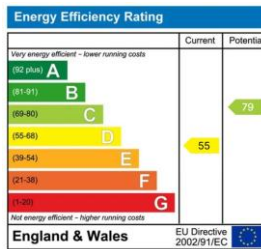


Total Area: 214.6 m<sup>2</sup> ... 2310 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



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