



GOOSE NEST COTTAGE · BOX

MURRAYS
SALES & LETTINGS

GOOSE NEST COTTAGE BOX STROUD GL6 9HG

A pretty Cotswold Stone detached cottage set back from the road in the sought-after village of Box, with a terraced garden offering spectacular views.

BEDROOMS: 2

BATHROOMS: 1

RECEPTION ROOMS: 2

£695,000

FEATURES

- Village Location
- Close to National Trust Common and Box Woods
- 20ft Sitting Room
- Far Reaching Views
- Terraced Gardens
- Kitchen with AGA and Flagstone Flooring
- Easy Access to Nailsworth & Stroud
- Active Community
- Garage
- Off-Street Parking



DESCRIPTION

Goose Nest Cottage is a pretty natural stone and stone tiled detached cottage which enjoys an elevated position and wonderful southerly views. Located in the heart of Box Village moments from National Trust Common and Box Woods. The property offers unexpectedly large accommodation arranged over two floors which is full of character and period charm.

Set back off a quiet lane accessed via a footpath, a pretty wooden gate framed by a mature Yew tree leads through to the property. A spacious and private front courtyard, useful as an external entertaining area leads to both the front door and sitting room via double doors. Off the central hallway to one side of the property is a bright and spacious kitchen with shaker style units and an AGA. Flagstone flooring extends from this room through to the dining room beyond which also benefits from a feature open fireplace.

To the other side of the ground floor is the beamed, double height 20ft sitting room with a stone fireplace and modern wood burner. An intelligently designed mezzanine/galleried landing above this is a versatile space which was previously used as a study with double doors leading to the back garden. There is also a ground floor WC and attached to the rear of the property is a utility room accessed externally from the garden.

On the first floor off an unexpectedly spacious landing are the two double bedrooms and the family bathroom. The space offered by the central landing could easily be used as additional storage area or home office etc.

The terraced rear garden accessed via the ground floor or the mezzanine is well established and cleverly designed to make the most of the wonderful far reaching views. A patio on the top terrace overlooks the rooftops of Box and is the perfect spot to enjoy the summer evenings and sunsets. There is also a separate gate back to the footpath and a useful stone woodstore.

Nearby, further down the lane the property also benefits from a garage and an off-street parking space directly in front.





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 for your viewing. Continue on foot approximately 50 meters along the lane taking a left after Laburnums, up the footpath where Goose Nest Cottage can be found on your left.

LOCATION

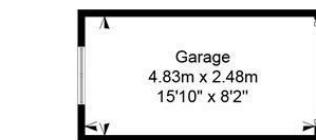
Box is a quintessential Cotswold village and one of the most sought after locations in the Minchinhampton area. The village has a wonderful sense of community spirit, hosting regular events including 'Box Bar' run fortnightly from the village hall, numerous clubs including a gardening club and enormously 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 Goose Nest Cottage 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 from Box.

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 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.

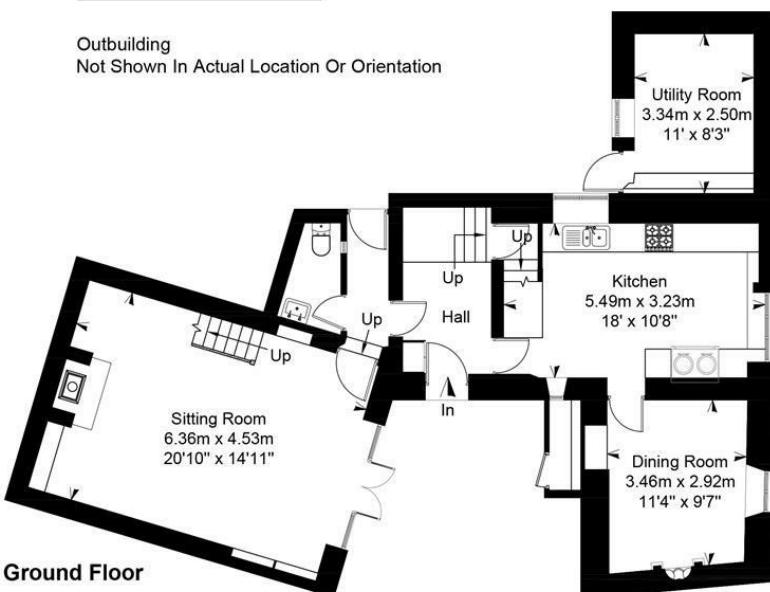


Goose Nest Cottage, Box, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	148 sq metres / 1593 sq feet
Utility Room	8 sq metres / 86 sq feet
Garage	12 sq metres / 129 sq feet
Total	168 sq metres / 1808 sq feet

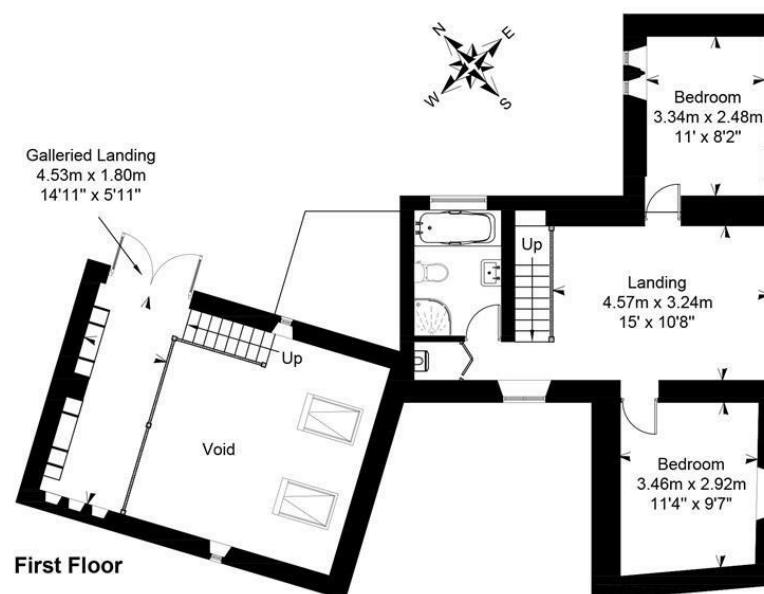


Outbuilding
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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Not to scale unless specified.
IPMS = International Property Measurement Standard

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TENURE

Freehold

EPC

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SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council - Band F £3,388.39. Ofcom checker: Broadband Standard 15 Mbps, Superfast 75 Mbps. Mobile coverage, EE, O2 and Vodafone.

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