



THE PLOUGH INN

Newbury Road, Eastbury, Hungerford, Berkshire, RG17 7JN

FREEHOLD: £650,000 | REF: 3858307

KEY HIGHLIGHTS

- Idyllic village location in North Wessex Down
- Well presented country pub with 80 covers
- Closed Freehold
- Spacious four bed owner's accommodation
- Well equipped commercial kitchen & gf cellar
- Attractive outdoor terrace and garden

DESCRIPTION

The Plough is a well presented and characterful country pub and restaurant, offering a blend of traditional charm and contemporary style.

The property has been thoughtfully developed by its current owners to create a warm, welcoming environment with a strong emphasis on quality food and service.

The building is of attractive brick construction with tasteful interior design elements, including exposed brickwork and stylish furnishings. The layout flows naturally from the main bar through to additional seating areas and a dedicated dining room, making it ideal for both casual drinkers and destination diners.

LOCATION

The Plough is situated in the idyllic village of Eastbury, near Hungerford in West Berkshire.

Nestled within the North Wessex Downs Area of Outstanding Natural Beauty, the property benefits from a tranquil rural setting while remaining accessible to nearby towns and transport links.

Eastbury is a highly desirable location, characterised by its picturesque countryside, proximity to renowned horseracing yards in Lambourn, and a strong sense of community.



INTERNAL DETAILS

Internally, the property is arranged to maximise both operational efficiency and customer experience.

Guests enter into the main bar area, which accommodates approximately 30 covers and features a cosy, atmospheric setting. This leads into a side bar with space for a further 20 covers, and then through to a dedicated dining room with seating for an additional 30 guests.

The décor throughout is chic yet inviting, with natural wood finishes and ambient lighting contributing to a relaxed and refined atmosphere.

To the rear of the property is a well equipped commercial kitchen, designed to support a high volume food operation, and a ground floor cellar providing practical storage and service access.

OWNER'S ACCOMMODATION

The first floor of the property offers spacious and comfortable owner's accommodation, comprising four bedrooms, a family bathroom, a lounge, and a private balcony. This living space is ideal for owner-operators seeking a live-in business opportunity, or could be adapted for staff accommodation or short-term letting, subject to necessary consents.

The accommodation is presented in good condition and benefits from natural light and views over the surrounding countryside.



FIXTURES & FITTINGS

Commercial fixtures and fittings are included in the sale price, with the possible exception of any personal items the owners may wish to keep.

EXTERNAL DETAILS

Externally, The Plough benefits from a charming terrace area, perfect for al fresco dining and drinks during warmer months.

The property also includes a rear garden space, which is child-friendly and features ornamental elements and wildlife, enhancing the overall appeal. Parking is available on-site, and the pub is easily accessible via local roads.

The external areas complement the internal offering and provide additional revenue potential through outdoor service and events.

STAFF

The business is closed and no staff will transfer.

TRADING INFORMATION

THE OPPORTUNITY

The Plough represents a rare opportunity to acquire a thriving and highly regarded pub/restaurant in one of Berkshire's most sought-after villages.

Under the stewardship of a skilled and passionate owner, the business has built a strong reputation for imaginative, locally sourced cuisine and exceptional hospitality, earning accolades such as "Top 5 Country Pubs in Berkshire" from Berkshire & Buckinghamshire Life Magazine.

With consistent trading history and a loyal customer base, the property is ideally positioned for continued success. There is also scope to further develop the business through extended opening hours, events, or outside catering.

REGULATORY

Premises licence.

