



BAYTREE HOUSE

Box, Stroud, Gloucestershire



BAYTREE HOUSE BOX

An attractive Cotswold stone village house, hidden in the heart of this popular village set in just under 3 acres.

Lot 2 - A detached converted barn with a garden, garage and stable.

			EPC
4-7	2-3	3-5	D

Local Authority: Stroud District Council Council Tax band: Main House G, Lot 2 (The Barn) E Tenure: Freehold

Services: Mains electricity, water, drainage and gas. Solar Panels.

Distances: Minchinhampton 1 mile | Stroud Train Station 3 miles (London Paddington 90 minutes) | M5 (J13) 7 miles | Cirencester 12 miles

Kemble Train Station 8 miles (London Paddington 75 minutes) | M4 (J15) 26 miles (All distances and times approximate)

Directions: Post code GL6 9HB, What3words: ///usages.mystery.radiates

Guide Price: £1,350,000 and Lot 2 £450,000



THE PROPERTY

This beautifully situated property is tucked away in the heart of the charming village of Box, accessed via a private road and set in a peaceful, tranquil location. Surrounded by its own walled gardens and land, the home features open views to the rear over its paddock. The main house is an impressive, detached Cotswold stone property, offering well-proportioned accommodation.

Both properties, Lot 2 overleaf, would benefit from updating and present excellent scope for refurbishment, alteration, or potential enlargement, subject to the relevant permissions.





SITUATION

Box is one of the most sought-after villages on the edge of Minchinhampton Common, just minutes from this vast National Trust landscape ideal for walking and home to three excellent golf courses. The village also borders Box Woods, a community-owned woodland with beautiful local walks and freely roaming cattle.

The nearby market town of Minchinhampton is within walking distance and offers a range of independent shops, a celebrated gastro-pub, and cosy cafés. Stroud and Cirencester are easily accessible, providing a full range of amenities, including Waitrose supermarkets, with Stroud's award-winning Saturday Farmers' Market adding to the appeal.

The area has various private and sought-after grammar schools, including Stroud High, Marling, Cheltenham Ladies College, Cheltenham College, Dean Close, Beaudesert Park School, Wyliffe and Westonbirt School. School buses run to most of the local schools. There is easy access to the M4 and M5 motorways, and Kemble train station has trains to London Paddington (75 minutes).

LOT 2 - THE BARN

A converted barn/stable block, known as The Barn, is situated at the gate of Baytree House. The Barn offers two to three bedrooms, a large reception room with exposed beams, a private walled garden with views over the paddock, and a large double garage.



