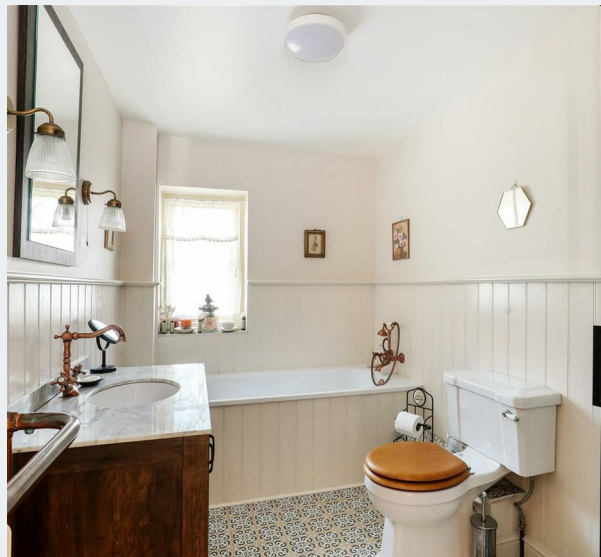


# 1 ELMCROFT BOX



WHITAKER  
SEAGER



# 1 ELMCROFT, BOX, STROUD, GL6 9HG

AN EXTENDED AND REFURBISHED PERIOD HOME THAT HAS BEEN LOVINGLY UPGRADED. NESTLED IN THIS SOUGHT-AFTER COTSWOLD VILLAGE, WITH A SOUTH FACING GARDEN AND PARKING FOR ONE CAR.

## *The property*

An extended and refurbished period home set within this unspoilt Cotswold village, neighbouring 'Minch' Common. Extended in recent years and improved by the current owners, 1 Elmcroft has been tastefully upgraded for modern living whilst remaining sympathetic to its origins, with bespoke timber windows, and a central heating system and boiler installed in 2021.

The main entrance opens to a hallway with underfloor heating and modern flagstone tiles. Stairs rise to the first floor and a door opens to the living areas. The kitchen, also with underfloor heating and flagstone floor, features freestanding units, a central island, Lacanche stove, space for a fridge/freezer and concealed water softener. A stable door leads to the garden room.

The neighbouring sitting room is a cosy space with a

period fireplace and woodburner. Both kitchen and sitting room open to the part Cotswold stone, part glazed garden room with solid roof, and oak flooring. This versatile space offers formal dining and living areas, with doors to the south-facing garden and built-in cupboards concealing utility appliances.

Two first-floor bedrooms enjoy garden and wooded valley views and are served by a stylish bathroom with corner shower, bath, vanity unit, copper heated towel rail and electric underfloor heating. Stairs lead to the second floor where two connecting rooms are currently used as a guest bedroom with study and WC (Saniflow).





**Guide price**  
**£660,000**

- Hall with understairs storage
- Kitchen/breakfast room
- Sitting room
- Garden room with oak floor
- 3 bedrooms
- Family bathroom
- Attic room/study with WC
- South facing encloses rear garden
- Parking for one car with wiring in place for a car charger
- Gas boiler installed Nov 2021.
- Bespoke hardwood windows

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

Minchinhampton centre - 3.5 miles  
 Nailsworth - 1.4 miles  
 Stroud - 2.6 miles  
 Kemble Railway Station - 12 miles  
 Cirencester - 12 miles  
 Cheltenham - 18 miles  
 Bath - 27 miles  
 Bristol - 30 miles

## *Outside*

A private driveway offers parking for one car. A pedestrian gate beyond the parking area opens to the secure garden. Boasting a southerly aspect, the gardens are enclosed by fencing and have been landscaped to include, a paved seating terrace for outside dining, a level lawn, flower borders and a beautiful rose arch. A wildlife pond and greenhouse extend to the far end of the garden. A summer house provides useful external storage.

## *Situation*

The cottage is positioned down a quiet lane in the village of Box, a small and sought after village on the edge of Minchinhampton Common. It is much prized for its peaceful atmosphere and 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 0.8 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, it is also just a few steps from picturesque Box woods which is community owned and run by Gloucestershire Wildlife Trust. According to Ofcom the property should benefit from Superfast broadband 65 Mbps 14 Mbps and limited indoor mobile phone signal with EE, O2 and Vodafone. The property has been modernised since this EPC was created.



Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft  
 Outbuilding = 11.1 sq m / 119 sq ft  
 Total = 142.2 sq m / 1530 sq ft

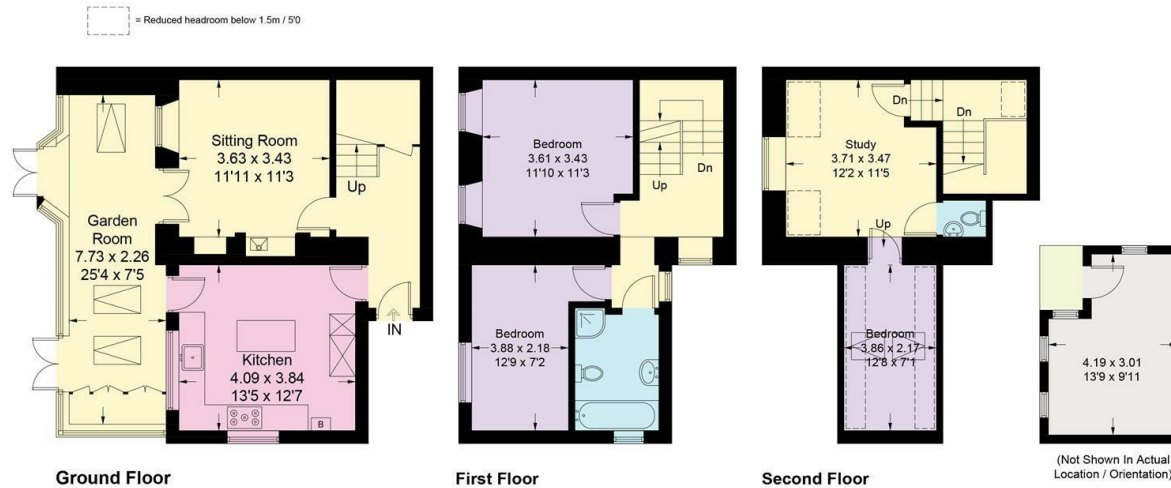


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146934)

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>60</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 9HG

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

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

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.

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