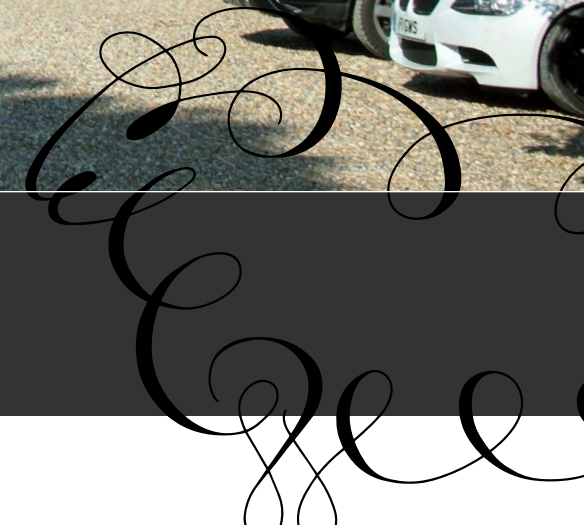


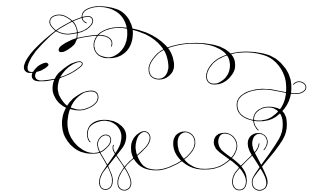


THE MANOR HOTEL

WESTON-ON-THE-GREEN | BICESTER | OX25 3QL

For sale on behalf of Administrators **moorfields**





THE MANOR HOTEL



HIGHLIGHTS

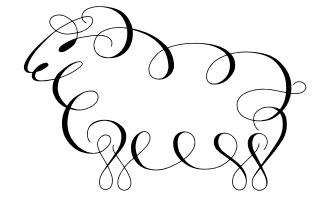
*Stunning 13th century hotel
set in 12 acres of
beautiful grounds*

*Excellent location with
close proximity to key tourist
and business centres*

*32 letting bedrooms,
extensive public areas and
meeting/ banqueting space*

*Development opportunities
to add further accommodation*

£4.8M FREEHOLD



THE MANOR HOTEL



The sense of history that you feel, not only as you arrive but as you enter this hotel, is palpable. There are few properties dating from the 13th century that trade as hotels and the Manor has all the character you would want in a hotel of this style: from a tree lined entrance driveway, to the Minstrels' Gallery in the Baron's Hall, and even the remnants of an ancient moat within almost 12 acres of grounds. The public areas in particular are splendid, including the entrance hall with its cavernous Tudor fireplace. There are 32 bedrooms, 18 in the main building and 14 in the converted former coach house.

The property has most recently been operated by owners who acquired the hotel in early 2012.



Directions

From Junction 9 of the M40, take the A34 south turning onto the B430 towards Middleton Stoney. After just over a mile the hotel will be found on your left.

LOCATION

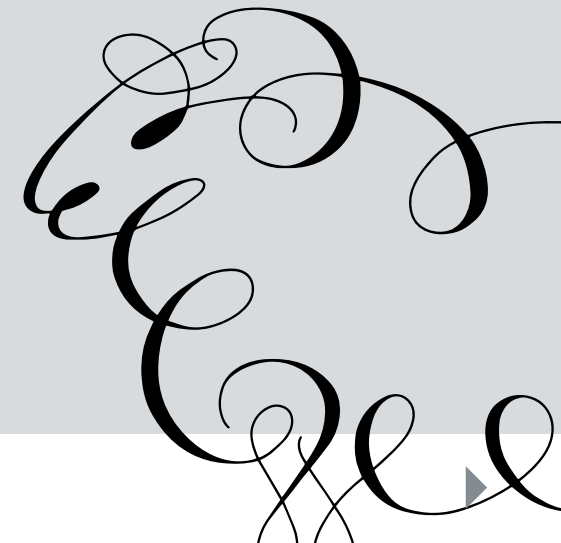
This stunning property is very accessible, and less than 2 miles from Junction 9 of the M40, where the A34 and A41 meet. Blenheim Palace, the third fastest growing paid-for visitor attraction, in the country, with a total of nearly 920,000 visitors in 2018, is just 7 miles away. In addition, Birmingham and London are only 58 and 62 miles distant respectively.

