



39 Tetbury Hill, Avening, Gloucestershire, GL8 8LT
£720,000

PETER JOY
Sales & Lettings



A substantial detached family house in an elevated position on the outskirts of Avening with over 2000 sq.ft (185 m²) of living space. Features include a detached double garage with annexe accommodation over, with gardens and grounds of 0.39 acres (1,500 m²) and a superb outlook down the valley.

Entrance Hall, 17' (5.2 m) Dining Room, 17' (5.2 m) Sitting Room, 13' (4 m) Kitchen/Breakfast Room, Study, Utility Room, Downstairs WC. Principal Bedroom with En Suite Bathroom, Two Further Bedrooms, Family Bathroom.

Annexe Over Garage: Living Space with Kitchen Area, Bedroom, and Bathroom, 24' (7.3 m) Double Garage. Block Paved Gated Drive, Gardens and Grounds of 0.39 Acres (1,500 m²)





Description

39 Tetbury Hill is an individual detached property with a superb outlook across the Avening valley. This location is very much part of the thriving local community and has a superb outlook down the valley. Built using traditional methods under a pitched roof, the spacious accommodation is arranged over two floors. This now needs some updating and offers prospective buyers a unique opportunity to modernise a super home to their own taste and standard.

Ground Floor

Entrance hall 75 ft² (7m²), Open plan 17' (5.2 m) dining room and connecting 17' (5.2 m) sitting room, 13' (4 m) kitchen/ breakfast room, Utility room, Study, WC.

First Floor

A wide staircase leads from the dining area to the first floor with a landing, airing cupboard, 20' (6 m) principal bedroom with en suite bathroom, two further large bedrooms and a family bathroom. The property is larger than most 4 bedroom houses and also includes a separate large double garage, with a self contained annexe over the garage.

Annexe

Self-contained annexe over the garage includes living space with kitchen area, bedroom, and bathroom. Ideal for a dependent relative or home office space. A large double garage beneath the annexe.

Outside

The property features a double garage with annexe over, parking for several vehicles, and large gardens on a plot of 0.39 acres (1,500 m²) which could offer potential either for division into two separate properties or for extending the existing structure. The block-paved drive with gated entrance offers ample parking. The gardens to three sides of the property include a level lawn, well-planted borders, a sunny paved area for al fresco dining, and a larger lawned area edged with mature trees and established borders.



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 3 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 immediately right onto Avening Road/B4014. Continue for a couple of miles, pass Avening Primary School and Bell Inn, follow B4014 towards Tetbury. After the sharp right-hand bend, continue up Tetbury Hill; the property is in Avening and the last on the left before the fields.

Property Information

The property is Freehold. Gas central heating, mains gas, electricity, water, and drainage. The Council tax band is E. Gigaclear broadband is currently connected and offers an Ultrafast connection up to 830 Mbps meaning that you can have an excellent voice and data connection.

Agents Note

Planning permission for two properties across the road. For more info, visit the Cotswold District Council website, ref – 19/00725/OUT.

Local Authority

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

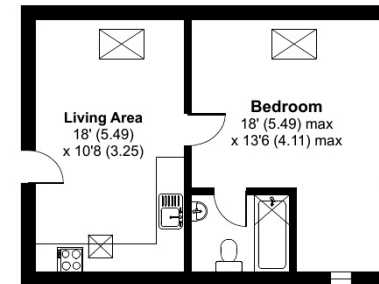
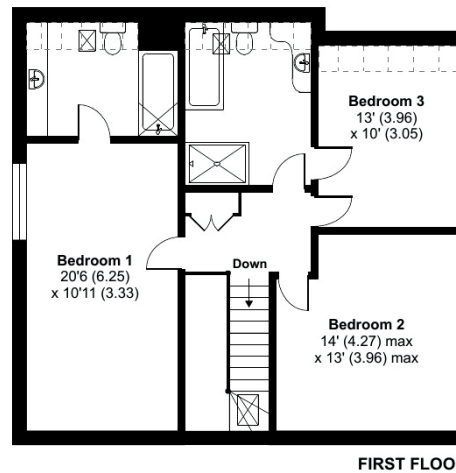
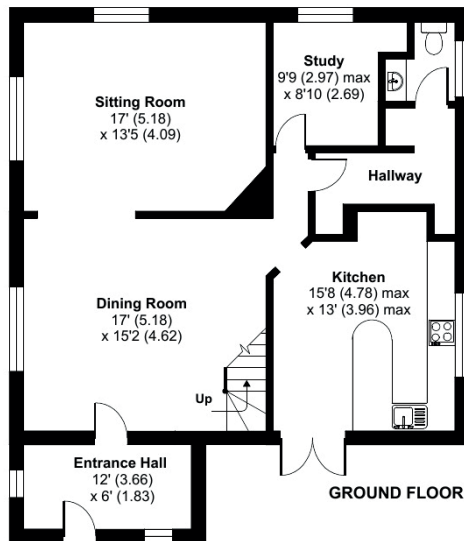
Tetbury Hill, Avening, Tetbury, GL8

Approximate Area = 1804 sq ft / 167.5 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Garage = 888 sq ft / 82.4 sq m
 Total = 2753 sq ft / 255.7 sq m

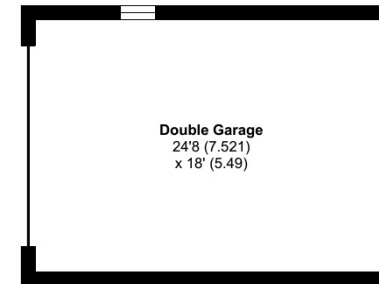
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Denotes restricted head height



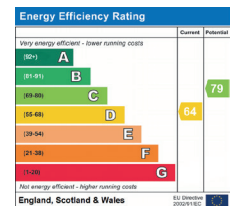
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1118435



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.