

WROXTON
HOUSE HOTEL



THE WROXTON

4 SILVER ST, WROXTON, BANBURY OX15 6QB

(Banbury 2.7 miles, Bicester 19.0 miles, Chipping Norton 14.3 miles, Oxford 31.6 miles)

“Award winning hotel set in a beautiful Cotswold village”

EXECUTIVE SUMMARY

- 32 en suite bedrooms -
- Large restaurant and Bar 1649 with 60 covers -
- Meeting and events space -
- Excellent transport links -
- Well-rounded demand profile including corporate and leisure trade -
- Staff house with 4 bedrooms -
- Ample parking for 40 cars -
- Freehold -
- Grade II Listed -

THE OPPORTUNITY

- Continue to build on the wedding business -
- Drive additional average daily rate with targeted refurbishment -
- Grow conference and events business -
- Increase key count by converting the staff house (STPP) -





THE COTSWOLDS

The Cotswolds are one of England's most established and sought-after hospitality destinations. Widely regarded as one of the UK's most prestigious countryside locations, the region combines enduring international appeal with strong, year-round tourism fundamentals. Renowned for its gently rolling hills, historic market towns and distinctive honey-coloured stone villages, the Cotswolds presents an iconic English setting that continues to attract both domestic and overseas visitors.

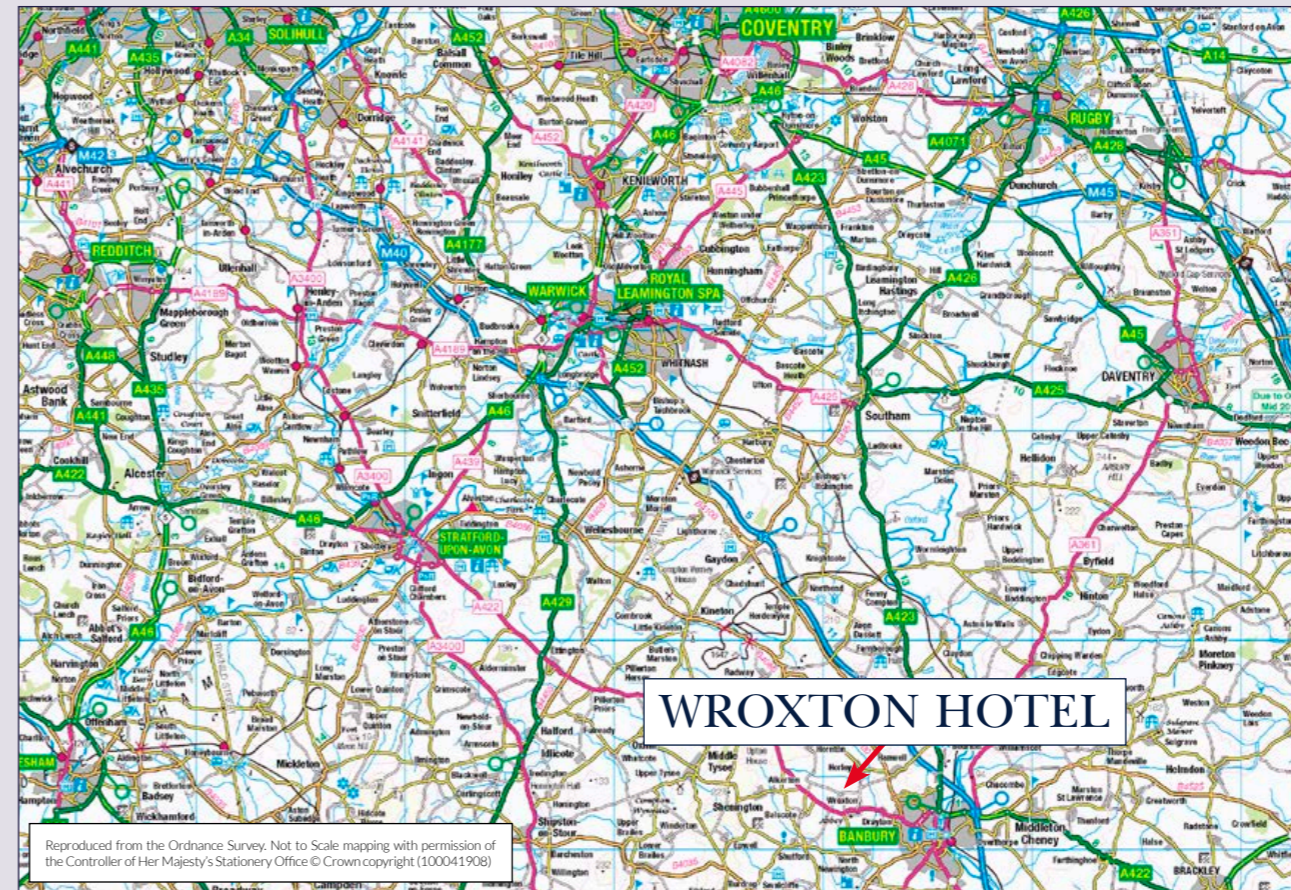
Tourism performance across the Cotswolds remains robust. In 2024, the region welcomed approximately 38 million visitors, spending excess of £1 billion, underscoring both the scale and resilience of the local visitor economy.

The hotel is located in Wroxton, a highly attractive village approximately three miles west of Banbury. Situated just off the A422, Wroxton benefits from excellent accessibility while retaining the character of a traditional Cotswold village. Being on the eastern side of the Cotswolds, the village and surrounding area is easily accessible from London and the south east.

The village green is framed by period stone cottages and a central duck pond, offering a classic and enduring setting. The location is well positioned to capitalise on both corporate and leisure demand, supported by its proximity to key transport routes and regional attractions.

