Norn House, 12 Nags Head Lane, Avening, Gloucestershire, GL8 8NZ
The Property

Norn House is an attractive Grade II Listed detached home set within a peaceful and picturesque position within the traditional Cotswold hamlet of Nags Head with charming countryside views across the valley. Dating back to the mid-18th Century and believed to be originally two houses, the property has ample period features throughout including sash windows, traditional shutters and high ceilings typical to the era.

Arranged over three floors, the well-proportioned accommodation extends in all to 2,276 sq.ft. On the ground floor there is an entrance hall, a dining room with bay window and a large dual aspect drawing room with fireplace and French doors to the garden. The AGA kitchen/breakfast room has a range of bespoke fitted units with a rear porch off. On the first floor, there is a family bathroom with separate shower and bath and a double bedroom whilst the impressive 23ft master bedroom has ample fitted wardrobes, a bay window and ensuite bathroom. The top floor has two further double bedrooms plus a useful and spacious hobby room with beautiful vaulted ceiling and exposed beams which could be utilised as an additional bedroom if required.

Externally, Norn House benefits from plenty of private parking with a driveway to the front and double wooden gates at the rear opening to the courtyard with further parking and a detached garage. The garage has scope to convert to ancillary accommodation subject to planning with previous planning granted for a one bedroom flat (now expired). The gardens enjoy a great degree of privacy, enclosed by a variety of mature trees and shrubs, and are landscaped over two terraces of lawns with a raised patio off the drawing room which enjoys an elevated position taking in the views. The property has extensive cellars which have an external point of access.

Situation

The property is located within an idyllic rural setting on the edge of the village of Avening with a host of scenic walking routes available on the doorstep including direct access onto a public footpath and is within walking distance to the beautiful Cherinton pond. Avening has two public houses, a village hall, an excellent primary school and parish Church. Located on the northern edge of Avening is the well-known Minchinhampton Golf Club, boasting two 18 hole courses, as well as Gatcombe Park, the home of The Princess Royal. The village is conveniently located between Tetbury and Nailsworth, both of which have an excellent range of facilities including shops, public houses and primary schools with a secondary school at Tetbury.

Also, within the local area are a number of places of interest including the world famous Westonbirt Arboretum with some 18 thousand trees and shrubs in approximately 600 acres of landscaped grounds.

Directions

From Tetbury, follow the B4014 into Avening. At the bottom of Tetbury Hill take the right hand turn into Hampton Hill. Follow the road up the hill and take the right hand turn into Nags Head Lane. Continue along this lane to reach Nags Head, locating Norn House as the last property on the right hand side. Sat nav postcode GL8 8NZ.

Local Authority
Cotswold District Council

Council Tax Band
G £2,884
Approximate Gross Internal Area = 211.5 sq m / 2276 sq ft
Cellars = 74 sq m / 786 sq ft
Outbuilding = 15.2 sq m / 164 sq ft
Total = 300.7 sq m / 3236 sq ft

FLOORPLAN © 2018 0203 9059069 Ref: 223469

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.