

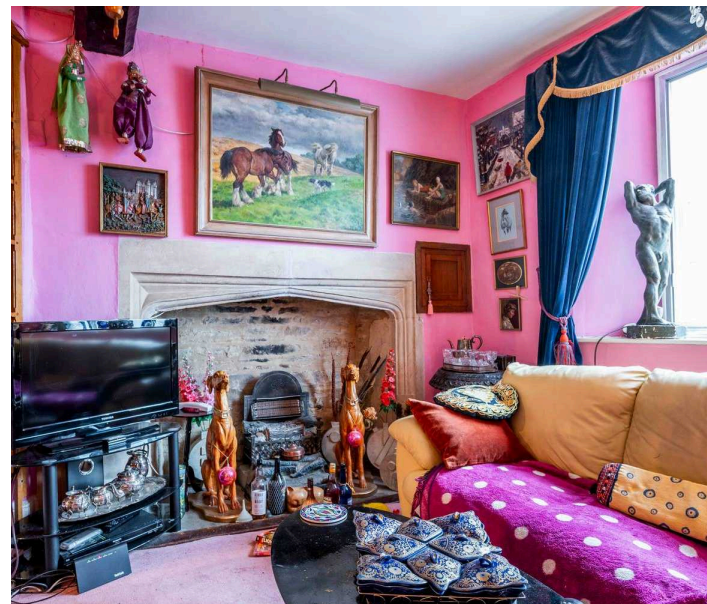
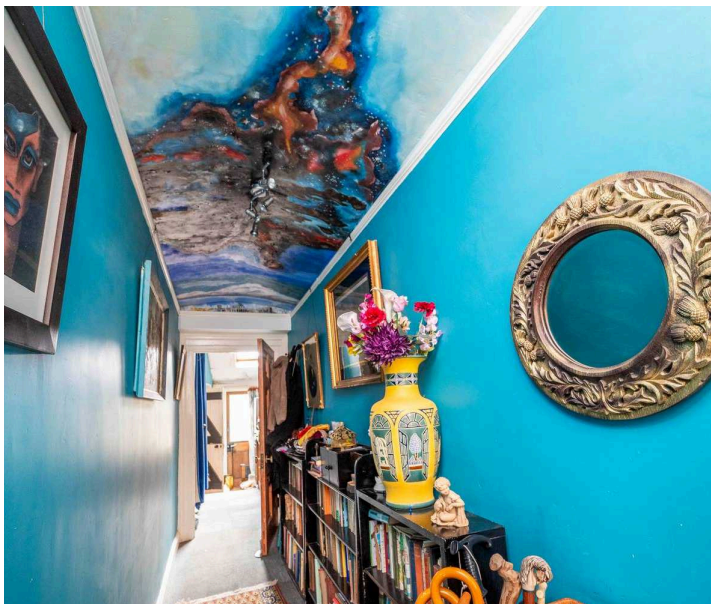
HARRISON
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The Square, Stow-on-the-Wold



This Grade II listed 17th Century townhouse is offered to the market for the first time in some 50 years. Steeped in history and characterful charm it offers a new purchaser the opportunity to explore a range of commercial and residential options. The ground floor is currently a commercial space occupied on a flexible, month by month lease by Jacana - a clothes and jewellery store. This ground floor has a kitchenette, WC and basement. Behind the commercial space on the ground floor is a kitchen demised to the residential part with access out to the rear garden. Over the first and second floors are three bedrooms, a living room and bathroom. Vehicular access to the rear of the property is from Well Lane and here there is a separate single storey studio which has been used as a holiday let in the past having full plumbing and power and therefore a shower room and kitchenette.



The buildings are typical of the time, built with course rubble under Cotswold stone roof. Of particular architectural note is the Tudor sash fireplace in the first floor living room, which is in remarkable condition and makes a bold statement as to the buildings heritage. Occupying a frankly superb position in the famous market square in Stow, the building has a plethora of potential uses.





Stow on the Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, a library, police station and church. There is a primary school situated on the edge of the town and a wider range of amenities can be found within easy reach, including Tesco store and main line train station at Moreton in Marsh and Kingham.

EPC: G

Council Tax Band: B

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Main House Approx. Gross Internal Area:- 165.64 sq.m. 1783 sq.ft.
 Outbuilding / Store / Cellar Approx. Gross Area:- 27.03 sq.m. 291 sq.ft.
 Studio Approx. Gross Area:- 26.32 sq.m. 283 sq.ft.
 Total Approx. Gross Area:- 218.99 sq.m. 2357 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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