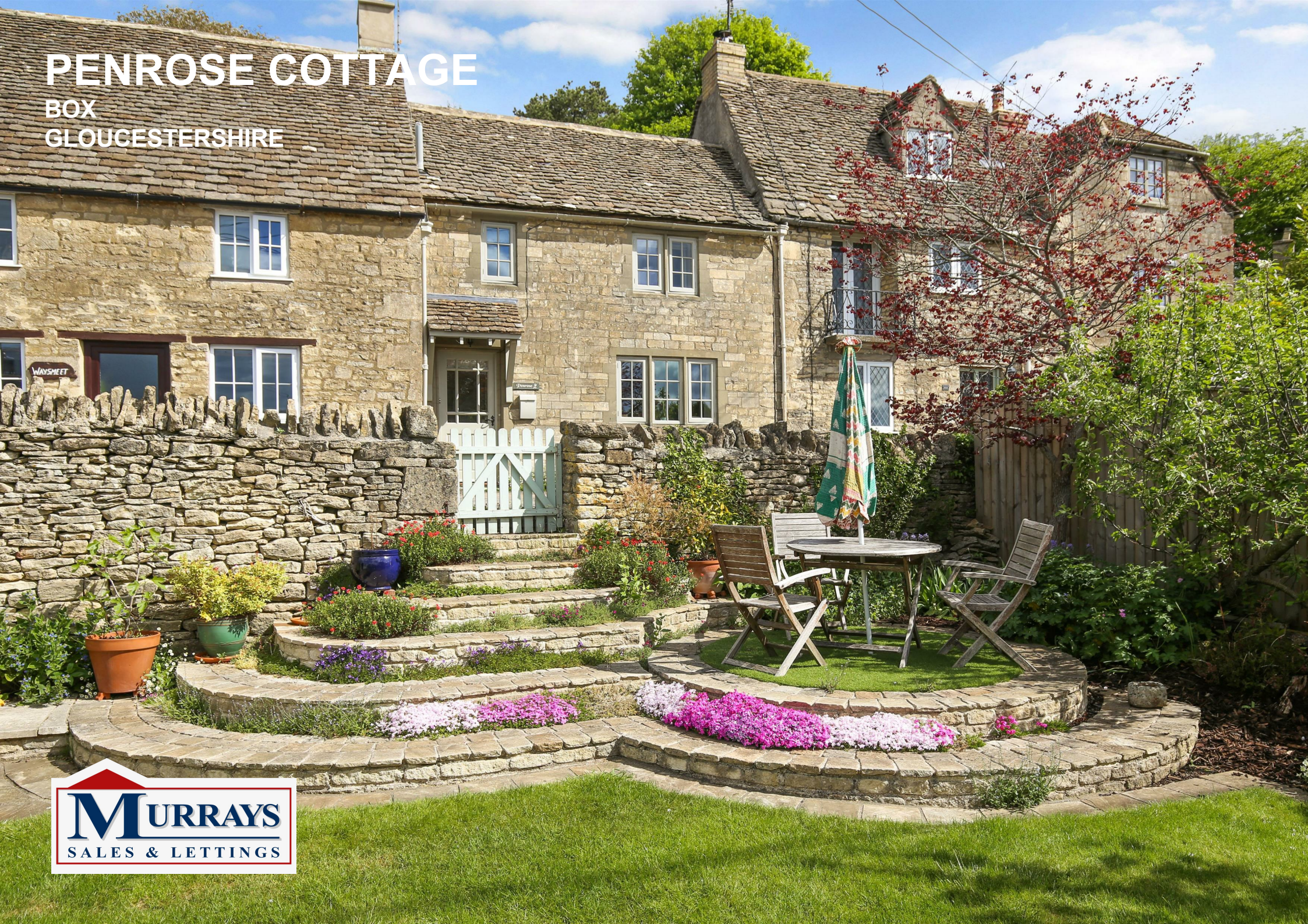


# PENROSE COTTAGE

BOX  
GLOUCESTERSHIRE



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## Penrose Cottage, Box, Gloucestershire, GL6 9HH

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### A QUINTESSENTIAL ENGLISH COUNTRY COTTAGE IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF BOX WITH 2 GOOD SIZED DOUBLE BEDROOMS, LOVELY GARDEN AND VIEWS

**Sitting Room, Kitchen/Breakfast Room, Double Bedroom with En-Suite Shower Room, Second Double Bedroom, Family Bathroom, Courtyard Garden, Further Garden opposite the cottage with Summerhouse**

**GUIDE PRICE £525,000**

#### LOCATION

Penrose Cottage sits on a quiet lane in the heart of the village of Box. This delightful village is one of the most sought after in the area and as soon as you enter the village, it's immediately evident why. Well known for its great community spirit, the village ethos is both welcoming and socially active with numerous local events. The village hall, located just minutes from Penrose Cottage plays host to regular coffee mornings and even runs an evening bar on alternate weekends. Close to the open expanse of Minchinhampton Common, popular with walkers, the common provides unrestricted access to over 650 acres, grazed by free range cattle in the summer months and also host to one of three excellent golf courses. One of the key draws to the area is the excellent choice of schools, with primary schools in most of the surrounding villages and excellent grammar schools in Stroud and Gloucester. 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). Minchinhampton is within walking distance from Box and offers excellent services, 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. Nailsworth is a short drive away and offers a great range of boutique shops and restaurants. There are lovely walks in the vicinity, including Box woods, owned and cared for by the local community.

#### DIRECTIONS

From our Minchinhampton office head along West End out towards Minchinhampton Common. Turn left on the common and after circa 400yds, take the second left fork into Box village. Follow the road past the Village Hall and you will come to a triangle in the road where you are advised to park and you will see Penrose Cottage on the left hand side.

