

MEADOWSIDE
3 SCAR HILL COTTAGES
MINCHINHAMPTON



MURRAYS
SALES & LETTINGS

MEADOWSIDE
3 SCAR HILL COTTAGES
SCAR HILL
MINCHINHAMPTON
GL6 9AH

This quaint cottage is the end of a terrace of three similar properties in a secluded location on a quiet lane surrounded by open countryside on one side and Box Woods on the other

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £650,000

FEATURES

- Potential to Modernise
- Charming Cotswold Cottage
- Secluded and Quite Location
- 26ft Sitting/Reception Room
- Exposed Beams and Stone Features
- Large Gardens
- Brick Built Outbuilding
- Private Driveway and Parking
- Easy Access to Nailsworth, Stroud & Minchinhampton



DESCRIPTION

Meadowside is a charming cottage with plenty of potential to update and modernise as well as the opportunity to extend subject to the necessary planning permissions. Within walking distance of both Box and Minchinhampton whilst still offering a real sense of seclusion and privacy.

Unusually for a cottage of this size, there is a large private driveway with off-street parking for several cars to the front of the cottage with an outbuilding (currently used as a potting shed and store room) which could easily be converted to a garage or additional accommodation.

From here, a stone path leads through the well stocked front garden to the entrance at the side of the property. Entering into the hallway a useful boiler room/boot room is directly in front of you with a large family bathroom adjacent. The hallway leads through to the kitchen overlooking the front garden and a separate dining room beyond.

To the rear of the ground floor is a 25ft reception room with a wealth of period features including exposed beams and a feature stone fireplace with wood burning stove. A room filled with nature light thanks to three picture windows and patio doors opening through to the sought facing rear garden.



On the first floor is a double bedroom and second bedroom with adjacent dressing room as well as a separate WC. The top floor in the eaves has a further double bedroom and dressing room/home office and plenty of fitted storage.

Outside the south facing rear garden is currently divided in two with level lawns on one side, and a kitchen garden with raised beds on the other. It is bordered by open countryside and far reaching views.





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. After circa 300 yards, take the left turn opposite the entrance to Beaudesert Park School towards the village of Box and at the next junction continue straight ahead into Scar Hill. The driveway to the cottage can be found a few hundred yards down on the right hand side.

LOCATION

Tucked away along a quiet rural lane, the location of Meadowside is one of its key attributes. With Box Wood across the lane on one side and stunning countryside views from the rear aspect, the property offers an idyllic location.

Within walking distance of the village of Box and the thriving market town of Nailsworth, as well as easy access to Minchinhampton and Stroud.

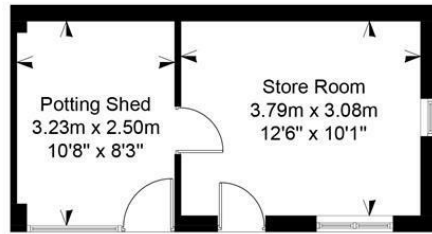
Stroud has three major supermarkets, a multiplex cinema and award winning Saturday Farmers Market and Minchinhampton has a good selection of independent retailers, a post office, chemist, several coffee shops and a popular bistro pub. Similarly, Nailsworth has a fine selection of independent retailers and restaurants and a Morrisons supermarket.

One of the key draws to the area are 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.

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 motorways are easily accessible.



Outbuilding

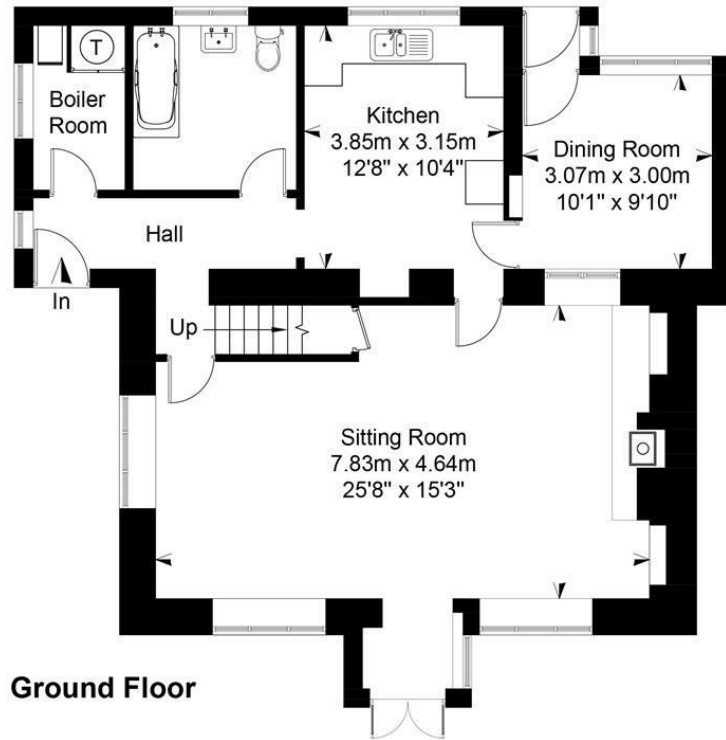


Outbuildings
Not Shown In Actual Location Or Orientation

3 Scar Hill Cottages, Scar Hill, Minchinhampton, Gloucestershire

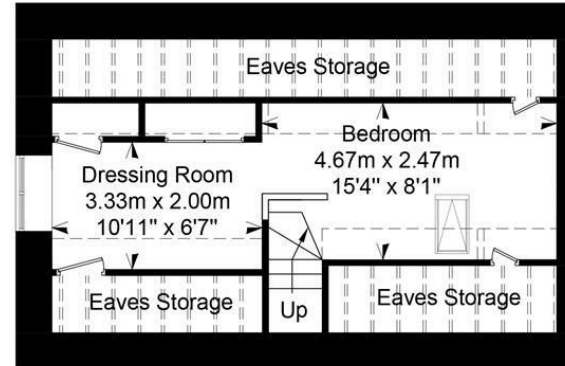
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

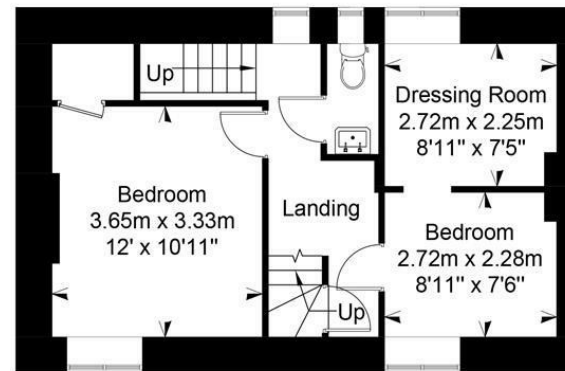


Ground Floor

House	Approximate IPMS2 Floor Area
Outbuilding	157 sq metres / 1690 sq feet
	20 sq metres / 215 sq feet
Total	177 sq metres / 1905 sq feet
(Includes Limited Use Area	25 sq metres / 269 sq feet)



Second Floor [---] = Limited Use Area



First Floor

MURRAYS
SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655
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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

E

SERVICES

Water and Electricity are connected to the property. Oil fired central heating. Septic Tank drainage. Stroud District Council, tax band E £2,867.10. OFCOM Checker, Broadband -standard 7 Mbps and Ultrafast 1800 Mbps. Mobile - EE , O2 indoor, all likely outdoor.

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