

18 Star Lane

Avening · Tetbury

MURRAYS
SALES & LETTINGS



18 Star Lane
Avening
Tetbury
GL8 8NT

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £850,000

- Detached Cotswold Stone Cottage
- Double Garage
- Approx. 1/3 Acre Plot
- Beautifully Presented Throughout
- Open Plan Kitchen/Dining Room with Adjacent Sitting Room
- Seperate Self-Contained Annexe
- Popular Village Location
- Landscaped Gardens
- Private Driveway Parking for Several Cars
- Easy Access to Minchinhampton, Tetbury & Nailsworth

A beautifully presented Cotswold Stone home offering flexible accommodation including a separate self-contained annexe and double garage, on a large plot of circa.1/3 acre with wonderful southerly views

Description

Star Lane is a quiet lane situated in the picturesque and popular Cotswold village of Avening conveniently located a short distance from the market towns of Minchinhampton, Nailsworth and Tetbury.

This deceptively spacious property sits on its generous plot of just over a third of an acre with a detached double garage and a superb self-contained annexe above, offering an abundance of accommodation with well-established gardens and a wonderful southerly view.

Beautifully presented throughout, this Cotswold stone cottage offers an enviable combination of character, versatility and practicality thoughtfully arranged to provide well-balanced rooms ideally suited to modern family life, whilst retaining a warm and welcoming atmosphere throughout.

The property is approached via a generous driveway providing parking for several vehicles before arriving at the welcoming entrance porch, which opens into a cosy family room. From here, the open plan kitchen and dining room are generously proportioned and perfectly suited to both formal entertaining and relaxed family dining forming the heart of the home. The adjacent sitting room flows effortlessly from here creating an excellent sense of space and connectivity. Positioned to the rear of the house, this beautifully light-filled room provides a wonderful place to relax. Double doors allow direct access to the garden creating a seamless connection between the indoor and outdoor living spaces.

The first-floor accommodation continues to impress, offering three well-proportioned double bedrooms, each enjoying pleasant views over either the gardens or surrounding countryside. The principal bedroom benefits from an en-suite shower room, creating a comfortable and peaceful retreat. The remaining bedrooms are served by a well-appointed family bathroom.

One of the property's most attractive and versatile features is the detached double garage with a self-contained annexe positioned above. Beautifully arranged as an independent living space, the annexe comprises an open-plan kitchen, sitting and sleeping area together with a modern shower room. This flexible accommodation lends itself perfectly to a variety of uses, or as ancillary accommodation with the potential to generate additional income, subject to any necessary planning permissions and consents.

Externally, the gardens represent one of the property's most outstanding attributes. Lovingly cultivated over many years, they have previously been opened to the public as part of the prestigious National Garden Scheme. Beautifully established and thoughtfully landscaped, the gardens offer a rich tapestry of mature trees, shrubs, flowering borders and seasonal planting. Lawns provide generous areas for recreation and entertaining, whilst carefully positioned seating areas invite quiet enjoyment of the peaceful surroundings. An attractive summer house provides an idyllic focal point within the garden and a delightful space to relax.









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 equi-distant, 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.

Directions

From our Minchinhampton Office proceed up Tetbury Street towards Avening. Pass Minchinhampton Golf Club and continue to the Y junction in the village. Turn hard left into Star Lane (by the Queen Matilda) and No.18 can be found on the right.













MURRAYS
SALES & LETTINGS

Stroud
01453 755552
stroud@murraysestateagents.co.uk
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

SERVICES
Mains Electricity, Water and Sewerage are connected to the property. Oil CH. Cotswold District Council Tax Band F, £3,270.94. Ofcom Checker: Broadband - Standard 6 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor: All likely, Outdoor: all variable.

