



The Old Bakery . . . Box, Minchinhampton

£3,250 PCM

The Old Bakery  
Box, Minchinhampton  
GL6 9HJ

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

**£3,250 PCM**



## Property

**\*\*Rent includes gardener\*\*** A stunning former bakery with period charm and modern additions in the heart of the sought after village of Box. Set in its own glorious gardens (gardener included) the house enjoys a private location. Enter through the modern glazed link which would make a lovely formal dining room or sun room, to the left is the old part of the house including a sitting room, living room/snug, a spacious rear hall with the original baking oven (another lovely reception room in its own right), utility room and w.c./shower room. The new ground floor extension houses a contemporary kitchen/dining room with a peninsula and hand built dining table.

Two staircases access the first floor including the master bedroom leading to a generous open plan ensuite with bathroom and separate shower. The second bedroom has its own en-suite shower room. Bedrooms three and four share the family bathroom which is a Jack and Jill to bedroom three and the landing. A spacious landing area could make a study/play area and has a glass floor and fitted storage.

The gardens are a stunning and tranquil addition and have been featured in previous NGS open gardens. These are maintained by a regular gardener, the cost is included in the rent. An open fronted Cotswold stone garden room with cushions provided for the stone bench is a lovely area to sit away from the sun (or rain!). The property has off street parking for several vehicles. There is a privately owned double garage but the tenants have use of half of it for storage. Available September for a minimum 12 month tenancy. Gas central heating. Council tax band F. A well behaved pet will be considered. For mobile phone and broadband coverage please visit the Ofcom Mobile and Broadband Checker at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

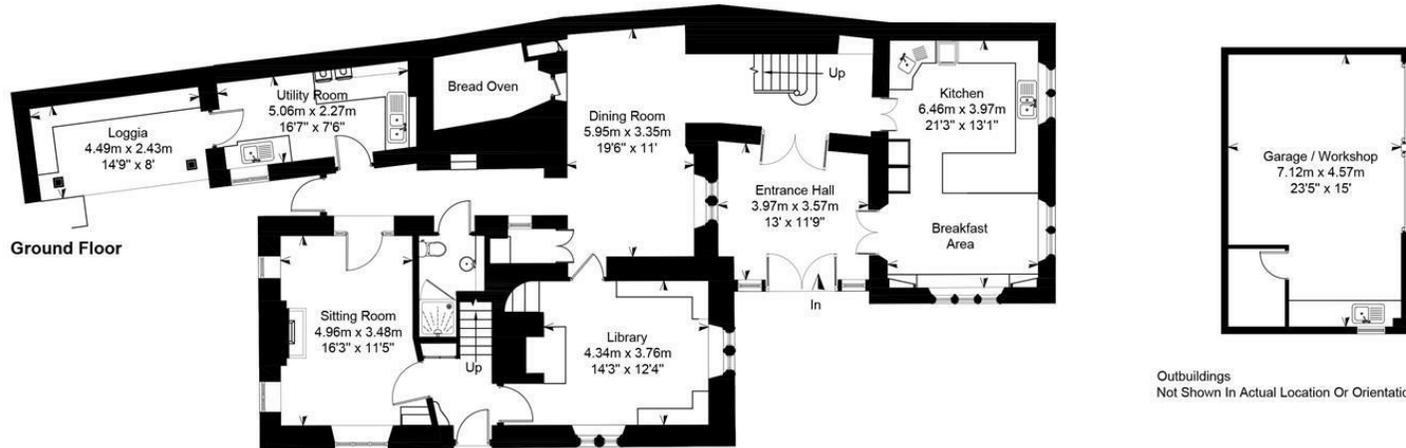
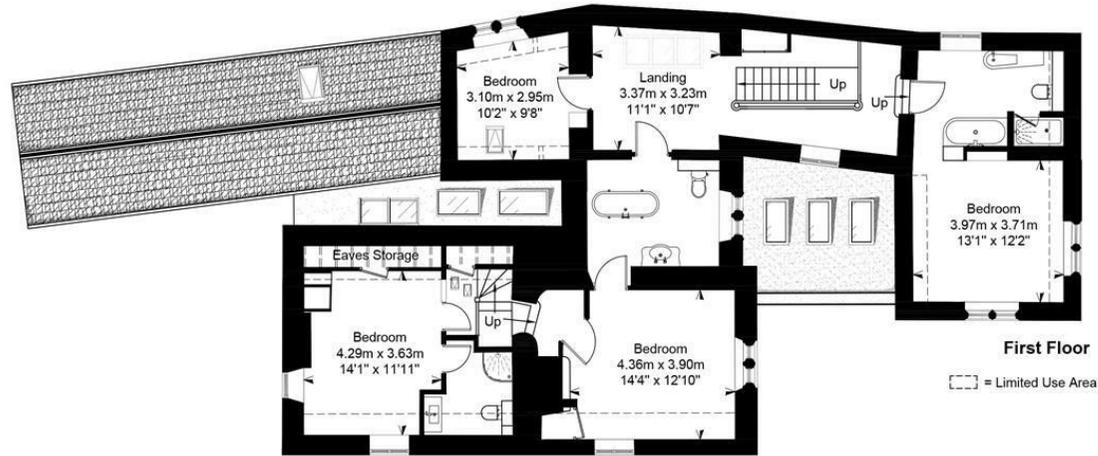




## The Old Bakery, Box, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	279 sq metres / 3003 sq feet
House	11 sq metres / 118 sq feet
Loggia	32 sq metres / 345 sq feet
Garage	
<b>Total</b>	<b>322 sq metres / 3466 sq feet</b>
(Includes Limited Use Area)	16 sq metres / 172 sq feet

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 07890 327 241  
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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



Outbuildings  
 Not Shown In Actual Location Or Orientation

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### EPC

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### COUNCIL TAX BAND:

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## SUBJECT TO CONTRACT

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For more information or to book a viewing  
 please call our Stroud office on 01453 768198