41 Sandford Leaze, Avening, Tetbury, GL8 8PB

Chain Free £395,000

Cain & Fuller

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A RARE OPPORTUNITY TO ACQUIRE A DETACHED THREE-BEDROOM BUNGALOW WITH EXCELLENT POTENTIAL, OCCUPYING A GENEROUS CORNER PLOT IN THE SOUGHT-AFTER VILLAGE OF AVENING

Set within a desirable residential position in the picturesque Cotswold village of Avening, this well-proportioned detached bungalow offers spacious and versatile accommodation, together with excellent scope for enlargement and further improvement, subject to the necessary planning consents.

The property occupies a particularly appealing corner plot, with a good-sized lawned garden enjoying a sunny and secluded aspect. The combination of the generous plot, existing accommodation, substantial garaging and excellent parking provides considerable potential for those looking to create a larger or more individual home.

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Description

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Internally, the accommodation is arranged predominantly on one level and includes a welcoming entrance hall with a useful selection of built-in storage cupboards.

The large dual-aspect lounge provides an excellent principal reception room, enjoying plenty of natural light and a pleasant outlook. From here, a double-glazed garden room provides an additional versatile living space, with doors opening directly onto the rear garden and creating an attractive connection between the house and outside.

The fitted kitchen/dining room is particularly well suited to family living and entertaining, offering a good range of fitted storage and work surfaces together with ample space for a large dining table. Picture windows provide lovely views over the surrounding gardens and bring an abundance of natural light into the room.

There are three well-proportioned double bedrooms, providing excellent flexibility for family accommodation, guests, home working or hobbies. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, providing a useful degree of privacy and convenience.

The property also benefits from further useful built-in storage, making excellent use of the available accommodation.

Outside

A particular feature of the property is its generous corner plot, with the gardens enjoying a sunny and notably secluded aspect. The mainly lawned garden provides an attractive private setting and offers considerable scope for landscaping, outdoor entertaining and further enhancement.

To the side is a large open-plan garage, while a further substantial single garage provides valuable additional storage and parking. The single garage may also offer exciting potential for conversion to additional accommodation, subject to obtaining the appropriate planning and building regulation approvals.

A large driveway provides off-road parking for approximately three cars, adding considerably to the property's practicality.

Potential

The combination of the substantial corner plot, single-storey accommodation, generous gardens and extensive garaging presents an increasingly rare opportunity in Avening. There is excellent scope to extend or remodel the existing accommodation, subject to planning permission, while the existing garage may also offer potential for conversion to additional living or ancillary accommodation, again subject to the necessary consents.

Location

Avening is a highly regarded Cotswold village set amidst the beautiful Gloucestershire countryside, with a strong community atmosphere and convenient access to the surrounding towns and villages. The village lies close to Nailsworth, Minchinhampton and Tetbury, with Stroud and Cirencester also readily accessible.

Properties of this type and with this combination of single-storey accommodation, generous gardens, parking, garaging and potential for enlargement are rarely available in Avening.

The property is offered for sale with NO ONWARD CHAIN.

Key Features

* Detached three-bedroom bungalow
* Sought-after village of Avening
* Generous corner plot
* Sunny and secluded lawned garden
* Large dual-aspect lounge
* Double-glazed garden room opening onto rear garden
* Fitted kitchen/dining room with excellent storage
* Space for a large dining table
* Three double bedrooms
* Principal bedroom with en-suite shower room and built-in wardrobes
* Useful built-in storage throughout
* Large single garage with potential for conversion, subject to planning
* Additional large open-plan garage
* Driveway parking for approximately three cars
* Excellent scope to extend/remodel, subject to planning
* Beautiful Gloucestershire/Cotswold countryside setting
* No onward chain

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details

Tenure

Freehol

Agents Note

Council tax

Band E

Epc

Rating to follow

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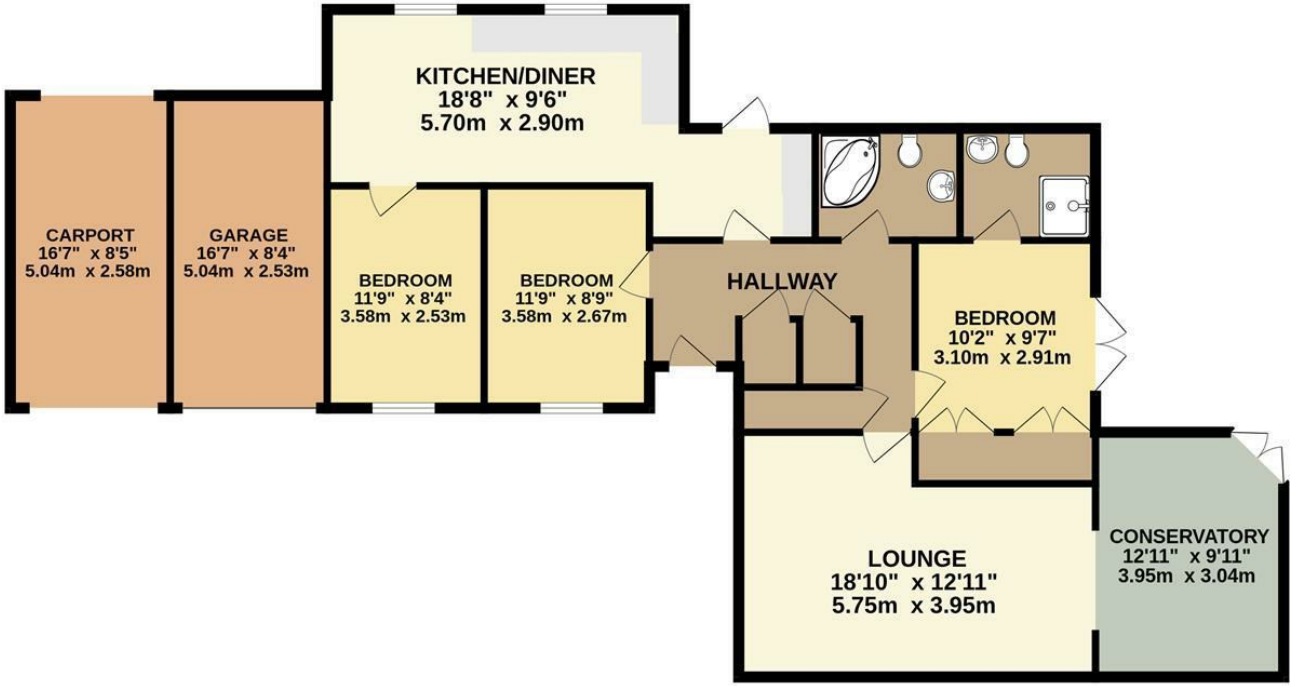
GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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