



5 Pike House Mews, Avening, Gloucestershire, GL8 8NL
£400,000



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A modern end of terrace house with three bedrooms, including a principal bedroom with en-suite. The property features a private garden, attached carport, and is located in a peaceful village setting

ENTRANCE HALL, KITCHEN, WC, 17' SITTING ROOM, TWO BEDROOMS, SHOWER ROOM, PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM, GARDEN AND CARPORT

Viewing by appointment only

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Description

This semi detached mews style house, situated in the highly sought after village of Avening, offers a beautifully arranged living space spread across three floors. Upon entering, you're welcomed by a spacious hallway leading to a convenient cloakroom. The well equipped kitchen, located at the front, provides a functional space for cooking. At the rear, the open plan sitting/dining room is the heart of the home, with double doors opening onto the garden for a seamless indoor outdoor flow. On the first floor, you'll find a double bedroom and a single bedroom that could serve as a study or hobbies room, offering flexibility for various needs. A modern shower room is also located on this floor. The top floor is home to the principal bedroom, complete with an en-suite bathroom, offering a generous and private retreat. There is also a loft space in this room providing extra storage.

Outside

The west facing rear garden is a private space, offering a peaceful paved area that's a perfect spot for a table and chairs to enjoy the evening sun. The lawn is bordered by a variety of plants and shrubs, adding colour and interest, while a small greenhouse offers space for keen gardeners, along with a shed for storing tools and equipment.



At the front, the small gravelled area is enclosed by a pretty Cotswold stone wall, creating a delightful sun trap. This space is perfect for a bistro table and chairs, providing a peaceful spot to relax and soak up the sun. Additionally, there is an attached carport that can house a car, with space for another in front in tandem, as well as room to store bins.

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 borders 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, each just a stone's throw away. 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 go past the turning for Woodstock Lane on the right hand side and then take the next right into Pike House Mews where number 5 can be a short way along on the right hand side.

Property information

The property is freehold. Electric heating, mains water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000

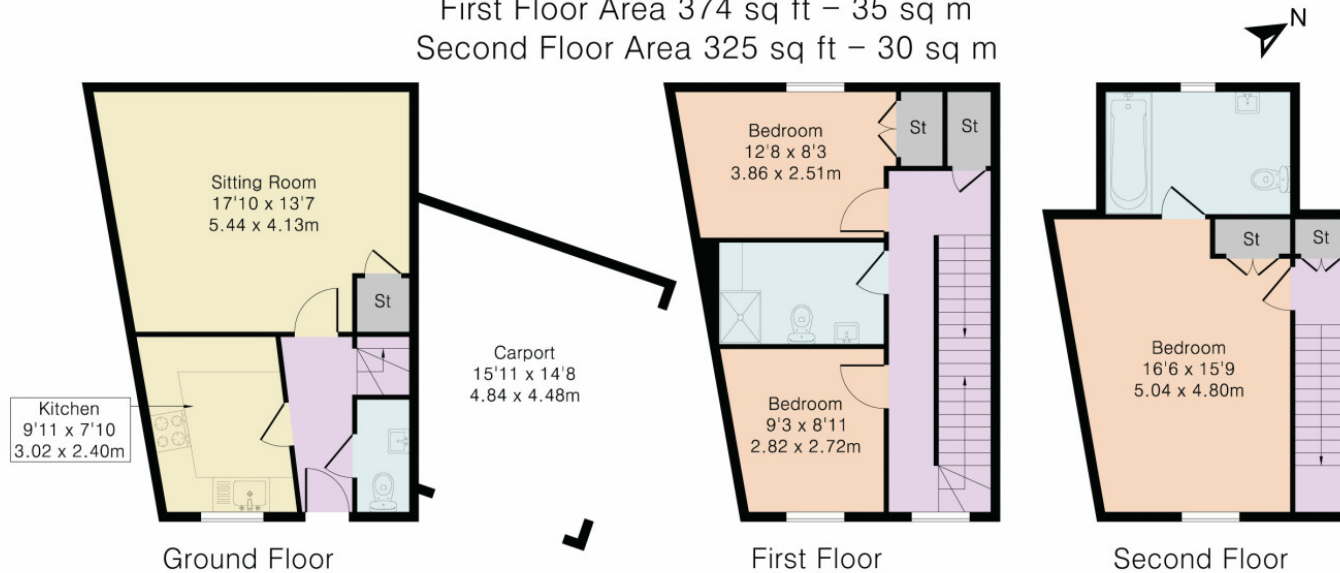


Approximate Gross Internal Area 1073 sq ft - 100 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 374 sq ft – 35 sq m

Second Floor Area 325 sq ft – 30 sq m



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

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.