



STIBBARD
PROPERTY



The Old Grammar School, Northleach, GL54 3ET

Situated on the main High Street on the corner of the square, The Old Grammar School occupies a prominent position in Northleach. This period property comes to a total area of 2,524 sq ft NIA over two floors and includes a very large kitchen and sizeable sitting room (both with 10ft ceilings). Leading from the generous double hall there is a downstairs WC/cloak room, an impressive strong room/wine vault plus an under stairs storage cupboard. Upstairs the property has four large double bedrooms and two bathrooms (one en-suite). The property has recently been refurbished to a high standard but the bathrooms and a kitchen are yet to be added (bathrooms shown on floorplan). This forms an appealing blank canvas on which one could make one's mark.

- A semi-detached unlisted freehold property with vacant possession.
- Outdoor accessed cellar/storage/boiler room.
- A very short walk to the amenities of Northleach.
- Generous off-street parking for up to 4 cars.
- Walled private garden.
- Services: Mains electricity, water & drainage.
- Oil fired central heating.
- Fully residential, formerly part commercial use (D1), but potentially suitable for commercial use again.
- **For sale: £650,000 being the guide price.**
- Local authority: Cotswold District Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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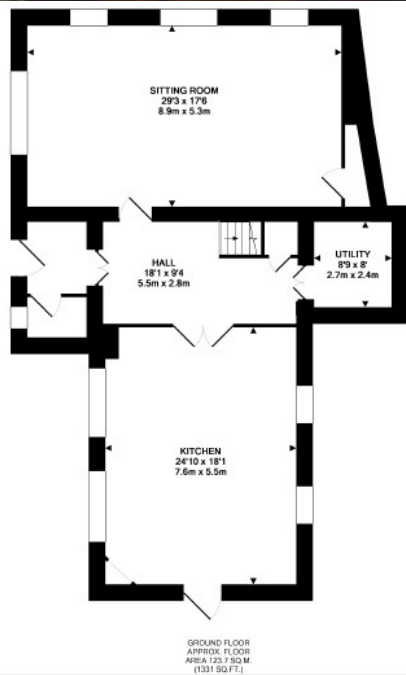
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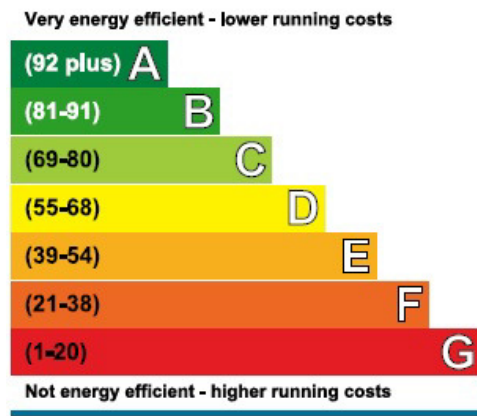




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Enlarged floorplans and the full EPC report are available upon request.



Current	Potential
52	73

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