



# THE KILLINGWORTH CASTLE

GLYMPTON ROAD | WOOTTON | WOODSTOCK | OXFORDSHIRE | OX20 1EJ

THE KILLINGWORTH CASTLE  
IS A HANDSOME AND SUBSTANTIAL  
RESIDENTIAL INN



A Beautifully refurbished residential inn  
close to Blenheim Palace



70 covers, large flat and good beer garden



8 recently refurbished letting bedrooms  
with scope for more



£795k net sales and rising

**£1,500,000 Freehold**



## OVERVIEW

Great locations in combination with lovely properties made the perfect coalition of factors to allow fantastic businesses to thrive and in The Killingworth Castle all those align in this handsome and substantial residential inn. There is character aplenty with beams and fireplaces and lots of capacity – 70 covers in three good public rooms plus space for drinking at the bar. Add to this eight beautifully appointed letting bedrooms and a very large four bedroom flat (offering further letting bedroom potential) and you have a great property that can capitalise on the excellent location.

Oxford, Woodstock and Blenheim Palace are wonderful destinations to have on your doorstep, world renowned and drawing crowds all

year round. Add to those being on the doorstep of the Cotswolds and only a short drive from Bicester, a town growing fast and having the Village outlet centre as a major draw so The Killingworth Castle can be seen to have huge markets to target. The village of Wootton is only just east of the A44 and consequently very easy to reach for those living in the area (apparently Winston Churchill used to drive out from Blenheim Palace) as well as for commuters returning home and for Londoners escaping the city. It's on a 'rat run' to bypass Oxford so has great visibility and passing trade.

Recognising the strengths inherent in the property and location our clients acquired The Killingworth Castle in 2012 when it was closed and needed

a comprehensive refurbishment, far from the smart business seen trading now. It opened in December that year but the letting rooms in the former stable block only came on stream in July 2015. It has traded well run as the second of a pair, our clients' first pub The Ebrington arms, being in the Cotswolds. They have decided that with a young family they would prefer to concentrate on the operation of the Ebrington which is in the village they live in, and The Killingworth Castle is therefore being offered for sale.



# THE PROPERTY

The main pub building is believed to date from 1637 and arranged on basement ground and two upper floors with a detached stable block been to storage. Both buildings are stone built with pitched stone slate covered roofs. Despite its great character, The Killingworth Castle is not a listed building.

## PUBLIC AREAS

The bar and a smaller snug are on the front of the property with a dining room behind. In total the public rooms seat around 70 with plenty of other room in the bar. Rooms are characterful and there are two open fireplaces with log burners.

## LETTING BEDROOMS

Eight letting bedrooms to sleep 16, two double and six king size. Four rooms have bath with shower over, two slipper bath with shower over and two rooms have a slipper bath and separate shower, one bath being a feature in the bedroom itself.

## DEVELOPMENT POTENTIAL

Two barns ripe for conversion adjoining the beer garden which would be ideal for more private dining spaces, two more letting bedrooms or separate staff accommodation.

## OWNERS' OR MANAGERS' FLAT

Occupying both the upper floors above the pub, the flat has four bedrooms, sitting room and bathroom. This space provides potential for further letting bedrooms whilst still being large enough to retain owners' or managers' accommodation.

## SERVICE AREAS

Well-equipped commercial induction kitchen, walk in refrigerator, wash up area, stores and large basement cellarage.



## OUTSIDE

Large car park and beer garden to the rear currently with 50 covers but space to do more if desired plus additional seating to the front of the property on the village green like lawn.



# FURTHER INFORMATION

## SERVICES

West Oxfordshire District Council at Witney - 01993 702941

Mains electricity, water and drainage. Oil fired boiler. Induction kitchen.

## LICENCE

Premises Licence

## GRADINGS

AA 4 star, 1 rosette and Bib Gourmand from Michelin.

## WEBSITE

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

## TRADE

Accounts for the year ended 31st of March 2016 show net sales of £795,355 with an operating profit under management of £102,953.

Further details will be provided on the setting up of a viewing appointment.

## PRICE

£1,500,000 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## FINANCE

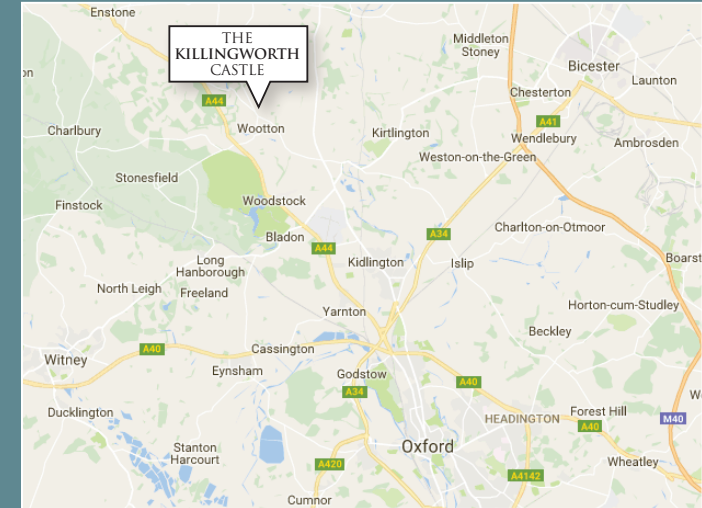
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## CONTACT

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## DIRECTIONS

Travel through the centre of Woodstock and head north on the a 44. Turn right after approximately one and a half miles signposted to Wootton. Pass through the village, leave St Mary's Church on your right and The Killingworth Castle will be on your left at the next junction.

Woodstock	3 miles	Chipping Norton	9
Oxford	12	Bicester village	12
Reading	39	London	69
Blenheim Palace	2		

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