

WOODSTOCK  
HAMPTON GREEN · BOX



**MURRAY'S**  
SALES & LETTINGS



WOODSTOCK  
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

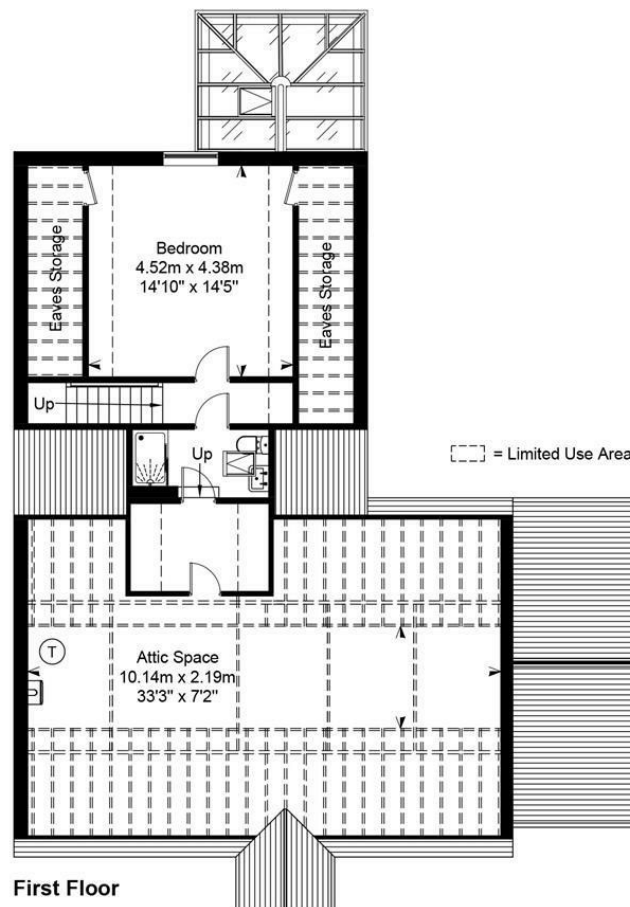
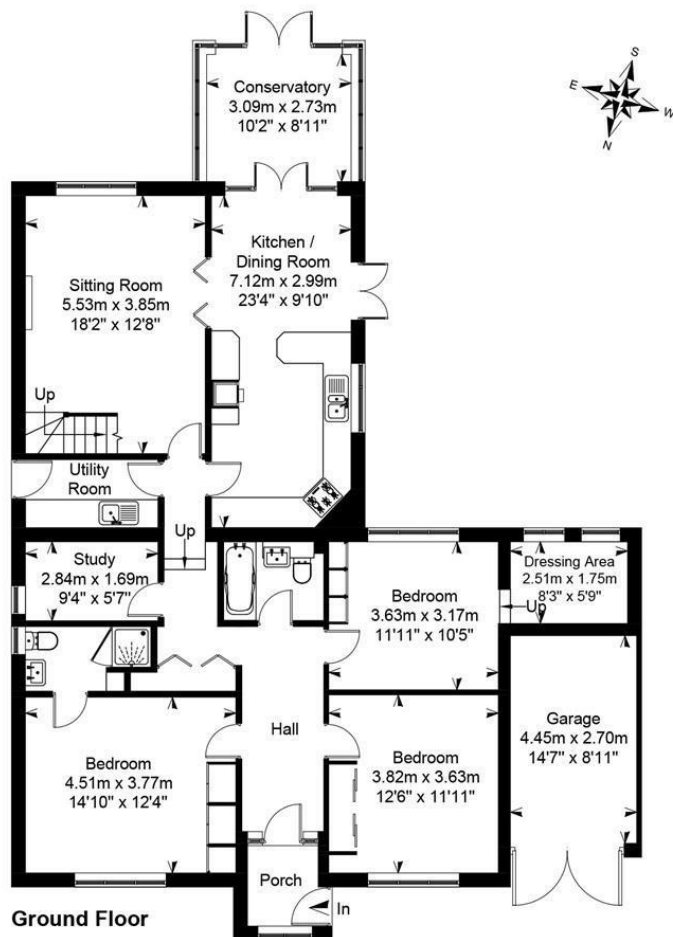
## Woodstock, Hampton Green, Box, Stroud, Gloucestershire

House  
Attic Space  
Garage

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

Total  
(Includes House Limited Use Area)

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



## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

# MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,  
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### Minchinhampton

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

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

### TENURE

Freehold

### EPC

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### 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