



1, Lees Cottage, Steps Lane, Avening, Gloucestershire, GL8 8NJ
£595,000

PETER JOY
Sales & Lettings



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A pretty gable fronted Cotswold stone semi detached cottage in a superb rural location high above Avening village with two reception rooms, two double bedrooms, a detached garage with utility room and parking and 0.373 acres of wonderful gardens and grounds, offered to the market with no onward chain

ENTRANCE HALL, STUDY, 14' SITTING ROOM WITH FIREPLACE, KITCHEN, TWO BEDROOMS (FORMERLY THREE), BATHROOM, DETACHED GARAGE WITH UTILITY ROOM, PARKING AND LOVELY GARDENS AND GROUNDS, WITH A TOTAL PLOT SIZE OF 0.373 ACRES.

Viewing by appointment only

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Description

1 Lees Cottage is an attractive semi-detached Cotswold stone cottage set in an idyllic rural position above the charming village of Avening. The property occupies a particularly sunny and private setting on Rectory Lane, yet remains within easy reach of the friendly village community, with its well-regarded pub and primary school just down the hill. Built of traditional Cotswold stone in 1938 under a stone-tiled roof, the cottage sits within view of a former country house known as The Old Quarries, once owned by Arthur Lee, 1st Viscount Lee of Fareham. During his ownership in the early 20th century, Viscount Lee is understood to have commissioned the construction of Lees Cottage, from which it takes its name. The estate itself holds a fascinating cultural connection: during the Second World War, important works from the National Gallery were temporarily stored within the grounds for safekeeping.

The cottage offers characterful accommodation arranged over two floors and has been the subject of improvement and refurbishment during our client's ownership. An entrance hall, bright study room, 14' sitting room with fireplace, kitchen and bathroom are on the ground floor. A staircase leads up from the hall to the first floor, with a landing and two bedrooms on this level. The largest of these measures approximately 23' and was originally arranged as two rooms, offering scope for a purchaser to reinstate a dividing wall to create a third bedroom or, potentially, a first floor bathroom if desired. The property has a wonderful, welcoming feel, with character and interest everywhere you look, and is offered to the market with no onward chain.

Outside

The interior is complemented by a detached garage and superb gardens and grounds of 0.373 acres. These generous gardens make the very most of the lovely outlook and sunny westerly aspect. A gated drive provides access for both 1 and 2 Lees Cottages. The garage for No.1 is set on the left, and the current owner parks beyond this, at the top of the plot, whilst leaving space for the neighbour to pass and park. The rear garden leads down to the house and extends to the side, past an open fronted summer house. The largest area of garden is at the front of the cottage. There is a gravelled terrace by the front door, with a large lawn beyond this, which slopes gently away from the house. A timber framed glass house is set within the grounds which are connected by paths and Cotswold stone steps, and populated with mature trees and established planting. A gardeners dream, and a simply beautiful space.

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. 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, turn left into Rectory Lane, and then left again, into Steps lane. Continue up and the property can be found on the left, opposite the passing space.

Property information

The property is freehold. Mains electricity, water and drainage are connected to the property. Oil fired central heating. 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

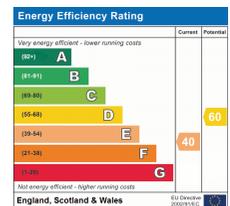
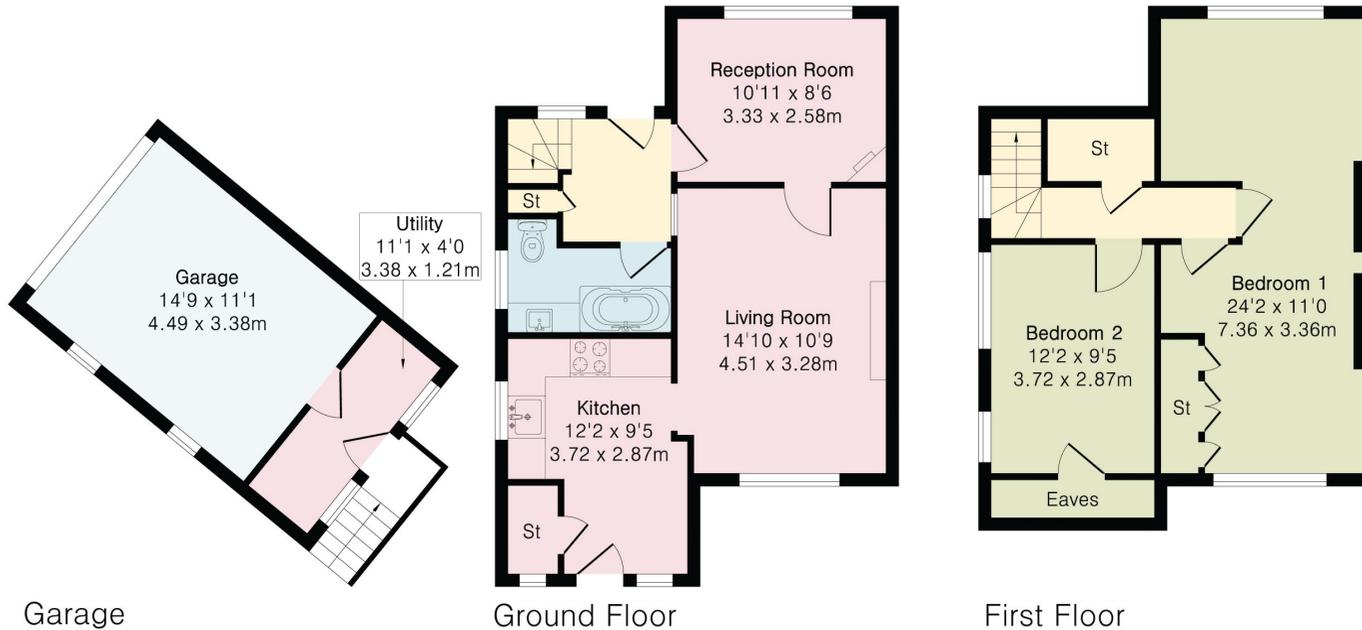


Approximate Gross Internal Area 891 sq ft - 83 sq m (Excluding Garage)

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 421 sq ft – 39 sq m

Garage Area 211 sq ft – 20 sq m



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.