



31 Lower High Street
Burford | Oxfordshire | OX18 4RN

FINE & COUNTRY

STEP INSIDE

31 Lower High Street

An exceptional opportunity awaits, combining retail and residential aspects in a prime location within the historic Cotswold market town of Burford. This Grade II Listed end-of-terrace property dating back to 14th Century is oozing with charm and presents a unique and promising prospect for both commercial and residential use. Offered with no onward chain.

THE PROPERTY

Nestled in the heart of the renowned Cotswold town of Burford which sits nestled on the banks of the river Windrush, 31 Lower High Street seamlessly integrates retail and residential possibilities, featuring a total gross internal area of 2,672 square feet recently renovated, including an upgraded electrical system, this freehold property positioned on Burford's dynamic High Street represents a unique and compelling investment prospect. With an appealing glass frontage on the ground floor, the property exudes charm and benefits from excellent visibility.

As of now, the ground floor is tenanted by a vibrant pop-up wine bar, operating on a flexible weekly tenancy basis, adding to the lively ambiance of the surroundings.

Ascending to the first floor, the property maintains its charm with character beams that add to its distinctive appeal. The first floor comprises a drawing room featuring a wood burner and an oak-panelled wall, a dining room, a kitchen area, as well as an additional room that has been thoughtfully arranged and successfully utilised as a commercial kitchen. Two bedrooms, a bathroom, and spacious attic space complete this floor. This well-conceived layout establishes a comfortable and inviting living space, enriched by traditional character features.





KEY FEATURES

- Retail and residential opportunity
- Vacant possession
- Prime location
- Character features
- Shop frontage/drawing room
- Two bedrooms
- Bathroom
- Dining Hall
- Reception room
- Kitchen area





SELLER INSIGHT

“Famed for being one of the most picturesque towns in the whole of England, as well as the southern gateway to the stunning Cotswolds, Burford is an historic market town that sits nestled on the banks of the River Windrush. 31 Lower High Street is a beautiful end-of-terrace house and retail unit that dates back to the 14th century, and which occupies a much sought-after position right in the centre of this picture-postcard town.

“I grew up in a neighbouring village and my parents were teachers at Burford School, and while I was at school and then university I worked in and around the town during the holidays, so I’ve spent a good portion of my life here and it’s a place I’ve always adored,” says the owner. “It’s achingly pretty with a high street lined with the most beautiful medieval buildings, and the road meanders down to the banks of the River Windrush, along which you can quite literally walk for miles; it really couldn’t be more picturesque. In the summertime in particular the town is buzzing with tourists – we actually have one of the highest tourist footfalls in the country – but by around 5pm things generally quieten down so it’s ours again, and there’s a great sense of community here.”

“I bought the property thirty years ago and over that time it’s been my home and where I ran a very successful deli/outdoor catering business, and in more recent years I’ve rented out both the flat and the retail unit, so it’s served me very well. As you walk up from the river it’s one of the first shops on the high street, and almost the entire frontage is big windows so it’s very noticeable, and the fact that the ground floor is so large means that the possibilities for its use are almost endless.”

“The flat itself is lovely. It’s very spacious, quite quirky because of its age, and it retains some gorgeous original features that give it real character and charm. Over time I’ve added a proper catering kitchen on the first floor and updated certain areas – all within the constraints of its Grade II Listing – so it’s in excellent condition. I’ve always loved its warm and welcoming feel, it’s a really nice place to come home to, and because it’s such a Tardis there’s plenty of space for entertaining family and friends.”

“The first room that you walk into in the flat is the large living room and I’d say that’s my favourite. It features gorgeous original oak paneling, a large wood-burning stove that keeps the room really cosy and warm in winter, and it also has a large window overlooking the High Street so you can sit up there and just watch the world go by. Burford is a magical haven, a really lovely place to live, and I thoroughly enjoyed running my business here. It’s a picturesque town surrounded by the most stunning countryside, and places such as Oxford and Cheltenham aren’t too far away so it’s somewhere you can definitely enjoy the best of all worlds.”

