



GUYSCLIFFE · BOX

**MURRAYS**  
SALES & LETTINGS

GUYSCLIFFE  
BOX  
STROUD  
GL6 9HR

A large family home with development potential in a sought after location near the popular village of Box with spectacular far reaching views

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 3**

**GUIDE PRICE £950,000**

## FEATURES

- Detached Family Home
- Far Reaching Views
- Huge potential to Develop/Extend
- Large Gardens
- Off Street Parking
- Detached Garage
- Adjacent to Minchinhampton Common
- Close to Nailsworth and all amenities
- Chain free
- Sought after Location near the popular village of Box



## DESCRIPTION

Guyscliffe is a detached family home which sits comfortably in the centre of its sizeable two thirds of an acre plot. The 4 bedroom property is enviably located on the edge of Box village adjoining The Common moments from the centre of Nailsworth.

The generous and bright accommodation takes full advantage of the far reaching south-westerly views across the valley.

The current accommodation offers excellent entertaining spaces including a 23ft sitting room and a practical kitchen/breakfast room as well as a separate dining room, 4 bedrooms, 2 bathrooms and a detached single garage. Above the single storey section of the property is a large boarded attic space (approximately 20'7 x 9'4) accessible via loft ladder in the utility room.

This property is full of potential with expired planning permission granted (Stroud Planning Reference - S.22/1599/HHOLD) which permitted the creation of a larger 5-6 bedroom, 3-4 bathroom family home in this most splendid location.



One of the main features of this property is the large mature garden. With both front and rear lawns, a selection of fruit trees, shrubs and wild flowers, as well as a small vegetable plot, all taking in the spectacular views. With its enviable position adjoining the Common and near the Cotswold Escarpment, Guyscliffe provides the purchaser with an excellent opportunity to connect with nature.





## 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. As the road descends you will find Guyscliffe on the left hand side behind a stone wall with the property's name clearly marked. [What3words:///profile.rejoined.decisive](https://www.what3words.com/profile/rejoined.decisive)

## LOCATION

Box is a charming Cotswold village a short drive from the market towns of Minchinhampton and Nailsworth and within minutes of 100s of acres of National Trust Common.

Nearby Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen. Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market.

Minchinhampton is also just a short drive away, offering excellent local amenities including several independent coffee shops, a great pub, post office, general store, chemist and butcher.

One of the key draws to the area is the excellent choice of schools, in both the state and private sector. There are popular primary schools in nearby Amberley and Minchinhampton and sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beadesert Park School is only a five minute walk from Guyscliffe and Westonbirt School in Tetbury and Wycliffe in Stroud are also within easy reach. There is also an excellent choice of schools in Cheltenham.

The surrounding countryside offers a lovely source of walks with good pubs to explore, including The Lodge, within walking distance of Guyscliffe. For golf enthusiasts, there are three challenging courses right on the doorstep in Minchinhampton.

Guyscliffe is well placed for transport links with both the M5 and M4 easily accessible and trains into London Paddington from nearby Stroud mainline station, circa 90 mins.



## Guyscliffe, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	157 sq metres / 1690 sq feet
Garage	13 sq metres / 140 sq feet

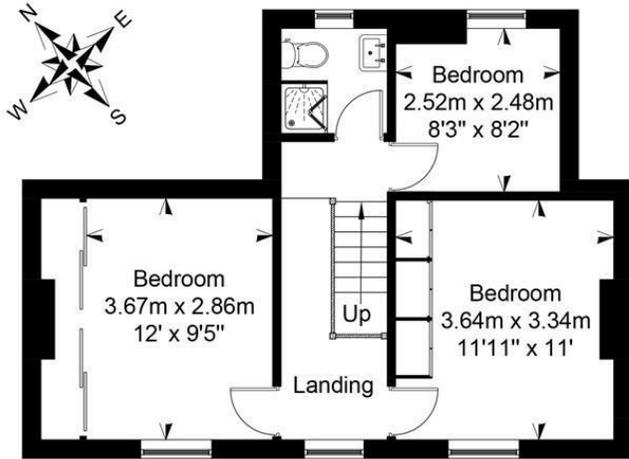
Total 170 sq metres / 1830 sq feet

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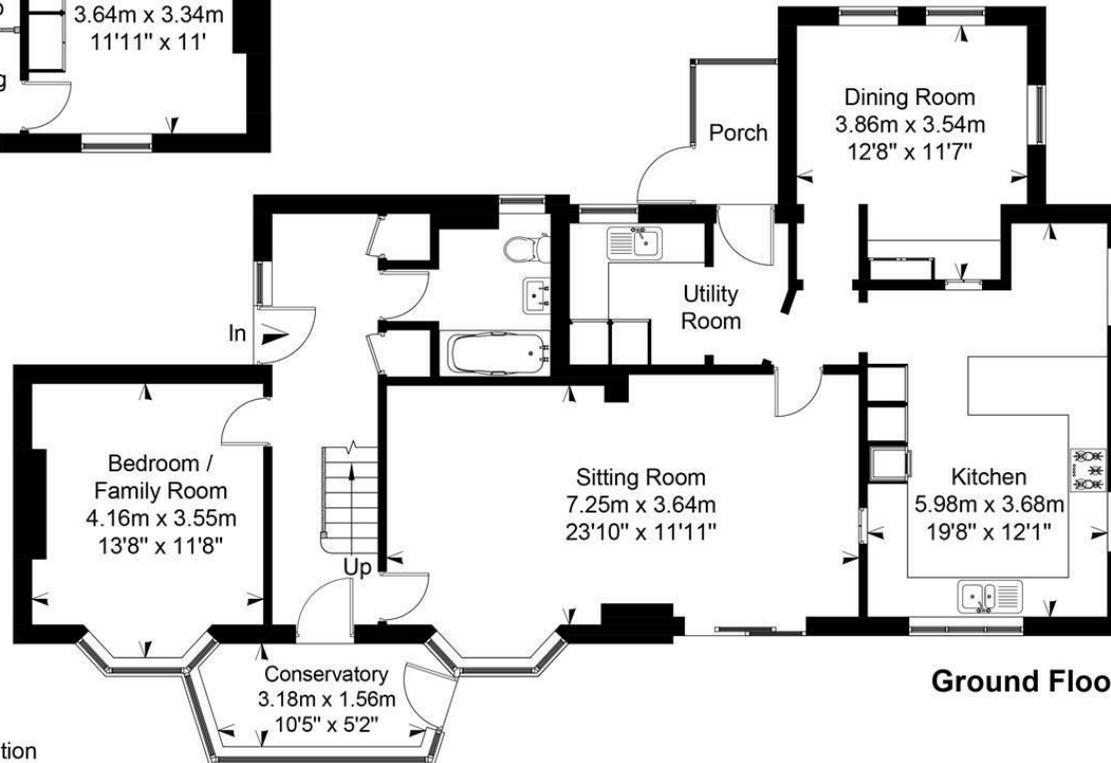
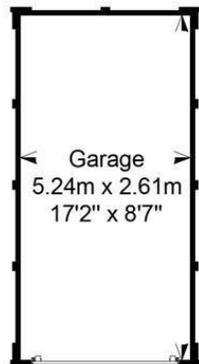
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



**First Floor**



**Ground Floor**

Outbuildings  
Not Shown In Actual Location Or Orientation

## 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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### Painswick

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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

C

### SERVICES

Gas central heating, septic tank  
drainage, Stroud District Council Tax  
Band G

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