

# SOUTHWOOD

SCAR HILL  
MINCHINHAMPTON





**SOUTHWOOD, SCAR HILL, MINCHINHAMPTON, GLOUCESTERSHIRE, GL6 9AH**



**GUIDE PRICE £1,600,000**

**A LIGHT AND SPACIOUS 4 BED FAMILY HOME IN A DELIGHTFUL RURAL LOCATION, STYLISHLY RENOVATED, OFFERING SUPERB VIEWS, GARDEN OF CIRCA 0.5 ACRES, PARKING AND ANNEXE**

**Reception Hall, Open-plan Kitchen/Living/Dining Room, Garden Room, Utility, Study, Sitting Room, 4 First Floor Bedrooms, Principal Bedroom with Spacious En-Suite, Family Bathroom, 2 Attic Rooms, one with En-Suite and the potential to become a 5th Bedroom (subject to building regs), Boot Room, Detached Double Garage, Annexe above Garage with Kitchenette and Shower Room, Large Garden, Private Patioed Hot Tub/Entertainment area, Orchard, Gravel Parking for Several Cars**





Southwood offers a bright and spacious south facing family home in an idyllic rural setting. The home has been extensively renovated to include Smart technology, fibre broadband, re-wiring and new plumbing, to create a stylish family home. Features include Control 4 Home Automation, Lutron lighting, CCTV and Nest controlled zoned underfloor heating.

Tucked away along a quiet country lane the home is set into a quarry face, offering a unique and dramatic backdrop. Accessed via a glass panelled reception hall/boot room, the home opens into a sensational open-plan kitchen/living area. Filled with light and with ample room to entertain, this room is clearly the heart of the home and the ideal space to chat with friends, whilst cooking up a feast. Red and cream units provide stylish storage and there is room for a good sized dining table. A living area with open fire and glass doors opening to the garden, makes an ideal year-round family and entertaining space. A light-filled garden room leads off the living area, with views to the quarry at the rear providing a dramatic outlook. A useful utility leads off the rear hallway, together with a home office. The sitting room provides further reception space, with pretty mullion windows overlooking the garden; this is a lovely room to relax with a book or to entertain.

Stairs lead off the hallway to four first floor double bedrooms plus a family bathroom. All of the bedrooms offer well thought-out spaces with ample storage and pretty valley views. The principal bedroom has a spacious and newly fitted en-suite. Two attic rooms are located on the second floor, one with en-suite shower and WC which would easily convert to a fifth bedroom, subject to the necessary building regulations.

The grounds are a real feature of the property. Set into a quarry face, there is huge potential to create a unique alfresco dining and relaxing space with the quarry as a magnificent backdrop. A level lawn frames the front of the house and to the rear, steps lead up to a patio area with a hot-tub and an orchard. A garage with gated gravel parking area is set to the side of the house with one bed annexe above, including a bedroom/living space, kitchenette and en-suite shower room. Electric gates open to another gravel area with further parking.



## LOCATION

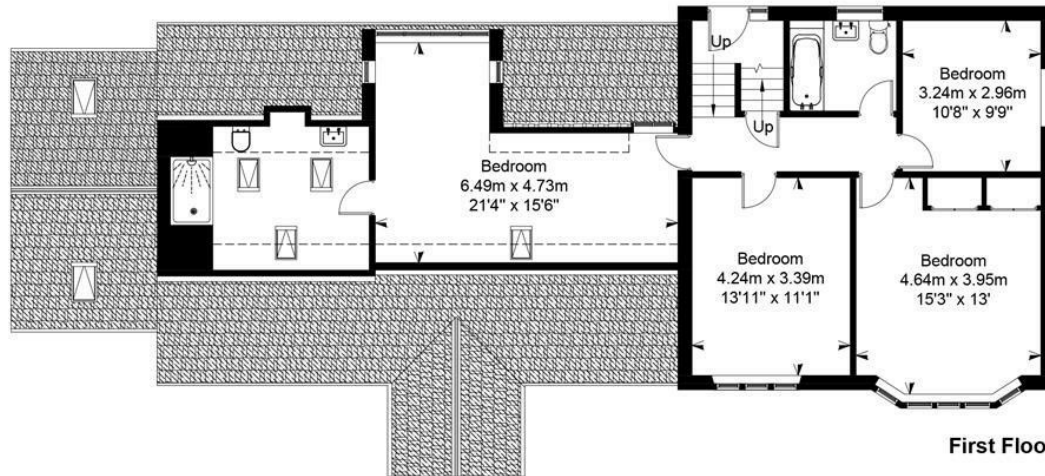
Tucked away along a quiet rural lane, the location of Southwood is one of its key attributes. With Box Wood to the side of the house and stunning views across the Nailsworth valley from the front aspect, the property offers an idyllic location for family life. Within walking distance of the village of Box and only a ten minute walk from the thriving market town of Nailsworth, Southwood is the perfect lifestyle choice. The market towns of Minchinhampton, Nailsworth and Stroud are all within easy reach, offering a host of amenities and shopping facilities. Stroud has three major supermarkets, a multiplex cinema and award winning Saturday Farmers Market and Minchinhampton has a good selection of independent retailers, a post office, chemist, several coffee shops and a popular bistro pub. Similarly, Nailsworth has a fine selection of independent retailers and restaurants and a Morrisons supermarket.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is within walking distance of Southwood and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham. The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.

