



# THE FOX AND HOUNDS

Oxford Road, Donnington, Newbury, Berkshire, RG14 3AP

FREEHOLD: £525,000 | REF: 3858303





## DESCRIPTION

This is a beautifully presented and well-maintained freehouse that has been trading successfully for many years under experienced ownership.

The property combines traditional charm with modern enhancements, including a recently completed air conditioned extension that has significantly increased dining capacity.

The Fox and Hounds is renowned for its high-quality food offering, warm hospitality, and attractive setting, making it a standout opportunity in the local market.

## LOCATION

The Fox and Hounds is situated in the picturesque village of Donnington, just outside Newbury in West Berkshire.

This affluent and well-connected area benefits from a strong local population and a steady stream of visitors drawn to the surrounding countryside, Donnington Castle, and the nearby town centre.

The property enjoys excellent visibility and accessibility from the Old Oxford Road, with ample passing trade and proximity to the A34 and M4 corridors, making it a popular destination for both locals and travellers.

## KEY HIGHLIGHTS

- Well established pub/restaurant
- 98 internal covers plus 80–100 in the garden
- High quality 3-bed owner's accommodation
- Planning permission for 7 rooms in barn
- FOT lease option available
- Ample parking with overflow leased at £2,500 p.a

## INTERNAL DETAILS

Internally, the property offers a total of approximately 98 covers across three distinct areas: a 42-cover main restaurant, a 32-cover extension with contemporary finishes, and a 24-cover bar area that retains a cosy, traditional pub feel.

The layout is both functional and flexible, catering to casual diners, private events, and larger group bookings.

The interiors are tastefully decorated, blending rustic features with modern comfort, and the commercial kitchen is well-equipped to support a high-volume food operation.





## OWNER'S ACCOMMODATION

The first-floor accommodation is of a notably high standard and ideally suited for an owner-operator or senior staff.

It comprises two spacious bedrooms, a comfortable lounge, a modern kitchen, and a well-appointed bathroom (could be reconfigured as a three bedroom and no lounge if preferred).

The accommodation is private, well-maintained, and provides a valuable on-site living solution.

## FIXTURES & FITTINGS

Commercial fixtures and fittings are included in the sale price, an inventory will be provided once a deal is agreed.



## EXTERNAL DETAILS

Externally, the property boasts a large and attractive garden area with seating for 80–100 covers, making it a popular choice during warmer months.

There is dedicated customer parking to the rear, as well as an overflow car park leased at a modest £2,500 per annum.

The site also includes the adjacent barn with development potential, further enhancing the long-term value of the asset.





## THE OPPORTUNITY

This is a rare opportunity to acquire a thriving and well-regarded hospitality business in a sought-after location.

The Fox and Hounds enjoys a strong reputation, bolstered by a loyal customer base and a calendar of popular events, including two annual beer festivals.

A key asset is the on-site storage barn, which benefits from planning permission for seven letting bedrooms, offering significant scope for future development and income

diversification.

With consistent trade, a high-quality fit-out, and clear potential for growth, this is an ideal acquisition for experienced operators or investors seeking a turnkey business with upside.

## TRADING INFORMATION

The business has a steady net turnover of c.£600k per annum. More account information can be made available to seriously interested parties.

## BUSINESS RATES

Rateable value effective from 1 April 2023 is £26,500. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

## REGULATORY

Premises licence



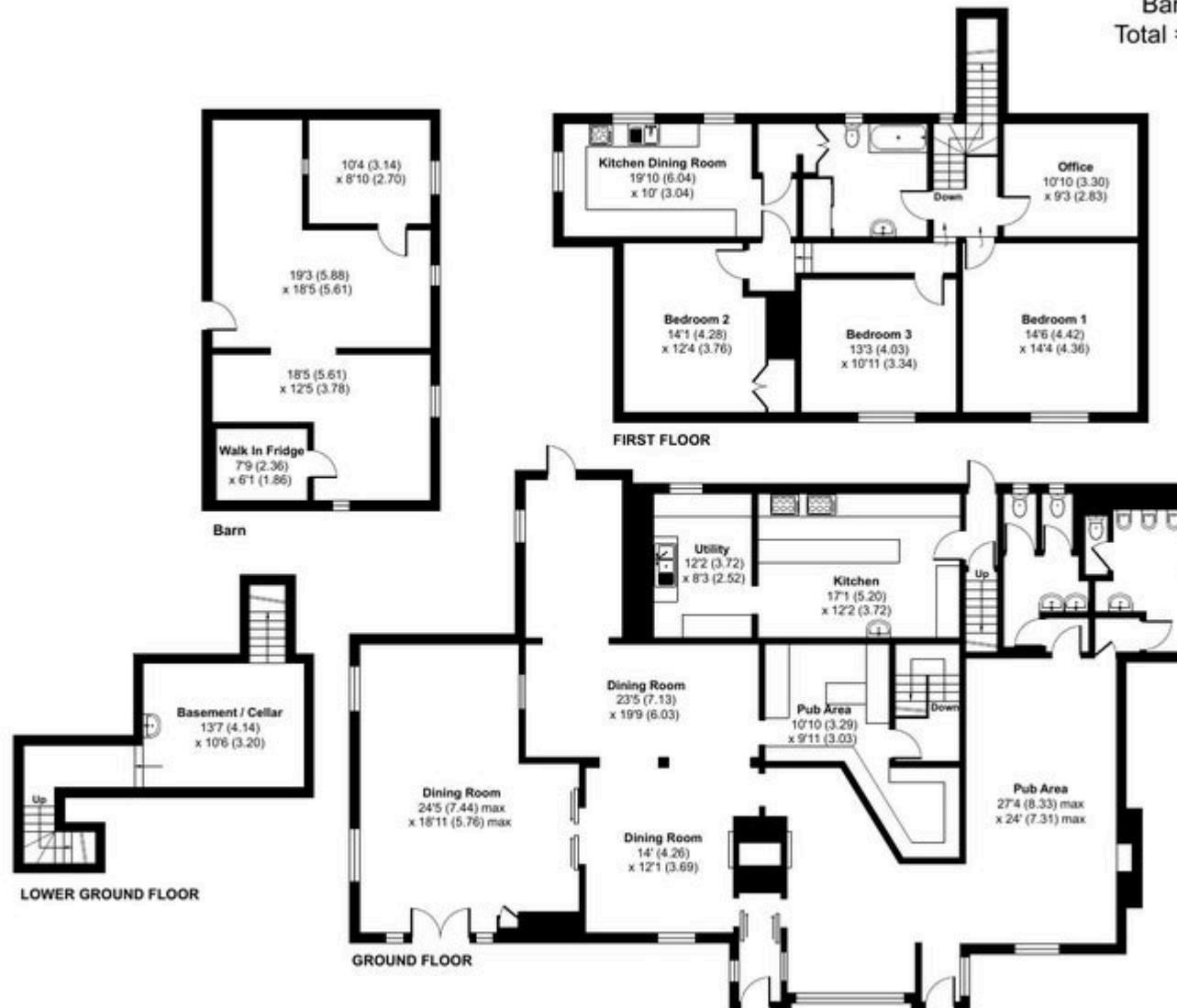
# Oxford Road, Donnington, Newbury, RG14

Approximate Area = 3749 sq ft / 348.2 sq m

Barn = 592 sq ft / 54.9 sq m

Total = 4341 sq ft / 403.2 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 2025. Produced for Christie Owen & Davies Pic. REF: 1318922



## DEBT & INSURANCE ADVISORY

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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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