BUSINESS RATES

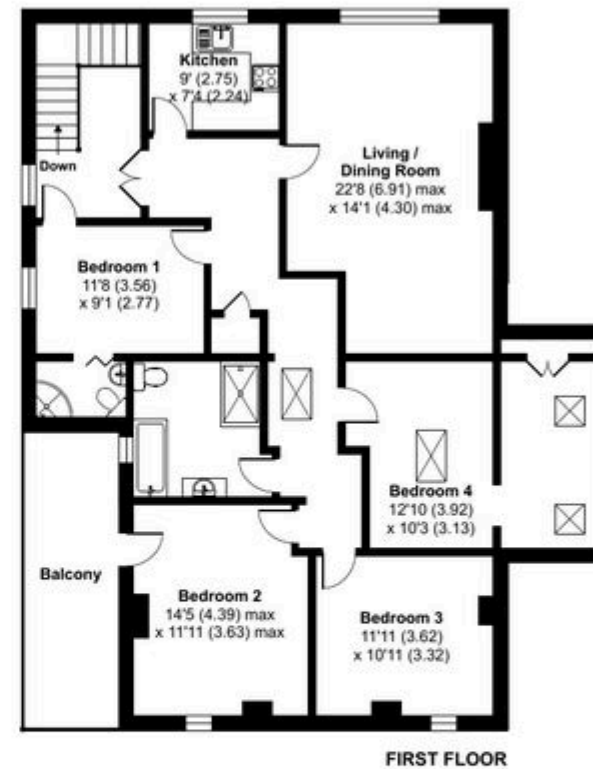
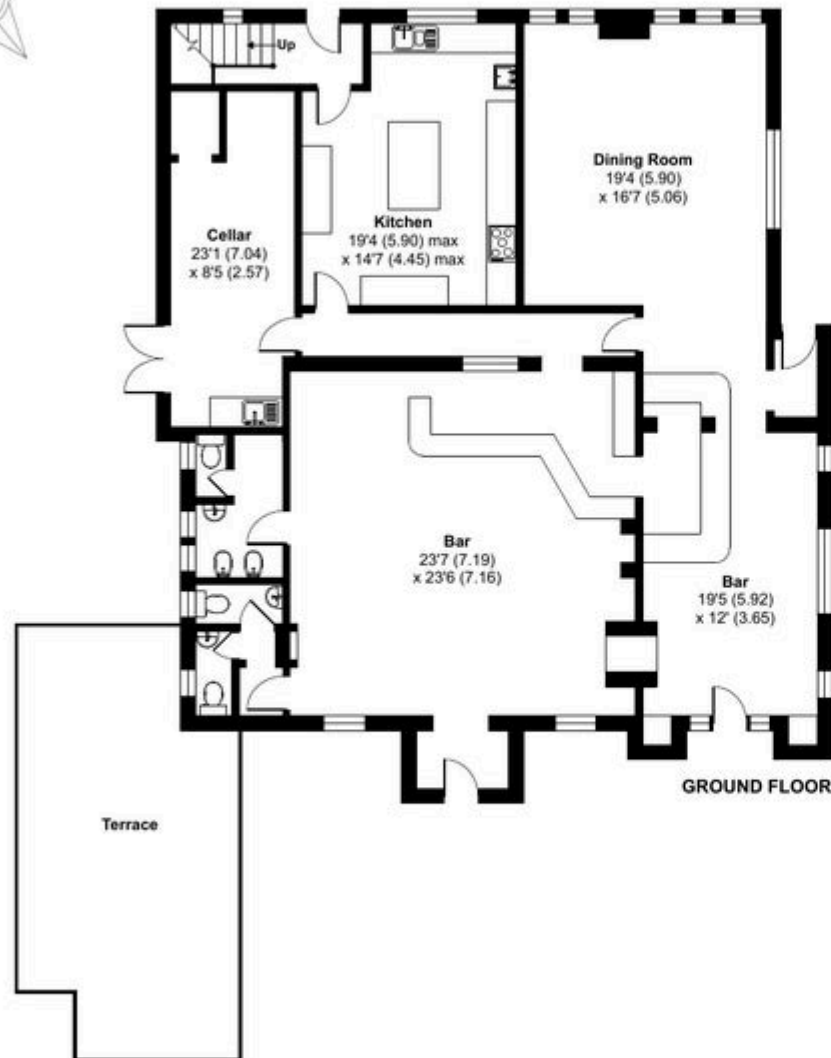
According to company accounts, the rates payable are c. £5k per year.



Eastbury, Hungerford, RG17

Approximate Area = 3514 sq ft / 326.4 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). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1334587





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CONTACT

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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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CONDITIONS OF SALE

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.

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