

# 1 HOLLY TREE COTTAGE

BOX · STROUD





# 1 HOLLY TREE COTTAGE BOX STROUD GL6 9HN

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £700,000**

- Beautifully Presented
- Terraced Landscaped Garden
- Far Reaching Views
- Private Driveway
- Moments from the Common
- Characterful Features
- Wonderful Outdoor Entertaining Space
- Detached Summerhouse
- Parking for Several Cars
- Easy access to Nailsworth, Tetbury & Stroud

**A stunning Cotswold Stone cottage with far reaching views and an abundance of character features located in the sought after and highly desirable village of Box, moments from Minchinhampton Common**

## Description

1 Holly Tree Cottage, a former weaving cottage, is believed to date back to the 19th Century. Built from local Cotswold Limestone it is the perfect example of a typical "chocolate box" Cotswold home.

This beautifully renovated and presented home, with an abundance of light is located in the heart of the village. The attention to detail and charm is evident throughout the entire property and the idyllic landscaped gardens.

Approached via a quiet no-through lane a 5-bar gate leads to the large enclosed gravelled driveway bordered by Cotswold stone walls. This provides off-street parking for several cars, a true rarity for properties

of this size in the village. Steps from here lead up through the terraced lawned front garden with mature hedging, trees and raised beds to a wonderful entertaining patio terrace directly in front of the property. This private and secluded area has been cleverly designed taking full advantage of it's south-easterly aspect with views across the valley towards Box Woods and Gatcombe beyond. Several seating areas have been created so that the entire garden can be enjoyed.

The main entrance leads directly into the charming sitting room. This room benefits from built in storage and log store, an Inglenook fireplace with wood burning stove, wooden flooring and exposed beams. A room flooded with natural light overlooking the garden.

To the rear of the ground floor is a modern open-plan kitchen/dining room with stone flooring, a feature exposed stone wall, fitted units, Belfast sink and range cooker. The other side of the room where there is plenty of space for a dining table leads through to a spacious hall with utility and guest WC beyond. A useful second external door from here leads out to the main entertaining terrace. These rooms follow in the same style of the sitting room with exposed wood and feature beams throughout.

Stairs from the sitting room lead to a large first floor landing which has been intelligently transformed into a home office area. There are two further bedrooms on this floor one with built in storage and a separate family bathroom which has been beautifully designed with a roll-top bath and

separate walk in shower.

On the second floor in the eaves is pretty third bedroom with a beamed vaulted ceiling, built in storage and a 2nd home office space.

The accommodation is further complimented by a large Summerhouse located on the driveway with an adjacent log store. Currently used as storage but with full electrics this could easily be transformed into a home office, gym, workshop or studio.



## Location

Box is a quintessential Cotswold village and one of the most sought after locations in the Minchinhampton area. The village has a wonderful sense of community spirit, hosting regular events including 'Box Bar' run fortnightly from the village hall, numerous clubs including a gardening club and enormously popular Open Garden events.

Located just off Minchinhampton Common, Box offers unrestricted access to over 650 acres of National Trust land with many lovely walks in the vicinity, including Box woods, owned by the local community.

Minchinhampton is within walking distance from Box and offers excellent amenities, including a popular gastro-pub. Stroud and Cirencester are also conveniently close, both with major Waitrose supermarkets and Stroud also

has an award winning Saturday Farmers market. There are lovely walks in the vicinity, including Box woods, owned by the local community.

One of the key draws to the area is the excellent choice of schools in both the private and public sector. Beaudesert Park is within easy walking distance of Grey Cottage and Westonbirt school in nearby Tetbury is circa 20 minutes drive. There are several sought after grammar schools in Stroud, as well as an excellent choice of schools in Gloucester and Cheltenham, all easily accessible from Box.

Box is less than two hours from London by car or circa 90 minutes from nearby Stroud Station, while Bristol is within commuting distance and the M5 motorway is easily accessible (Junction 13).



