

NORN HOUSE NR AVENING



WHITAKER
SEAGER



NORN HOUSE, NAGS HEAD LANE, NR AVENING, TETBURY, GL8 8NZ

A HANDSOME GRADE II LISTED RESIDENCE
ENJOYING AN OPEN COUNTRYSIDE ASPECT TO
TWO SIDES, SET ON THE EDGE OF A SMALL,
RURAL COTSWOLD HAMLET.

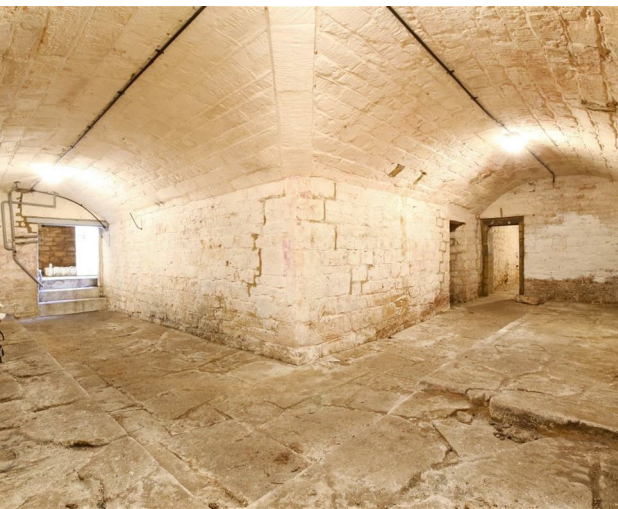
The property

Built in the mid 1700's, this impressive grade II listed detached country residence, located on the edge of a rural Cotswold hamlet is surrounded on two sides by open countryside. It is believed that it was once two houses, number 10 & 12. This stone built property is tucked discreetly behind its mature hedges & Cotswold stone walls and benefits from two drives; one drive to the front & a second gated drive to the rear. A period stone outbuilding utilised as a garage is also located in the gated courtyard behind and planning permission to convert into ancillary accommodation to the main house reference: 20/03727/FUL.

The accommodation benefits from well proportioned rooms with high ceilings. The front door opens into a traditional hall with the sitting room on one side and the 31ft dining/family room on the other. The sitting room benefits from an attractive bay window to front while the dining/family (probably originally two

rooms) enjoys beautiful sash windows with shutters to rear and side in addition to French doors leading out onto the patio. The kitchen/breakfast room has an aga and is located at the rear with rear porch doubling up as a utility area. There is planning permission to re-build the utility and add a cloakroom reference: 20/02512/FUL. Upstairs on the first level lies an impressive main bedroom suite with sizable ensuite bathroom, a further bedroom & a family bathroom. On the top floor there are two further bedrooms one of which opens up into a super 19ft attic home office/hobby room. This could be an occasional 5th bedroom or a games room. The extensive cellars are quite exceptional and have an external access.





Offers in excess of
£850,000

- *Sitting Room*
 - *31ft Dining/Family Room*
 - *Kitchen/Breakfast Room*
 - *Main bedroom suite with Ensuite*
 - *Three further Bedrooms*
 - *Home Office/Hobbies Room*
 - *Family Bathroom*
 - *Magnificent cellars*
 - *Outbuilding/Garage*
 - *Gardens & Parking*
-

WITHIN EASY REACH...

Avening 0.7 miles

Tetbury 4.2 miles

Nailsworth 3.4 miles

Kemble Train Station 8.6 miles

Cirencester 11.7 miles

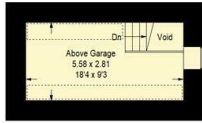
Outside

The front garden is enclosed by a stone wall with a pedestrian gate centrally located from which a path leads to the front door. A mature hedge provides privacy to the left-hand section and side gravel drive with parking for several vehicles. A gated courtyard provides further parking for vehicles and leads to a stone-built garage. To the rear of the house, by the French doors, is a terrace surrounded by a low wall providing the perfect spot for alfresco dining. Stone steps lead down to two private garden areas, which are made up of wide flower/shrub borders and laid lawn with a variety of hedging and trees. There is a gate from the garden leading directly to the adjacent public footpath.

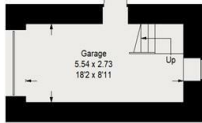
Situation

Nags Head is a small Cotswold hamlet located between the villages of Avening and Cherington. Avening, the larger of the two villages, is served by a primary school, village hall, and two public houses, The Bell Inn and Queen Matilda Country Inn. The market towns of Minchinhampton, Tetbury, Nailsworth and Stroud offer your daily shopping needs. There are excellent schooling options in the area, which include state, grammar and independent schools in addition to further education establishments at Stroud and Cirencester. Both Cirencester and Cheltenham have universities. Kemble railway station offers a direct link to London (Paddington).



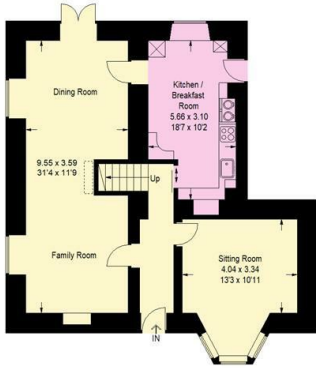


Garage - First Floor

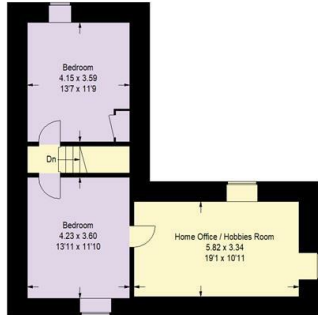


(Not Shown In Actual Location / Orientation)

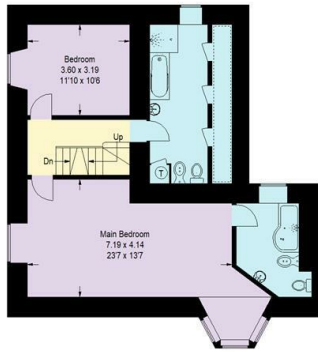
Garage - Ground Floor



Ground Floor



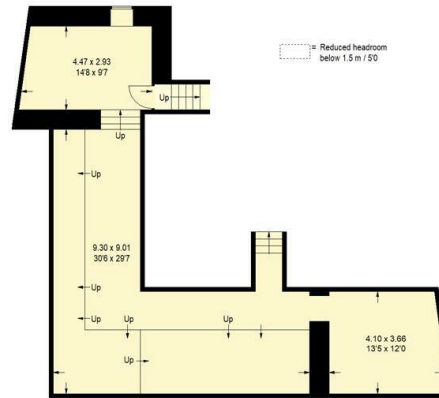
Second Floor



First Floor

Norn House

Approximate Gross Internal Area = 218.5 sq m / 2352 sq ft
 Garage (Excluding Void) = 29.8 sq m / 321 sq ft
 Cellar = 83.8 sq m / 902 sq ft
 Total = 332.1 sq m / 3575 sq ft



(Not Shown In Actual Location / Orientation)

Cellar

Illustration for identification purposes only, measurements are approximate, not to scale.
 Floorplansketch.com © 2022 (ID 823576)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL8 8NZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band G and EPC rating

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

