

THE COACH AND HORSES

Watlington Road, Chiselhampton, Oxford, OX44 7UX

FREEHOLD: £850,000 | REF: 3858347

CHRISTIE & CO

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KEY HIGHLIGHTS

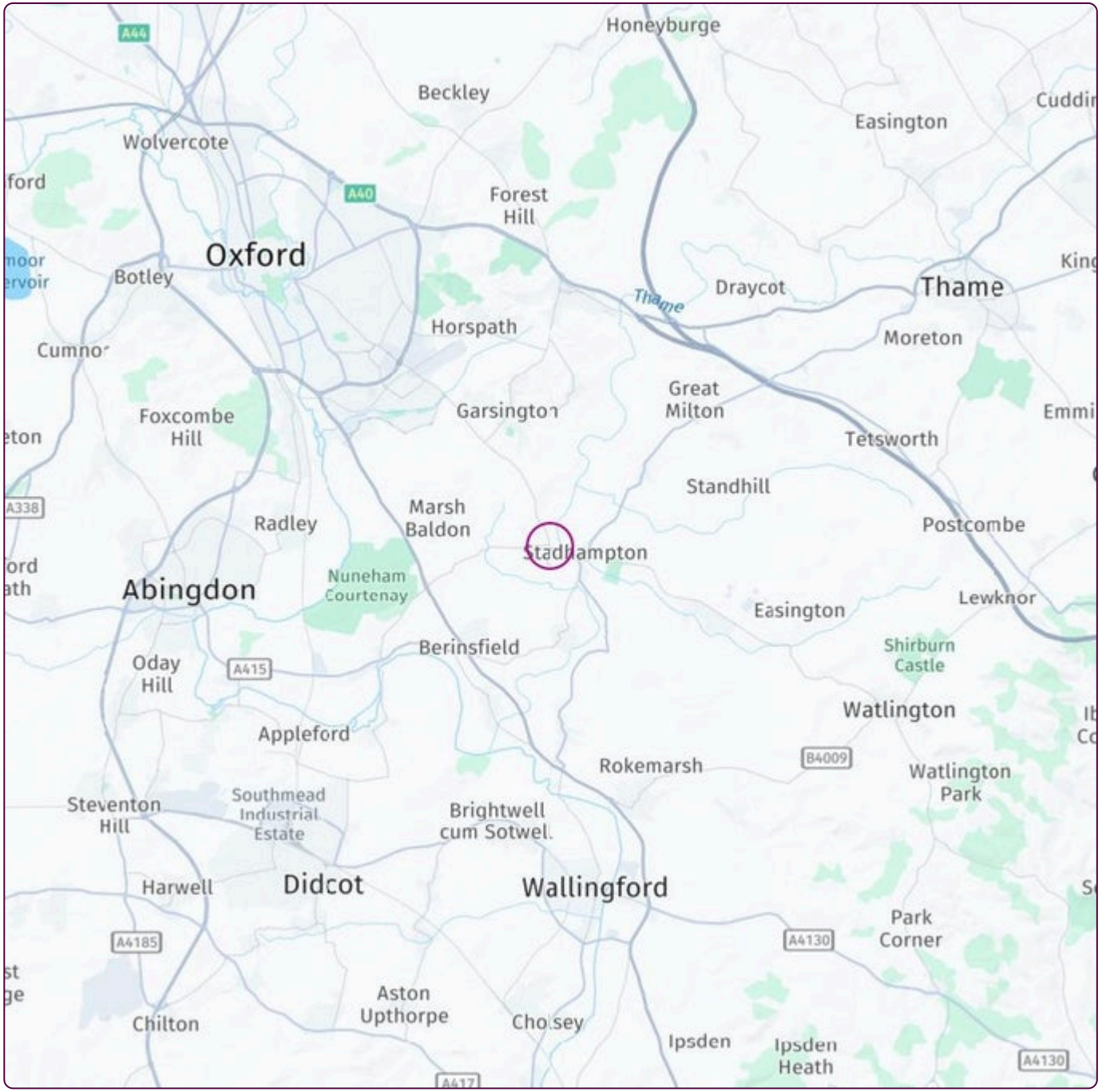
- Prime Oxfordshire Trading Location
- c.110 internal covers over several areas
- 200 Cover Garden & Events Space
- Extensive Customer Parking
- 9 Income Producing Bedrooms
- Significant Growth Potential | Energy Rating C

LOCATION

The Coach & Horses occupies a highly visible position on Watlington Road in the attractive Oxfordshire village of Chiselhampton, approximately 8 miles south-east of Oxford.

The property benefits from excellent accessibility, lying close to the A4074 which provides direct links to Oxford, Reading and the wider Thames Valley region. The area attracts a mix of local residents, corporate travellers, tourists and visitors exploring Oxfordshire's countryside and leisure attractions.

