

WOODLEAZE HOUSE · BOX





WOODLEAZE HOUSE · BOX · STROUD · GL6 9HP

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £1,200,000

- Charming Period Home
- 5 Bedrooms
- Stunning Views
- Period Features
- Garage
- Central Village Location
- 3 Receptions
- English Country Garden
- Parking

An exceptionally charming family home in the heart of the sought after village of Box with a wealth of period features, comprising 5 bedrooms, 3 receptions, stunning views and a magnificent English country garden

DESCRIPTION

Nestled in the heart of the Cotswold village of Box, Woodleaze House offers practical living alongside exceptional period charm. Parts of the house date back to 1603 including the main reception hall where aged flagstone flooring tells a story and a Jacobean spice cupboard sets the tone for the remainder of the property - this is a home steeped in historic interest and exuding character around every turn with original beams and fireplaces, wonderful shutters and aged flagstone and wooden flooring.

The property opens to an impressive reception hall which the vendors also use as an occasional dining room. A large fireplace adds warmth, ideal for cosy supper parties

in the colder months. A spacious cellar with domed full-height ceiling makes an ideal wine cellar or overflow storage room.

The kitchen is part of a later Victorian addition to the property and is clearly the heart of the home. Aged flagstone flooring adds character and a green Rayburn allows for cooking up a feast, as well as providing a warm focal point to the room. Bespoke oak units made by local kitchen firm, Stroud Furniture Makers, provide ample discreet storage and there is room for a good sized table, perfect for informal suppers and family gatherings. A walk-in pantry with the original stone shelf in situ, offers useful additional storage. A conservatory leads off the kitchen, with direct access to the garden, an ideal spot for a morning coffee

or lazy afternoon reading a book.

The two receptions comprise a family room/snug and a more formal drawing room. Both rooms benefit from fireplaces with a wood burner in the snug and an open fire in the drawing room. The drawing room is part of the later Victorian section of the house and as such, benefits from a wonderful high ceiling, typical of the era and a large window overlooking the garden.

Five bedrooms are spread across the upper floors with 3 bedrooms and a large family bathroom on the first floor and a further two bedrooms plus a spacious attic room, on the second floor; this section of the house is ideal for a home office. The first floor principal bedroom has a good-sized

en-suite and stunning views over the garden and fields beyond. All of the bedrooms have been thoughtfully laid out to provide both comfort and plenty of useful storage space.

The garden is a real feature of the property providing an enclosed tranquil haven of privacy. Enveloping three sides of the house, the garden exudes English country charm with well-stocked borders, mature trees and a choice of seating areas.

The property also benefits from a single garage and parking space just a short walk from the house and an additional parking space directly to the side of the property.



LOCATION

Box is one of the most sought after villages in the Minchinhampton area with a strong sense of community spirit and stunning period homes lining its pretty lanes. Regular events pull the community together, including 'Box Bar' run fortnightly from the village hall, numerous clubs including a gardening club and enormously popular Open Garden events.

Located just minutes from Minchinhampton Common, this large expanse of National Trust common land is popular with walkers and also host to one of three excellent golf courses, along with cattle that freely graze. There are lovely walks in the vicinity, including Box woods, owned and cared for by the local community.

The market town of Minchinhampton is within walking distance of Box and offers excellent amenities, including a popular gastro-pub and independent coffee shops and retailers. The market towns of Stroud and Cirencester are also conveniently close, both with major Waitrose

supermarkets and Stroud also has an award winning Saturday Farmers market.

One of the key draws to the area is the excellent choice of schools in both the private and public sector. Beadesert Park is within easy walking distance of Woodleaze House 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 road and circa 90 minutes by train from nearby Stroud Station. Bristol is within commuting distance via the M5 motorway (Junction 13).



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, turn right towards the village green and Woodleaze will be found on the left hand side shortly after the green.





