



Cotswold Cottage, Box, Gloucestershire, GL6 9HJ  
Price guide £595,000





## Cotswold Cottage, Box, Gloucestershire, GL6 9HJ

An attractive double fronted Cotswold stone cottage situated in the heart of sought after Box village with three bedrooms, two reception rooms, bath and shower rooms and a good garden to the front. Offered with no onward chain (Draft details)

PORCH, HALL, 14' SITTING ROOM WITH FIREPLACE, 14' DINING ROOM, 22' KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS, BATH AND SHOWER ROOMS, LEVEL GARDEN TO FRONT



Viewing by appointment only

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### Description

Cotswold Cottage is an attractive semi detached character property situated in a superb position in the heart of the ever popular village of Box. One of our very best addresses, Box enjoys a thriving local 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 built using traditional methods from Cotswold stone under a pitched roof and has clearly been the subject of careful improvement and renovation recently, with well proportioned accommodation arranged over two floors.

The property is screened from the lane by a dry stone wall, with a handsome gate leading into the plot. A porch, hall, 14' sitting room with fireplace, 14' dining room, 22' kitchen/breakfast room with bespoke hand painted units and rear porch are on the ground floor. A staircase leads up from the hall to the first floor, with three good bedrooms, a bathroom and a shower room on this floor. High quality fittings have been used in the bathroom and shower room, and the windows at the front enjoy a great outlook over the garden.

### Outside

The property benefits from a good garden at the front, and a courtyard at the rear. A couple of stone steps lead down from the gate into the garden, with a path to the front door and a gate at the side of the property that leads to the courtyard at the rear. The front garden is level, and laid to lawn, with the dry stone boundary wall as an attractive back drop to this space.

### 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. The village hall can be found on your left, and the property is then set below the road behind a Cotswold stone wall and a gated entrance, with the name of the property above.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax

The council tax banding is D.

### Local Authority

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



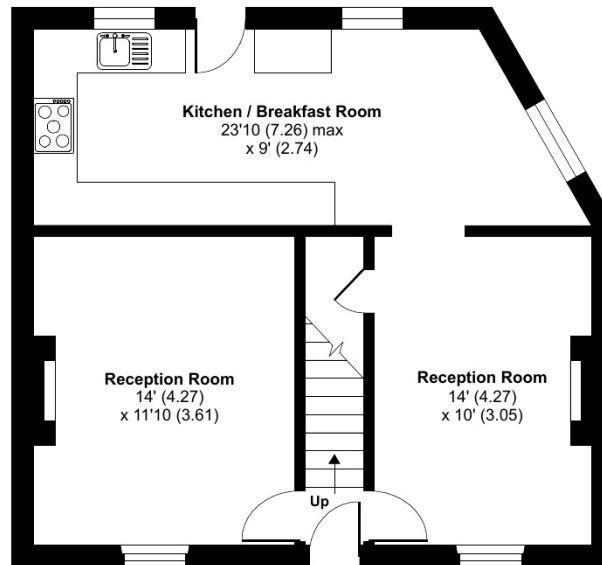
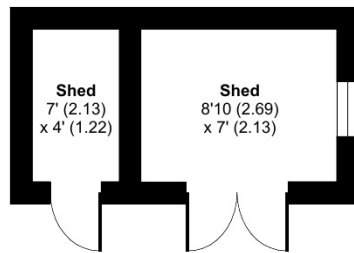
# Cotswold Cottage, Box, Stroud, GL6

Approximate Area = 1191 sq ft / 110.6 sq m

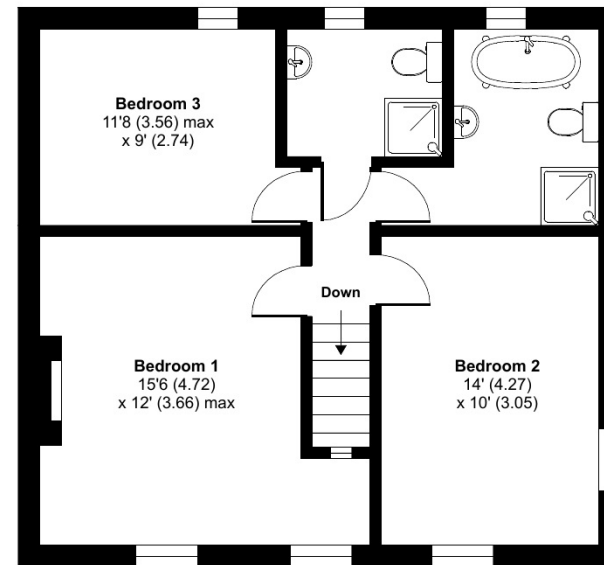
Outbuilding = 91 sq ft / 8.5 sq m

Total = 1282 sq ft / 119.1 sq m

For identification only - Not to scale



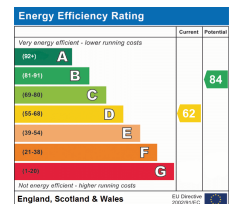
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1041763



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.