

LADDER COTTAGE, BOX



# LADDER COTTAGE, BOX, STROUD, GLOUCESTERSHIRE, GL6 9HR

AN IMPRESSIVE FAMILY HOME OCCUPYING A MUCH-COVETED SETTING, WITH ELEVATED VIEWS AND DIRECT ACCESS ONTO NATIONAL TRUST COMMON LAND. PERFECTLY FUSING THE CHARM OF THE ORIGINAL PERIOD COTTAGE WITH THE CONTEMPORARY DESIGN OF THE MORE RECENT EXTENSION.

## *The property*

Ladder Cottage is a very special home, sitting on the edge of Minchinhampton Common, whilst affording fabulous views and ease of access to Nailsworth centre. The property has undergone an extensive programme of remodelling and enlargement during the current owner's tenure and now provides substantial family accommodation that measures an impressive 3800 sq. ft. This beautiful home has been thoughtfully designed and upgraded for modern living, yet as illustrated by the floorplan, provides flexibility in use as family life evolves. An attractive canopied entrance and bespoke oak door open to a large reception hall with flagstone floor, from here doors lead to the living space and stairs rise to the first floor. The beautiful and sociable kitchen is positioned to the southwest elevation, fitted with timeless shaker style cabinets, granite worktops, a freestanding island and integral dishwasher, there is room for range cooker and American style Fridge/freezer.

A step down from the kitchen opens to bright dining area, where extensive glazing enables year-round enjoyment of the stunning view, French doors open to a pretty seating terrace and generous garden. There is a woodburning stove positioned to one end. A door from the dining area opens to a cosy study/snug with stone mullion window with window seat and built in storage, this can also be accessed from the inner hall. Adjoining the study is the original sitting room, where double aspect stone mullion windows provide an outlook across the garden and a fireplace with woodburner inset offers a further point of interest. An additional two reception rooms are located to the east elevation, steps up from the rear hall open to a stunning living room boasting an unusual, curved shape, fully glazed wall and vaulted ceiling with exposed A frame beams. Bespoke shelving runs the length of the room thus lending itself to use as a library if desired. Leading on from the

## ACCOMMODATION

*Reception Hall • Inner Hall and Rear Hall • Kitchen/Dining Room  
Utility • Snug/Study • Sitting Room • Drawing Room • Living Room/Library  
Cloakroom • 5 Bedrooms • Family Bathroom • Shower Room*

living room is a formal drawing room, exposed timbers, and lintels as well as an engineered oak floor add great charm and warmth to the room, whilst a contemporary woodburning stove provides an attractive focal point. Column radiators further add to the style. Also located on the ground floor is a useful utility and downstairs cloakroom. From the first-floor landing doors radiate to three bedrooms, all of which enjoy stone mullion windows and an elevated view. These are served by a family bathroom and separate shower room. The stunning family bathroom has

been fitted with a traditional free-standing bath as well as a separate shower cubicle, engineered oak flooring flows throughout. The second shower room is equally stylish, boasting a large shower enclosure. Two further bedrooms accessed via two separate staircases are positioned on the second floor. One of which boasts an adjoining room ideal for use as a teenage den or dressing room.

*The property is served by a septic tank located in the garden.*



# Situation

Box is a small and sought after village on the edge of Minchinhampton Common, much prized for its sense of community. It has excellent accessibility to the shops, cafés and facilities of both Minchinhampton and the larger Nailsworth. Cirencester and Stroud, with its award winning twice weekly Farmers Market, are within easy reach and offer a wide variety of shops including Waitrose Supermarket. Many of the local families enjoy excellent schooling; with Minchinhampton and Amberley Primary Schools being popular choices as well as Stroud High and Marling Grammar Schools offering secondary education in nearby Stroud. Beaudesert Park School is also positioned just 0.2 miles away. There are also excellent travel links with Stroud and Kemble railway stations offering high-speed trains to London Paddington. An abundance of walks are immediately on the doorstep and include the neighbouring common and Box woods which is community owned and run by Gloucestershire Wildlife Trust.

## **WITHIN EASY REACH...**

*Nailsworth – 1.1 miles*

*Minchinhampton – 1.3 miles*

*Stroud – 4.1 miles*

*Cirencester – 12 miles*

*Kemble Railway Station – 6.5 miles*

*All distances are approximate*





# Outside

Set in plot measuring 0.44 of an acre. A gated entrance with cattle grid opens to a gravelled driveway offering parking for multiple vehicles. A timber car port with electric charging point and adjoining wood store offers further sheltered parking. Gardens in the majority extend to the southwest elevation and afford the most beautiful and far-reaching views. A raised flagstone seating terrace immediately adjoins the house, this provides the perfect spot for alfresco dining and entertaining whilst taking in the open vista. Steps down from the terrace lead to two large terraces and a large expanse of lawn interspersed by mature plants, trees and shrubs. The garden is bounded by a combination of Cotswold stone walling, hedging, and fencing. There is an outside tap to the front and rear.



## OUTSIDE

*Gardens • Elevated Views  
Gated Gravelled Driveway  
Timber Carport with Electric  
Charging Point  
Set in just under half an acre*



## Useful Information

**Tenure:** Freehold.

**Postcode:** GL6 9HR.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F and EPC rating D.

Approximate Gross Internal Area = 353 sq m / 3800 sq ft  
 Carport = 17 sq m / 183 sq ft  
 Total = 370 sq m / 3983 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004633)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER  
SEAGER  
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.