



Poolhay, Woodstock Lane, Avening, Gloucestershire, GL8 8NG

Price Guide £650,000

PETER JOY
Sales & Lettings



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A detached property in a country lane setting in sought after Avening village with 1.311 acres of gardens and grounds. It offers a prospective buyer the opportunity to either renovate the property to their own standard (subject to consent) or to take advantage of approved planning permission to build a statement replacement home with a superb outlook to village church and surrounding countryside.

ENTRANCE HALL, 13' KITCHEN/BREAKFAST ROOM, 22' SITTING ROOM/BEDROOM, CONSERVATORY, BATHROOM, SEPARATE WC, BEDROOM, STUDY, ATTIC ROOM, ATTIC, DETACHED GARAGE, GATED DRIVE WITH SPACE TO PARK SEVERAL CARS, GARDENS AND GROUNDS OF C.1.3 ACRES AND PLANNING PERMISSION TO BUILD A STATEMENT NEW BUILD REPLACEMENT DWELLING (Cotswold District Council ref. 23/00352/FUL)

Viewing by appointment only

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Description

Poolhay is a 1960's detached bungalow situated along a quiet no-through lane in the pretty, sought after village of Avening. The property occupies an elevated position with a delightful outlook over 1.3 acres of its own gardens and grounds, across a small valley towards the picturesque village church. The current owners first saw the property in 2021 and immediately fell in love with the site and the location. They bought the plot, and set about obtaining planning permission for a statement replacement property (Cotswold District Council ref. 23/00352/FUL) that makes the absolute best of the site. A prospective buyer may wish to realise this grand design, or improve the existing structure to their own standard (subject to relevant planning consent.) The existing property is now in need of complete modernisation, with accommodation arranged mostly on the ground floor. This comprises an entrance hall, 22' living room, study, kitchen, bathroom with separate WC, and 16' bedroom. A side hallway has a ladder staircase leading up to the first floor where there are two sizeable attic spaces. The proposed new house was designed by award-winning architect Richard Hawkes who has been featured on 'Grand Designs' Television series. The construction was planned to follow passive house principles, with a very low u-factor. The proposed property would extend to some 2,585 Sq.Ft (240 m2) GIA and was conceived with sensory needs in mind, maximising light, openness and flow between the main living areas. From the street side at the Northwest elevation the front of the house looks discreet and traditional. At the South-Southeast the house has a different, more contemporary character, its windows make the most of the light and the view to the rear, where the house would overlook the valley and stream below.

Outside

Externally, the property comprises a garage, ample parking, and a substantial plot of approximately 1.311 acres. A striking wrought iron gate leads into the parking area, with the garage positioned to the side, measuring 18'7" x 10'2". The gardens are mainly laid to lawn and extend to the side and rear of the property, occupying an elevated position with scenic views over the valley, surrounding countryside, and the village church. The driveway continues down into the property's valley grounds, passing through a traditional five-bar gate. Within this lower area, a brook runs through the land. The current owners have secured grants from Gloucestershire County Council to support the planting of trees, hedgerows, and wildflowers. These grant application may be transferred at no cost to the buyer should they wish to carry out the planting scheme.

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 on the left hand side.

Agent's Note

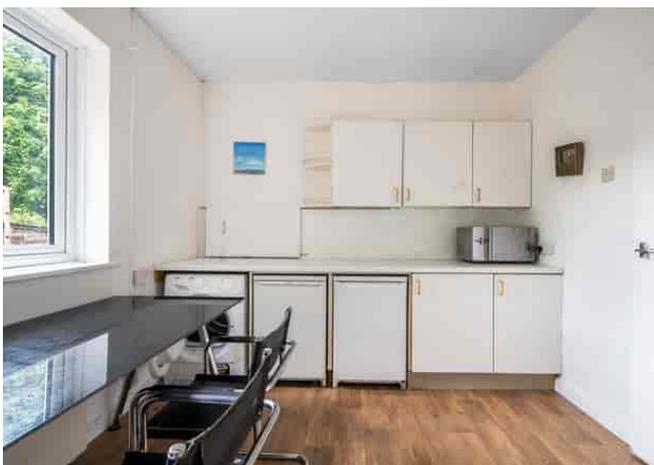
We are advised that the property is subject to historic restrictive covenants, including those relating to use and development. A Deed of Release dated April 1964 was expressed to release part of the property (the area with the existing house) from these covenants. Further details are available on request. Several of the images shown are CGI renders of the property that the owners have obtained planning permission to build and are included to give an indication of what the completed property would look like.

Property information

The property is freehold. Mains electricity, (Night storage heating) mains 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 ultrafast, and you are likely to have good service from O2 Vodafone and Three.

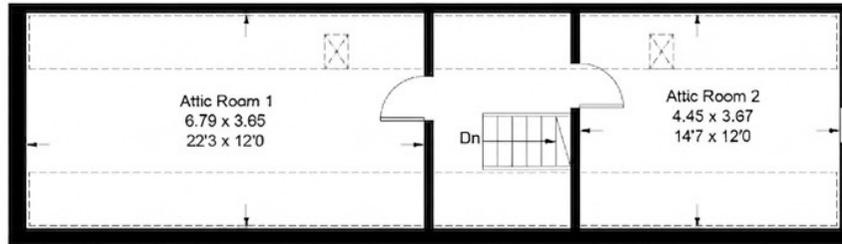
Local Authority

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

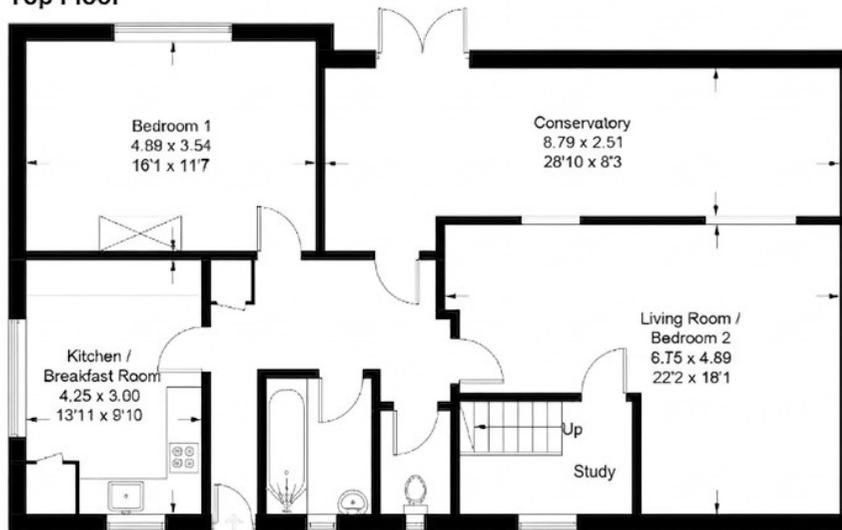


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Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 176.7 sq m / 1902 sq ft

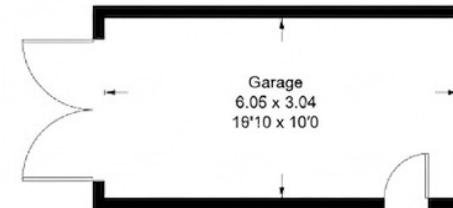


Top Floor



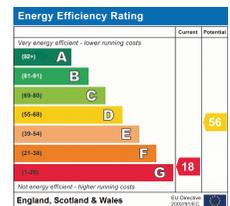
Ground Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1211945)



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.