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Flat 2, Simon House, High Street, Avening, Gloucestershire, GL8 8LU

Beautifully presented in true turn-key condition, this stylish home perfectly combines high-quality finishes with a fun and contemporary interior style curated by the current owner. Externally, white-painted brickwork and Cotswold stone frame the centrally positioned front door, creating an attractive first impression.

The accommodation has been thoughtfully designed with modern living in mind, centred around a bright and airy open-plan layout that works equally well for sociable entertaining as it does for relaxed evenings at home. The entrance hall features practical coir matting and coat hooks, creating a tidy and functional use of space before opening into the main living area.

The lounge enjoys large south front-facing windows fitted with half French shutters, together with additional windows overlooking the garden and valley views beyond, allowing for excellent natural light throughout. A recently installed gas log burner with slate hearth creates an attractive focal point, complemented by contemporary wallpaper, fitted cabinetry with shelving, column radiators and spotlights. The open-plan arrangement flows seamlessly into the shaker-style kitchen, beautifully finished with dove grey brick-style splashback tiles, wooden worktops and engineered wooden flooring running throughout.

The kitchen has been fitted to a high standard and includes integrated appliances comprising an induction hob with stainless steel extractor hood, oven, dishwasher and washing machine, together with a Lamona resin sink and space for a fridge freezer and additional furniture. A cupboard discreetly houses the regularly serviced combi boiler.

Both bedrooms are well-proportioned doubles and continue the property's stylish design aesthetic. The principal bedroom, positioned to the rear, features elegant William Morris wallpaper, cream tongue-and-groove panelling and a cleverly designed hanging space and column radiator incorporating mirror. The second bedroom benefits from large windows with French shutters and bespoke fitted wardrobes providing excellent storage.

The bathroom has been finished to an exceptional standard, featuring green and cream star-patterned tiling, engineered wood-effect flooring and a contemporary suite complemented throughout by elegant, brushed brass fittings, including the double rain shower, taps, towel rail and accessories. A vanity unit with useful storage sits beneath the sink, while an additional fitted storage cupboard is positioned adjacent to the bathroom.

Outside, the property benefits from a delightful west-facing gravelled garden area with raised beds, mature shrubs, and flowering plants. A true sun trap, it also features an outdoor tap for added convenience.



The property is connected to all mains services including gas, electricity, water and drainage. Council tax band B (Cotswold District Council). The property is Share of Freehold.

EPC: C (70).

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.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

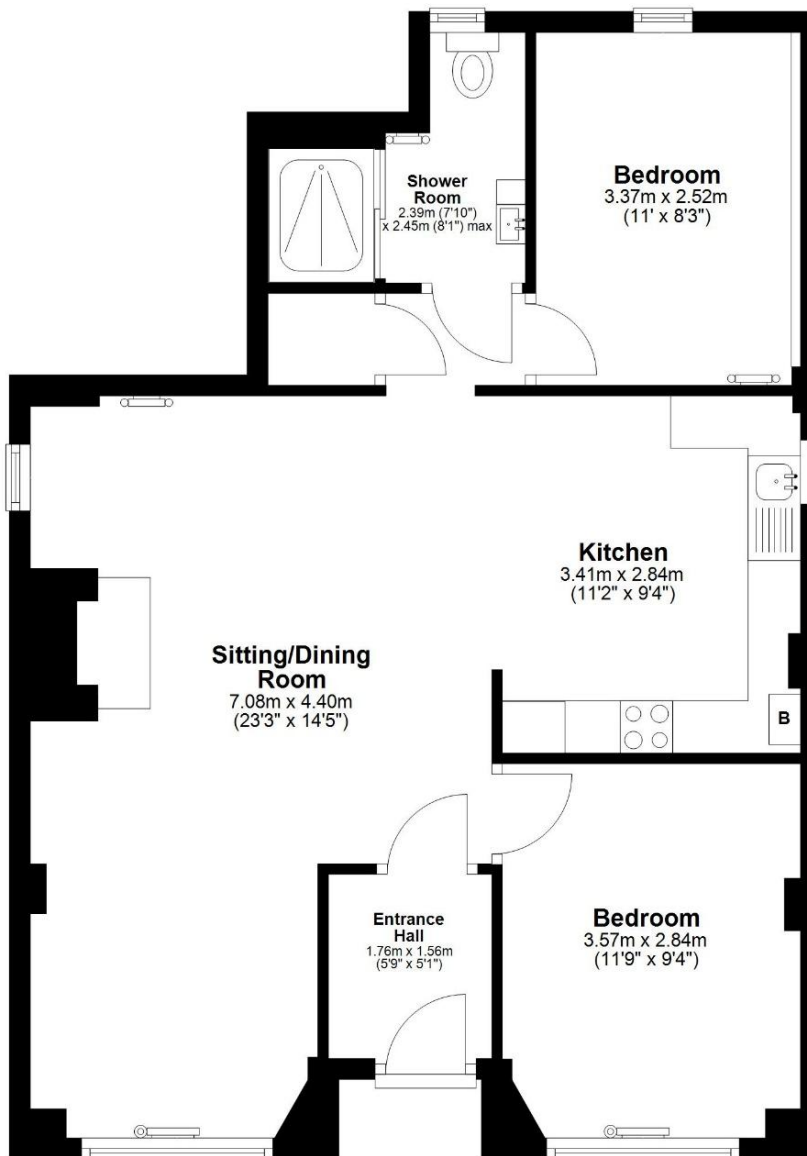


Guide Price £270,000



Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)