



## Fox Inn

27 Enstone Road, Middle Barton, Chipping Norton, Oxfordshire, OX7 7BL  
Attractive Freehold Freehouse in Affluent Oxfordshire Village - £395,000





## Key Features

- Highly attractive freehouse in affluent residential village.
- Characterful trading areas with wealth original features.
- Three trading areas, 8 space car park, beer patio/garden.
- The property is closed.

## Location

The Fox lies in the attractive Oxfordshire village of Middle Barton fronting the Enstone Road, B4030, the main Road through the village, at its junction with Fox Lane, adjoining the Edward the Confessor Church. Road communications are good with both the A4260 and A44 close by allowing good access to Bicester and Chipping Norton, both of which are within 9 miles to the east and west respectively, and Banbury, 10 miles to the north.

## Description

The property, which is Grade II listed, is of two storey stone construction with dormer level under a pitched slate roof with substantial single storey extensions of similar construction to the side and rear. A shale car park for circa 8 vehicles lies alongside with adjacent detached stone outbuilding/garage to one side. The public house benefits from a beer patio directly adjoining the front bar and also a beer garden to the rear of the site. The site area is circa 0.311 acres (Nimbus Maps).

[View Virtual Tour](#)

## Accommodation

Highly characterful front bar with seating for circa 34 customers, part stone and part timber floors, exposed stone walls, ceiling beams, timber servery with ornate timber and mirrored backfittings, Inglenook fireplace, similarly fitted adjoining dining area for 8 covers with hallway adjacent providing access to ladies and gentlemen's customer lavatories.

The main restaurant lies in a single storey extension and provides approx. 24 covers, directly served by the catering kitchen, wash up and prep areas.

## Upper Floors

The living accommodation is arranged at first and second floor. The bathroom, lounge and a former kitchen now used as stores are at first floor with 2 double bedrooms at second floor.

## Basement

Beer cellar and barrel drop.

## Outside

Shale surfaced car park for circa 8 cars, beer patio and beer garden.

## Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The property has been listed as an ACV.

## Licences

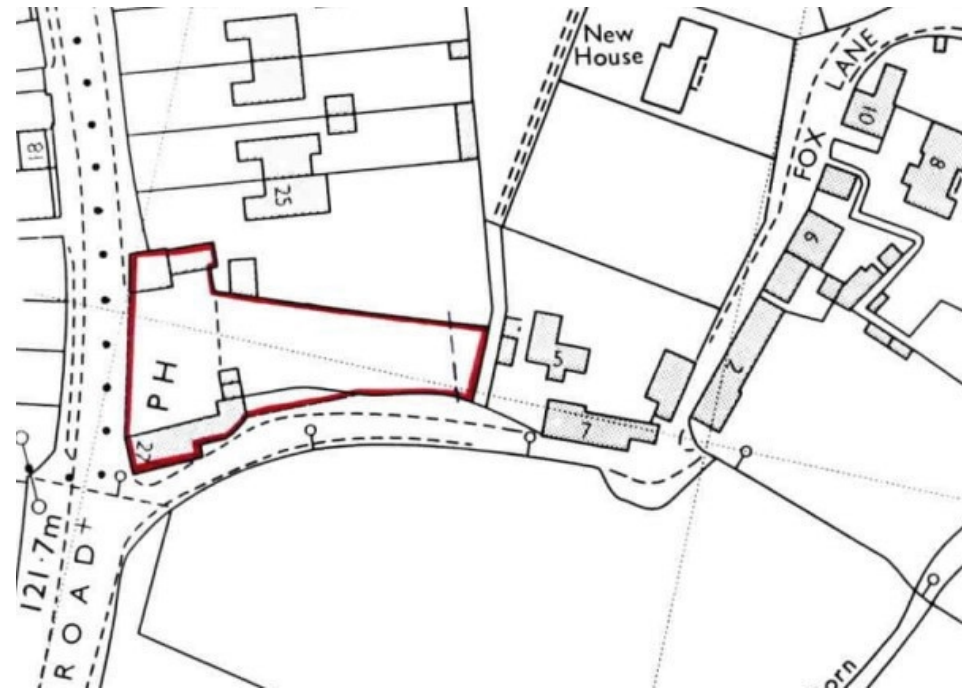
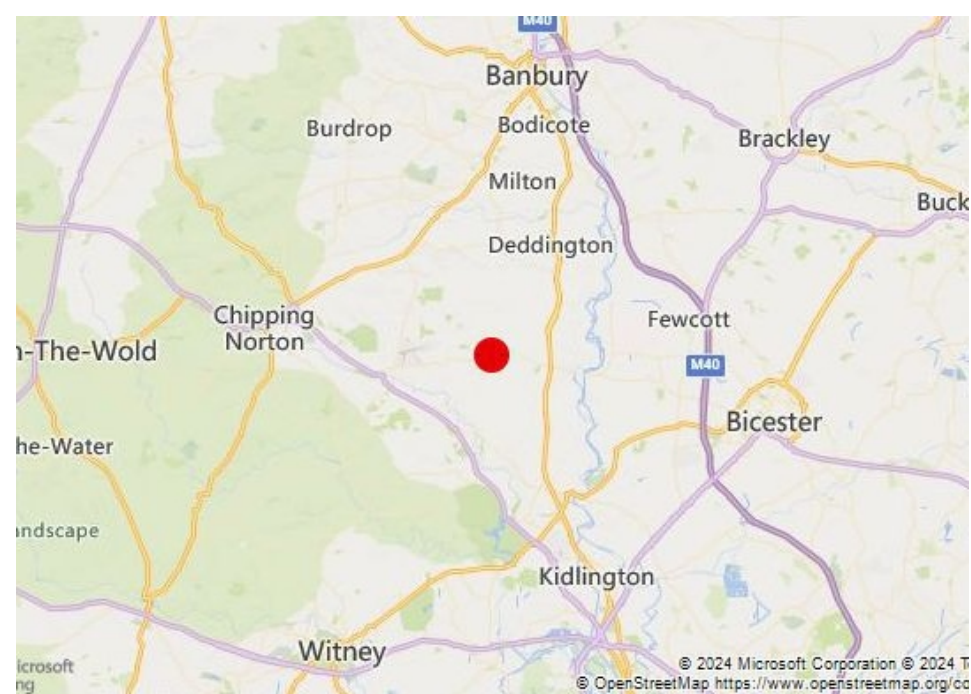
The Fox Inn holds a Premises Licence which permits the sale of alcohol on Monday to Thursday and on Sunday from 10:00 to 23:30 hrs and on Friday and Saturday 10:00 to 01:00 hrs.

