



53, The Sunground, Avening, Tetbury, Gloucestershire, GL8 8NW
£182,500

PETER JOY
Sales & Lettings



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CASH BUYERS ONLY - a good size end of terraced house in a village location, close to a well-regarded primary school and playschool with three bedrooms and views over the valley. Offered CHAIN FREE

ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, STORAGE CUPBOARD, THREE BEDROOMS, BATHROOM AND GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This end of terraced, non-traditional construction property is in the heart of the sought after village of Avening, offering pretty rooftop views over the valley. Having been in the same ownership for many years, the property now presents an exciting opportunity for a new owner to remodel and update the current layout to suit modern living.

Arranged over two floors, the accommodation comprises: an entrance hall with stairs leading to the first floor, a sitting room at the front of the property, and a kitchen/dining room at the rear with a door opening to the rear garden. A convenient walk-in larder/storage cupboard, which could be converted into a utility room or WC, adds further potential. On the first floor, there is a landing with access to the loft space, two double bedrooms, and a single bedroom/office/nursery. The family bathroom completes this floor. The property also benefits from double glazed windows throughout.

Outside

The generous garden extends mainly to the rear and side, featuring a lawn, mature shrubs, an ornamental pond, and fenced and hedged boundaries. There is also a small open-plan lawn area to the front.

Additionally, it may be possible to create a driveway to the front of the house, as other residents on the street have done, subject to the usual planning permissions.

Location

Located in a wooded valley, the pretty Cotswold village of Avening is a lovely community with a church and a pub. Avening has a population of over 1,000, making it the largest village in the South Cotswolds. It is a lively, active community with a thriving primary school and playgroup, many groups such as the youth club and WI, a village hall, social club and a playing field. The village, which borders the Princess Royal's estate at Gatcombe Park, is also close to 600 acres of National Trust common land at Minchinhampton, where there is a golf course and excellent walking and riding opportunities. More comprehensive amenities can be found in the nearby towns of Nailsworth and Tetbury, each about two miles away. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth Office turn left and immediately right onto the Avening Road. Proceed past the Garden Centre and Weybridge Inn Public house and continue along this road until you reach the village of Avening. Go past the Bell Public House and continue up the High Street. At the top of the High Street where the road bears round to the right, turn left signposted Minchinhampton. Take the second left into Lawrence Road and continue into The Sunground where number 53 can be found on the right hand side, identified by our for sale board.

Agents note

1. The property is of non-standard construction and this build method is not accepted by many mortgage lenders. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property.
2. This property is subject to Section 157 of the Housing Act 1985, as it is an ex-local authority property located within an Area of Outstanding Natural Beauty. Consent for purchase is automatically granted if the buyer has lived or worked in the area for a minimum of three years. If this condition is not met, an application must be submitted to the council for approval. Please note, the property is restricted to use as a main residence and cannot be used as a second home or holiday property.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast, and you are likely to have service from the main service providers (EE, Three, O2) and are likely to get reception from Vodafone outside the property although reception may be limited inside the house.

Local Authority

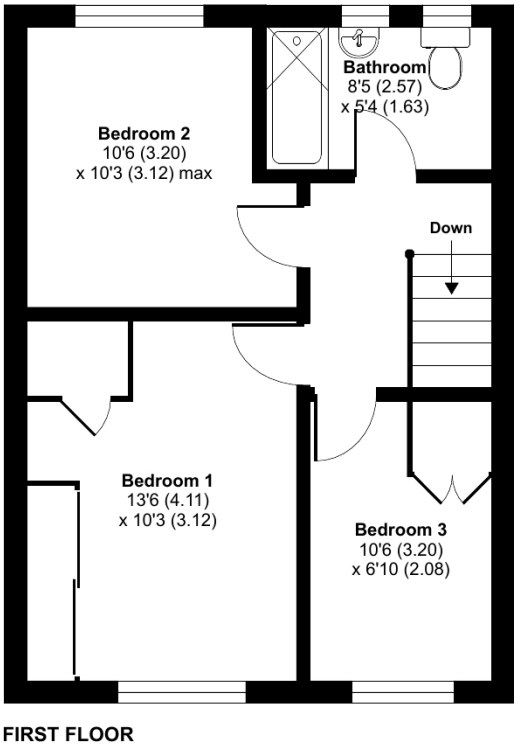
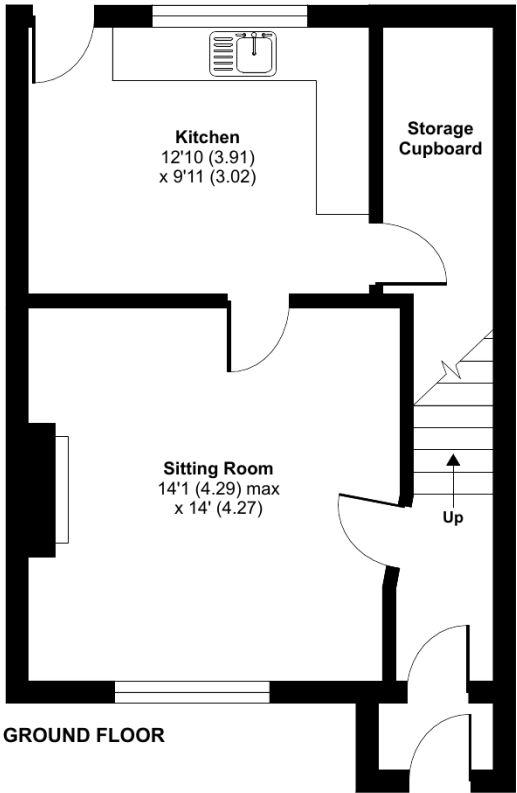
Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000



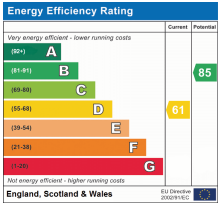
The Sunground, Avening, Tetbury, GL8

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Peter Joy Estate Agents. REF: 1234278



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.