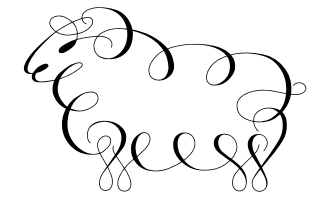
The hotel is less than 20 miles from Silverstone Racetrack, the home of British motorsport, which welcomes over 1 million visitors per annum and hosts around 350,000 spectators during its leg of the F1 tour alone.

Bicester Village is 5 miles away and this retail outlet attracted 6.4 million visitors in 2018. It offers international tourists tax-free shopping from 160 retailers, including some of the world's most renowned luxury brands such as Alexander McQueen, Mulberry and Saint Laurent Paris, to name a few.

Only 10 miles south of the hotel lies the historic city of Oxford, famous for its world class university and iconic architecture. The world renowned Cotswolds is just a short drive away to the west. This combination of road access and attractions in the immediate area makes the hotel an ideal base for visitors to explore the best of the heart of England.

Development of the Oxford Business Park has brought the opportunity for increases in corporate business during the week.





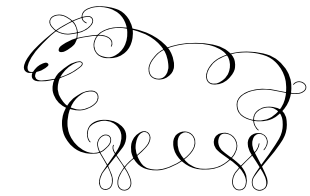
THE MANOR HOTEL



THE PROPERTY

The Manor Hotel, which is Grade II* listed, is approached through a tree-lined gravel driveway, set amongst the Grade II listed forecourt walls. The property was built in the late 13th Century for Osney Abbot's bailiff, although the oldest parts are believed to date back as far as the 11th Century. The main house was re-fronted in the 16th Century, and again in 1820, and now offers a spectacular façade.

The Grade II listed Rupert's Cottage, rumoured to have once been the hiding place for Prince Rupert, is currently used for staff accommodation but offers scope for potential development.



THE MANOR HOTEL

PUBLIC AREAS

Focused on a breathtaking entrance hall and reception lounge with open fireplace. The principle restaurant is the Baron's Hall (46 covers) which has oak-panelled walls and a high ceiling plus a Minstrels' Gallery above. Comfortable Bertie's Bar has 16 covers.

Private dining is available in the snug for 12 covers or in the Anne Boleyn Room for 30 covers.

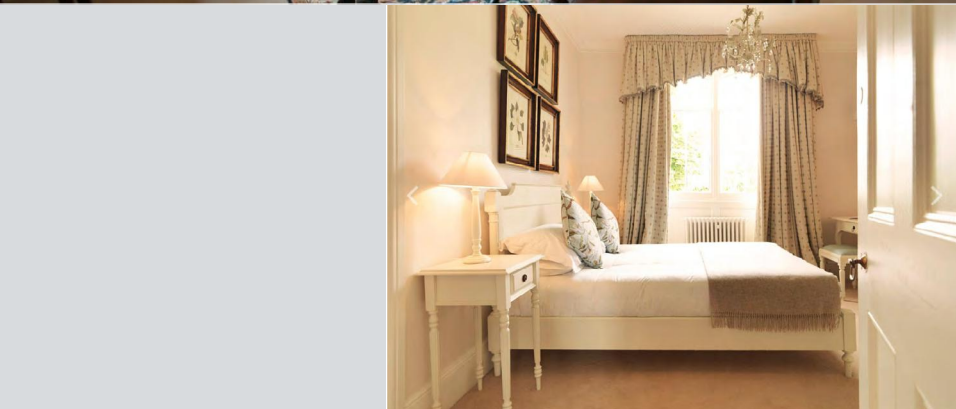
A lovely inner courtyard is uncovered (another opportunity for the future subject to planning), and can accommodate around 20 covers in good weather when the stunning Topiary Terrace is also used for food service.

Meeting rooms benefit from natural light and picturesque garden views. All of the rooms are situated within the Manor, save the Osborn Suite, which is in the Coach House. Audio visual equipment, blackout facilities and Wi-Fi are also available.

Weddings and events are also held in the licensed Knot Garden for up to 130 guests, as well as a spacious marquee which is available to hire. Whilst principally used for restaurant dining, the Baron's Hall can provide for 70 in banquet layout or 100 for a drinks reception. There is ample private parking available on site.



