



56 Sandford Leaze, Avening, Gloucestershire, GL8 8PB
£515,000



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A well presented 1970's detached home offering flexible living across three floors, including a 16' sitting room, 25' open plan kitchen/family space, four double bedrooms, two bathrooms, landscaped terraced gardens and off road parking

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, OPEN PLAN KITCHEN/FAMILY ROOM, CONSERVATORY/DINING AREA, UTILITY/STORE, OFFICE, PRINCIPAL BEDROOM WITH EN-SUITE CLOAKROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN AND PARKING

Viewing by appointment only

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Description

Tucked away in a quiet cul-de-sac in the popular village of Avening, this deceptively spacious detached family home offers flexible and well proportioned living across three floors. Originally built in the 1970s, the property has been thoughtfully updated to provide bright, practical spaces well suited to modern family life. The ground floor includes an entrance hall with stable front door, a cloakroom, and a 16' sitting room. To the rear, a modern kitchen is fitted with a good range of wall and base units, a built-in oven and hob, and a window overlooking the garden, bringing natural light into the space. The kitchen flows into a cosy snug area with a log burning stove and continues through to a conservatory, currently used as a dining area, which enjoys views over the garden and adds further flexibility to the open plan layout. The original garage has been converted to provide a home office and a useful utility/store room, offering excellent versatility for home working or day-to-day family needs. On the first floor, there are three double bedrooms, including a principal bedroom with en-suite cloakroom. The family bathroom is well appointed, featuring a corner bath and a large walk-in shower. A further staircase leads to the top floor, where a fourth bedroom with two Velux windows offers a versatile space that could work well as a guest room, home office, or additional bedroom.

Outside

The rear garden has been thoughtfully terraced to create a variety of seating and entertaining areas across different levels. At the top of the garden, there is a private dining space that enjoys beautiful, far reaching views over the village. This upper level also provides gated access to a rear lane and the nearby recreation ground. From here, countryside walks and local footpaths are easily accessible. Off road parking is available at the front of the property.

Location

Avening enjoys a thriving community partly due to the primary school with a first rate school gate community society. There is a great pub with a great Indian menu, a church, pre-school playgroup, and a well used playing field. A more comprehensive range of amenities can be found in the nearby towns of Nailsworth and Tetbury both about two miles away. There are two good local golf courses, one on Minchinhampton Common with 580 acres of National Trust land that provides excellent walking, horse riding opportunities plus the golf course. The M4 and M5 motorways and railway stations at Stroud (7 miles) and Kemble (8 miles) offer convenient transport links 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 carry on and take the second turning into Sandford Leaze. Follow the road down and around to the right where number 56 can be found on short way along on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 superfast and ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority


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

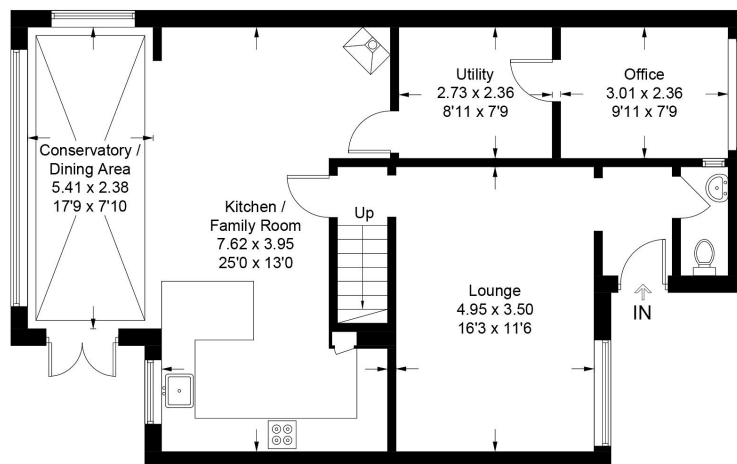


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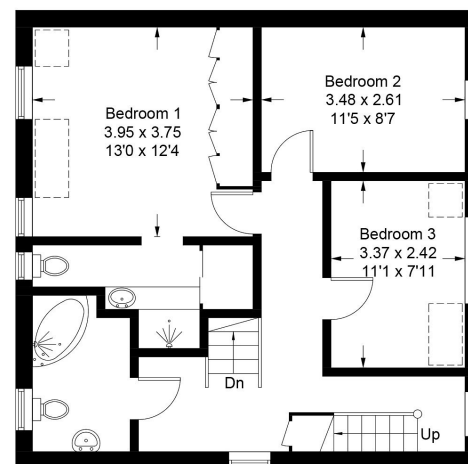
Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft



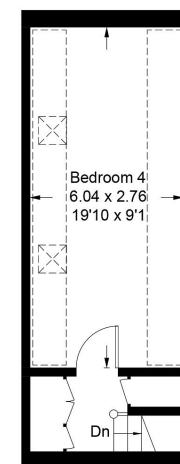
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218820)

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.