



House - Detached (EPC Rating: D)

POINT ROAD, AVENING, GL8 8LY

Offers In Excess Of
£490,000

CANNON ESTATES
SALES & LETTINGS



3 Bedroom House - Detached located in Avening

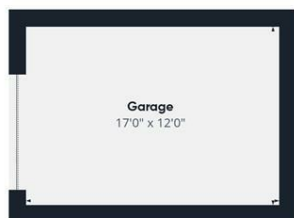
Situated in the heart of the idyllic Cotswold village of Avening and offered to the market with no onward chain, this beautifully presented link-detached home blends classic charm with contemporary living. Built in 1994 and extending to 1,389 sq ft, it offers a rare opportunity to own a home that's as functional as it is full of character.

The property features three spacious double bedrooms, ideal for families, guests, or those seeking versatile home-working space. Inside, you'll find two generous reception rooms, perfect for cosy nights in or entertaining in style, while the well-appointed kitchen is designed with both practicality and flair in mind.

But it's what lies beneath that truly sets this home apart: a stunning 1,200-bottle wine cellar—a dream for collectors and wine lovers alike, adding a distinctive and luxurious focal point to the home. Two modern, stylish bathrooms ensure comfort and convenience across both floors.

Outside, a large garage and car port provide excellent storage and secure parking, with additional off-street parking available. The property is further enhanced by far-reaching views over the rolling Cotswold





Floor 0



Floor 1



Floor 2

Approximate total area^m
1272 ft²

Balconies and terraces
12 ft²

Reduced headroom
83 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

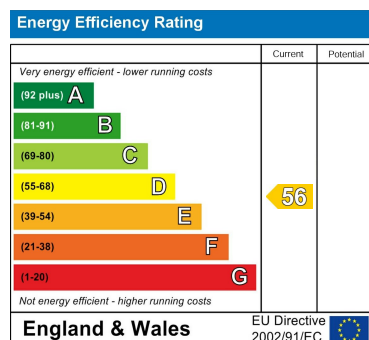
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax Band

E

Energy Performance Graph



Call us on

01285 706900

info@cannon-estates.co.uk

<https://www.cannon-estates.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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