



The Churchill Arms

Paxford, Chipping Campden, GL55 6XH

Tenure - Freehold

Guide Price - £550,000

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Summary

- Quintessential Cotswolds pub
- 2 miles from Chipping Campden
- Full refurbishment being undertaken
- Bar & restaurant (55 covers)
- 4 en suite letting bedrooms
- External areas with views across the Cotswolds

Location

Paxford is a picturesque Cotswold village approximately two miles from Chipping Campden and also close to areas such as Moreton-in-Marsh and Stow-on-the-Wold. The village is accessible being just off the Fosseway (A429).

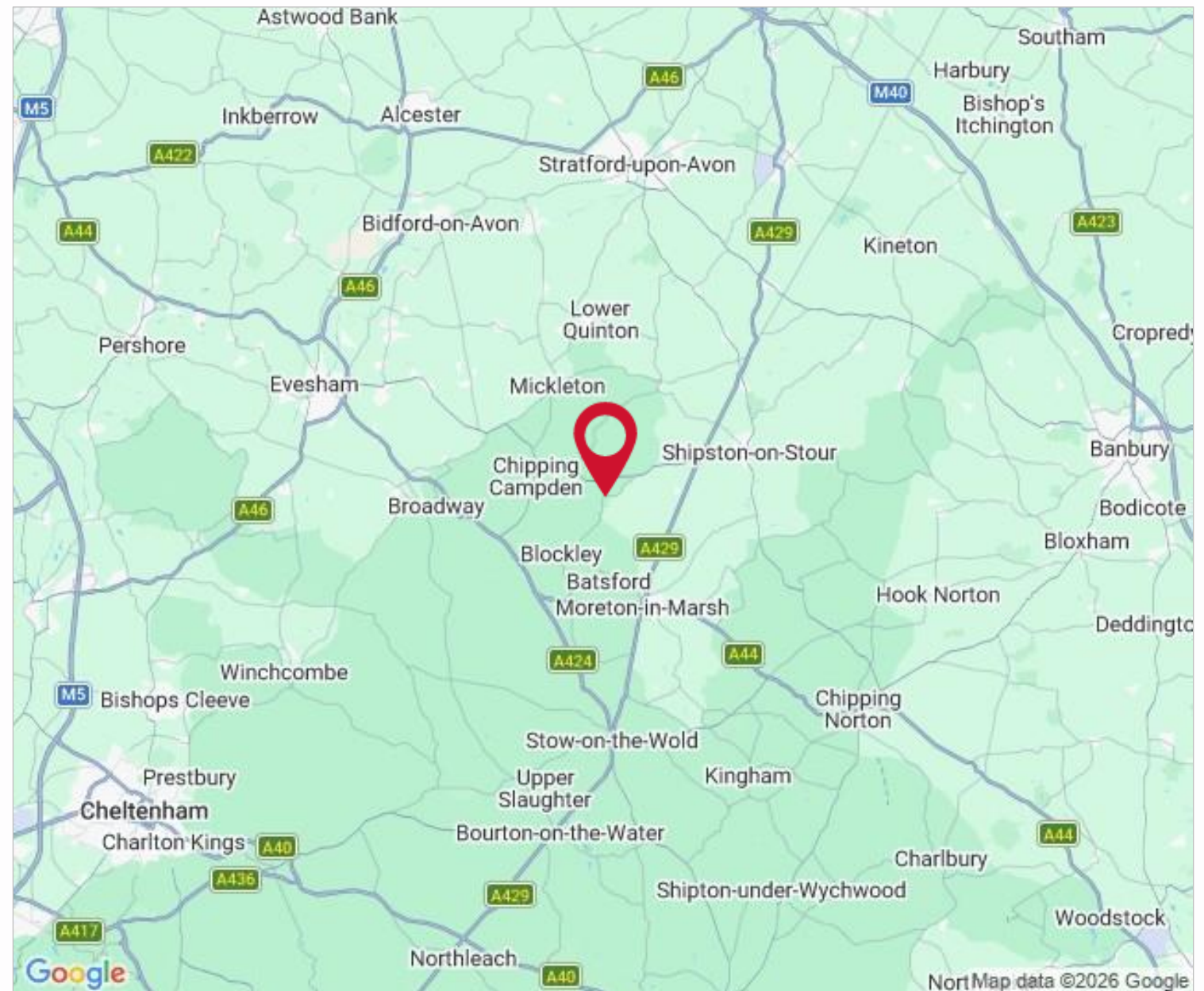
The Churchill Arms occupies a prominent village centre position opposite the village green and church, benefitting from superb Cotswolds views. This is an extremely popular area to live and visit.

Description

The property comprises an end terrace Cotswold stone-built building and under pitched slate tile roof. The property is arranged over ground, first and second floors and is currently being completely refurbished with practical completion due in January 2027 following a historic fire.

Site Area

The site extends to 0.046 ha (0.115 acres).



Accommodation

Agent Note

The property was damaged by fire in 2022 and is currently being refurbished and reconfigured to provide brand new accommodation. Contractors are currently on site and it is anticipated that completion of the works will be no later than January 2027.

Ground Floor

The ground floor provides a traditional bar and restaurant, with the bar having flagstone floors throughout and beamed ceiling, with a bar servery and a stunning stone-built inglenook fireplace. To the rear of the bar is the restaurant/dining area. In total approximately 55 covers can be accommodated in these areas.

The remainder of the ground floor provides a commercial kitchen, customer toilets, storage areas and a temperature-controlled beer store.

First Floor

The first floor is currently being refurbished to reinstate the four double en suite letting bedrooms.

Second Floor

The second floor has previously been utilised as owner's accommodation and is being refurbished to provide the same. It was previously arranged to provide a living room, two bedrooms and a bathroom.

External

To the front of the property is a raised patio area and to the rear an enclosed walled garden which is adjacent to the village green.

Previous occupiers have agreed a lease of some land close to the pub for car parking.

Tenure

We are advised that the property is held freehold.

Planning

Please note the property is Grade II Listed and situated within Paxford Conservation Area.

Premises Licence

A premises licence prevails, the main activities being:

Sale of Alcohol

Sunday to Monday 10.00 – 00:00

Live Music

Friday to Saturday 20:00 – 22:00

Business Rates

The property is in an area administered by Cotswold District Council.

This property was removed from the rating list on 14 March 2022.

EPC

Please note that it is anticipated that an EPC will be provided following completion of the works.

Services

We understand the premises are connected to mains water, electricity and drainage with oil fired heating.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Viewing

Please note the property is currently closed and undergoing refurbishment. Viewings strictly by appointment only with Fleurets on 0117 923 8090.



For further information please log onto **fleurets.com** or give Kevin a call.



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