

# Wroxton House Hotel

Wroxton, Banbury, Oxfordshire OX15 6QB

Colliers



- Superb Oxfordshire hotel nr Banbury
- 32 letting rooms and ample car parking
- Bar and Lounge bar , restaurant and 2 function rooms.
- £1.2m net sales in y/e March 2020

**Offers in the region of  
£2,950,000 – Freehold**

Viewing is strictly by appointment  
through Colliers

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**Introduction**

Wroxton House is a well appointed 32 bedroom hotel with extensive public areas. Part thatched, it is very attractive and has a very visible position in this pretty village just west of the bustling and expanding town of Banbury.

As well as being close to Banbury the hotel is only 8 miles from Stratford-upon-Avon and close to Oxford and Warwick. Bicester Village, one of the top tourist destinations in the UK, is an easy drive away as are the British Motor Museum and Silverstone motor racing circuit. For those who are looking to relax and unwind, it is on the doorstep to the beautiful Cotswold countryside.

**The Property**

The hotel is principally formed from three adjoining stone-built cottages dating in part from 1649 that have been developed and adapted to provide interesting and characterful accommodation. The accommodation is predominantly arranged on ground and first floors, with some at second floor level and a cellar. Roofs are a mixture of thatch and slate. The building is Listed Grade 2.

**Public Areas**

Lovely Entrance and Reception created in 2017 with attractive Reception Lounge seating around 35 and with two wood burning stoves. Three section Restaurant seating up to 44 that has an abundance of character including oak beams and an inglenook fireplace.

Bar seating 21, Residents Lounge seating 10 and a more secluded Lower Lounge seating 8.

The Wroxton Room, once the drawing room of the manor house, and the Broughton Room are both situated on the ground floor, may be used as private dining rooms and can accommodate respectively 30 and 90 when the rooms laid up for a function.

**Letting Bedrooms**

32 letting bedrooms to sleep 94. All of the bedrooms have en suite facilities, three with en suite shower, the remainder shower and bath. The room breakdown is:

Type	Number
Superior	3
Standard	22
Executive	7
Total	32

**Staff Accommodation**

A staff cottage comprises a double bedroom, kitchen and shower room on the ground floor and one double bedroom, two single bedrooms, a storeroom and bathroom on the first floor.









## Service Areas

Commercial kitchen plus banqueting kitchen adjacent to the Broughton Room. Walk in chiller and freezer. Various stores.

## Outside

Attractive gardens. Car park.

## Services

Mains electricity, water and drainage. Oil fired boilers providing heating and hot water. The Broughton Room is air conditioned.

Cherwell District Council at Banbury 01295 227001

## Planning

Planning and listed building consent was granted in 2016 for a two-storey extension to rear of hotel to provide 8 additional bedrooms, reconfiguration of car park and associated works. This consent is believed to have been implemented with the foundations having been laid.

## Licence

Premises licence, Wedding and Civil Ceremony Premises Approval

## Website

[www.wroxtonhousehotel.com/](http://www.wroxtonhousehotel.com/)

## Trade

£1.2m net sales in y/e March 2020

## Price

Offers in the region of £2,950,000 for the freehold interest complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

## Finance

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

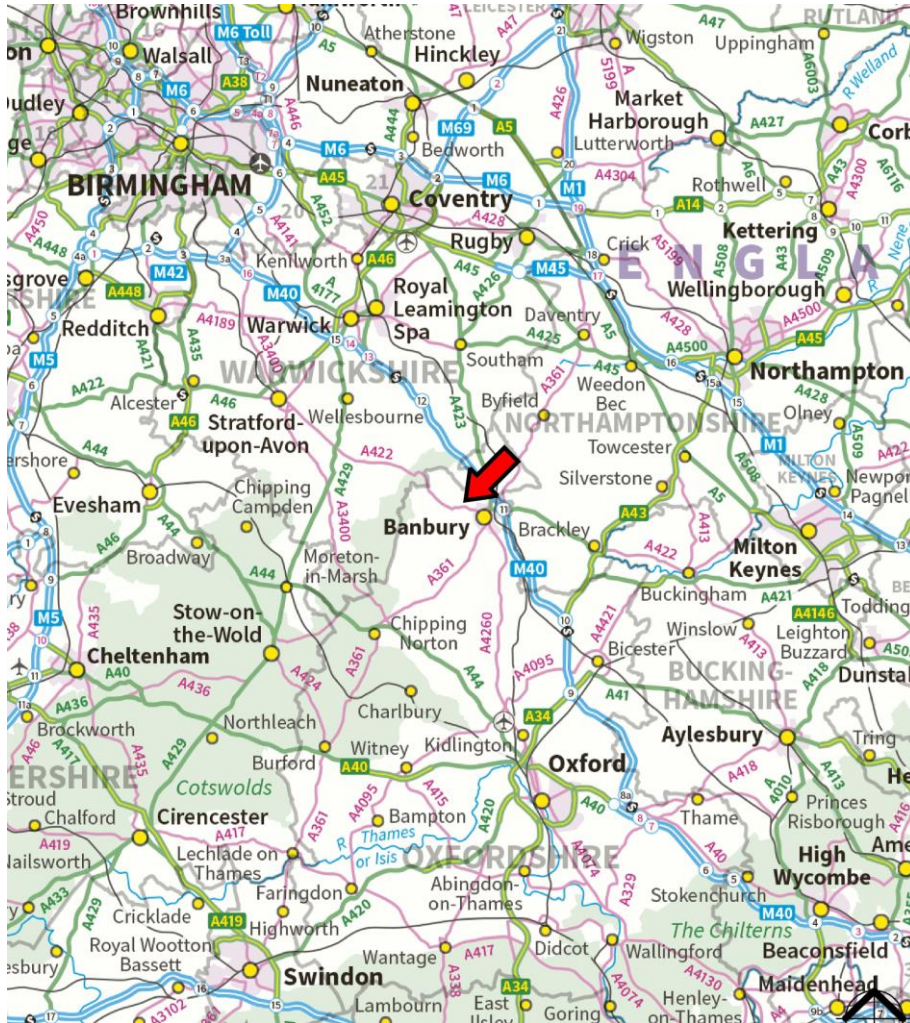
## Mileages

Banbury three miles, M40 junction 11 4, Birmingham 43, and London 82.





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Source: Edozo



### Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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