

BROXMEAD  
BOX



**MURRAY'S**  
SALES & LETTINGS

**BROXMEAD  
BOX  
GLOUCESTERSHIRE  
GL6 9HF**

A sizeable and charming Grade II Listed, 3 bedroom cottage in the heart of the sought after village of Box, with wonderful views.

**BEDROOMS: 3  
BATHROOMS: 2  
RECEPTION ROOMS: 3**

**GUIDE PRICE £895,000**

**FEATURES**

- Attractive Period Cottage
- Grade II Listed
- 3 Bedrooms
- Large open plan Kitchen and Dining Room
- Sitting Room
- Home Office/Bedroom 4
- Principal Bedroom with En-suite Bathroom
- Front and Rear Gardens
- Private Off-Street Parking
- Lovely Views



**DESCRIPTION**

Broxmead is a charming period cottage set in a quiet and peaceful location in the popular and sought after village of Box. Full of character features including stone mullion windows, exposed beams, original floorboards and a Cotswold stone Inglenook fireplace, the property exudes warmth with an abundance of natural light.

Behind a gate off the lane is the pretty west-facing front garden with path leading to the front door. The ground floor offers spacious entertaining spaces with an 18ft sitting room with pretty window seats, leading through to the 22ft dining room with kitchen beyond and double doors leading out to the rear garden. In addition there is a home office/music/library room which could easily double up as a fourth bedroom or playroom/snug if required.

On the first floor is the principal bedroom, a wonderfully bright dual-aspect room, with plenty of built-in storage and large en-suite bathroom. There is also the 3rd double bedroom and family bathroom on this level. The top floor has been thoughtfully converted to create an excellent 2nd bedroom in addition to very useful attic storage space off the landing.

Both the front and rear gardens are level and laid to lawn with established flower and shrub borders. The rear garden has a patio area and a studio with the potential to create a home office. Opposite the cottage, across the lane, is private off-street parking for up to three cars and a useful garden shed providing additional storage.





## 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 into Box village passing the village hall on your left. At the next junction there is a single track lane almost opposite you on your right. Take this lane and then the first turning right where Broxmead will be found on your left hand side, with parking directly opposite.

## 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 yards from Minchinhampton Common, offering unrestricted access to over 650 acres of National Trust land, the common is well-known for the free-range cattle that freely graze in the summer months amid the golfers that play on its golf course. 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 Broxmead 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.

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

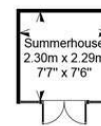
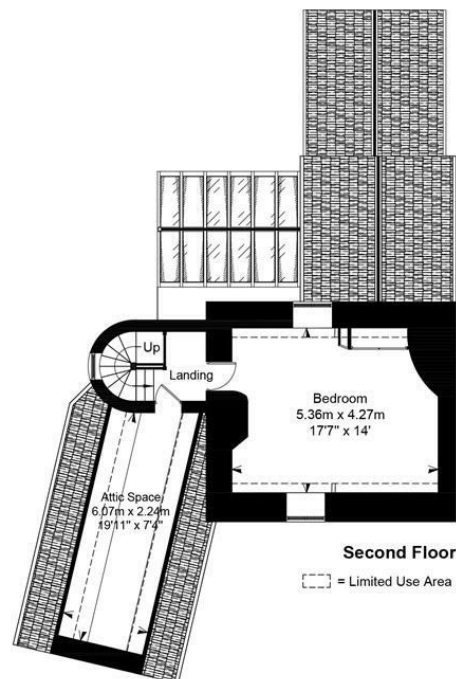
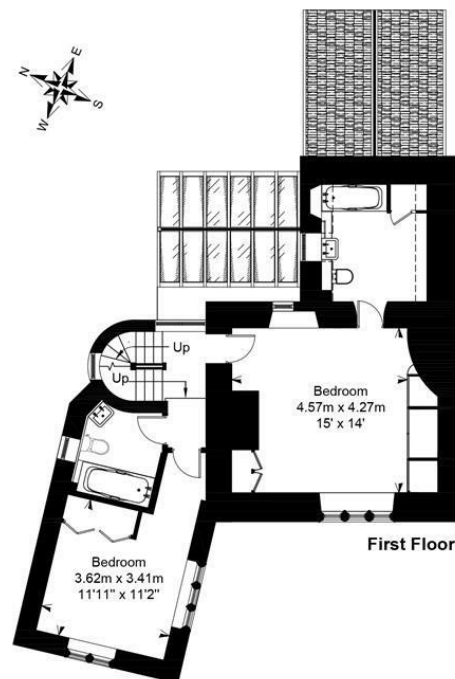
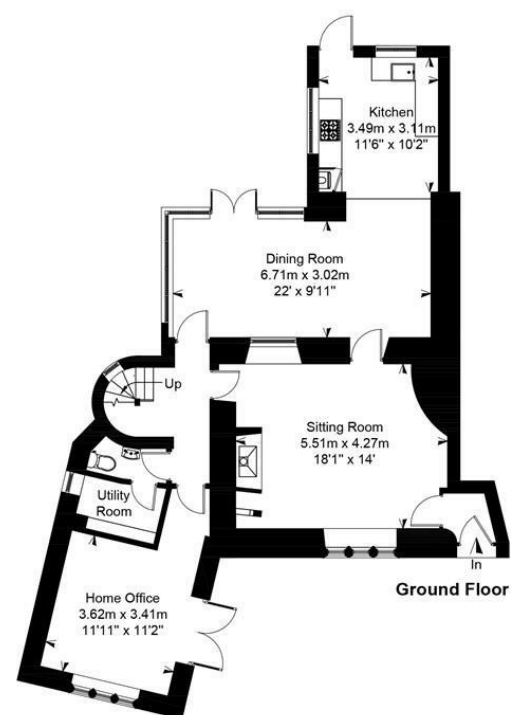


## Broxmead, Box, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

|             |                              |
|-------------|------------------------------|
| House       | 179 sq metres / 1927 sq feet |
| Summerhouse | 5 sq metres / 54 sq feet     |
| Attic Space | 14 sq metres / 150 sq feet   |

|                            |                              |
|----------------------------|------------------------------|
| Total                      | 198 sq metres / 2131 sq feet |
| (Includes Limited Use Area | 15 sq metres / 161 sq feet)  |



Outbuildings  
Not Shown In Actual Location Or Orientation

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07890 327 241  
Job No SP3649

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

# MURRAY'S

## SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Cotswold District Council tax band F, £3208.87 Ofcom checker: Broadband - standard 15 Mbps ultrafast 1000 Mbps, All Mobile Networks are likely.

## 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

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