

GUYSCLIFFE

BOX



Guyscliffe, Box, Stroud, GL6 9HR

A RARE OPPORTUNITY TO PURCHASE A LARGE 4 BEDROOM PROPERTY WITH PLANNING PERMISSION GRANTED TO CREATE A SUBSTANTIAL & MODERN 5-6 BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION WITH SPECTACULAR FAR REACHING VIEWS

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Dining Room, Garden Room, Family Room/Bedroom, 3 further Bedrooms, Bathroom, Shower Room, Utility Room, Rear Porch, Detached Single Garage, Ample Gravel Parking, Extensive Gardens

GUIDE PRICE £995,000

DESCRIPTION

Guyscliffe is a detached family home which sits comfortably in the centre of its sizeable two thirds of an acre plot. The 4 bedroom property is enviably located on the edge of Box village adjoining The Common moments from the centre of Nailsworth. The generous and bright accommodation takes full advantage of the far reaching south-westerly views across the valley. The current accommodation offers excellent entertaining spaces including a 23ft sitting room and a practical kitchen/breakfast room as well as a separate dining room, 4 bedrooms, 2 bathrooms and a detached single garage. Above the single storey section of the property is a large boarded attic space (approximately 20'7 x 9'4) accessible via loft ladder in the utility room.

This property is full of potential with planning permission granted (Stroud Planning Reference - S.22/1599/HHOLD) allowing the new owner the rare opportunity to create a larger 5-6 bedroom, 3-4 bathroom family home in this most splendid location.

One of the main features of this property is the large mature garden. With both front and rear lawns, a selection of fruit trees, shrubs and wild flowers, as well as a small vegetable plot, all taking in the spectacular views. With its enviable position adjoining the Common and near the Cotswold Escarpment, Guyscliffe provides the purchaser with an excellent opportunity to connect with nature.

LOCATION

Box is a charming Cotswold village a short drive from the market towns of Minchinhampton and Nailsworth and within minutes of 100s of acres of National Trust commonland. Nearby Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen. Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market. Minchinhampton is also just a short drive away, offering excellent local amenities including several independent coffee shops, a great pub, post office, general store, chemist and butcher. The surrounding countryside offers a lovely source of walks with good pubs to explore, including The Lodge, within walking distance of Guyscliffe. For golf enthusiasts, there are three challenging courses right on the doorstep in Minchinhampton.

One of the key draws to the area is the excellent choice of schools, in both the state and private sector. There are popular primary schools in nearby Amberley and Minchinhampton and sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park School is only a five minute walk from Guyscliffe and Westonbirt School in Tetbury and Wycliffe in Stroud are also within easy reach. There is also an excellent choice of schools in Cheltenham.

Guyscliffe is well placed for transport links with both the M5 and M4 easily accessible and trains into London Paddington from nearby Stroud mainline station, circa 90 mins.

DIRECTIONS

From our Minchinhampton office head along West End towards Minchinhampton Common leading into Windmill Road and out to the common. Turn left at the T junction, in the direction of Nailsworth. As the road descends you will find Guyscliffe on the left hand side behind a stone wall with the property's name clearly marked.

What3words:///profile.rejoined.decisive

TENURE Freehold

EPC EER: Current 72 (C) / Potential 81 (B)

SERVICES Gas central heating, septic tank drainage, Stroud District Council Tax Band G

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS**, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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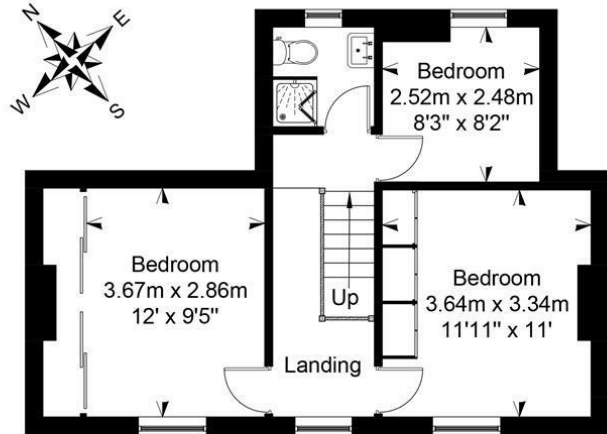
Guyscliffe, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	157 sq metres / 1690 sq feet
Garage	13 sq metres / 140 sq feet
Total	170 sq metres / 1830 sq feet

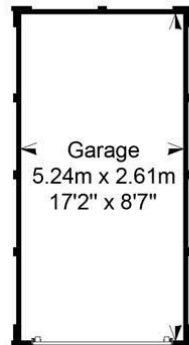
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

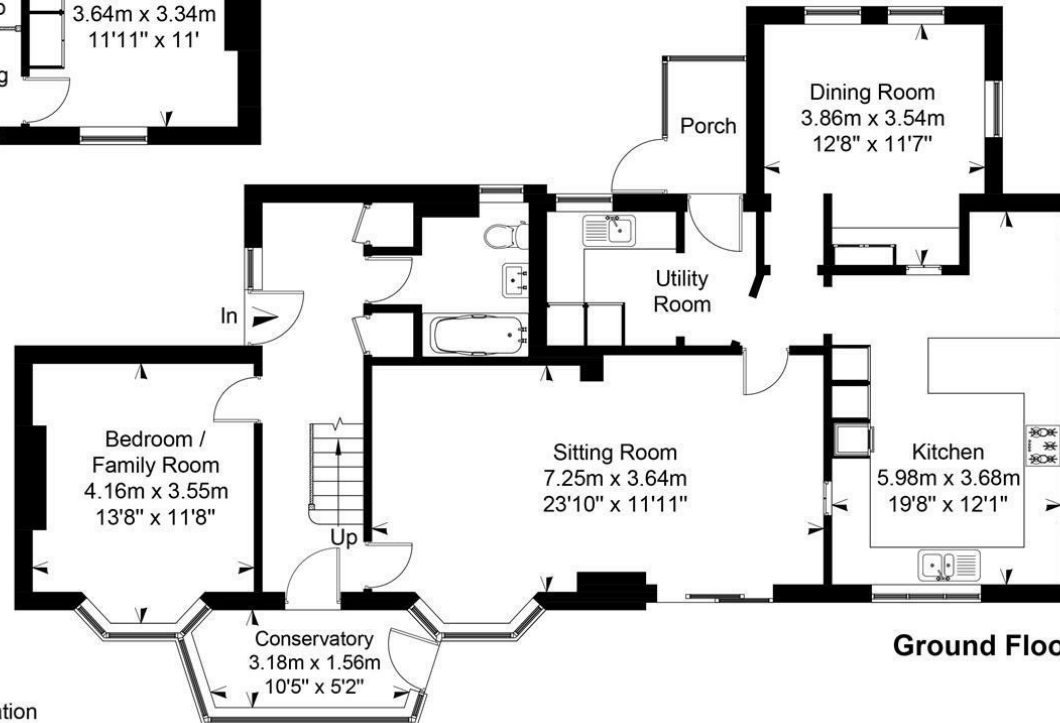
IPMS = International Property Measurement Standard



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



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