ROOM	BOARDROOM	THEATRE	U-SHAPE	CABARET	BANQUET	DRINKS RECEPTION
Osborn Suite	40	80	24	42	50	100
Tudor	20	25	N/A	18	24	35
Morning Room	N/A	N/A	N/A	N/A	40	70
Anne Boleyn	26	40	16	20	30	50
Minstrels' Gallery	12	15	N/A	N/A	12	20
Snug	12	15	N/A	N/A	12	20

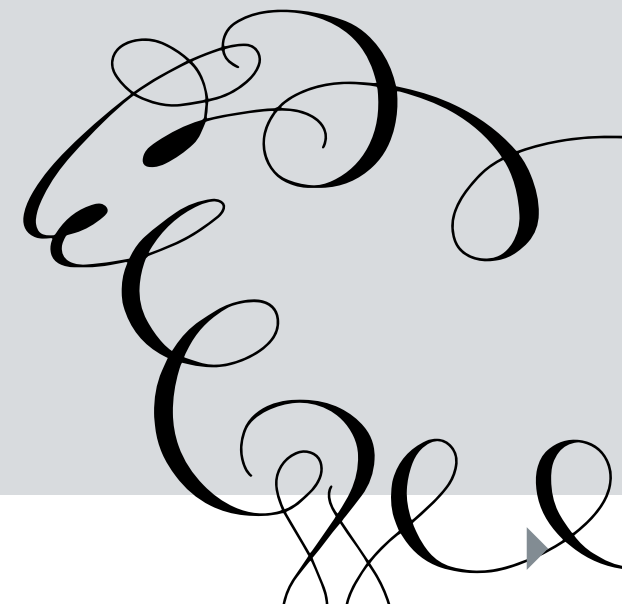


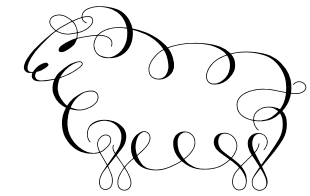
LETTING BEDROOMS

The Manor Hotel offers 32 individually designed en suite bedrooms featuring elegant furnishings, including some antiques. The bedrooms provide modern amenities, including free Wi-Fi, flat screen televisions, desk and tea and coffee making facilities.

18 bedrooms are situated in the Manor, whilst a further 14 bedrooms are in the Coach House, which also offers dog friendly rooms. The Suites are found in the Manor and offer stunning views over the extensive grounds. The Suites have a mixture of four-poster, King or Super King size beds, marble en suite bathrooms with baths or walk-in showers, and sofas and armchairs for additional relaxation space.

BEDROOM TYPE	NUMBER
Standard	20
Superior	6
Junior Suite	4
Suite	2
Total	32





THE MANOR HOTEL

OUTSIDE

The exceptional 12 acre gardens include a beautiful topiary garden and manicured lawns, offering a beautiful area to take a stroll or play a game of croquet, whilst a hard court tennis court and outdoor pool are also available in the grounds, the latter being accessed through an opening in the yew hedge and retains a sense of privacy. The walled garden is licensed for weddings

SERVICE AREAS

Modern Commercial kitchen with wash-up and preparation areas. Walk in chiller and freezer. Chef's office. Cellar. Wine cellar. Various stores.

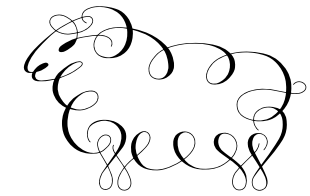
STAFF ACCOMMODATION

There are 3 staff bedrooms in the Manor and 5 staff bedrooms in Rupert's Cottage.

FURTHER POTENTIAL

There is the opportunity to create more bedrooms in the Osbourn Suite. Plans for providing a wedding barn on site and converting Rupert's Cottage into a spa, or more bedrooms, have also been discussed. All development opportunities are subject to gaining the necessary consents.





THE MANOR HOTEL

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moorfields

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LOCAL AUTHORITY AND SERVICES

Cherwell District Council at Banbury:
01295 227001

We understand the hotel has mains electric and water supplied and onsite LPG. There is also heating and hot water from a biomass plant. Wi-Fi is available throughout.

LICENCES

The Hotel has a Premises Licence and a Civil Ceremonies Licence.

RATEABLE VALUE

The rateable value is £94,500.

WEBSITE

www.themanorweston.com

TRADE

Trading information will be provided following completion of an NDA and normally when a viewing appointment is requested.

PRICE

£4.8m for the freehold property complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

