



Grasshopper on the Green

- Classic 16th century pub in historic town
- Three traditional bar areas
- First floor restaurant overlooking the green
- Adjoining 2-bed cottage
- Car park & gardens to rear
- Same family ownership for 35 years. EPC Rating C

4 The Green, Westerham, Sevenoaks, TN16 1AS

Freehold: £1,250,000

Ref: 3858349

THE OPPORTUNITY

A rare chance to purchase this well-known landmark pub in the historic town of Westerham, which is on the market for the first time in over 30 years. This quintessential freehouse has a wealth of character features both inside and out which makes it a popular pub for villagers and visitors alike from all over the world.



DESCRIPTION

Named after the grasshopper emblem found on the coat of arms of the Gresham family, former lords of the Manor of Westerham, it is not to be confused with another closed pub further along the A25 in Surrey. The original Grasshopper dates in part to the 16th Century constructed as a coaching inn, and consists of a principally 2-storey building under a slate roof with timber and hung tile elevations and extension to the rear. It is Grade II listed and features original timbers, fireplaces, floors and leaded windows.

Standing in a plot of 0.35 acres it has the benefit of a car park and gardens to the rear via the old Coaching entrance.

LOCATION

The town of Westerham lies on the Kent Surrey borders between Sevenoaks to the east and Oxted to the west on the A25, which runs parallel to the M25. North are Croydon, Bromley and London 20 miles away.

It is a popular visitor location with a number of interesting shops and hospitality venues, all centred around The Green which the Grasshopper overlooks. Nearby attractions include Chartwell, Churchill's former home, Quebec House and Hever Castle.





INTERNAL DETAILS

Main street entrance lobby leads to the front two bar areas. Both are traditionally fitted, set around corner servey and seat 20 and 16 people at tables and bar stools. There is then access from both areas to the rear bar, a larger room with fixed and loose tables and chairs for 24, again with a interconnecting servey to one side, fireplace and access to the rear via a side lobby.

The restaurant dining room is on the first floor with central access from the bar areas. With leaded windows overlooking the green this is a popular room for everyday dining and private events.

EXTERNAL DETAILS

There is seating to the front of the pub, and a coach entrance leads down a driveway to the rear car park with space for around 22 cars. Adjoining this is a trade garden with bench tables for 40 and play equipment. Note- this driveway is shared in part with three adjoining residential properties.

ANCILLARY AREAS

The trade kitchens are on the first floor, well placed next to the restaurant. Equipped with a range of catering equipment, extraction, wash-up area and dry store. Rear staircase.

Customer toilets on both floors, managers office and stores. Below ground, two-section cellar with external drop.





OWNER'S ACCOMMODATION

To the rear is an adjoining cottage style property with ground floor lounge plus first floor kitchen, bathroom and two bedrooms.

INVESTMENT SUMMARY

The Grasshopper was bought by the family in 1987 and since then they grew to become a successful multi-site operator with various pubs across the south. After 38 years the family have decided to sell the final freehold asset hence its rarity. The business has always been run by managers, with most of these have been long-standing hence its popularity in the village as a much-loved freehouse.

Our clients have been focused on the drinks side of the business, and its range of local cask beers and wines helps maintain the high volumes. Food has always been handled by the managers with a nominal "catering rent" payable to cover some costs. As such the Grasshopper also has a reputation for good "pub food" and specials serving breakfast and from midday, 7-days a week. More details can be found at <https://www.grasshopperonthegreen.pub/> including the menu.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price with exception of any personal and leased items.

TRADING INFORMATION

The Grasshopper has traded constantly well over the years with drinks sales totalling £509,102 ex Vat in the year end March 2026. This was a further increase on previous years and produced a gross profit of 72%. The barrelage from draught beer and cider is circa 250 per annum. Whilst no food sales can be shown due to the operating arrangement the Catering Rent was £14,500.

Full trading accounts will be made available to seriously interested parties following a formal viewing.

TRADING HOURS

The premises currently trade 10am to 11pm 7 days a week.

