

**White Swan**  
**Pretty Bush Lane Wigginton Oxfordshire OX15 4LE**



### **Summary of Accommodation**

An attractive stone built public house, the White Swan can be found in the village of Wigginton, Oxfordshire. The ground floor comprises a customer trade area. Living accommodation is on the first floor. The property has a wealth of internal features including a large open fire place and exposed beams. Externally there is a trade garden and a small customer car park. The property is offered freehold with vacant possession. Offers are being invited in excess of the guide price.

**Guide Price : £250,000**

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# White Swan Pretty Bush Lane Wigginton Oxfordshire OX15 4LE

## Location

The pub is situated in the attractive village of Wigginton, Oxfordshire. Wigginton lies half way between Banbury and Chipping Norton on the River Swere.

## Description

The ground floor consists of an informal drinking area with sole bar servery and separate dining area. Features of the trade area include an inglenook fireplace, original flagstone flooring and exposed beams. First floor living accommodation comprises one double and one single bedroom, a living room and bathroom. There is a vaulted cellar just below ground level. Externally there is a trade garden laid to lawn with an Aunt Sally throw. There is also parking for circa five cars.

## Planning

Caldecotte Consultants have made no specific enquiries with the local planning authority regarding development opportunities available on this site and prospective purchasers must make their own detailed enquiries prior to submitting an unconditional offer through the sole selling agents, Caldecotte Consultants

## Services

We believe that all main services are located in the vicinity of the site; however prospective purchasers should make their own enquiries with the appropriate service providers.

## Information Pack

No further information is available at this stage and purchasers should make their own enquiries with regards to planning and potential change of use if required.

## Tenure

Freehold. The site is offered with vacant possession upon legal completion.

## Guide Price

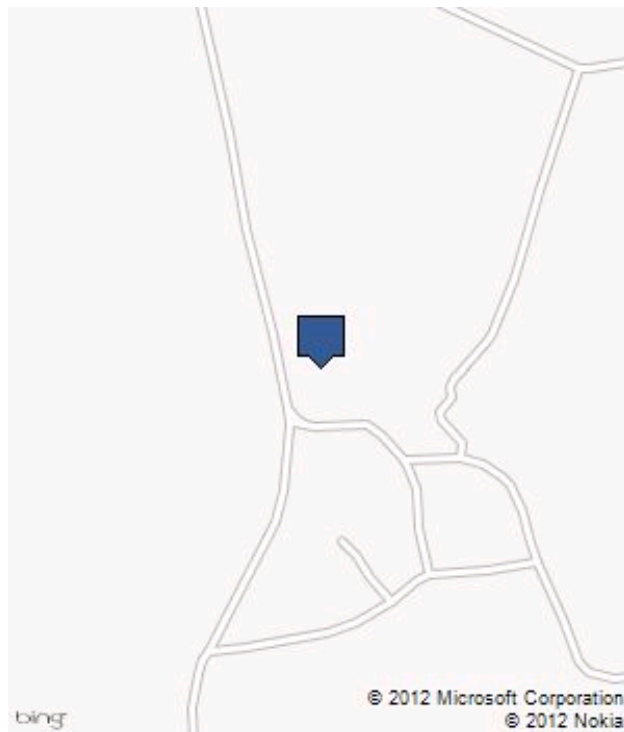
£250,000

## Vat

Vat will be chargeable on the sale price.

## Legal Costs

Each party will be responsible for their own legal expenses.



map showing approximate location



plan

### IMPORTANT NOTICE

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