

# PEAR COTTAGE

## BOX





**PEAR COTTAGE, BOX, STROUD, GLOUCESTERSHIRE, GL6 9HP**



**GUIDE PRICE £1,100,000**

**A BEAUTIFULLY PRESENTED COTSWOLD COTTAGE OFFERING ENGLISH COUNTRY LIVING AT ITS FINEST, WITH MAGNIFICENT VIEWS, COTTAGE GARDEN, STYLISH INTERIOR, GARAGE AND PARKING**

**Kitchen/Breakfast Room, Cloakroom, Sitting/Dining Room, Snug/Home Office, 5 Bedrooms, Principal with En-suite, 2 Bathrooms, Landscaped Garden, Raised Vegetable Beds, Garage, Driveway Parking**





Nestled in the heart of the quintessentially Cotswold village of Box, Pear Cottage offers the perfect blend of space and comfort, combined with a host of character features. Deep stone window sills and thick-set curvaceous walls create a real sense of history. The former weavers cottage dating back to the 1800s, has been sympathetically extended and updated over the years to create a perfect fusion of historic charm, alongside modern-day living. With two inviting reception rooms, the cottage provides ample space for entertaining guests or simply unwinding after a long day. Opening from a useful porch to a spacious sitting room, the home has an instantly welcoming aura. A wood burning stove creates a cosy focal point and a dining area set to the rear of the open-plan room, offers ideal hosting space. The kitchen is clearly the heart of the home with shaker style units creating ample storage and neat cupboards tucked away to the rear of the kitchen accommodating the washing machine and drier. There is room for a good-sized dining table and comfy chair, making the kitchen/dining area, the perfect spot for friends to sit and chat, whilst the host cooks up a feast. Double doors lead from the kitchen to a secluded patio, ideal for alfresco entertaining. A second reception, also with doors opening to the garden and currently used as a studio/home office, would make an equally good teenage den or TV room.

Five generously sized bedrooms are located across the first and second floors, providing plenty of room for the whole family to relax and recharge. The principal bedroom has a large en-suite, which could easily be converted to also accommodate a walk-in dressing room. A family shower room is located on the first floor and a further bathroom on the top floor. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage and all with magnificent countryside and village views.

The landscaped garden is an absolute gem. Well-stocked borders with herbaceous perennials set amidst topiary, create a truly magical English country garden. Roses and clematis climb the dry stone walling that envelops the plot and the house itself is clad with wisteria and an aged pear tree. A kitchen garden with raised vegetable beds is tucked away to the side of the plot and fruit trees including apple, pear and damson are planted on the main lawn. The house and garden overlook glorious open countryside with far-reaching views to Box Wood and beyond. There is also a single garage and driveway parking.



### LOCATION

Box is a quintessential Cotswold village and one of the most sought after locations in the Minchinhampton area. The village has a wonderful sense of community spirit, hosting regular events including 'Box Bar' run fortnightly from the village hall, numerous active clubs including a gardening club and enormously popular Open Garden events. Located just yards from Minchinhampton Common, offering unrestricted access to over 650 acres of National Trust land, the common is well-known for the free-range cattle that freely graze in the summer months amid the golfers that play on its golf course. One of the key draws to the area is the excellent choice of schools in both the private and public sector. Beaudesert Park is within easy walking distance of Pear Cottage and Westonbirt school in nearby Tetbury is circa 20 minutes drive. There are several sought after grammar schools in Stroud, as well as an excellent choice of schools in Gloucester and Cheltenham, all easily accessible from Box.

Box is less than two hours from London by car or circa 90 minutes from nearby Stroud Station, while Bristol is within commuting distance and the M5 motorway is easily accessible (Junction 13). Minchinhampton is within walking distance from Box and offers excellent amenities, including a popular gastro-pub. Stroud and Cirencester are also conveniently close, both with major Waitrose supermarkets and Stroud also has an award winning Saturday Farmers market. There are lovely walks in the vicinity, including Box woods, owned by the local community.

### 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. Take the next left into Box village and then take the first right towards the village green. Continue straight on past the green for a few hundred yards and Pear Cottage is found on the left hand side of the lane.

**TENURE** Freehold

**EPC** EER: Current 58 / Potential 79

**SERVICES** Gas central heating, mains drainage, council tax band E, Stroud District Council.

OFCOM Checker: Broadband - Standard 15 Mbps Superfast 80Mbps, Mobile Networks - EE, O2, Vodafone

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





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