“Another really lovely feature is the view from the kitchen window out across to the spire of Burford Church. And on Sundays you can hear the gentle peal of the church bells... It’s totally idyllic! Burford is such an enchanting place and it’s somewhere that I’d say offers the best of everything,” says the owner. “I have loved living here and running a thriving business, and it’s a property that now presents its new owners with a really exciting opportunity to make it their own.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







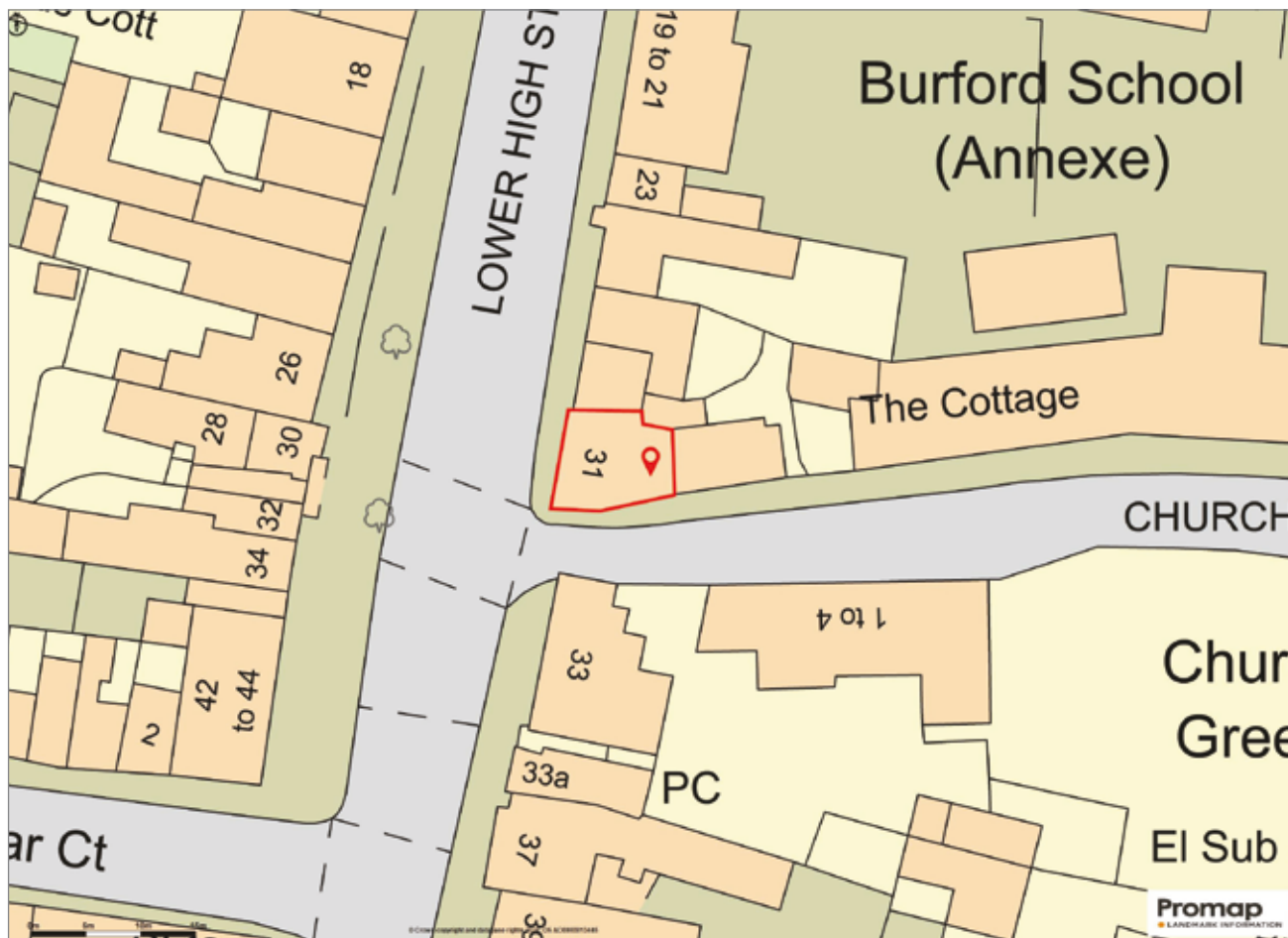
LOCAL AREA

Located within the scenic Windrush Valley, Burford is a renowned Cotswold market town often hailed as “The Gateway to the Cotswolds.” Its historical significance and picturesque surroundings make it a prime destination for tourists. Burford serves as a vibrant local centre, boasting a diverse range of specialty retailers, cosy tea rooms, charming coffee shops, and acclaimed restaurants. With convenient road connections to London via the A40/M40 and a train service from Charlbury offering easy access to London Paddington, Burford combines historical charm with modern accessibility, making it an ideal location for residents and visitors alike.

Directions - [what3words //lessening.sailing.carting](#)

From Burford roundabout, exit onto The Hill/A361, proceed down the hill, 31 Lower High Street will be found towards the end of the hill before the bridge on the right-hand side.





Services, Utilities & Property Information

Utilities – Mains electricity, water, and drainage.

Tenure – Freehold.

Property Type – End-of-terrace residential and commercial premises.

