



3 Box Green, Box, Stroud, Gloucestershire, GL6 9HW
£495,000

PETER JOY
Sales & Lettings



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A charming three bedroom Cotswold stone cottage nestled just beyond the village green in the heart of Box, featuring a spacious sitting/dining room, characterful touches throughout, and a low maintenance rear garden

ENTRANCE PORCH, 15' SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN, THREE BEDROOMS, BATHROOM AND COURTYARD GARDEN



Viewing by appointment only

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Description

Tucked away in a prime position within the picturesque and highly sought-after village of Box, this delightful semi-detached character home offers the perfect blend of rural charm and convenient living. The friendly village community is complemented by the nearby market town of Nailsworth, with its array of independent shops, cafés, and everyday amenities just a short drive away. Nature lovers will appreciate the proximity to the stunning open landscapes of Minchinhampton and Rodborough Commons—hundreds of acres of National Trust land ideal for walking, picnics, and enjoying the outdoors.

Constructed using traditional Cotswold stone and featuring a classic pitched roof, the property is arranged over three floors, offering a warm and welcoming feel throughout. The ground floor includes a porch, a lovely 15' sitting room with a wood-burning stove, and a well-appointed kitchen. Upstairs, the first floor hosts a family bathroom, and two bedrooms. The top floor is home to a generously sized third bedroom measuring 16' x 15', perfect as a home office, or guest room. Full of period character and charm, this home benefits from attractive features throughout, with every window offering lovely views of the surrounding area.

Outside

The property enjoys a charming and easily maintained rear garden, offering a lovely spot to relax outdoors. Access is available directly from the sitting room via a glazed door, or via a shared pathway to the side of the cottage. Steps lead up to a sunny, elevated patio and gravelled area—an ideal setting for a small table and chairs, perfect for morning coffee or evening unwinding. The garden is enclosed by fencing, providing a sense of privacy and seclusion. A gate at the rear allows occasional access for a neighbouring property, though we understand this is an informal arrangement between the households and not a legally established right of way.

Location

The village of Box lies on the sheltered south facing escarpment and close to 600 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 clothing and gift shops and a good selection of cafes and restaurants. Beadesert 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 at Stroud which is some four miles distant and provides a direct service to London Paddington together with a more comprehensive 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 before reaching the common turn right into Box, by the first Box sign. Continue into the village and to the green. Park here, and the property can be found set behind the green up a little lane, on the right.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



Approximate Gross Internal Area 1022 sq ft - 95 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 423 sq ft – 39 sq m

Second Floor Area 226 sq ft – 21 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90+)	A	83
(81-90)	B	
(69-81)	C	47
(55-69)	D	
(39-55)	E	47
(21-39)	F	
(1-21)	G	
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.