Winters Grace, Nags Head Lane
Avening GL8 8NZ

Detached house | Five bedrooms
Good size living room with Cotswold stone fireplace | Beautiful outlook over woods & countryside
Garage and off road parking | EPC D

Guide price £635,000
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Located in a quiet semi-rural position and enjoying views out over open countryside and woodland stands this immaculately presented detached four/five bedroom family home offering plenty of flexible living accommodation along with a good size garden, parking and a garage.

Entrance is through an entrance porch which leads into a spacious entrance hall benefiting from understairs storage. Leading on the kitchen/breakfast room is of a lovely size enjoying a beamed ceiling and plenty of built in units and Rangemaster oven. There is plenty of room for a breakfast table.

Also on the ground floor there is an office/family room which follows through to a spacious sitting room which features a Cotswold stone fireplace with a woodburner and there is direct access through sliding doors out to a rear patio area, ideal for entertaining. The separate dining room is of a lovely size and enjoys views out to the rear garden. The ground floor also benefits from a separate utility/cloakroom.

To the first floor there are three bedrooms, one enjoying its own spacious dressing room and the master benefiting from its own beautifully presented ensuite shower room, and there are delightful views looking out. Also on the first floor is the family bathroom.

To the second floor there is a good size attic bedroom with a beamed ceiling, and plenty of light from a dormer window and skylight. Also on this floor there is a separate store room/bedroom.

To the outside there is a gated driveway with plenty of parking and a garage. The garden is terraced and enjoys plenty of seating areas from where to enjoy the delightful views looking out towards the surrounding countryside.

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 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 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 about half a mile on the left hand side.

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

**Local Authority**
Cotswold District Council

Ref: NAI/29426
Nags Head Lane, Avening, Tetbury, GL8

APPROX. GROSS INTERNAL FLOOR AREA 2359 SQ FT 219.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

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 quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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