

# PerryBishop

PROPERTY MADE PERSONAL



**Oxford House**, 59 Long Street, Tetbury, Gloucestershire, GL8 8AA



# Oxford House,

59 Long Street, Tetbury, Gloucestershire, GL8 8AA

## Key Features



5  
Bedrooms



2  
Bathrooms



3  
Receptions

- A unique and charming period Town House with retail space
- Three bedrooms and two bath/shower rooms
- Shop (400 square feet) with £15,000 per annum potential
- Two offices and workshop which could be incorporated into the shop
- Roof terrace
- Off road parking bay and pretty walled rear garden
- No onward chain
- EPC: D

## About the property

Oxford House is a handsome natural stone period town house enjoying a number of unique features and particularly versatile accommodation, set in a wonderful location in the heart of the historic town centre and offering the combination of commercial retail space beneath.

At the rear of the house, which provides the best access, is a private enclosed parking space with a secure door into the walled courtyard garden.

At ground floor level, three rooms make up a flexible area which could be an office suite if working from home, or two bedrooms; alternatively a self-contained studio for letting purposes subject to any necessary planning considerations.

Solid granite steps lead up from the courtyard to the main part of the living accommodation beginning with a large vaulted family room with four roof lights and a hand painted classic tumbling blocks design floor. There is a log burner style gas fire and under floor heating. This leads into the spacious kitchen/dining room with a range of beech units

and integrated appliances.

Steps lead down into a dining room which has access onto a sunny, stone flagged roof terrace. From here a door opens onto a landing with a conical staircase down to an entrance hall directly onto Long Street.

The sitting room is at the front of the building with two secondary double glazed sash windows and a corner feature fireplace. This room could be repurposed as the principal bedroom with a bathroom adjacent.

On the second floor there are two double bedrooms at the front of the building, a potential dressing room towards the rear off which is a shower room and a third bedroom.

The accommodation has a self-contained shop (400 square feet) with a double fronted window display, and the potential to expand this into the workshops behind. This could create more show room space, provide flexibility to offer office or storage space, self contained within the building.

The property is beautifully situated in the heart of Tetbury, and benefits from not being listed, the shop is currently tenanted and the house is used as an Airbnb.

## Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and



Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 - 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

#### Directions

From our office in the centre of town proceed down Long Street where Oxford House, number 59 Long Street, will be seen on the right. For viewing purposes it is best to continue round the corner into London Road, take the first turn right into The Ferns and park at the back of Oxford House in the private parking bay.

#### Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: B

#### Our reference

TET/HP/RN/09112023

#### We'd love to hear from you

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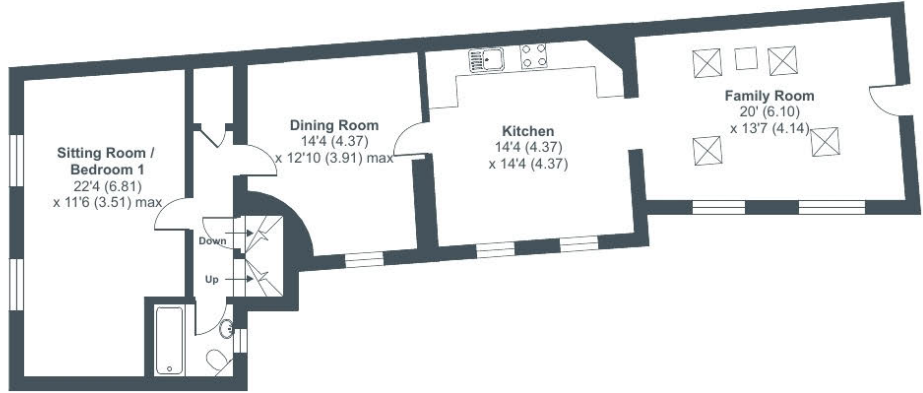




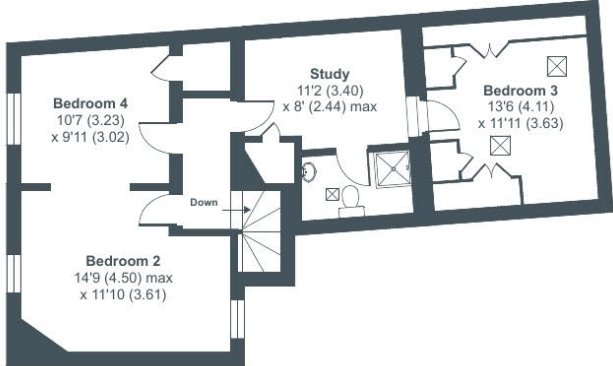
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Approximate Area = 2609 sq ft / 270 sq m (includes annexe)

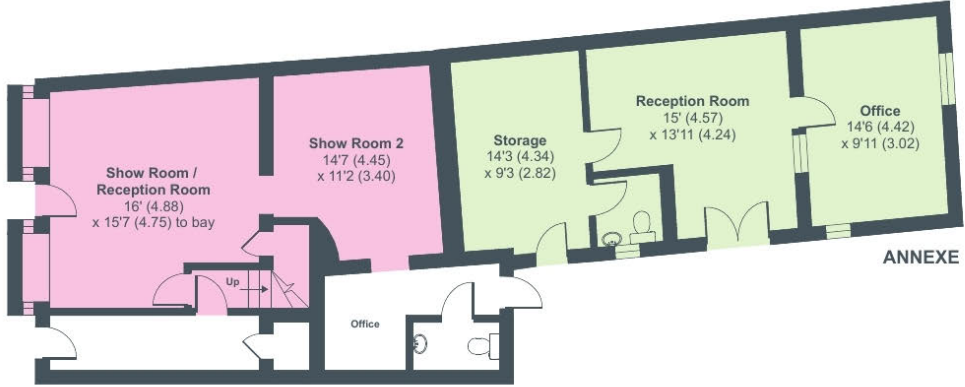
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 250574







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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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