

BROADWELL, LECHLADE, GLOUCESTERSHIRE



savills



# BROADWELL, LECHLADE GLOUCESTERSHIRE

## DISTANCES

Lechlade 4 miles

Burford 6 miles

Witney 9 Miles

Cirencester 16 miles

Oxford 24 miles

(all mileages and times are approximate)

*A unique development  
opportunity in a well-regarded  
Cotswold village*

## SITUATION

Chilli Pepper occupies a prominent position in the Gloucestershire village of Broadwell, which itself lies in attractive countryside in the Cotswold area of Outstanding Natural Beauty. Local Amenities can be found in Lechlade and Burford with Oxford, Cheltenham and Swindon all within easy reach providing more extensive educational, Cultural, retail and leisure attractions. Access to the wider road network is via the M5 at Cheltenham, the M40 at Oxford and the M4 at Swindon. With Rail links at Charlbury, Oxford, Didcot and Swindon to London Paddington.

## TENURE

Freehold

## POSTCODE

GL7 3QS



## SERVICES

Mains water, electricity and drainage.

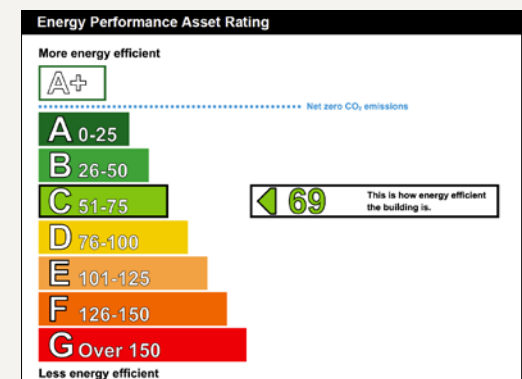
Heating is via an LPG system.

## LOCAL AUTHORITY

West Oxfordshire District Council

## VIEWINGS

Strictly by appointment with Savills.





## DESCRIPTION

A substantial freehold property in the heart of an ever popular Cotswold village. This 16th Century former coaching house offers enormous scope to a potential purchaser and benefits from not being listed despite its vast character and original features. The property is available as a whole or in two separate lots,

## PROPERTY AS A WHOLE

Commercial ground floor pub which has an 80 seat restaurant, bar and washrooms. In addition there is an outside seating area and on site car parking for a number of cars. There are four bedrooms and three bathrooms on the first floor and a self-contained annex consisting of one bedroom, en-suite bathroom and a large sitting room complete with open fire.

Potential residential semi-detached property which would consist of four plus bedrooms, large garden, car parking and outstanding country views.

Five newly decorated en-suite studios with their own gardens and car parking. These are currently let on assured shorthold tenancy's. They do however offer endless scope to be short term holiday lets. Potential to add future rooms (STPP).





(LOT 1 – POTENTIAL RESIDENTIAL SEMI  
DETACHED HOUSE)

Potential residential semi-detached property which would consist of four plus bedrooms, large garden, car parking and outstanding country views.

Main services are connected and heating is via LPG system.





## LOT 2 – COMMERCIAL PUB WITH EXISTING 5 BEDROOM STUDIOS

Commercial ground floor pub which has an 80 seat restaurant, bar and washrooms. In addition there is an outside seating area and on site car parking for a number of cars. There are four bedrooms and three bathrooms on the first floor and a self-contained annex consisting of one bedroom, en-suite bathroom and a large sitting room complete with open fire.

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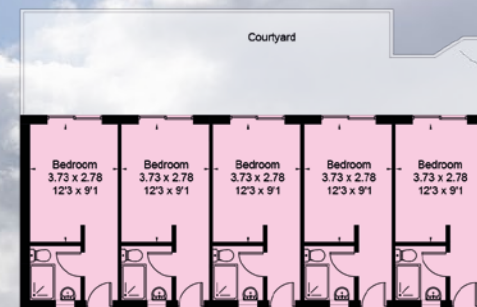




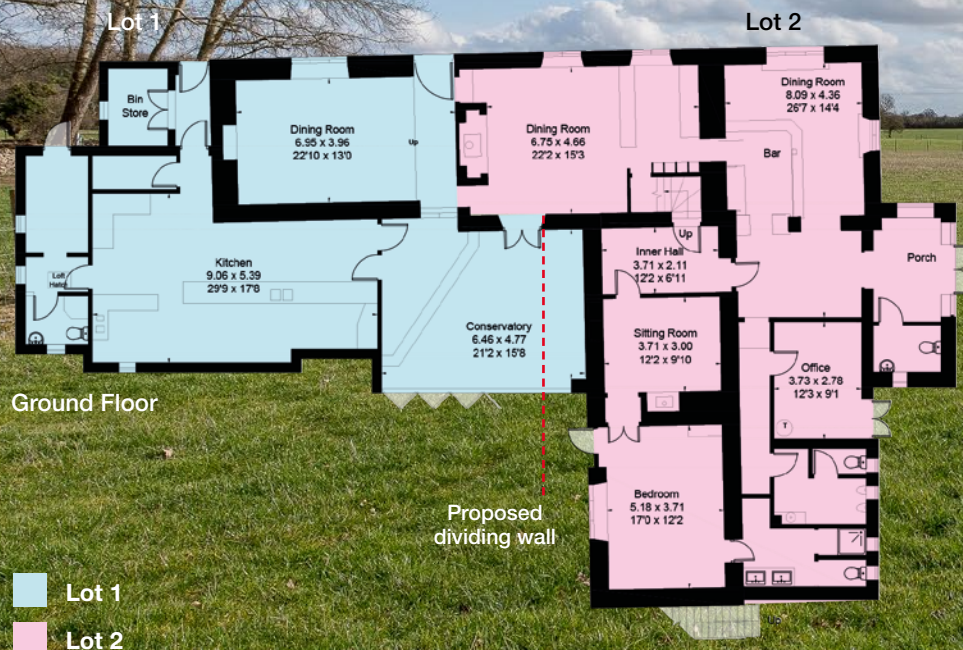
Lot 1 = 139.3 sq m / 1499 sq ft  
Attic = 40.2 sq m / 433 sq ft - Including limited Use Area (9.3 sq m / 100 sq ft)  
Lot 2 = 274.8 sq m / 2958 sq ft  
Annexe= 80.6 sq m / 868 sq ft  
Outbuilding = 2 sq m / 22 sq ft  
Total = 536.9 sq m / 5780 sq ft



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Annexe**  
(Not Shown In Actual Location / Orientation)



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