

3 BOX GREEN
BOX, STROUD



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BOX
STROUD
GL6 9HW**

A pretty end of terrace Cotswold Stone cottage located in the heart of the popular and sought after village of Box, with an abundance of period features and a private sun-trap patio.

**BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1**

GUIDE PRICE £475,000

FEATURES

- Attractive Period Cottage
- Cotswold Stone
- Modern Kitchen and Bathroom
- Period Features
- Stone Fireplace with Wood Burning Stove
- Quiet and Peaceful Location
- Sought After Village
- Moments from Minchinhampton Common
- Wonderful All Weather Walks in Box Woods
- Easy Access to Nailsworth & Stroud



DESCRIPTION

3 Box Green is a charming three bedroom cottage tucked away in a quiet lane in the heart of Box.

The well proportioned internal accommodation is arranged over three floors.

The front door leads into an internal porch and in turn into the open-plan sitting/dining room. This cosy room has an array of period features including exposed stone walls, stone fireplace with wood burning stove and character beam. Off this, the bright kitchen is to the rear of the property with shaker style cabinetry, wooden worktops and space for a breakfast table.

On the first floor are two bedrooms. The principle double is to the front of the property with views overlooking pretty neighbouring gardens. The rear bedroom is currently used as a home office/crafts room. The family shower room is adjacent.

On the second floor is a wonderful and spacious, vaulted ceiling double bedroom with Velux windows and exposed beams.

The low maintenance rear garden is accessed directly from the sitting room with steps up to two secluded and private seating



patio areas. Both these spaces take full advantage of their sunny positions. There is a small shed for additional storage and being an end of terrace house, the property also benefits from a useful side access gate.

Just 50 meters from the house the lane opens to a public green with some wonderful southerly views and an abundance of parking in addition to public footpaths with direct access to Box Woods.





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 passing the village hall on your left. At the first opportunity turn right, almost coming back on yourself and continue down the road for approximately 100 meters where Box Green will be found on your right.

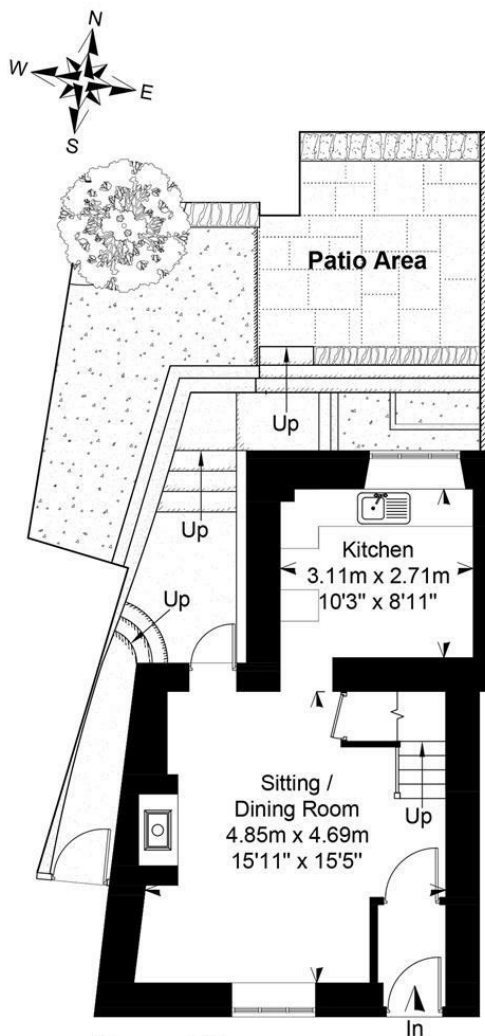
LOCATION

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, a popular Church and numerous clubs including a gardening club and enormously popular Open Garden events.

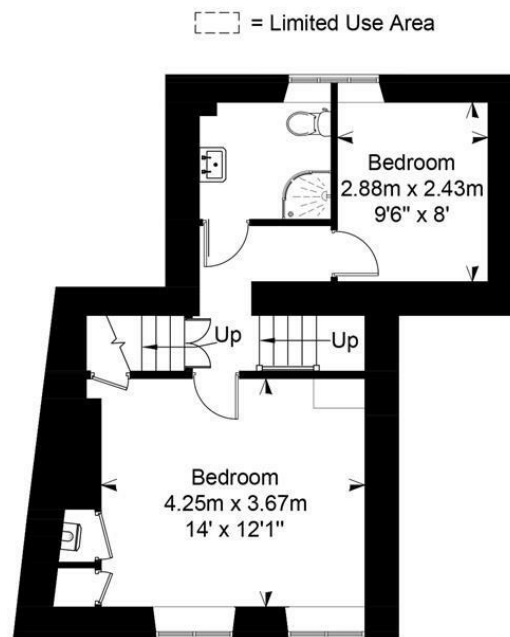
Located just yards from Minchinhampton Common, offering unrestricted access to over 650 acres of National Trust land, the common is well-known for the free-range cattle that freely graze in the summer months amid the golfers that play on its golf course. One of the key draws to the area is the excellent choice of schools in both the private and public sector. Beaudesert Park is within easy walking distance of Broxmead 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.

Box is less than two hours from London by car or circa 90 minutes by train from nearby Stroud Station, while Bristol is within commuting distance and the M5 motorway is easily accessible (Junction 13). Minchinhampton is within walking distance 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.

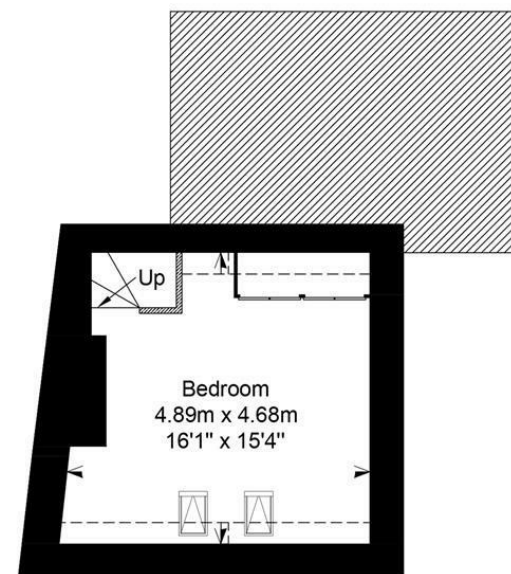




Ground Floor



First Floor



Second Floor

3 Box Green, Road, Box, Stroud, Gloucestershire

House Approximate IPMaS2 Floor Area
90 sq metres / 969 sq feet

(Includes Limited Use Area 3 sq metres / 32 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

MURRAY'S

SALES & LETTINGS

Stroud

01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band C £2085.15. Ofcom Checker: Broadband, Standard 16 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - limited, Outside - EE, O2 and Vodafone.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing please call our Minchinhampton office on 01453 886334