STAFF

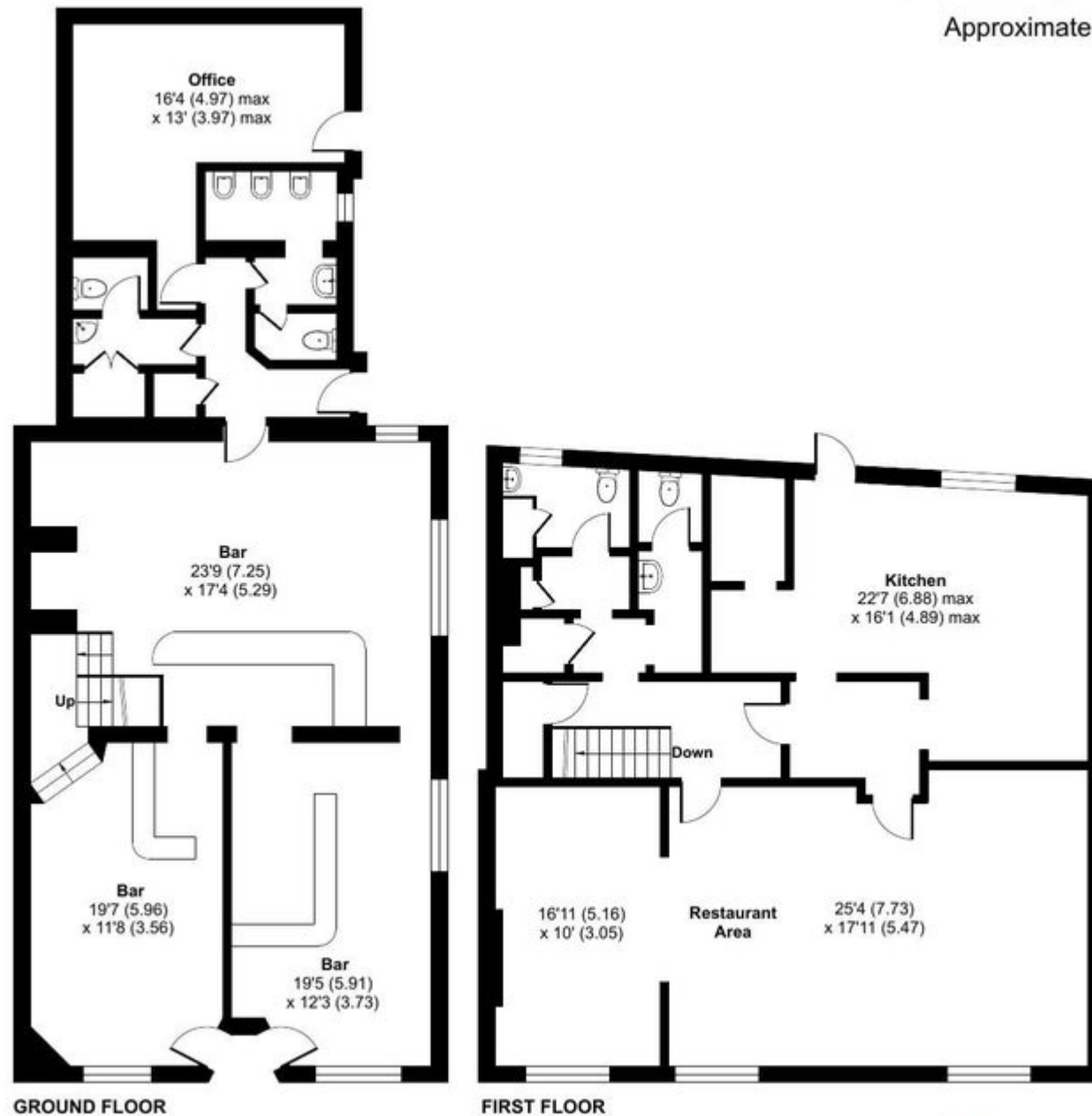
All staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

BUSINESS RATES

The current rateable value according to the VOA as at 2026 is £22,000. The local authority is Sevenoaks Borough Council.

Approximate Area = 2582 sq ft / 239.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026.





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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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