

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## **17 Nags Head Lane, Avening** Gloucestershire, GL8 8NZ



Delightful character cottage | Living room with feature fireplace and woodburning stove  
Two bedrooms + attic rooms | Beautiful outlook over woods  
Double garage and outbuildings | EPC G

**Guide price £600,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 17 Nags Head Lane, Avening

## Gloucestershire, GL8 8NZ



2 Bedrooms + attic



1 Bathrooms



2 Receptions

Set in an elevated position in the sought after semi-rural location of Nags Head Lane and with views to woods opposite stands this most delightful of cottages which offers plenty of character and charm as well as a beautifully maintained good size garden and double garage.

Entering through a pitched roof porch the dining room enjoys a flag stone floor, an open fireplace and window seat with views out to the front. Following on the sitting room has a beautiful Cotswold stone fireplace with a wood burner, and with built in book cupboards to the side. There is also a beamed ceiling.

To the rear, the kitchen is light and enjoys bespoke kitchen units with a wooden work surface and there is a quarry tiled floor and beamed ceiling.

Also on the ground floor there is plenty of storage and the bathroom is beautifully tiled with a bath and good size shower.

On the first floor there are two double bedrooms, the first enjoying a feature stone fire place, beamed ceiling, and a window seat. The master also has a beamed ceiling and

window seat and benefits from having its own separate toilet and useful storage space.

Leading up to the second floor there are two useful attic rooms which are of a good size.

Leading outside there are two useful store sheds to the rear, one containing the original old copper wash tub. There is also an under-cover log store and the cottage also benefits from a double garage. The beautifully maintained large garden is enclosed by a Cotswold stone wall and one can enjoy the views out to fields and woodland opposite.

### Amenities

Avening is a small Cotswold village that, like many villages in the area, grew up around the wool industry. It is located almost equidistant between Nailsworth and Tetbury and provides local facilities which include two public houses, a primary school with an outstanding reputation, and an historic Saxon Church. Located on the northern edge of Avening and within close proximity of the property are



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Gatcombe Park and the well-known Minchinhampton Golf Club, boasting two 18 hole courses. Minchinhampton is just a short drive away with access to a few smaller shops and 600 acres of common land managed by the National Trust. Nailsworth is just over two miles away where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople who have an annual arts festival. The town also offers a post office, butchers, grocery shops, doctors, dentists and a public library. There are several good secondary schools in the area including one in Tetbury, one in Cirencester as well as a girls and a boys grammar school in Stroud. The area also has excellent transport links with Swindon, Cheltenham, Bristol and Bath all being easily commutable, and London being about 80 minutes away from Kemble Station.

### Directions

From our office in Nailsworth take the A46 towards Bath and then take the first left hand turn to Avening on the B4014. Follow the road for about 2 1/2 miles into Avening. Carry on up the High Street and turn left into Hampton Hill at The Queen Matilda pub. Follow the road down the hill and then as you start to come back up take the turning to the right signposted towards Cherington and Nags Head. The property can be found after about half a mile on the left hand side.

### Services & Tenure

We believe the property is served by mains electricity, mains water and mains drainage. The vendor informs us that the tenure is freehold. The above should be checked by your solicitor or surveyor.