The hotel is conveniently positioned within approximately 40 minutes drive of a number of the Cotswolds' and surrounding area's most popular visitor and commercial destinations, including:

- Bicester Village – 21 miles / 30 minutes
- British Motor Museum – 11.1 miles / 20 minutes
- Silverstone Circuit – 19.4 miles / 35 minutes
- Oxford – 34.3 miles / 40 minutes
- Warwick Castle – 20.2 miles / 25 minutes



CONNECTIVITY

The Wroxton Hotel benefits from excellent connectivity. Located on Stafford Road, Junction 11 of the M40 motorway is approximately 3.9 miles east, in the town of Banbury. The M40 provides connections between London and Birmingham.

Banbury Train Station is 3.7 miles away and provides a direct line to London Marylebone (journey time 1 hour).

Oxford Airport is 20.7 miles south of the property and provides domestic flight routes. Birmingham Airport is 38.5 miles north of the property and provides domestic and continental flight routes.



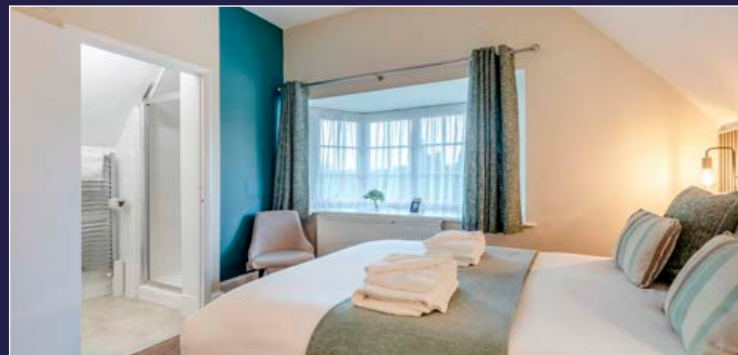
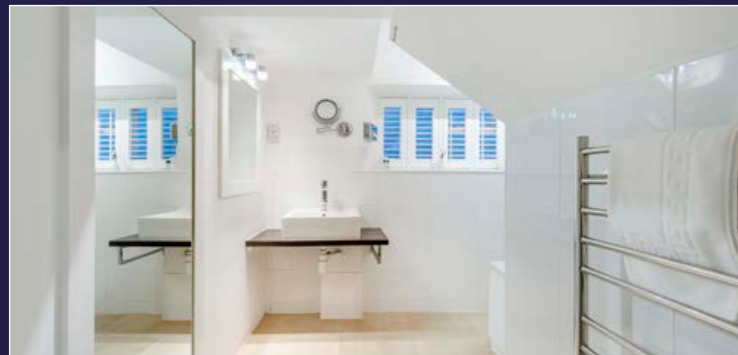
HOTEL

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ACCOMMODATION

Accommodation is provided across 32 en suite letting bedrooms with a choice of traditional in the original part of the house and contemporary in the more recently constructed wing. A breakdown of the room categories is provided below:

Room Type	Quantity
Executive	7
Superior	3
Standard	22
Total	32



FOOD & BEVERAGE

Bar 1649 and the restaurant at The Wroxton is popular amongst locals and hotel guests.

Bar 1649 and the restaurant have a capacity for 60 covers.

To the front of the property is an external terrace. This is popular in the warmer months for drinks and al fresco dining.

MEETINGS & EVENTS

The Wroxton's proximity to the M40 and its large car park position it well for conferences and events.

The hotel provides two meeting spaces; the capacities are detailed below:

Room	Theatre	Classroom	Boardroom	U-Shape	Banquet	Cabaret
Broughton Room	100	50	48	35	90	60
Wroxton Room	35	10	20	12	30	-

The Broughton room benefits from air conditioning and a private garden with licensed wedding structure and can be sold as a self-contained events space.



STAFF COTTAGE

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.

This accommodation does provide the opportunity to increase the letting accommodation if required subject to obtaining the necessary statutory consents or alternatively, for an incoming purchaser to seek to refurbish this property and sell as a separate residential dwelling, subject to obtaining the necessary consents.

CAR PARKING

There is a large graveled carpark to the rear of the property, providing spaces for 40 cars.

OPERATIONAL UPSIDE & DEVELOPMENT POTENTIAL

Our client has recently invested in the public areas of the property and into some of the bedroom stock. That said, there remains the opportunity to undertake a targeted capital expenditure program to invest into the bedroom product in order to further drive average room rates.

Subject to a purchaser's business plan there is potential to grow the key count by converting the staff accommodation to further letting accommodation or alternatively, to seek to refurbish and sell this as a residential dwelling for capital receipt (subject to obtaining the necessary consents),

Whilst there is a strong base of business on which to build there is substantial scope to increase the revenue from the wedding, events, meetings and conferencing business. Until recently the business has not had a dedicated wedding and events coordinator and therefore this business was generated on an ad hoc basis and without a specific underlying strategy in terms of the type and size of wedding business being targeted.

Whilst the food and beverage operation has good traction locally, there is scope to offer a destination dining concept in order to leverage the accessible position of the hotel and the affluent local demographic.



GENERAL INFORMATION

Services

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

Tenure

Freehold, title number ON110782

Energy Ratings

EPC C

Trading

The business currently trades as a full service hotel and restaurant.

The business currently trades through its own dedicated website which can be found at: <https://thewroxtton.co.uk/>

The hotel is offered free of management.

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Oxfordshire County Council
County Hall, New Road, Oxford OX1 1ND
T: 01865 792422

Rateable Value

£53,000 for the hotel and premises, effective from 1 April 2026.

Contact

James Greenslade MRICS:
jgreenslade@savills.com
M: 07870 555893

Miranda Ashcroft:
miranda.ashcroft@savills.com
M: 07773 657670

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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