



Set in a Converted Corn Mill
2 Bedroom Apartment
at Avening Mill, Mill Lane, Avening, Tetbury, GL8

Guide Price £285,000
www.griffithnobes.co.uk



SET IN A STUNNING CONVERTED CORN MILL | OPEN PLAN LOUNGE/DINER AND KITCHEN | TWO BEDROOMS
EXCEPTIONALLY STYLISH THROUGHOUT | ELECTRIC CENTRAL HEATING | MASTER BEDROOM WITH ENSUITE
EPC RATING: E | TWO ALLOCATED PARKING SPACES | VISITOR PARKING | COMMUNAL GARDENS

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Avening Mill, Mill Lane, Avening, Tetbury, GL8

Nestled within a stunning converted corn mill, this beautifully presented two-bedroom apartment offers a truly exceptional living space in the heart of a picturesque Cotswold village. Set across the ground and first floors, this home combines modern comforts with unique character, creating an inviting and stylish place to call home.

Downstairs you'll find a spacious open plan lounge/diner and kitchen, which provides ample room for relaxation and entertaining. The modern kitchen is fitted with integrated appliances and offers ample workspace for cooking and dining.

Upstairs, the apartment features two double bedrooms. The master bedroom benefits from an en-suite shower room, while the second bedroom enjoys access to a family bathroom. A separate cloakroom adds convenience on the ground floor.

Outside, the communal gardens overlook a pretty stream, providing a peaceful retreat for residents. The apartment also benefits from two allocated parking spaces and access to visitor parking.

With electric central heating throughout, this is an exceptionally stylish apartment in a sought-after location, perfect for those looking for a quiet yet convenient lifestyle within a Cotswold village setting.



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**Master
Bedroom
with
En-suite**



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Second Bedroom

Cloakroom

Family Bathroom



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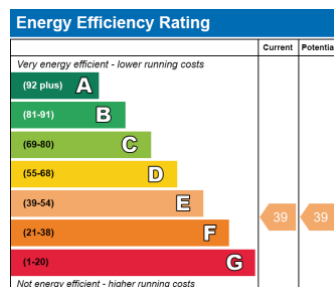
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USEFUL INFORMATION

Local authority: Cotswold District Council

Council Tax Band: D (£2,152.88)

EPC Rating: E



UTILITIES

Electricity: Mains Supply

Gas: N/A

Water: Mains Supply

Sewerage: Mains Supply

BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 6Mbps / 0.7Mbps

Superfast: 76Mbps / 20Mbps

Ultrafast: 1000MBPS / 1000Mbps

Mobile Telephone:

EE, Three*, O2*, Vodafone*

*some limited indoor coverage

For more information, visit <https://checker.ofcom.org.uk>

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

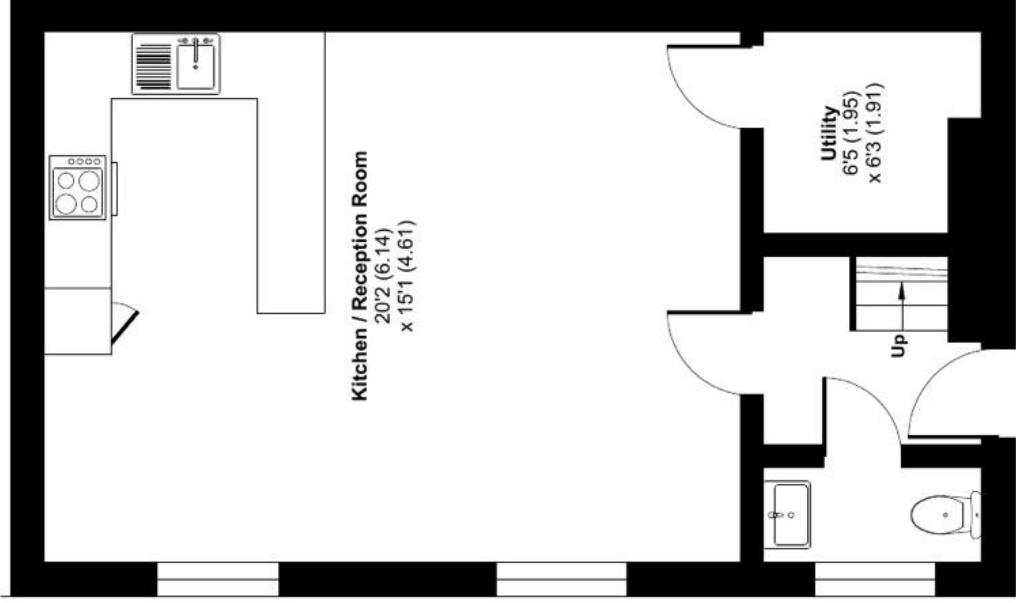
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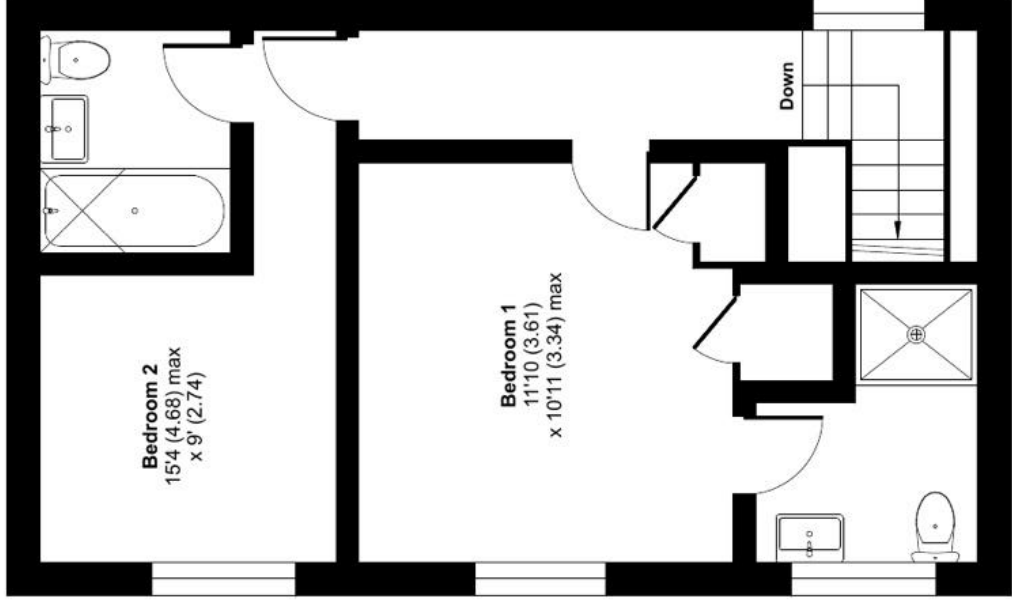
Mill Lane, GL8

Approximate Area = 874 sq ft / 81.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1194334

