

PIPPINS
BOX

W/HITAKER
S/EAGER

PIPPINS, BOX, STROUD, GL6 9HB

A DETACHED HOME WITH MAGNIFICENT VIEWS, BACKING ONTO FIELDS

Description

Occupying a very special setting in the village of Box, backing onto a neighbouring field with far-reaching elevated views to the front. Constructed in 1992 from traditional Cotswold stone, the property provides comprehensive family accommodation yet offers great scope for improvement and enlargement subject to the relevant permissions. Accommodation is positioned predominantly across two floors with an unconverted attic offering huge potential for further development. The main entrance opens to an entrance hall from which stairs rise to the first floor and doors open to the living space. The sitting room enjoys a double aspect outlook with views of the garden to rear and elevated views across the village roof-tops to the front. The kitchen is fitted with a range of wall and base units, integral double oven and hob with extractor over and integral fridge. With room for dining the room similarly boasts a double aspect outlook. An adjoining utility room with plumbing for a washing machine provides side access to the garden. A cloakroom is also positioned on this level.

Three bedrooms are located on the first floor with two enjoying wonderful elevated views and the third of the garden and neighbouring field beyond. The master bedroom with built in wardrobe is served by an ensuite shower room. A family bathroom serves the remaining bedrooms. From bedroom three a pull down ladder leads to a large unconverted attic space, offering an exciting development opportunity.

Set back from the lane behind a low level wall, double gates open to a block paved driveway and detached single garage providing parking for multiple vehicles. Gardens surround the house with the majority extending to the front and rear of the property. Currently landscaped for ease of maintenance, the rear garden has been divided into two terraces with a paved seating area directly adjoining the property. The two terraces boast the most magnificent views across the valley

Guide price
£575,000

Cirencester- 11.7 miles

Stroud- 4.5 miles

Nailsworth- 1.7 miles

Minchinhampton-1 mile

Please request a video tour prior to booking a viewing appointment.



• Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Utility • Cloakroom • 3 Bedrooms • Ensuite Shower Room • Family Bathroom • Garage and Parking • Garden and Views

Location

Box is a small and sought village on the edge of Minchinhampton Common. It is much prized for its peaceful atmosphere and sense of community. It has excellent accessibility to the shops, cafés and facilities of both Minchinhampton and the larger Nailsworth. Cirencester and Stroud, with its award winning twice weekly Farmers Market, are within easy reach and offer a wide variety of shops including Waitrose Supermarket. Many of the local families enjoy excellent schooling; with Minchinhampton and Amberley Primary Schools being popular choices as well as Stroud High and Marling Grammar Schools offering secondary education in nearby Stroud. There are also excellent travel links with Stroud and Kemble railway stations offering high-speed trains to London Paddington.

Directions

From Stroud take the A419 in the direction of Cirencester. Continue past the BP Garage and upon reaching the traffic lights turn right onto Butterrow Hill. Climb the hill and continue onto Rodborough common passing The Bear of Rodborough Hotel. Continue to the cross roads in the middle of the common known as Tom Longs Post. Turn right, follow the road until reaching the Halfway House, turn left (not back on yourself) and drive into the village of Box, remain on the top road and continue through the village. Locate Pippins near the end of the lane on your left hand side.

General Information

Tenure: Freehold

Postcode: GL6 9HB

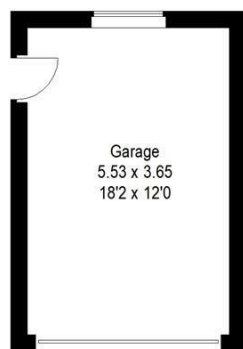
Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating C

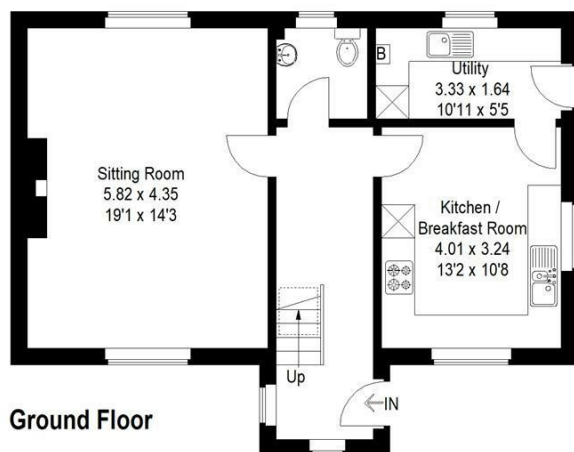


Pippins

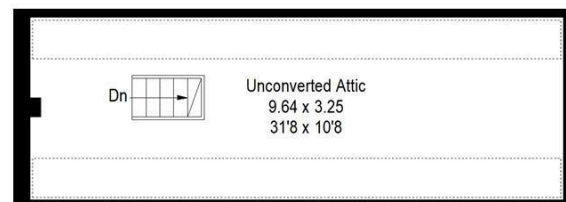


(Not Shown In Actual
Location / Orientation)

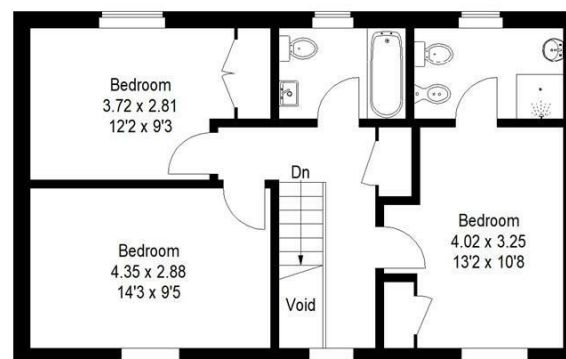
Approximate Gross Internal Area (Excluding Void)
113.9 sq m / 1226 sq ft
Unconverted Attic = 31.8 sq m / 342 sq ft
Garage = 20.4 sq m / 219 sq ft
Total = 166.1 sq m / 1787 sq ft



Ground Floor



Unconverted Attic



First Floor

= Reduced headroom
below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID649105)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER
SEAGER
ESTATE AGENCY

If you require this publication in an alternative format, please contact Whitaker and Seager Properties Limited. IMPORTANT NOTICE: Whitaker and Seager Properties Limited, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Whitaker and Seager Properties Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.