

SOUTHWINDS
HAMPTON GREEN · BOX



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HAMPTON GREEN
BOX
STROUD, GL6 9AD

A recently renovated and modernised detached bungalow on the edge of both Minchinhampton and Box, with National Trust Common Land on the doorstep, and wonderful south facing views.

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £675,000

FEATURES

- Pretty Setting
- Adjacent to Common Land
- South Facing Rear Garden
- Overlooking Open Countryside
- Open Plan Kitchen/Dining/Family Room
- Flexible Internal Accommodation
- Gravelled Driveway
- Close to Excellent Schools
- Walking Distance to Minchinhampton High Street
- Easy Access to Nailsworth, Stroud, Tetbury and Cirencester



DESCRIPTION

Southwinds is a deceptively spacious and beautifully presented home offering over 1,700 sq ft of versatile living accommodation. Recently renovated, updated, and thoughtfully extended by the current owners, the property provides bright, contemporary spaces perfectly suited to modern family life.

A generous gravel driveway to the front offers comfortable off-street parking for up to three vehicles and leads to the welcoming entrance porch/boot room, complete with useful storage and a WC.

At the heart of the home is the impressive open-plan kitchen/dining room, a superb space designed for both everyday living and entertaining. Featuring a range of modern fitted units, a central island, ample storage, and space for a large dining table, the room is flooded with natural light thanks to bi-fold doors that open directly onto the rear garden.

To the opposite side of the property are two well-proportioned ground-floor bedrooms overlooking the front aspect, one of which benefits from an en-suite shower room. A stylish family bathroom serves the remaining accommodation. Stairs rise to a third bedroom on the first floor, with additional attic space beyond offering storage or the potential for further living area (subject to necessary planning permissions).



A cosy sitting room/snug enjoys attractive views over the garden and leads through to a hallway connecting the stunning garden room extension. With bi-fold doors opening onto the patio, this space links seamlessly with the kitchen/dining area, creating an exceptional flow between the indoor and outdoor living spaces and providing an ideal setting for entertaining.

The south-facing rear garden is undoubtedly a standout feature, enjoying long reaching views across surrounding fields and countryside. Offering a wonderful sense of privacy and tranquility, it provides the perfect backdrop for relaxing, dining, and enjoying outdoor living throughout the year.





DIRECTIONS

The property is most easily found by leaving our office in Minchinhampton via West End, forking left into Cuckoo Row and then taking the first right into Common Road. Continue for approximately 500 meters and Southwinds can be found on the left hand side.

LOCATION

Southwinds is situated between the picturesque villages of Box and Minchinhampton with National Trust Common on the doorstep.

Box is a delightful village, one of the most sought after in the area. Well known for its great community spirit, the village ethos is both welcoming and socially active with numerous local events. The village hall plays host to regular coffee mornings and even runs an evening bar on alternate weekends.

Minchinhampton is a popular historic Cotswold market town. With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town also offers its own new purpose built GP surgery.

Nearby Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Under 2 hours from London by road or less than 90 minutes from either Kemble or Stroud stations. Cheltenham, Bristol and Bath are within commuting distance and both the M5 and M4 motorways are easily accessible.



Southwinds, Hampton Green, Box, Stroud, Gloucestershire

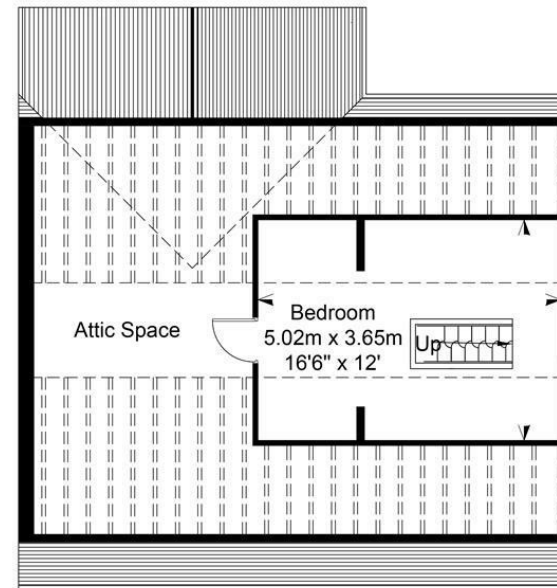
Approximate IPMS2 Floor Area	
House	121 sq metres / 1302 sq feet
Attic Space	39 sq metres / 420 sq feet
Store	3 sq metres / 32 sq feet

Total	163 sq metres / 1754 sq feet
(Includes Limited Use Area	43 sq metres / 463 sq feet)

Outbuildings
Not Shown In Actual Location Or Orientation



--- = Limited Use Area



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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

MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton
01453 886334
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3 High Street, Minchinhampton GL6 9BN

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

TENURE
Freehold
EPC
C

SERVICES
Water and Electricity are connected to the property. Septic tank drainage (with option to connect to mains) Air source heat pump heating and water. Stroud District Council Tax Band D, £2458.44 Ofcom Checker: Broadband - Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor O2, Outdoor all likely.

SUBJECT TO CONTRACT

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