



# Chilli Peppers

Ref: 3460448

Broadwell, Lechlade, GL7 3QS

Freehold: £895,000

Mixed use

Substantial building in a beautiful village

Separate outbuilding

5 en-suite studios

Scope to increase

Energy rating C





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## Description

VIEWING IS STRICTLY BY APPOINTMENT ONLY.

A substantial freehold property in the heart of this ever popular Cotswold village. This 16th Century country property offers enormous scope to a potential purchaser and benefits from not being listed nor in a conservation area, despite its vast character.

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## Location

The property occupies a prominent position in the Gloucestershire village of Broadwell which itself lies in attractive countryside in the Cotswold area of 'Outstanding Natural Beauty'. Local communities can be found in Lechlade, Burford with Oxford, Cheltenham and Swindon all within easy reach, providing more extensive educational, cultural, retail and leisure attractions. Access to road networks is via the M5 at Cheltenham, M40 at Oxford and M4 at Swindon, with rail links at Charlbury, Oxford, Didcot and Swindon to London Paddington.



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## Internal Details

### MAIN BUILDING

Residential Ground and First Floor - Five bedrooms and bathrooms, large reception, log burning fireplace, large garden, car park, own entrance with views across the countryside.

Commercial/Community Hub - Seating capacity for 25 plus with own entrance and exit into the main road. All utilities are independent.

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## Fixtures & Fittings

We are informed all trade and non trade fixtures and fittings are not included in the sale. To be agreed by separate negotiation.

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## Outbuilding

Five well decorated en suite studios with outside space and car park.

These are currently let on assured short term tenancies, they do however offer scope to be short term holiday lets (AirBnB). There is potential to add further rooms (STPP).

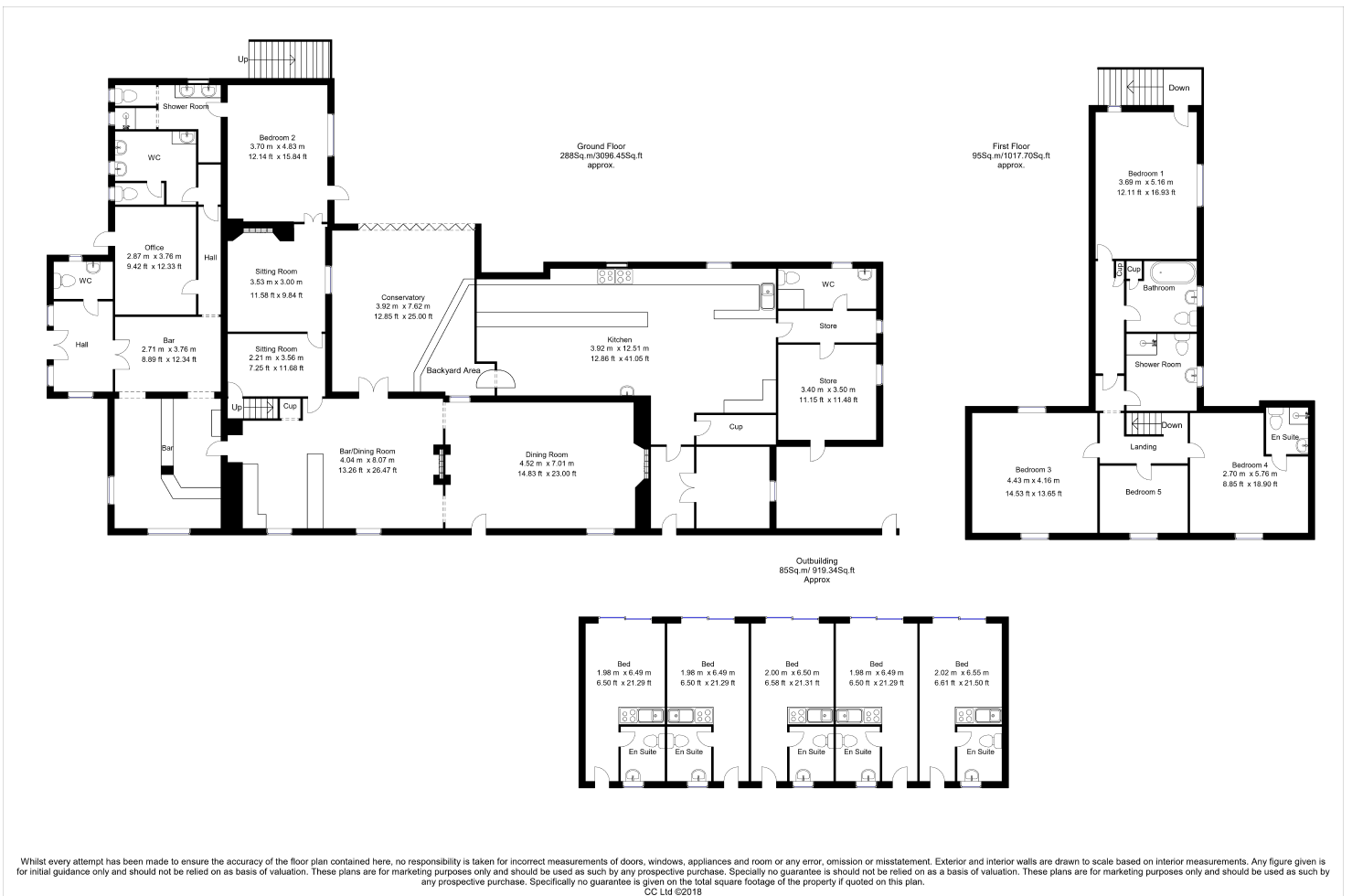
The owners enjoy a high occupancy rate.

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## Business Rates

The property is in an area administered by West Oxfordshire District Council. We are advised that the premises are currently registered only as a domestic property and are within Band G for Council Tax purposes.



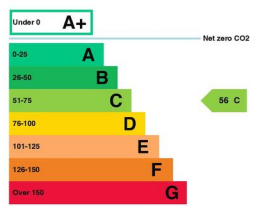


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd 92019

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

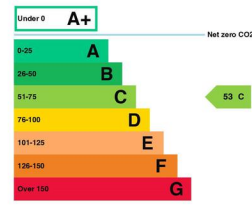
Properties similar to this one could have ratings:

If newly built **31 B**

If typical of the existing stock **123 E**

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### How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 B**

If typical of the existing stock **108 E**

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. November 2023