LOT 2 – The Barn



LOT 2 – The Barn



LOT 2 – The Barn



LOT 2 – The Barn

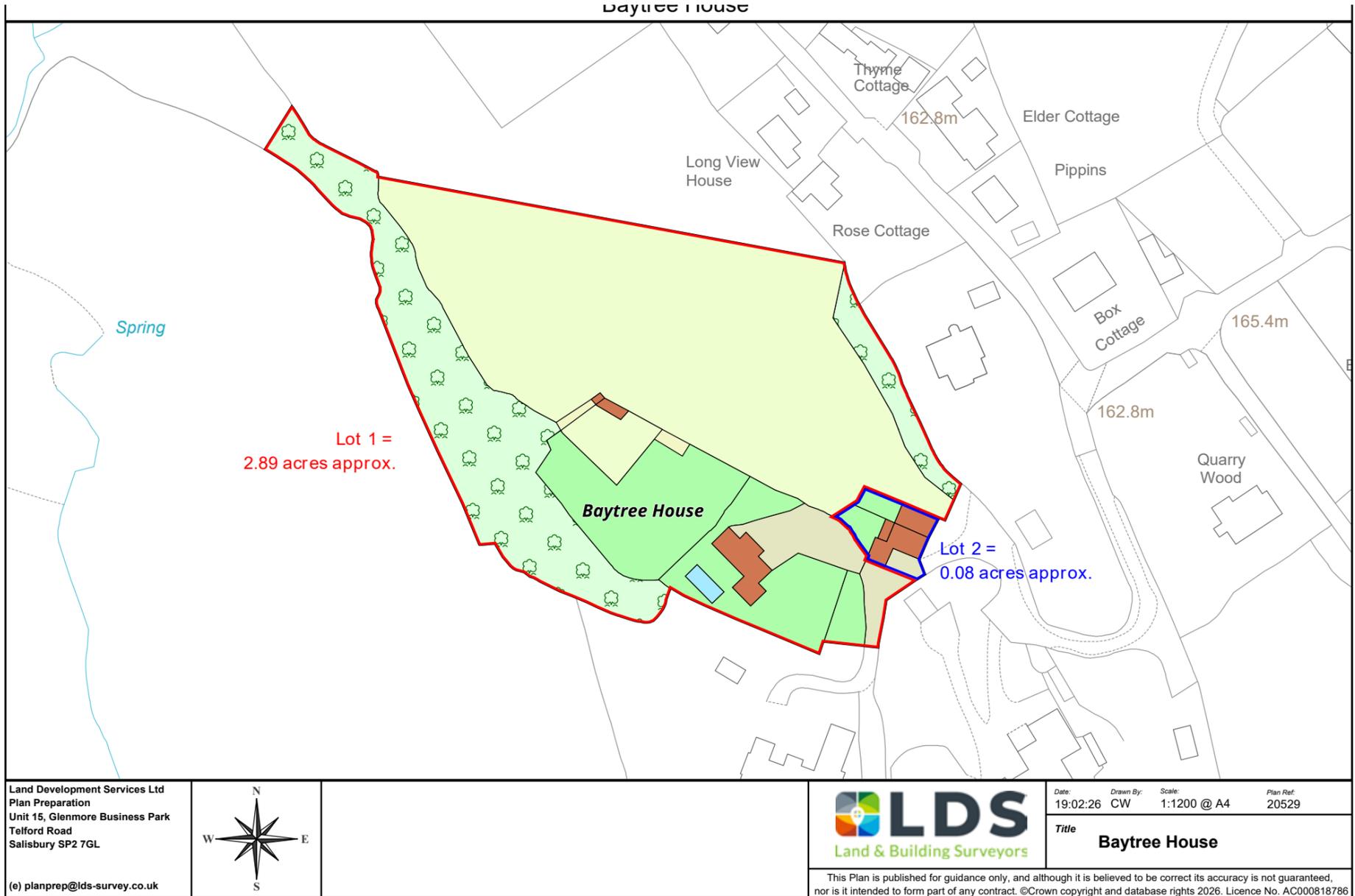


GARDENS AND GROUNDS

Approached down a private drive passing access to the paddock, a double garage, and The Barn, the property is located at the bottom through double gates leading to a large gravel driveway. The property is set neatly in the middle of established walled gardens, with additional lawned gardens to the east and a hidden outdoor pool with a large terrace. Behind the pool, a strip of woodland provides complete privacy and a peaceful natural setting.

Beyond the house and the walled kitchen garden, which includes two greenhouses, there is gated access to the woodland featuring several walking paths and an intriguing brick folly. The paddock, situated behind a wall, belongs to the property and maximises the sense of seclusion and privacy.

LOT 2 - There is a garden, a double garage with a stable and small yard attached. Above the stable and part of the garage is a loft space which is floored and has a Velux



Baytree House Box, Stroud

Gross Internal Area (Approx.)
 Main House = 189 sq m / 2,034 sq ft
 Annexe = 135 sq m / 1,453 sq ft
 Garage = 22 sq m / 236 sq ft
 Stable = 19 sq m / 204 sq ft
 Total Area = 365 sq m / 3,927 sq ft



Ground Floor
Annexe / Garage / Stable



Ground Floor
Main House

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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