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

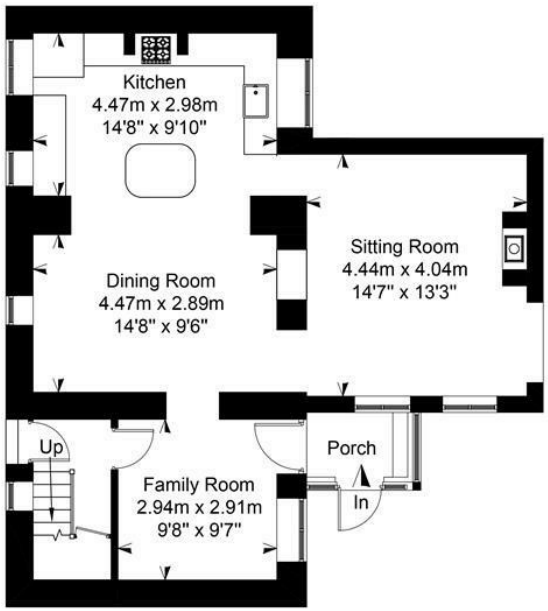
18 Star Lane, Avening, Tetbury, Gloucestershire

Approximate IPMS2 Floor Area

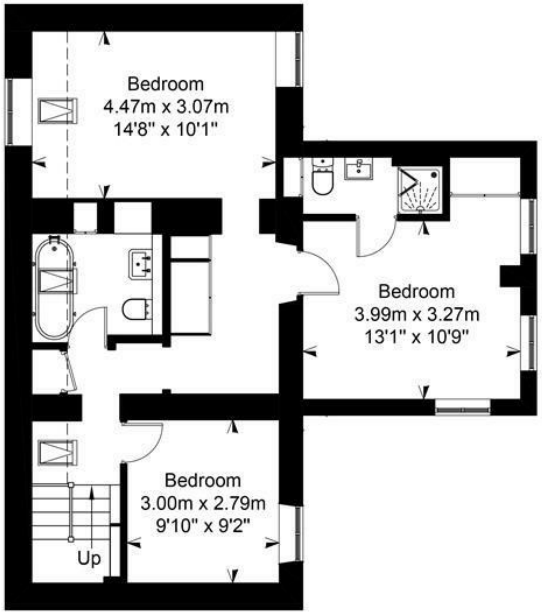
House	132 sq metres / 1421 sq feet
Garage	40 sq metres / 430 sq feet
Annexe	43 sq metres / 463 sq feet
Summerhouse	4 sq metres / 43 sq feet
Total	219 sq metres / 2357 sq feet
(Includes Limited Use Area	8 sq metres / 86 sq feet)

Simply Plans Ltd © 2026
07890 327 241
Job No SP4159
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

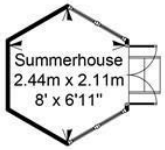
Outbuildings
Not Shown In Actual Location Or Orientation

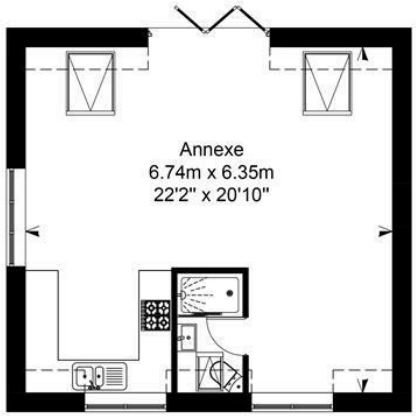


Ground Floor

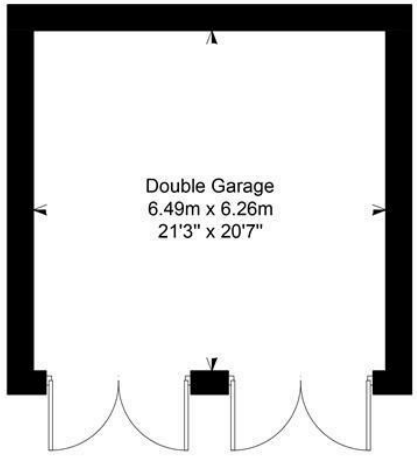


First Floor
= Limited Use Area





Annexe
First Floor
= Limited Use Area



Garage
Ground Floor

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