### Local Authority

Cotswold District Council

Ref: NAI/25835

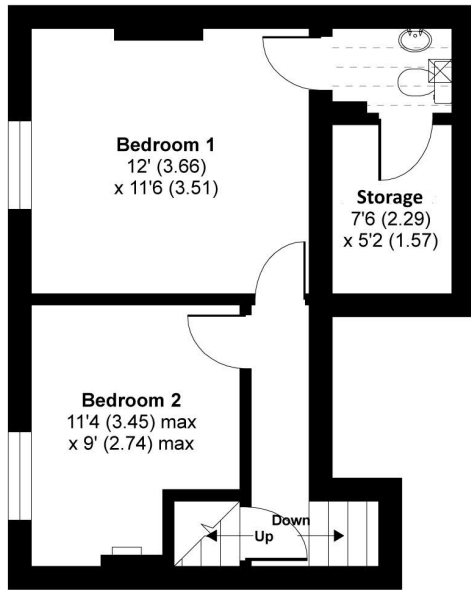




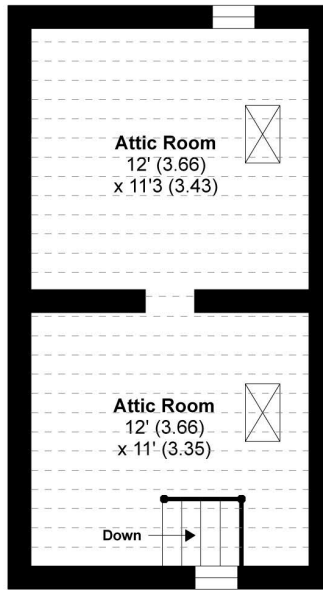


# Nags Head Lane, Avening, Tetbury, GL8

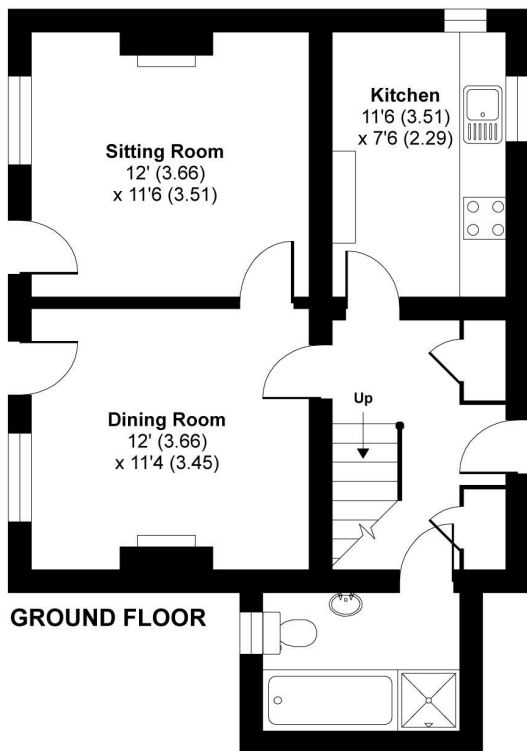
APPROX. GROSS INTERNAL FLOOR AREA 1020 SQ FT 94.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING / INCLUDES GARAGE)



FIRST FLOOR

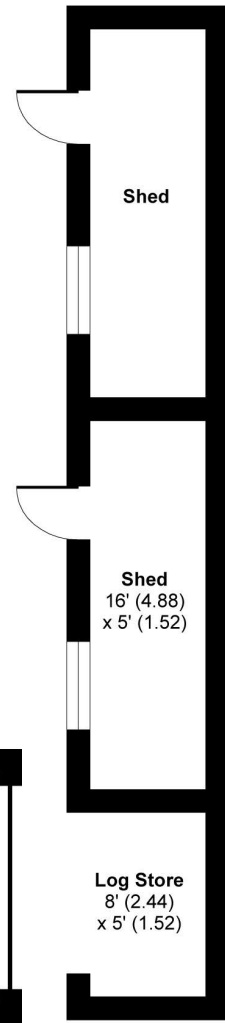
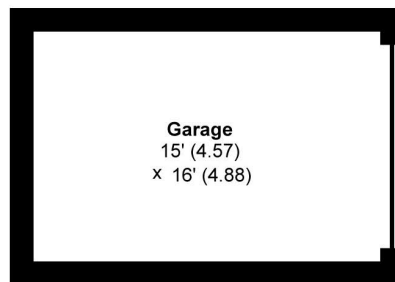


SECOND FLOOR



GROUND FLOOR

Denotes restricted head height



OUTBUILDING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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