## Directions

From our Minchinhampton office head along West End towards Minchinhampton Common leading into Windmill Road and out to the common. Turn left at the T junction, in the direction of Nailsworth. Take the next left and follow the road down into Box village, past the village hall on your left. At the first opportunity turn right, almost coming back on yourself and as you approach the green bear right and follow the track past the green and the driveway to 1 Holly Tree Cottage will be found on your left after approximately 50 meters





# MURRAYS

SALES & LETTINGS

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## Painswick

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Painswick GL6 6XH

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## Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

## EPC

G

## SERVICES

Water, Electricity and Water are connected to the property. Wet Electric heating. Stroud District Council Band D - £2,458.44 Ofcom checker: Broadband - standard 16 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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

## 1 Holly Tree Cottage, Box Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 111 sq metres / 1195 sq feet

Summerhouse 13 sq metres / 140 sq feet

Total 124 sq metres / 1335 sq feet

(Includes Limited Use Area 15 sq metres / 161 sq feet)

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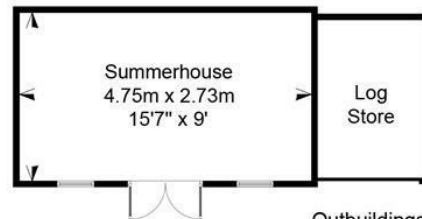
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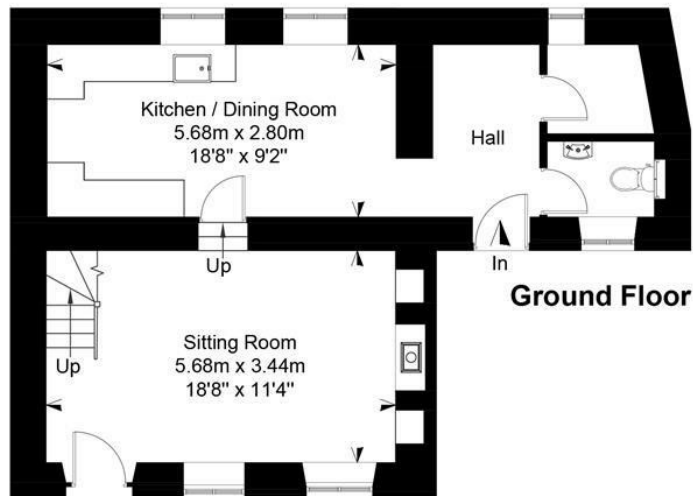
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

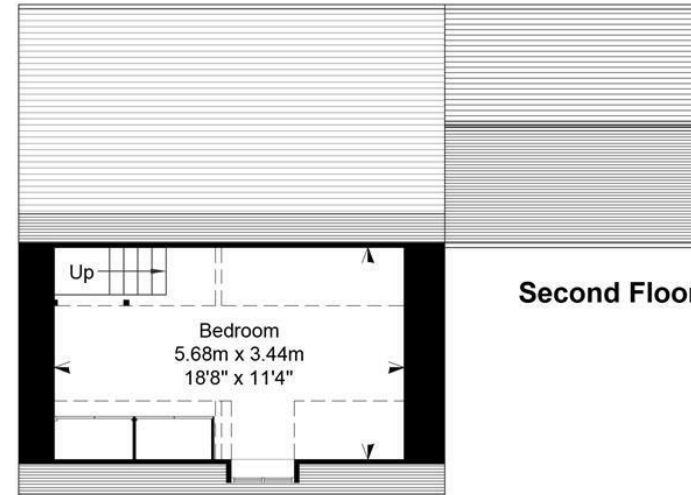
IPMS = International Property Measurement Standard



Outbuildings  
Not Shown In Actual Location Or Orientation

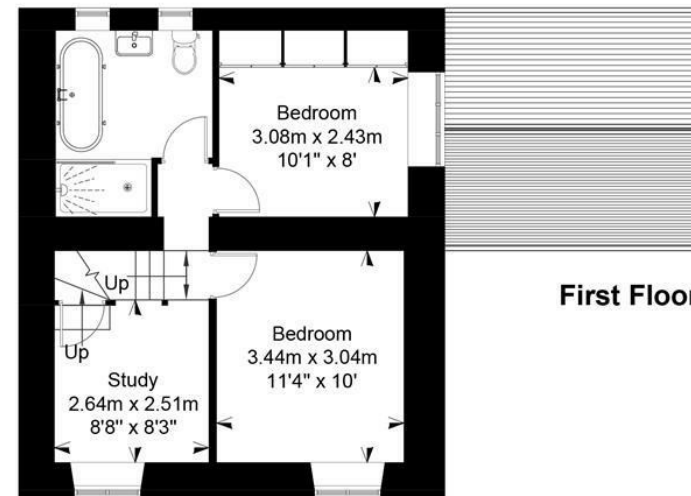


Ground Floor



Second Floor

[Dashed line] = Limited Use Area



First Floor

## SUBJECT TO CONTRACT

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