



Stag's Head

The Green, Swalcliffe, Banbury, Oxfordshire OX15 5EJ

Tenure: Freehold

Price: £445,000

Ref: 96473

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village centre 17th century thatched public house
- Two bars
- Three-bedroom owners' accommodation
- Two letting bedrooms
- Two trade gardens

Location

The village of Swalcliffe is located at the heart of rural Oxfordshire on the B4035 route some six miles west of Banbury and the M4 motorway. To the west some nine miles distant is the riverside town of Shipston on Stour. The internationally renowned university and tourist City of Oxford is 20 miles due south.

The pub stands in the very heart of the village in the principal residential area in the lee of the parish church.

The Property

The Stag's Head is a very attractive 17th century Grade II Listed thatched inn which is built of mellow Headington stone and is arranged over two storeys.

It has character trading areas, excellent external facilities, two independent letting bedrooms as well as, at first and second floors, three-bedroom owners' accommodation.

It is for sale after 13 years in the same owners' hands, and is briefly described as follows:



Trade Areas

GROUND FLOOR

Main LOUNGE BAR of immense quality and character, having beamed ceiling, boarded floor, inglenook fireplace housing a cast iron log burner. There is a fully equipped BAR SERVERY and traditional assorted seating for just over 20.

Steps up into the RESTAURANT which has a boarded floor, panelled wainscoting, fireplace with 'Arts & Crafts' style enamelled back fitting. Assorted seating for 18 diners.

CATERING KITCHEN which has nonslip flooring and is well equipped with a two-section extraction canopy and a good selection of stainless steel work surfaces and catering effects. Freezer Room/Dry Store adjacent.

Owners' Accommodation

FIRST FLOOR

Large LOUNGE/DINING ROOM. BEDROOM 1 (double), BEDROOM 2 (double). Separate WC off landing.

SECOND FLOOR

BEDROOM 3 (double). Large family BATHROOM with wash basin, WC and bath with shower over.

Letting Accommodation

Located in a CONVERTED BARN which is immediately adjacent to the main public house, and there is a covered area between the two.

BEDROOM 1 'SWALLOWS NEXT' (twin) having a full bedroom suite, tea/coffee making facilities, TV and en suite SHOWER ROOM. BEDROOM 2 'SWALLOWS HIDE' (double) and similarly appointed.

LADIES' & GENTLEMEN'S TOILETS.





External

The property has the benefit of good gardens to the front and rear. To the front and adjacent to the main entrance is a raised PATIO with seating for about 16. To the rear is a lawned and gravelled garden, much of which is covered, and has seating for about 40 customers. Steps down from the main pub garden into a domestic garden of notable size.

The Business

As previously referred to, our clients are well established at the Stags Head and have owned the same for 13 years. They have established a good local trade which is reflected in the trading accounts which, for the calendar year 2024 amounted to £142,517 net of VAT. This trade is split 41% wet sales, 35% food sales and 24% accommodation. Our clients have seen an improving trend with the trade, and 2025 figures are expected to show a further increase.

Tenure & Price

FREEHOLD £445,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between 11am and 11.30pm Monday to Thursday, 11am to 12.30am Fridays and Saturdays and 12 noon and 11pm on Sundays.

Services

Mains electricity, water and drainage are connected. Oil fired central heating. Bottled gas for cooking.

Rateable Value: £5,600 from 1st April 2026

Local Authority: Cherwell District Council







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Business Mortgages

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Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.