

SANDFORD LODGE

AVENING



MURRAY'S
SALES & LETTINGS
FOR SALE



Sandford Lodge 58 High Street, Avening, Tetbury, GL8 8NF

A CHARACTER FILLED 2 BED PERIOD HOME IN THE HEART OF THE COTSWOLD VILLAGE OF AVENING, WITHIN EASY REACH OF THE MARKET TOWNS OF NAILSWORTH, MINCHINHAMPTON AND TETBURY

Kitchen/Breakfast Room, Sitting Room, Two Double Bedrooms, Family Bathroom

GUIDE PRICE £335,000

DESCRIPTION

Sitting pretty at the entrance to Sandford House, this charming lodge has numerous character features and an instantly welcoming vibe. A glazed door opens to a stylish, shaker-style kitchen in a muted taupe tone. The fitted units provide ample storage, together with in-built appliances. The sitting room leads off the kitchen and is a lovely light-filled room with a wood burning stove providing a warming focal point. Leaded mullion windows frame the pretty view of the High Street and a window seat provides the perfect spot to relax with a book or watch the world go by. Two good-sized double bedrooms are located on the first floor, together with a family bathroom. Both bedrooms overlook the High Street and bedroom two has built-in storage and pretty views to Rectory Lane. To the front side of the property is an enclosed gravelled patio with wrought iron railings which houses a useful log store and has space for a sitting area. To the rear side is a large 50 foot long wooded area that also belongs to the property.

DIRECTIONS

Leave our office via Tetbury Street, leading to Hampton Fields; continue down Hampton Hill into the village of Avening. Turn right onto the High Street at the T junction by the Queen Matilda public house and Sandford Lodge will be located on the right hand side after circa 200 yards. Parking is available directly opposite the property.

LOCATION

Avening is located in a pretty valley in the south-west of the Cotswolds, nestled between the market towns of Tetbury, Minchinhampton and Nailsworth. Sandford Lodge is located on the High Street, in the heart of the village. The village has a popular pub, The Bell, as well as a primary school, a Norman church and a great community spirit. There are wonderful walks in the vicinity, opportunities to keep a horse locally at livery and the adjacent lanes are popular with cyclists.

The market towns of Nailsworth, Tetbury and Minchinhampton, are all within easy reach, offering an excellent range of independent retailers, coffee shops and restaurants. Nearby Minchinhampton has three challenging golf courses.

One of the key draws to the area is the excellent choice of schools with popular grammar schools in Stroud and buses running from the High Street to Stroud secondary and grammar schools, as well as to Cirencester College. Regency Cheltenham and Georgian Bath are both easily accessible.

The area is well-placed for transport links with trains into London Paddington from Kemble Station, circa 75 minutes. Motorway M5 J13 Stroud - 7.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 16 miles, Stroud Railway Station - 6 miles, Cirencester (centre) - 10 miles, Cheltenham (centre) - 18 miles, Bristol Temple Meads - 34.5 miles, Bath (centre) - 30 miles. Distances are approximate.

TENURE	Freehold
EPC	EER: Current 8 / Potential 70

SERVICES	Mains Drainage, LPG central heating, Cotswold District Council Tax Band C
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Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

IMPORTANT NOTICE: *Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*



Sandford Lodge, 58 High Street, Avening, Gloucestershire

Approximate IPMS2 Floor Area
House 72 sq metres / 775 sq feet

Simply Plans Ltd © 2024

07890 327 241

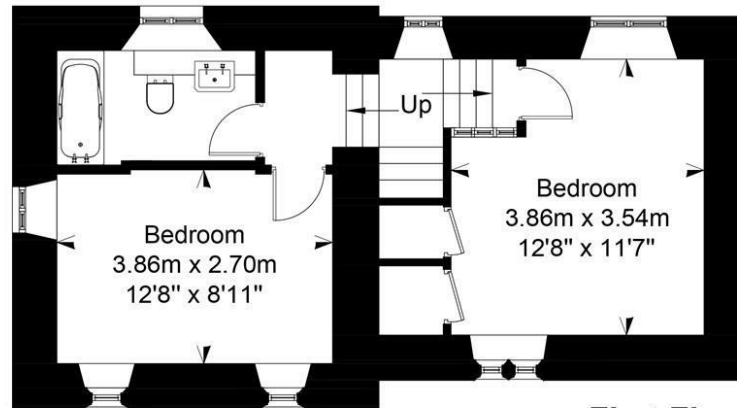
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This plan is for identification and guidance purposes only.

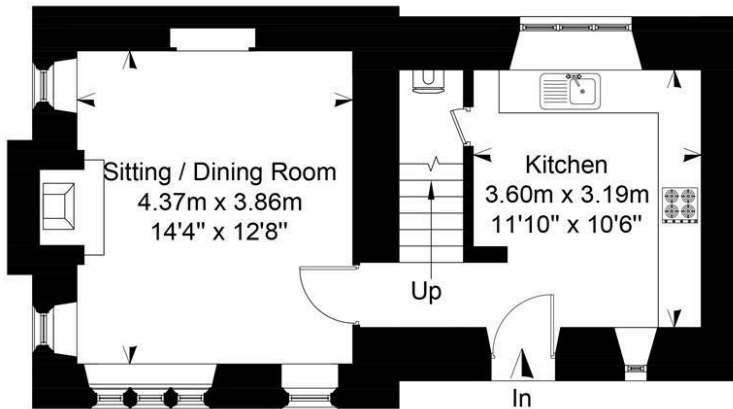
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

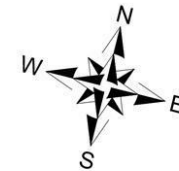
IPMS = International Property Measurement Standard



First Floor



Ground Floor



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