



Hilltop, 4, Woodstock Lane, Avening, Gloucestershire, GL8 8NG
Price guide £300,000

PETER JOY
Sales & Lettings



Hilltop, 4, Woodstock Lane, Avening, Gloucestershire, GL8 8NG

A detached double fronted picture postcard cottage situated in a country lane in Avening with a large garden and a super outlook in need of complete renovation.

PORCH, TWO RECEPTION ROOMS, KITCHEN, SIDE LOBBY, BATHROOM, TWO BEDROOMS, SHOWER ROOM, ATTACHED STORE, SMALL PARKING SPACE AND GARDEN WITH A LOVELY OUTLOOK OVER THE VALLEY.

Viewing by appointment only

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Description

4 Woodstock lane is a detached picture postcard cottage situated in an elevated spot on a quiet country lane in the heart of Avening. This location is very much part of the village community, with a good pub and primary school just down the hill and countryside walks on the doorstep. The property is built using traditional methods from Cotswold stone under a stone tiled roof. It is in need of complete renovation but offers a prospective buyer a unique opportunity to refurbish a pretty cottage to their own tastes and standards.

The accommodation is arranged over two floors. A porch, dining room, snug, kitchen, bathroom and side lobby are on the ground floor, with two bedrooms and a shower room above, on the first floor. The windows at the front of the property take in the superb outlook over the valley, with the interior complemented by parking and a large garden that also makes the most of the first class view.

Outside

The property benefits from a large garden, a small parking space and a Cotswold stone store. The parking space is behind the property, and there is another area of ground to the far side of the cottage. The store is attached to the property, and measures 10' x 8', with the garden found just across the lane, directly opposite the cottage. This generous area enjoys a lovely outlook over the valley. There is a productive old apple tree and some dilapidated sheds and a greenhouse. This area has huge potential.

Location

Located in a wooded valley, the pretty Cotswold village of Avening is a lovely community with a church and a pub. It is a lively, active community with a thriving primary school and playgroup, many groups such as the youth club and WI, a village hall, social club and a playing field. The village, which border the Princess Royal's estate at Gatcombe Park, is also close to 600 acres of National Trust common land at Minchinhampton, where there is a golf course and excellent walking and riding opportunities. More comprehensive amenities can be found in the nearby towns of Nailsworth and Tetbury. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and then right in front of Nailsworth Dental Practice onto the Avening Road. Continue past the garden centre and the Weybridge Public House and head towards the village of Avening. Upon reaching the village, look for Woodstock Lane on the right hand side, and take this turning. Drive up past Avening Social Club on your left and the property can be found at the top of the lane on the right hand side.

Agents Note

The water pump to the side of the property is listed - <https://historicengland.org.uk/listing/the-list/list-entry/1409313?section=official-list-entry>. Please take professional advice to establish if this impacts your plans to renovate the property.

Property information

The property is freehold and is unregistered. Mains electricity, water and drainage are connected to the property. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have good service from O2 Vodafone and Three.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



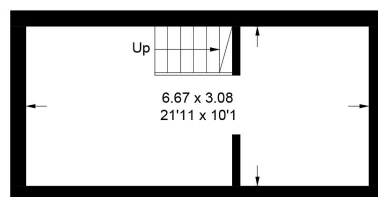
4 Woodstock Lane, Avening, GL8 8NG

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

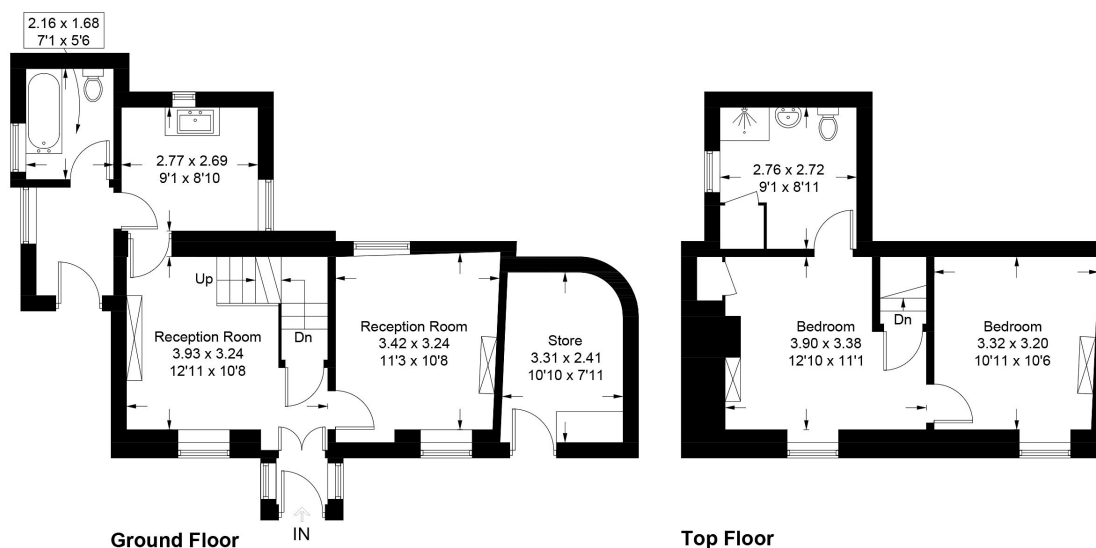
Cellar = 20.6 sq m / 222 sq ft

Store = 7.6 sq m / 82 sq ft

Total = 104.0 sq m / 1120 sq ft



Cellar



Ground Floor

Top Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1243154)

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.