

WHITAKER
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ESTATE AGENCY

KLOSTERS, BOX



KLOSTERS, BOX, STROUD, GLOUCESTERSHIRE, GL6 9HP

A UNIQUE DETACHED HOME, OFFERING CONTEMPORARY ACCOMMODATION ACROSS ONE LEVEL, A DETACHED GARAGE, GATED DRIVEWAY AND PRETTY COTSWOLD VILLAGE SETTING. LOCATED ON THE EDGE OF MINCHINHAMPTON COMMON.

The property

A detached bungalow occupying an elevated position in the Cotswold village of Box, Klosters offers beautifully presented accommodation arranged over one level, together with a detached garage, gardens and ample parking. Extended and modernised by previous owners, the property combines quality finishes with a well-considered layout, making it ideal for easy single-storey living, whilst equally appealing to families seeking well-proportioned accommodation and nearby schools.

Approached via a shared private driveway, double gates open onto a private tarmac driveway providing excellent parking and leading to the detached garage. The gardens wrap around the bungalow, with lawn and patio providing space for family life and entertaining. Several rooms have direct access to the gardens. The main entrance opens into a wide reception hallway, with bedrooms towards one end and living spaces towards the other.

The vaulted sitting room is a particular highlight, with striking feature windows overlooking the rear garden and glazed doors opening into the impressive kitchen. Fitted with a central island, two ovens, induction hob and dishwasher, it provides an excellent sociable space, with bifold doors to the front garden. The generous main bedroom suite has excellent proportions, a spacious en-suite bathroom and French doors opening directly onto the garden. There are three further bedrooms, one currently arranged as a dressing room with fitted wardrobes, together with a well-appointed family shower room. A useful utility/rear boot room provides garden access and laundry space, while a wide cloakroom completes the accommodation. Outside, the gardens offer a lovely balance of lawn and patio, with plenty of space for family life and outdoor entertaining. Overall, Klosters is a versatile home, combining modern living with the convenience of single-level accommodation in a pretty Cotswold setting.

ACCOMMODATION

Hall • Cloakroom • Sitting Room • Kitchen/Dining Room with Bi-Folds to the Garden • Utility Room/Boot Room • Main Bedroom Suite with Ensuite Bathroom and French Doors to the Garden • 3 Further Bedrooms (one used as a Dressing Room) • Shower Room

Agents notes:

The property is located in a conservation area and is subject to covenants and rights as detailed in a 1960 conveyance. Klosters is required to contribute one third of the cost of maintaining the shared driveway.

Heating and Drainage:

Air source heat pump and mains drainage.

WITHIN EASY REACH...

Minchinhampton 1.3 miles
Nailsworth 1.1 miles
Stroud 3.8 miles
Tetbury 7.2 miles
Kemble Railway Station 12 miles
Cirencester 14 miles
Bath 27 miles
Bristol 29 miles

All distances are approximate



Situation

Box is a small and highly sought-after Cotswold village, occupying a wonderful position on the edge of Minchinhampton Common and surrounded by some of the area's most beautiful countryside. The village has retained a strong and welcoming community spirit, with the village hall providing a focus for local events, activities and coffee mornings. For day-to-day amenities, Minchinhampton is approximately a mile away and provides an excellent range of independent shops and services, including a butcher, cheese and dairy shop, post office, chemist, general store, cafés and restaurants, together with the popular Crown Inn. Nailsworth is similarly close and offers an impressive choice of independent shops, cafés, restaurants, delis and food shops, alongside two supermarkets and a number of well-regarded local businesses. Stroud, under 4 miles away, provides a broader range of shopping, leisure and cultural facilities, together with its renowned Saturday farmers' market, while Cirencester and Tetbury are also within easy reach.

The area is particularly attractive to families, with Minchinhampton and Amberley offering popular primary schools, while Stroud is home to both Stroud High School and Marling School. Beaudesert Park School, an independent co-educational day and boarding prep school for children aged 3 to 13, is also close by, occupying an enviable setting adjoining Minchinhampton Common. For those seeking an outdoor lifestyle, the location is hard to beat. Minchinhampton Common provides extensive open countryside immediately nearby, with grazing cattle and ponies and miles of walking across the surrounding landscape. Box Wood, which was acquired for the community in 2017, provides another much-loved local amenity, with established footpaths and woodland walks leading through the surrounding countryside. Despite its rural setting, Box is well placed for commuting, with railway stations at Stroud and Kemble providing services towards London Paddington, while the M4 and M5 are readily accessible by road.





Outside

Set back from the lane and approached via a private driveway, over which it benefits from access, Klosters occupies a well-proportioned plot, with gardens extending to three sides of the property. The bungalow enjoys an excellent connection with the outside space, with bi-fold doors opening from the family kitchen onto the front garden, French doors from the principal bedroom suite and full-length windows in the sitting room overlooking the rear garden. The front garden is enclosed by a hedge, with views above it extending across the village rooftops to the surrounding landscape beyond. A patio adjoins the kitchen/dining room and bedroom, while to the rear is a further gravelled seating terrace, providing space for outside dining. An air source heat pump is positioned to one end of the property. Beyond the bungalow, the garden rises to a further area currently laid to lawn, offering a blank canvas for the next owner to landscape and plant according to their own tastes. A detached garage with light, power and an electric door provides further parking and outside storage.

OUTSIDE

*Gated Private Driveway
Detached Garage with
Electric Door • Gardens*



Useful Information

Tenure: Freehold.

Postcode: GL6 9HP.

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 B.

Klosters, Box, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 165 sq metres / 1776 sq feet

Garage 28 sq metres / 301 sq feet

Total 193 sq metres / 2077 sq feet

Simply Plans Ltd © 2023

07890 327 241

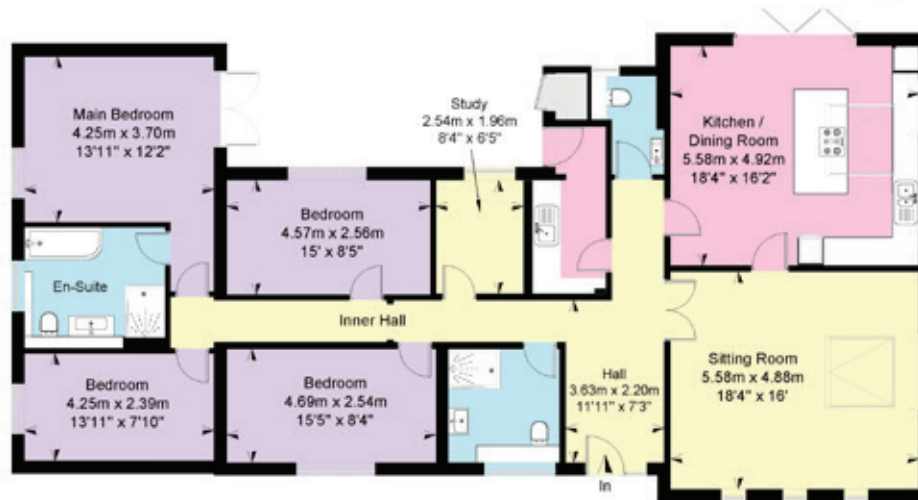
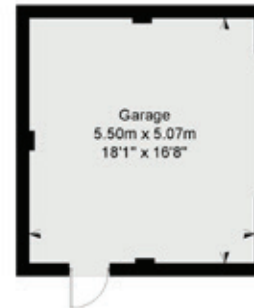
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.