

ORCHARD COTTAGE, BOX



ORCHARD COTTAGE, BOX, STROUD, GL6 9HR

A STUNNING COTSWOLD STONE DETACHED COUNTRY RESIDENCE WITHIN BEAUTIFUL LANDSCAPED GROUNDS MEASURING JUST UNDER HALF AN ACRE, WITH EXTENSIVE OPEN-PLAN LIVING AND SPECTACULAR VIEWS.

The property

Orchard Cottage is a truly special family home, set on the edge of Minchinhampton Common while enjoying outstanding Nailsworth Valley views. The property offers generous family accommodation of approximately 3430 sq. ft. Finished to an exceptional standard, it has been thoughtfully designed and upgraded for high-quality modern living, with clear attention to detail throughout.

The property is entered through an electric gate with a graveled driveway, and ample parking space for multiple vehicles. From the main entrance there is a welcoming reception hall with stone-tiled flooring, which continues seamlessly into the kitchen/dining/family room. The hall includes a useful cloak cupboard and an oak-framed staircase leading to the first floor. Steps lead down from the hall into a TV room and to a peaceful drawing room overlooking the rear patio and with views to the valley.

At the heart of the home is the superb open-plan kitchen/dining/family room, featuring bi-fold doors opening onto a large terrace and the landscaped, terraced garden. The bespoke

kitchen and all cabinetry were built and fitted by Stroud Furniture Makers, and a large central island houses a drinks fridge, dishwasher and Quooker tap, providing a striking focal point and practical workspace. This is complemented by extensive wall and base cabinetry and a number of thoughtful design touches. The well-appointed larder cupboard is a cook's dream, alongside a Falcon range cooker, an impressive Gaggenau fridge/freezer, and a temperature-controlled two-zone, wine fridge. A bespoke free-standing dresser provides additional storage, while underfloor heating and a corner wood burner ensure year-round comfort. This is an outstanding kitchen designed for both entertaining and everyday living. The TV room offers a peaceful retreat with a window seat enjoying superb views across the main garden and beyond.

Beyond this lies a more formal drawing room, a light-filled dual-aspect space with French doors leading directly to a large terrace again with wonderful views. A central stone fireplace with open fire creates a warm focal point, while extensive fitted cabinetry provide excellent storage.

ACCOMMODATION

*Hall • 28'10" x 22'3" Superb Kitchen/Dining/Family Room • Sitting Room • Drawing Room
Utility • Cloakroom • Unique, Luxurious Principal Bedroom Suite with Large Dressing Room and
Fabulous Ensuite • Guest Suite with Ensuite • A Further Bedroom • Two Further Bedrooms Fitted
as Home Offices • Family Bathroom • On the Top Floor, A Double Bedroom • 20'9" Bedroom,
with a Fully Fitted Shower Room*

Also on the ground floor are a fully fitted utility room and cloakroom.

On the first floor, the landing benefits from a vaulted ceiling, filling the space with natural light. The principal suite is exceptional, beginning with a fully fitted dressing room with extensive wardrobes, a shoe cupboard and drawers. This leads through to a luxurious bathroom with freestanding bath, walk-in shower/wet-room, twin feature stone basins, and WC, together with further fitted storage. The suite continues into a double height, vaulted bedroom area with two sets of French doors framing lovely views over the garden and countryside beyond. Privacy is secured by wall-mounted controlled electric blinds.

Underfloor heating runs beneath the tiled floors. This is a truly outstanding principal suite. Also on this floor is a guest bedroom with an

ensuite shower room, two further well-appointed rooms with lovely views, currently used as home offices, a family bathroom, and a separate WC.

The top floor provides a large additional bedroom, a further double bedroom, and a shower room serving both. Each bedroom enjoys far-reaching valley views.

PROPERTY INFORMATION:

Drainage – Septic tank (There is a long-standing personal covenant, allowing the use of Beaudesert Park School's private system).

Heating – Gas central heating, wall mounted radiators, underfloor heating, a wood burner, and an open fire.

Broadband – Ultrafast.

Mobile Coverage – Consistent inside and out.



Situation

Box is a small and sought-after village on the edge of Minchinhampton Common, much prized for its sense of community. It has excellent accessibility to the shops, cafés, and facilities of both Minchinhampton and the larger Nailsworth. Cirencester and Stroud, with their 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.

Beaudesert Park Preparatory School is positioned at the rear of the grounds, so is a very short stroll to school. There are also excellent travel links with Stroud, Kemble and Swindon railway stations, offering high-speed trains to London Paddington. An abundance of walks are immediately on the doorstep and include the neighbouring common and Box woods, which are community-owned and run by Gloucestershire Wildlife Trust.



WITHIN EASY REACH...

Nailsworth – 1.1 miles

Minchinhampton – 1.3 miles

Stroud and station – 4.1 miles

Cirencester – 12 miles

Kemble Railway Station – 6.5 miles

All distances are approximate





Outside

The landscaped grounds are truly spectacular. Set behind a traditional Cotswold stone wall with an electric wooden gate, a large, graveled driveway provides access to the property and the double garage.

Considerable care and thought have also gone into the garden design. To the rear lies a south facing garden, with extensive views. A superb terrace, accessed directly from the drawing room, provides an ideal setting for outdoor entertaining. Steps descend to a level lawn interspersed with a variety of mature trees and planting, creating both structure and seasonal interest.

The other principal seating area is accessed from the kitchen onto a large terrace, perfect for morning coffee while enjoying the peaceful surroundings. From here there is a view of the Nailsworth Valley and of the formal upper garden, thoughtfully arranged with paved pathways, a central water feature framed by four standard trees, and an impressive bespoke fruit cage.

To the side, the garden enjoys a delightful aspect adjoining the woodland of Beaudesert Park School, providing a leafy and private backdrop separated from school grounds by recent metal park fencing. There is a dog kennel with heating and lighting tucked behind a laurel hedge. Outdoor lighting enhances the atmosphere throughout the garden after dusk, adding both practicality and charm.



OUTSIDE

Detached Garage with Boarded Upper Level and Skylights • Electric Up-And-Over Door with Pedestrian Access Door • Extensive Private Graveled Parking • Landscaped Gardens • Secured Behind an Electric Solid-Wood Gate

Total Plot Measures Just Under Half an Acre

Useful Information

Tenure: Freehold.

Postcode: GL6 9HR.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: 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 D.

Approximate Gross Internal Area = 318.7 sq m / 3430 sq ft
 (Excluding Void)
 Garage = 54.6 sq m / 588 sq ft
 Total = 373.3 sq m / 4018 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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WHITAKER
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 ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.