

43 HIGH STREET AVENING



WHITAKER
SEAGER



43 HIGH STREET, AVENING, TETBURY, GL8 8NF

A BEAUTIFULLY PRESENTED 3 BEDROOM, END OF TERRACE COTTAGE. BOASTING A SUPERB KITCHEN/DINING ROOM, STYLISH BATHROOMS AND A LEVEL GARDEN.

The property

A beautifully upgraded end-of-terrace stone cottage, ideally located in the heart of this sought-after Cotswold village, offering convenient access to Tetbury, Nailsworth, and Minchinhampton.

Thoughtfully remodelled by the current owners, the property blends character features with modern yet sympathetic finishes. The main entrance is positioned at the rear of the house, opening into a welcoming reception hall with integrated bench seating and coat storage. Oak flooring flows seamlessly through the hall into the kitchen, with doors leading to the downstairs cloakroom and the sitting room.

The hallway opens into a bright and airy kitchen/dining room, enjoying a triple-aspect outlook including French doors to the rear garden. The space is enhanced by a stylish wooden shaker-style kitchen, complete with a range cooker and quartz worktops, with ample room for a dining table.

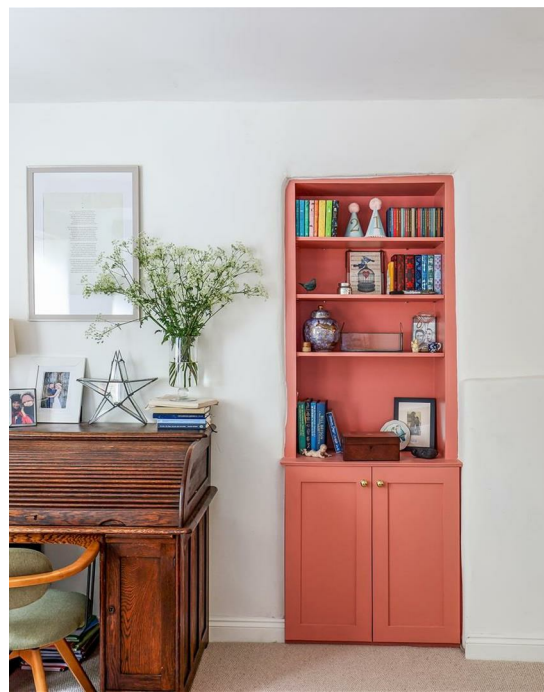
The sitting room is particularly impressive, featuring high

ceilings, bespoke built-in cupboards, and a striking fireplace with an inset wood burner.

Stairs rise from the hall to the first floor, where two well-proportioned bedrooms and a family bathroom are located, one bedroom positioned at the front and the other to the rear. The bathroom has been tastefully upgraded to suit modern preferences while remaining in keeping with the property's period charm. It features a bath with shower over, a fluted sink with brass taps set on a console-style table, and attractive tiling that enhances the cottage aesthetic.

A further staircase leads to the principal bedroom suite in the attic, which enjoys views over the rear garden. This space benefits from bespoke under-eaves storage and a contemporary ensuite shower room.

A level garden with Cotswold stone outbuilding extends beyond the kitchen. The two adjoining cottages have pedestrian access through the garden.





Guide price
£525,000

- Hall & cloakroom
- Sitting room with great ceiling height
- Kitchen/dining room opening to garden
- Main bedroom suite with built in storage & ensuite shower room
- 2 further bedrooms
- Family bathroom
- Level garden with outbuilding
- Oil central heating & mains drainage
- Ofcom - Ultrafast broadband available. Generally good coverage outdoor & indoor

WITHIN EASY REACH...