## Town and Country Planning

The Fox Inn is within the area controlled by West Oxfordshire Council. The property is a Grade II listed building and lies within the Bartons Conservation Area.

## Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.



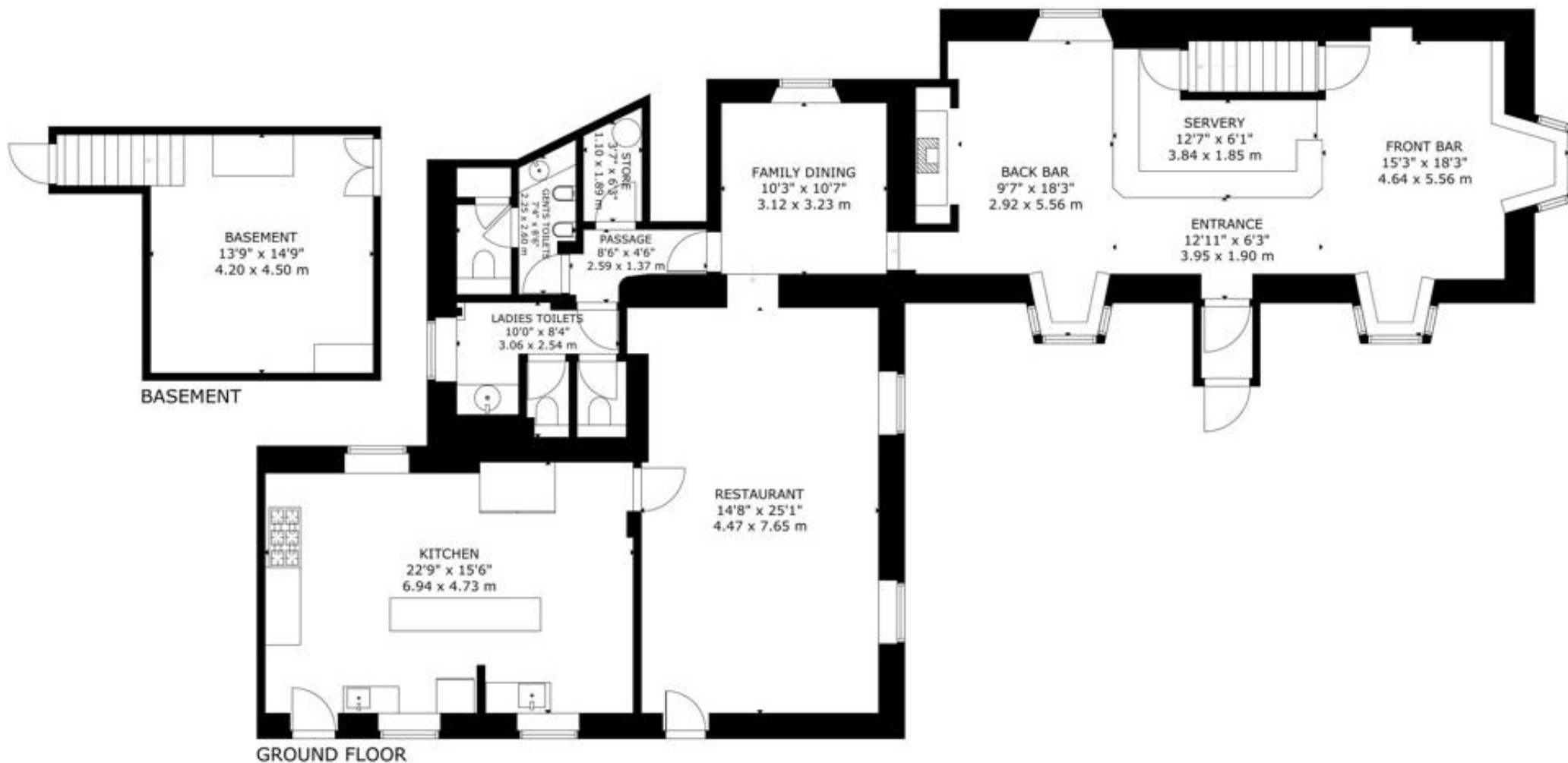




**Fox Inn** 27 Enstone Road, Middle Barton, Chipping Norton, Oxfordshire, OX7 7BL For Sale Freehold £395,000







GROSS INTERNAL AREA  
 TOTAL: 181 m<sup>2</sup>/1,942 sq ft  
 BASEMENT: 21 m<sup>2</sup>/222 sq ft, GROUND FLOOR: 160 m<sup>2</sup>/1,720 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





### **Business Rates**

Rateable Value £5,500. Council Tax Band - A. £1,563.16 payable.

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band D.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

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