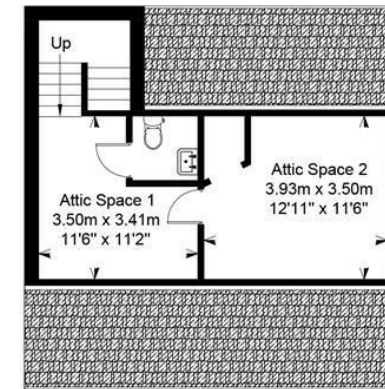
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|-----------------|--|
| <b>TENURE</b>   | <b>Freehold</b>  |
| <b>EPC</b>      | <b>EER: Current 57 / Potential 72</b>  |
| <b>SERVICES</b> | <b>Oil central heating, Septic Tank, Solar Panels, Full Fibre broadband, Lutron lighting, Control 4 Home Automation, Council tax band G, Stroud District Council</b> |
| <b>VIEWING</b>  | <b>By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334 who will be pleased to show prospective purchasers around the property</b>   |



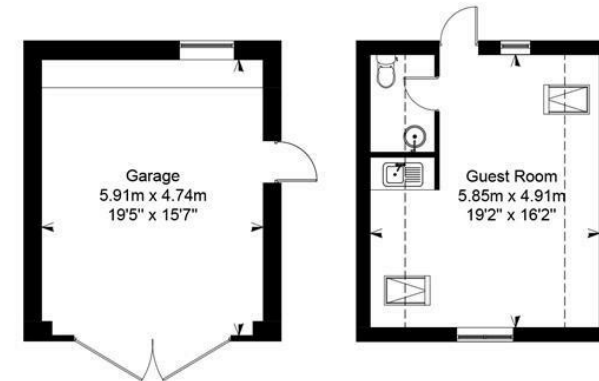
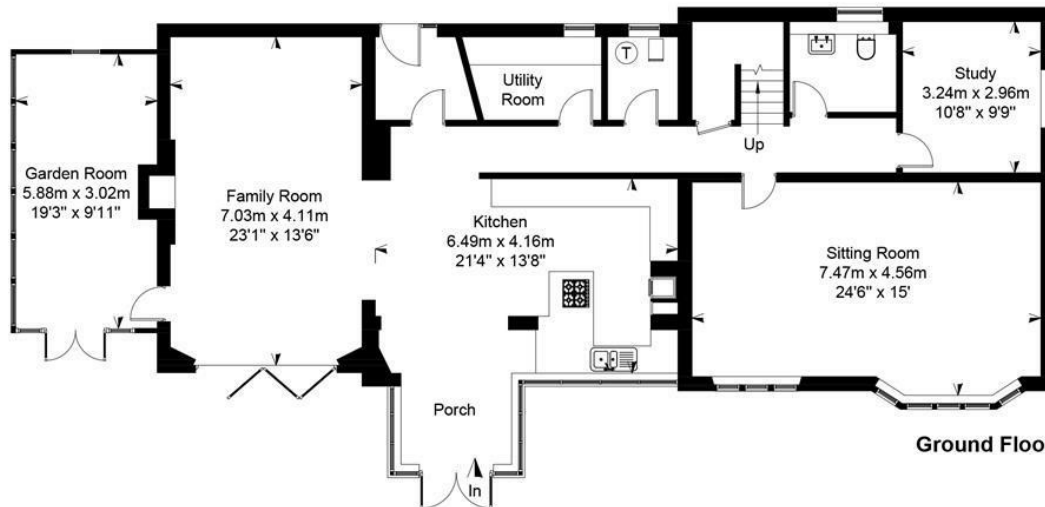
**Southwood, Scar Hill, Minchinhampton, Gloucestershire**



|   | Approximate IPMS2 Floor Area        |
|---|-------------------------------------|
| House                                   | 255 sq metres / 2744 sq feet        |
| Attic Space                             | 30 sq metres / 322 sq feet          |
| Annexe                                  | 28 sq metres / 302 sq feet          |
| Garage                                  | 28 sq metres / 302 sq feet          |
| <b>Total</b>                            | <b>341 sq metres / 3670 sq feet</b> |
| (Includes Attic Space Limited Use Area) | 8 sq metres / 86 sq feet            |
| (Includes Annexe Limited Use Area)      | 8 sq metres / 86 sq feet            |



[Hatched Area] = Limited Use Area



**SUBJECT TO CONTRACT**

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