

# East Lealands

Box, Stroud, Gloucestershire





## An elegantly stylish Victorian house set in this prime location overlooking Minchinhampton Common and part of the desirable village of Box, offering beautiful views on either side and classic period features.

Nailsworth 0.7 miles, Stroud Station, 4.6 miles, Tetbury 7.5 miles, Cirencester 12 miles, Kemble Station 12 miles, Cheltenham 24 miles, Bath 29 miles, Bristol 30 miles.  
(Distances and times approximate).



### Summary of accommodation

Reception hall/boot room | Kitchen/breakfast room | Sitting/dining room | Home office (would work equally well as a dining room)

Ground floor cloakroom with shower

Four double bedrooms | Family bathroom | Shower room | Boiler room | Laundry room | WC

### Garden and Grounds

Good-sized garden | Decking area | Gated driveway parking for several cars | Garage | Summerhouse | Victorian water store



## Situation

Times and distances are approximate



Stroud Waitrose, famous farmers market (London 90 minutes).

Cheltenham, great shopping and the races various cultural festivals



Easy access to M4 and M5 motorways.



Kemble London to Paddington 65 mins



Sought-after grammar schools in Stroud (Stroud High for girls, Marling for boys), Gloucester and Cheltenham - Cheltenham Ladies College, Cheltenham - Cheltenham College and Dean Close. Minchinhampton Beaudesert Park. Stonehouse - Wycliffe, Westonbirt School. School buses run along to most of the local schools in both the private and state sectors.



Minchinhampton and Rodborough Commons, on the hill above with stunning views over the River Severn. The area has an amazing network of footpaths.



Minchinhampton  
Cirencester



## East Lealands

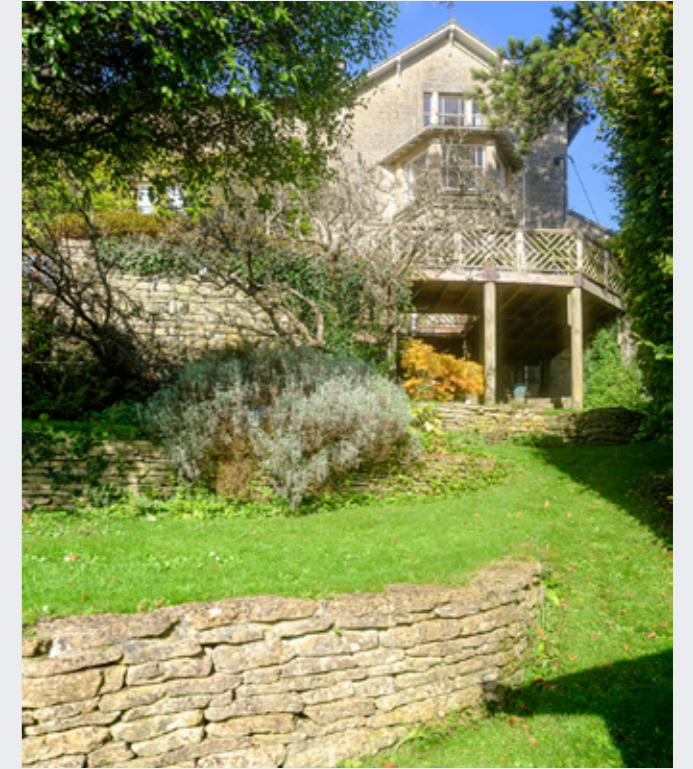
Built in the mid 1800s East Lealands is a well proportioned country home, beautifully laid out, with handsome rooms, an abundance of natural light, generous ceiling heights, stunning parquet flooring and large sash windows that enjoy the wonderful views to the rear and over Box and countryside beyond to the front over the Common.

You enter an elegant and spacious reception hall which sets the tone to this stylish home, there is an impressive office with stunning views, and access to a large cellar area currently home to the laundry and boiler room, there is direct access out to the garden from here. The attractive Aga kitchen opens onto the most stunning drawing / dining room with large bay window overlooking the elevated deck area and with stunning views beyond. Upstairs there are four beautifully decorated bedrooms with a bathroom on the first floor and shower room on the second floor, please refer to our floor plan for a detailed understanding of the impressive layout.









## Outside

The property is set behind high stone walls, you enter the driveway through wrought iron gates where there is plenty of parking and a detached garage, the early part of the drive gives access to their neighbours parking.

The beautifully landscaped gardens are to the rear of the property with a raised decked platform area leading off the sitting room, ideal for alfresco entertaining, there are stunning views from here over Box and neighbouring valleys, below is a lower level lawned area, with well-stocked borders, handsome Corsican pine trees, fruit trees and a pond, landscaped garden. A pretty summerhouse on the lower lawn, and a large garden store.



## FLOORPLANS

Approximate Gross Internal Floor Area

House: 211 sq m / 2,271 sq ft

Basement: 44 sq m / 474 sq ft

Garage: 20 sq m / 215 sq ft

Summerhouse: 5 sq m / 54 sq ft

Total: 280 sq m / 3,014 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION

### Property Information

Services:

Gas central heating and hot water mains water and drainage.

Tenure:

Freehold.

Local Authority:

Stroud District Council

Council Tax:

Band F

EPC:

Band C

Postcode:

GL6 9HR

what3words:

///scramble.gradually.ironic

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







**Cirencester**  
**One Market Place**  
**Cirencester**  
**GL7 2PE**

**Georgina Mason**  
**01285 882004**  
**georgina.mason@knightfrank.com**

**knightfrank.co.uk**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.