

7 MAYS LANE
AVENING

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TETBURY
GL8 8NX

A spacious 4 bedroom home in a secluded location surrounded by open countryside in the popular village of Avening, close to Tetbury and Minchinhampton.

BEDROOMS: 4

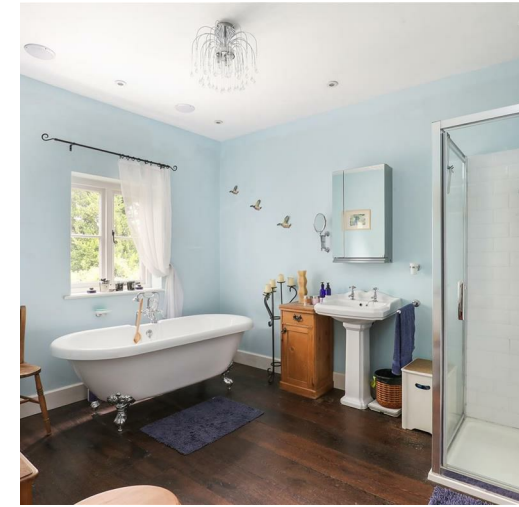
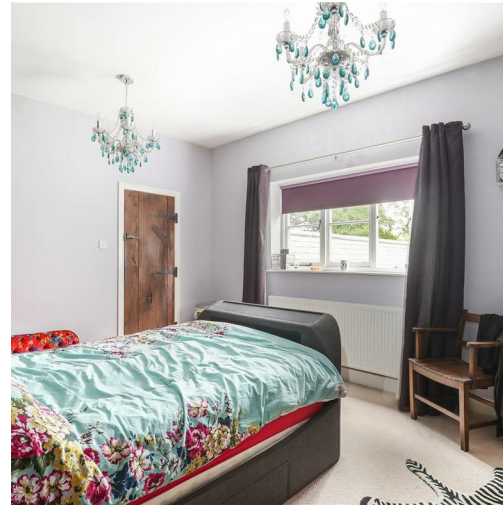
BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £925,000

FEATURES

- Detached Home
- Cotswold Stone
- Fabulous Living/Entertaining Spaces
- 30ft Sitting/Dining Room
- Separate Snug
- Home Office
- Garden and Terraces
- Off Street Parking
- Integral Garage
- Popular Peaceful Location



DESCRIPTION

7 Mays Lane has been thoughtfully extended and updated by the current owners offering spacious, flexible and free flowing accommodation. The rear extensions to the original cottage have created a lovely combination of both traditional charm and modern practicality.

A good sized entrance hall leads to both the snug and home office at the front of the property along with a guest WC. To the rear is a large kitchen diner with traditional units offering plenty of storage, a mains gas AGA and breakfast bar. This leads through to an impressive vaulted reception room with underfloor heating and bifold doors running the entire length of one side overlooking the gardens. There is a large terrace adjacent to this with a brick-built pizza oven, plumbed outside sink and BBQ area, which creates an excellent entertaining space bringing the outside in. To the other side of the kitchen is a useful utility room with wine store and access to the integral garage.

On the first floor to the rear of the property is the principal bedroom with large walk-in wardrobe and en-suite shower room. There are a further three double bedrooms and a family bathroom.

The garden is set to the rear and side of the house with several different levelled terraces, a pond, greenhouse, potting shed and wonderful wild flowers as well as other spaces available for a kitchen garden to grow vegetables.

Bordering one side of the garden is a driveway with tandem parking for two cars and there is further off street parking in front of the garage to the other side of the property.





DIRECTIONS

From our Minchinhampton Office proceed up Tetbury Street towards Avening. Pass Minchinhampton Golf Club as the road bends round to the right towards the village, Mays Lane can be found on your left hand side. No.7 can be found approximately 150 meters on your left.

LOCATION

Avening is a historic Cotswold village in a pretty valley between the market towns of Tetbury and Minchinhampton, in the south-west of the Cotswolds.

The village has a well regarded pub (The Bell), with an excellent Indian Restaurant and takeaway attached, a popular primary school, a Norman church and a great community spirit. There are several special walks in the vicinity, opportunities to keep a horse locally at livery and the adjacent lanes are very popular with cyclists.

Nearby Nailsworth is a thriving country town with an excellent range of independent retailers and a burgeoning culinary reputation, while Tetbury and Minchinhampton are both steeped in history.

London is normally under 2 hours by road with regular train services from Kemble Station scheduled from 75 minutes into London Paddington. Regency Cheltenham or Georgian Bath are almost equidistant, Minchinhampton has three challenging golf courses and there are the Gatcombe Horse Trials, close by.

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.

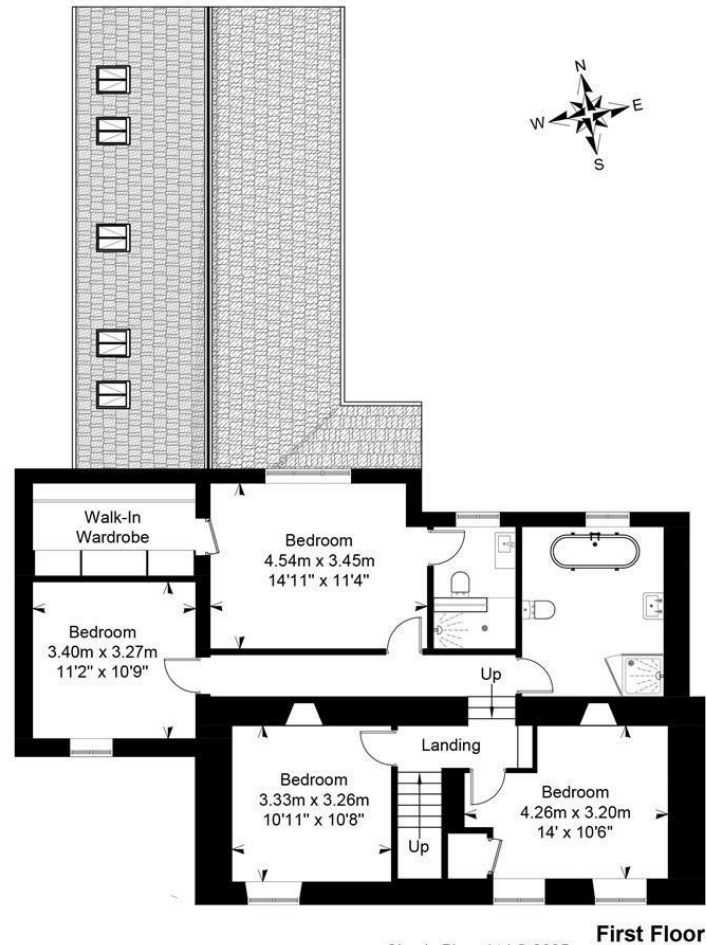


7 Mays Lane, Avening, Tetbury, Gloucestershire

Approximate IPMS2 Floor Area

House 213 sq metres / 2293 sq feet
Garage 18 sq metres / 194 sq feet

Total 231 sq metres / 2487 sq feet



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Job No SP3802

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

MURRAYS

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

Mains electricity, gas, water are connected to the property. Gas CH. Septic tank drainage. Cotswold District Council Tax Band G, £3,588.14. Ofcom Checker: Broadband, Gigaclear Ultrafast. Mobile, Inside - EE, Outside - all likely

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334