MURRAYS

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

E

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band G £3,909.67 . Ofcom Checker: Broadband, Standard 15 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - limited, Outside - all likely.

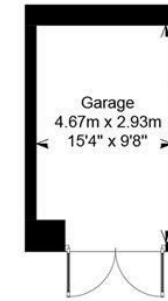
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Woodleaze House, Box, Stroud, Gloucestershire

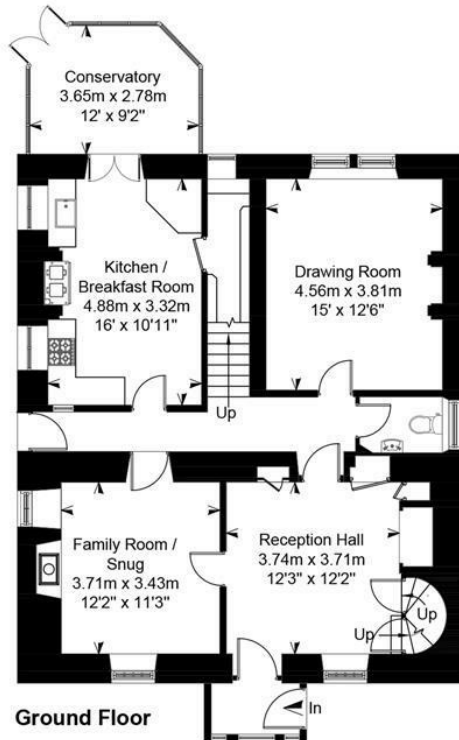
Approximate IPMS2 Floor Area

House	233 sq metres / 2508 sq feet
Attic Space	30 sq metres / 323 sq feet
Cellar	7 sq metres / 75 sq feet
Garage	13 sq metres / 140 sq feet

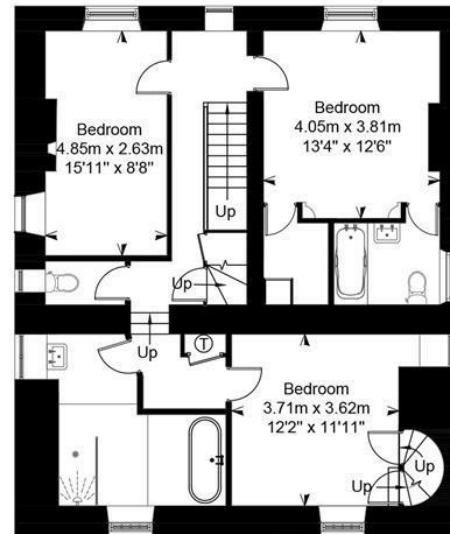
Total	283 sq metres / 3046 sq feet
(Includes Limited Use Area)	38 sq metres / 409 sq feet



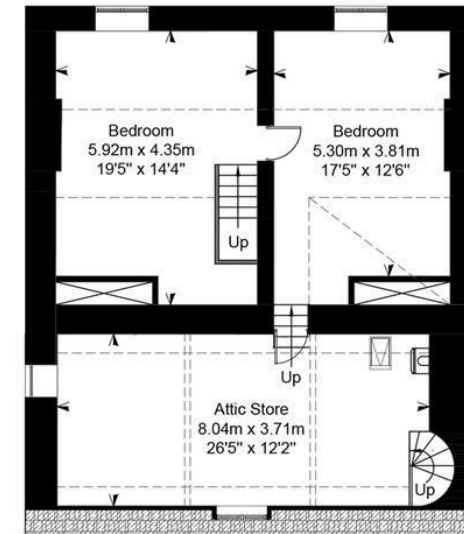
Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor

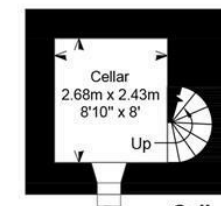


First Floor



Second Floor

[] = Limited Use Area



Cellar

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07890 327 241
Job No SP3751

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

SUBJECT TO CONTRACT

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