- Nailsworth - 3.4 miles*
- Tetbury - 3.8 miles*
- Stroud - 6.4 miles*
- Kemble Railway Station - 8.7 miles*
- Cirencester - 12 miles*
- Cheltenham - 20 miles*
- Bath - 27 miles*
- Bristol - 30 miles*

Outside

A pedestrian gate to the side of the cottage opens into the garden, where a gravelled path leads to the main entrance. Discreet bin storage and log storage is neatly tucked away to one side. The level garden is mainly laid to lawn, complemented by mature flowering plants and a series of vibrant, well-stocked borders. A beautiful wisteria adorns the house, adding to its quintessential cottage appeal. To the far end of the garden stands a useful Cotswold stone outbuilding, complete with light and power, along with a separate woodchip area. The neighbouring two properties within the terrace have a pedestrian right of way through the garden. Parking is found on street.

Situation

Avening is an historic and pretty Cotswold village, popular for its community making it a sought-after location for family life. Home to a Saxon Church, public house and a primary school, the village enjoys its own facilities whilst also affording ease of access to neighbouring Tetbury, Minchinhampton and Nailsworth, all three delightful market towns providing a great range of shopping options and local amenities. Sir William Romney school is the closest secondary school in Tetbury and was rated 'Good' by Ofsted in 2016 and 2020. Nearby Stroud High and Marling Grammar schools as well as Thomas Keble and Deer Park Secondary Schools offer yet further secondary education options. Intercity train services run to London Paddington from Kemble and Stroud stations, both of which are set within easy reach. Regency Cheltenham, Georgian Bath and Bristol are all within 30 miles. Nearby Minchinhampton provides three golf courses as well as being home to 451 acres of common land, owned and managed by the National Trust. Other local attractions include Westonbirt Arboretum, Highgrove and Stroud Farmers' Market, which is multi award-winning and known as one of the biggest, busiest and most popular Farmers' market in the UK. The cottage is located in a conservation area.



Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft
 Outbuilding = 5.4 sq m / 58 sq ft
 Total = 118.4 sq m / 1274 sq ft

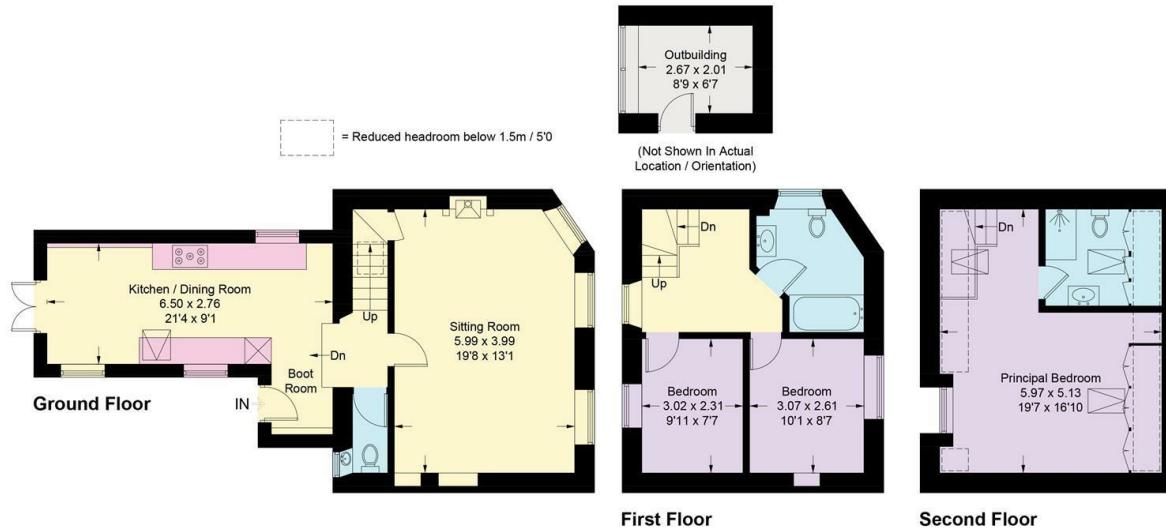


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302660)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL8 8NF

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. Council Tax Band D and EPC rating E

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.

