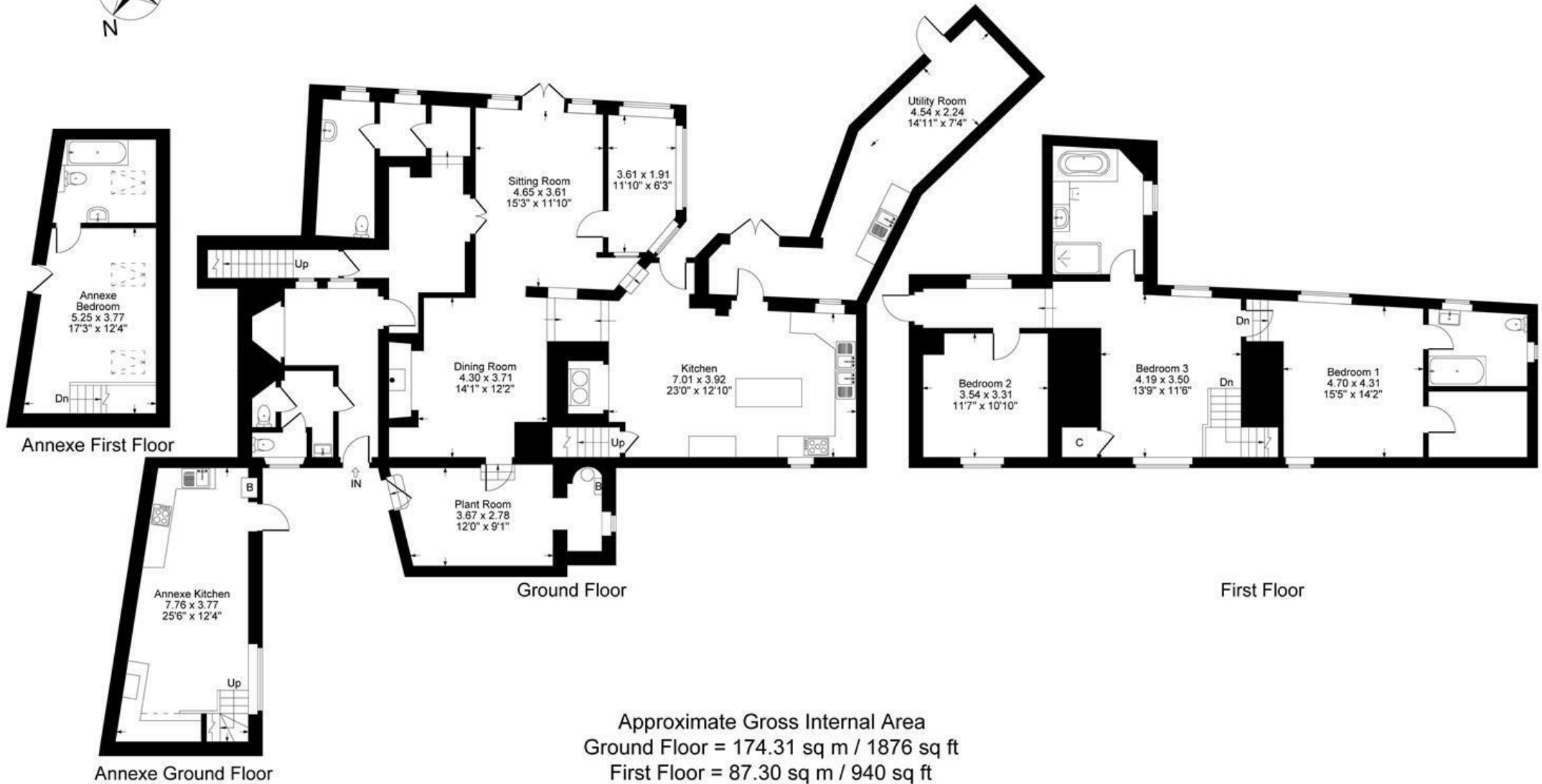




**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Street Through Burdrop, Sibford Gower, Banbury



Approximate Gross Internal Area  
Ground Floor = 174.31 sq m / 1876 sq ft  
First Floor = 87.30 sq m / 940 sq ft  
Annexe Ground Floor = 24.56 sq m / 264 sq ft  
Annexe First Floor = 24.56 sq m / 264 sq ft  
Total Area = 310.73 sq m / 3344 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## **The Property**

### DEVELOPMENT OPPORTUNITY – Former Bishop Blaize Public House

An exceptional and rare development opportunity in the heart of Sibfords, one of the most sought after villages on the edge of the Cotswolds.

Originally a historic public house named after Saint Blaise, the former Bishop Blaize is one of the most significant and characterful buildings within the village. This landmark property now presents a unique chance to create an outstanding residential home in a truly idyllic setting.

## **Planning & Development Potential**

### DEVELOPMENT OPPORTUNITY

The site currently comprises of main building circa 2800 sqft, a cottage of approx 600 sqft and full planning permission for a further cottage of approx 1000 sqft.

Planning in principle secured for the creation of a total of four dwellings across the wider site.

Flexible scope to create a bespoke, high-specification home tailored to individual requirements.

Attractive opportunity for developers or private buyers seeking a one-of-a-kind project.

## **The Setting**

The site enjoys:

An elevated position with almost unbeatable countryside views.

A peaceful village setting with strong community appeal.

Excellent access to surrounding Cotswold towns and amenities.

## **A Rare Opportunity**

Opportunities of this scale and character within the Sibfords are exceptionally rare. Whether for a developer looking to maximise the approved four dwelling potential, or an individual seeking to craft a dream Cotswold home of distinction, this site offers truly unique possibilities.

There is simply no other opportunity quite like this currently available in the area.











1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW  
Telephone: 01608 811146

10 Market Place  
Chipping Norton  
Oxfordshire  
OX7 5NA  
Telephone: 01608 644808