#### ADDITIONAL INFORMATION

Two neighbouring cottages have right of access across the rear courtyard.

#### DESCRIPTION

Immaculately presented, Penrose Cottage is quintessential English cottage charm at its finest. Located on a quiet country lane in the heart of the sought after village of Box, the former weaver's cottage exudes stylish country chic from the moment you step over the threshold.

The cottage is entered via a reception hall with built in cupboard space, perfect for housing coats and boots. A delightful sitting room leads off the reception hall with fireplace and wood burning stove and a pretty window overlooking the lane. Steps lead up to a good sized kitchen with plenty of room for a dining table and views to the rear courtyard garden. Fitted with cream shaker units, the kitchen has a homely vibe and character features including a lovely window seat. There are two good sized double bedrooms with ample built-in storage cupboards on the first floor and the front facing bedroom has lovely views over the garden and views beyond. The principal bedroom has an en-suite shower room. There is also a separate bathroom. To the rear of the property is a large courtyard garden with seating area and log store. The main south facing garden is on the opposite side of the lane and is beautifully landscaped with fruit trees and formal borders as well as a lovely summerhouse and useful workshop/garden shed.

#### TENURE

Freehold

#### EPC

EER: Current 56 / Potential 85

#### SERVICES

Electricity and Water are connected to the property. Oil central heating, Mains drainage. Stroud District Council Tax Band C - £1,974.69. Ofcom checker: Broadband - standard 15 Mbps superfast 56 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

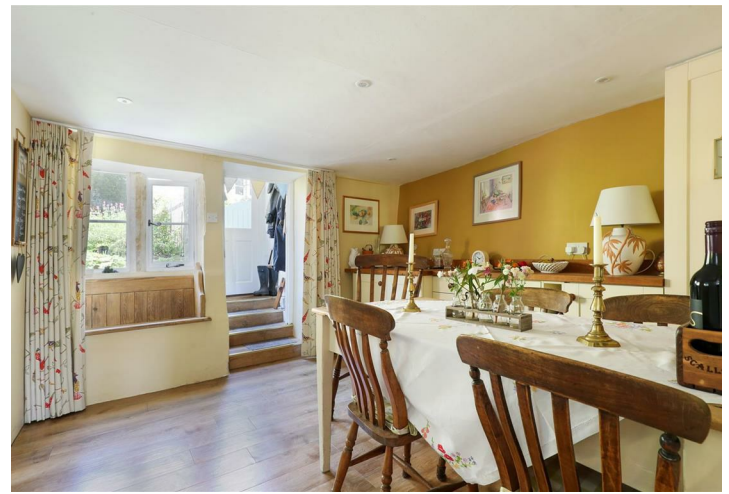
Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

**AGENTS' NOTE:** (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### 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*

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## Penrose, Box, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 95 sq metres / 1022 sq feet  
Store / Summerhouse 16 sq metres / 172 sq feet

Total 111 sq metres / 1194 sq feet

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07890 327 241

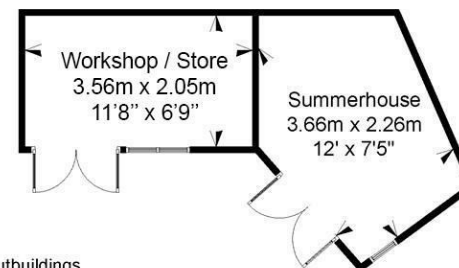
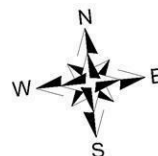
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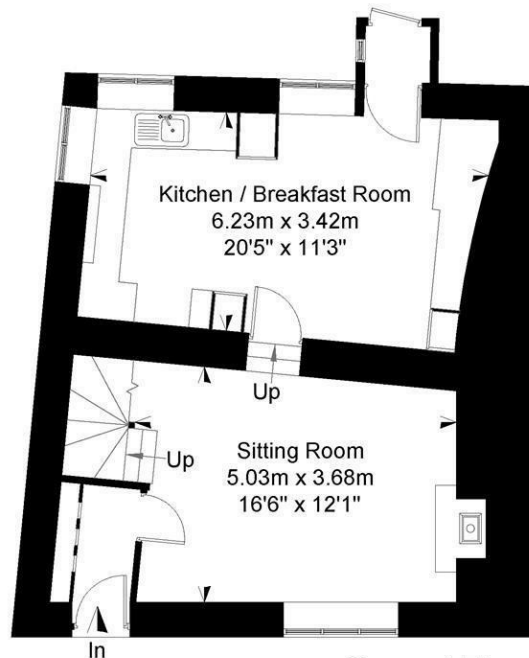
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

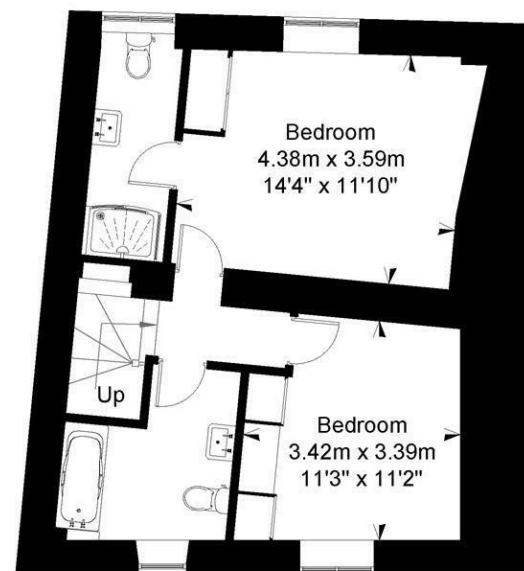
IPMS = International Property Measurement Standard



Outbuildings  
Not Shown In Actual Location Or Orientation



**Ground Floor**



**First Floor**



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