Construction Type – Cotswolds Stone.

Council Tax – West Oxfordshire District Council.

Council Tax Band B.

Commercial Council Tax – Current rateable value £14,250.

Parking – None available.

Mobile Phone Coverage - 4G mobile signal is available in the area. We advise you to check with your provider.

Internet Connection - Superfast Broadband is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. We advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for further information.

The property is situated in a Conservation Area.

Agents Notes

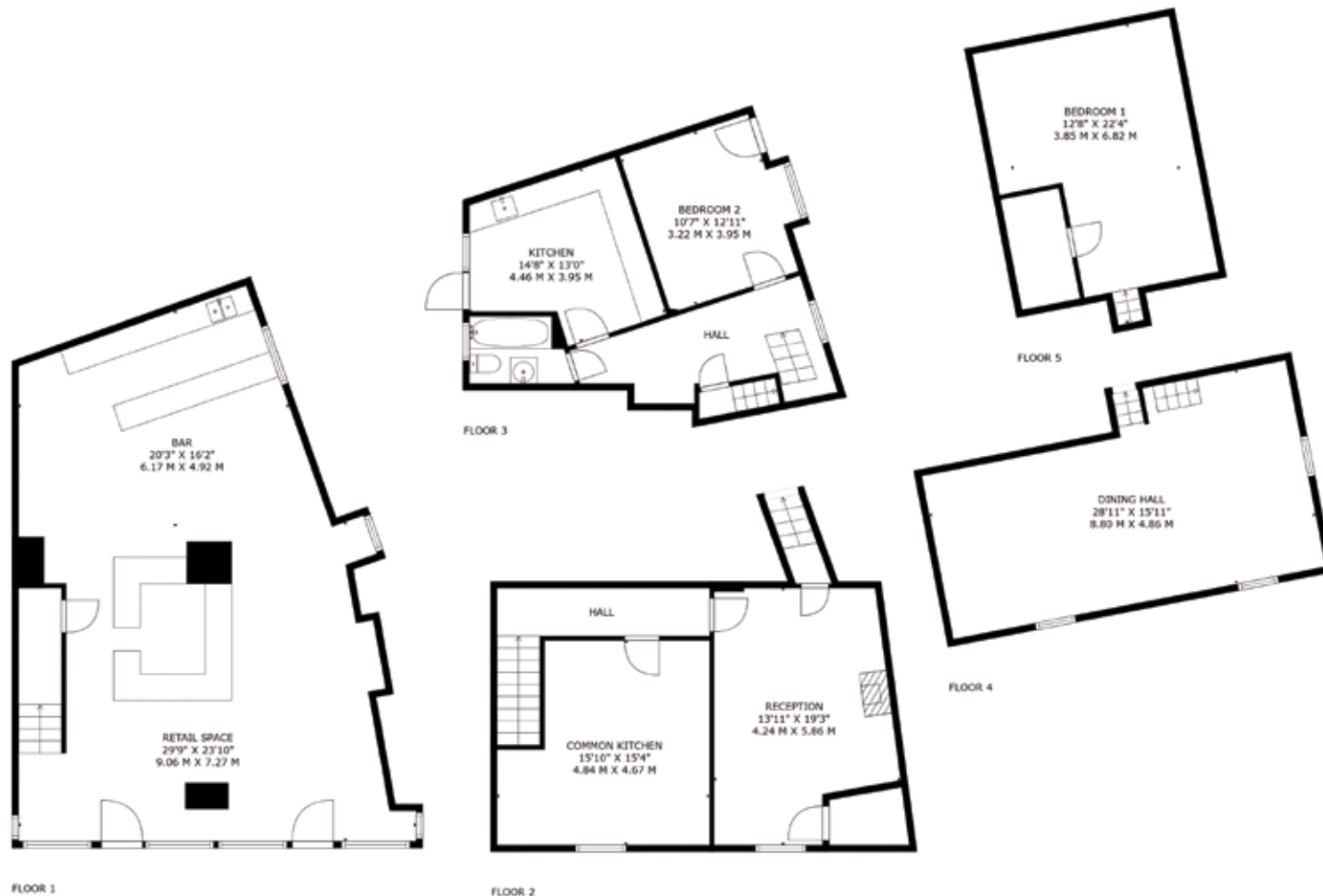
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





GROSS INTERNAL AREA: 2421 sq ft, 225 m²

LOW CEILINGS TOTAL: 251 sq ft, 22 m²

OVERALL TOTALS: 2672 sq ft, 247 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





KATHRYN ANDERSON

PARTNER AGENT

follow Fine & Country Cotswolds and Cheltenham on



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