

WOODSTOCK
HAMPTON GREEN · BOX



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HAMPTON GREEN
BOX
STROUD, GL6 9AD

A sizeable and well positioned detached bungalow with over 2000sq.ft of internal accommodation on the edge of both Minchinhampton and Box, with National Trust Common Land on the doorstep.

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £750,000

FEATURES

- Pretty Setting
- Adjacent to Common Land
- South Facing Rear Garden
- Overlooking Open Countryside
- Gated Driveway
- Integral Garage
- Flexible Internal Accommodation
- Potential to Modernise
- No Onward Chain
- Easy access to Stroud & Nailsworth



DESCRIPTION

Woodstock offers a substantial footprint of flexible accommodation in a sought after edge of village and Common location.

A private gateway driveway, off a quiet lane offers plenty of off-street parking at the front of the property, with direct access to the integral garage.

An internal porch leads through to a spacious central hallway off which are three good sized-double bedrooms, all of which have built in storage and large windows. The principal, at the front of the property has an en-suite shower room and the third bedroom, currently used as a home office leads through to a dressing/storage area. A separate study and family bathroom also lead off the hallway.

Beyond this is the living accommodation which is clearly defined as a separate area, taking full advantage of the southerly aspect and view of the garden. Three rooms are free flowing from one another and include a large sitting room with double doors through to the 23ft kitchen/dining room and in turn through to a conservatory. Both the kitchen and conservatory have double doors leading out to the rear garden.

Stairs from the sitting room lead up to a 4th double bedroom in the eaves with plenty of storage and an adjacent shower room. This is a great space for guest or could be easily used as a principal bedroom suite. There is also access to a substantial attic space.

There is a large patio area directly off the kitchen, whilst the rest of the garden is laid to lawn with well stocked borders. This south facing enclosed garden's rear boundary is a low Cotswold stone wall which enables views over the open country side beyond.





DIRECTIONS

The property is most easily found by leaving our office in Minchinhampton via West End, forking left into Cuckoo Row and then taking the first right into Common Road. Continue for approximately 500 meters and Woodstock can be found on the left hand side.

LOCATION

Woodstock is situated between the picturesque villages of Box and Minchinhampton with National Trust Common on the doorstep.

Box is a delightful village, one of the most sought after in the area. Well known for its great community spirit, the village ethos is both welcoming and socially active with numerous local events. The village hall plays host to regular coffee mornings and even runs an evening bar on alternate weekends.

Minchinhampton is a popular historic Cotswold market town. With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town also offers its own new purpose built GP surgery.

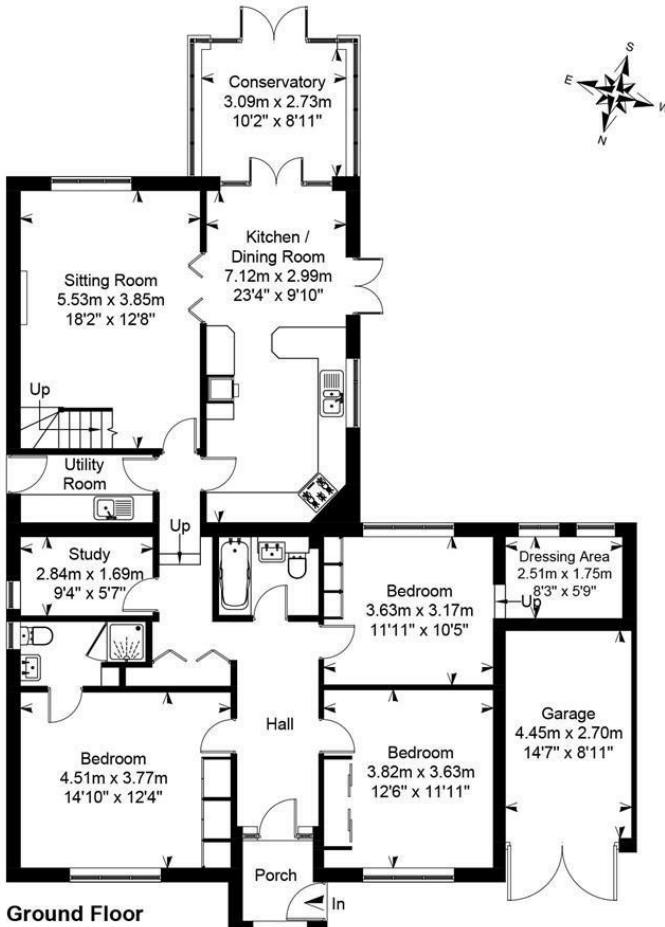
Nearby Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Under 2 hours from London by road or less than 90 minutes from either Kemble or Stroud stations. Cheltenham, Bristol and Bath are within commuting distance and both the M5 and M4 motorways are easily accessible.



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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



SUBJECT TO CONTRACT

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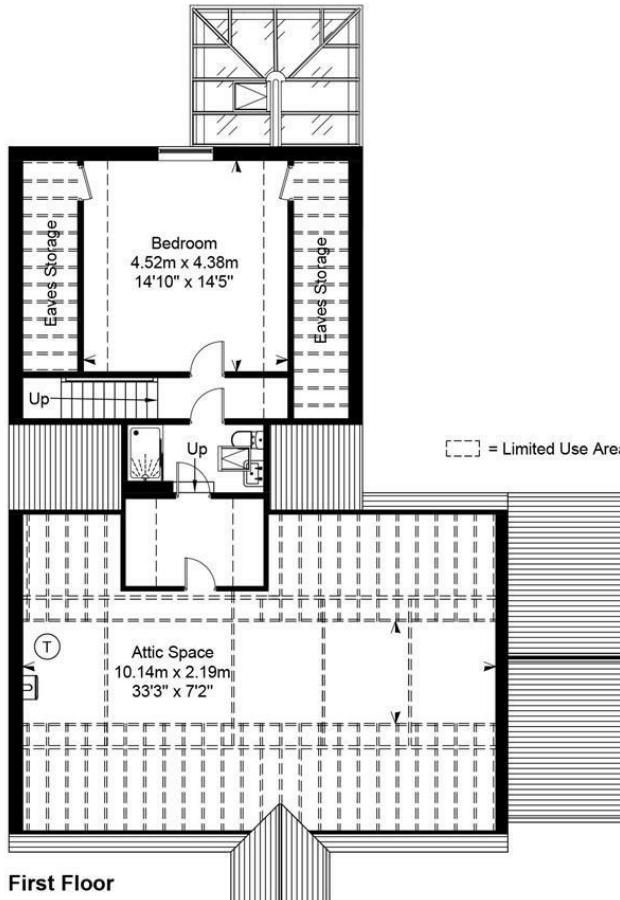
Woodstock, Hampton Green, Box, Stroud, Gloucestershire

House
Attic Space
Garage

Total
(Includes House Limited Use Area)

Approximate IPMS2 Floor Area
189 sq metres / 2034 sq feet
63 sq metres / 678 sq feet
12 sq metres / 129 sq feet

264 sq metres / 2841 sq feet
61 sq metres / 656 sq feet



MURRAYS
SALES & LETTINGS

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0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

Water, Gas and Electricity are connected to the property. Septic tank drainage. Stroud District Council Tax Band F, £3,388.39 Ofcom Checker: Broadband - Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor O2, Outdoor all likely.

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