The location is also well placed to capture passing trade from motorists travelling between Oxford and the surrounding villages





DESCRIPTION

The Coach & Horses is a substantial and characterful detached village inn that has been the subject of recent refurbishment works, creating an attractive blend of traditional pub charm and contemporary hospitality facilities.

The property offers a well-balanced trading configuration comprising a public bar, restaurant, nine letting bedrooms and extensive external trading areas.

Rich in character throughout, the business presents exceptionally well and provides multiple income streams from wet sales, food, accommodation and events. The property enjoys a strong reputation within the local area and offers an attractive turnkey opportunity for an experienced operator.

INTERNAL DETAILS

Trading accommodation is centred around a welcoming main bar area providing seating for approximately 30 customers, complemented by a well-presented restaurant capable of accommodating around 80-100 covers. The customer areas benefit from attractive character features and a warm, traditional atmosphere whilst offering a flexible layout suitable for both casual dining and private functions.

To the rear, the property is supported by extensive back-of-house facilities including a large commercial catering kitchen with dedicated preparation area, separate wash-up section, walk-in refrigeration, ample dry storage facilities and office accommodation.

The operational layout has been designed to comfortably support the current level of trade whilst allowing capacity for future growth in food, accommodation and events revenue.















FIXTURES & FITTINGS

The trade fixtures, fittings and equipment are owned outright and will be included in the sale, subject to contract and inventory. The property is comprehensively equipped to support the existing food, beverage and accommodation operations, including the commercial kitchen, bar fittings, restaurant furniture, bedroom furnishings and associated operational equipment.

An inventory of fixtures and fittings will be made available to bona fide purchasers during the course of due diligence. Excluded items, if any, will be confirmed by the vendor prior to completion.

LETTING ACCOMMODATION

The letting accommodation comprises nine well appointed en-suite guest bedrooms, arranged around a charming courtyard setting and providing an important secondary income stream to the business.

The bedrooms benefit from a blend of traditional character and modern comforts, making them attractive to both leisure and corporate guests visiting Oxfordshire.

EXTERNAL DETAILS

Externally, the property boasts one of its most significant assets in the form of a large and attractive garden area capable of accommodating approximately 200 customers. The extensive outside space provides an excellent environment for al fresco dining, summer trading, family gatherings and larger organised events.

The property has a large car park with space for c.50-60 vehicles.



OWNER'S ACCOMMODATION

The owner's accommodation is located within the property and provides comfortable private living quarters comprising two bedrooms, lounge and bathroom facilities.

In addition, there are several further storage rooms and ancillary spaces located within the attic area, offering flexibility for storage or alternative ancillary uses, subject to any necessary consents.

The accommodation provides an ideal arrangement for owner-operators seeking an on-site presence whilst maintaining a degree of separation from the trading business.











THE OPPORTUNITY

The Coach & Horses represents an outstanding opportunity to acquire a diversified hospitality business with significant scope for further growth. The combination of a successful food-led pub operation, nine letting bedrooms, extensive external trading space and multiple opportunities to increase turnover and profitability.

Particular potential exists to further develop the already substantial garden area for weddings, private parties, corporate events, outdoor dining experiences and seasonal events. There is also an opportunity to strengthen accommodation revenues through enhanced marketing and partnerships with nearby corporate occupiers and tourist attractions.

Given the quality of the recent refurbishment, the scale of the operation and the strategic trading location, the business is ideally suited to an experienced operator seeking a destination food-led pub with accommodation and event potential.

TRADING INFORMATION

The business generated turnover of approximately £600,000 for the 12 month period from June 2025 to May 2026. Whilst trading has been steady, there remains considerable scope for growth under a hands-on operator.

Opportunities exist to further develop the food offering, maximise the potential of the nine letting bedrooms, increase utilisation of the substantial garden and events space.

STAFF

The business is operated by a team of full and part-time staff, details of which will be made available to genuinely interested parties following a viewing and subject to the appropriate confidentiality requirements.

It is anticipated that some employees will transfer to a purchaser in accordance with the provisions of the Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

TENURE

Freehold - Transfer of a going concern (TOGC)

BUSINESS RATES

The property has a current Rateable Value of £41,000. This figure is set by the Valuation Office Agency and is used as the basis for calculating business rates. Interested parties should make their own enquiries with the local authority to confirm their business rates liability and any reliefs that may be available.

REGULATORY

The property benefits from a Premises Licence permitting the sale of alcohol and the carrying on of other licensable activities.







Chiselhampton, Oxford, OX44

Approximate Area = 3812 sq ft / 354.1 sq m (excludes chemical store)
Outbuilding = 1647 sq ft / 153 sq m
Total = 5459 sq ft / 507.1 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 2026. Produced for Christie Owen & Davies Plc. REF: 1496482

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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