



Sunnyside, Box, Stroud, Gloucestershire, GL6 9HF  
£550,000

**PETER JOY**  
Sales & Lettings





## Sunnyside, Box, Stroud, Gloucestershire, GL6 9HF

A classic semi detached Cotswold stone cottage in the heart of ever popular Box village with two good bedrooms, two reception rooms, a 14' kitchen, parking, a garage and lovely cottage garden

DINING ROOM, SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN, UTILITY ROOM, TWO GOOD BEDROOMS, BATHROOM, GARAGE, PARKING AND A BEAUTIFULLY PLANTED GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





## Description

Sunnyside is a pretty double fronted semi detached character property situated in a superb position in the heart of the sought after village of Box. This sunny location enjoys a good village community, with the shops and amenities of nearby Nailsworth and Minchinhampton within easy reach and hundreds of acres of National Trust land found just up the road at Minchinhampton and Rodborough Commons. The property is a wonderful example of the quintessential cottage and is built using traditional methods from Cotswold stone under a Cotswold stone roof. It has been the subject of considered improvement in recent years, with well presented accommodation arranged over two floors. A dining room, kitchen/breakfast room, utility room and sitting room with fireplace housing a wood burning stove are on the ground floor, with a landing, two good bedrooms and a bathroom above, on the first floor. There are two connecting attics at the top of the house, and a prospective buyer may look to build a staircase up from the first floor landing to these spaces. The property is tastefully decorated, with good quality fittings throughout.

## Outside

The interior is complemented by lovely gardens, a parking space and, unusually for properties of this style in this area, a garage. The garage is a newer structure than the cottage and is the furthest one in the block just across the lane. There is a parking space in front of this and the cottage also shares the parking space in front of the property with the neighbour. Steps lead up from this area into a delightful cottage garden. This area is beautifully planted, with a path leading past feature box hedging and lawned areas to the front door. There is a paved area directly in front of the house, and some established planting and shrubs including a lovely ornamental cherry. There is a pond at the very front of the plot, and the owner has a bench here – the perfect spot to look back over the garden to the pretty façade of the house. For the purpose of carrying out repairs and maintenance, subject to 24 hours' notice with said neighbour, there is a right of way on foot along the path at the rear of the adjoining property leading up to the snicket behind. This path can be used at any time in an emergency.

## Location

The village of Box lies on the sheltered south facing escarpment, adjoining more than 700 acres of common land belonging to the National Trust. The town of Nailsworth benefits from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various independent clothing and gift shops and a good selection of cafes and restaurants. Beaudesert Park school is within walking distance and there are well regarded junior schools at both Amberley and Minchinhampton. There is a main line railway station four miles away in Stroud with a fast one and half hour direct service to London Paddington. Stroud also offers a large range of shopping, educational and recreational facilities.

## Directions

From Nailsworth town centre turn right at the mini roundabout signposted Minchinhampton. Proceed up the "W" and pass the first turning for Box village on your right. Pass the next turning on your right too, and then take the sharp right hand turn by the bus stop, signposted unsuitable for wide vehicles. Follow this road down into the village, and bear left with the road. Pass the village hall, and the next turning on your right. The property can be found a little way along, tucked up on the left hand side, with the garage en bloc set down on the right. Park on the lane on your first visit and we'll meet you there.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



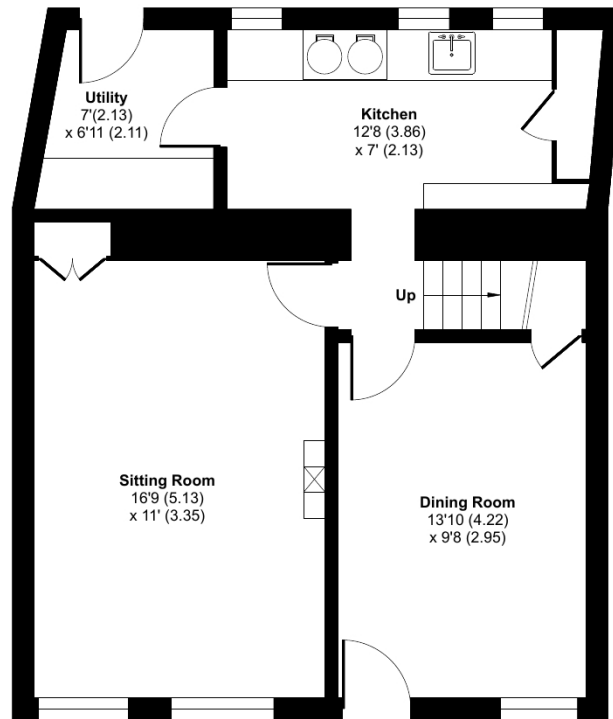
## Sunnyside, Box, Stroud, GL6

Approximate Area = 926 sq ft / 86 sq m

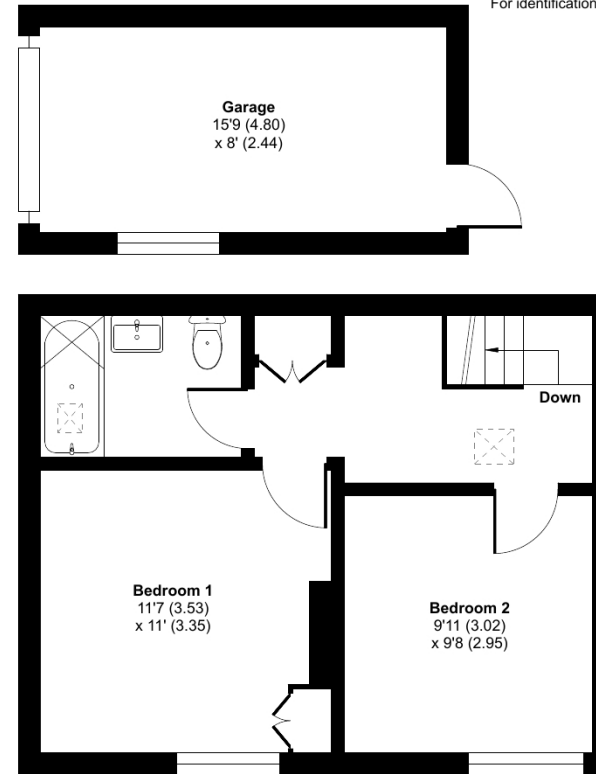
Garage = 127 sq ft / 11.7 sq m

Total = 1053 sq ft / 97.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Peter Joy Estate Agents. REF: 1090181

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.