



THE ROYAL OAK

Manor Farm Road, Lasham, Alton, GU34 5SJ

FREEHOLD: £600,000 | REF: 3858319

KEY HIGHLIGHTS

- Closed Freehold Pub
- 40 Cover Bar & Restaurant, GIA: 257 sqm
- Parking for 40 cars, Site Size: 0.352 Acres
- Extensive trade garden & rear patio
- South facing trade garden
- Three-Bedroom domestic accommodation. EPC D



LOCATION

The Royal Oak occupies a highly attractive position in the picturesque village of Lasham, Near Alton, Hampshire. Set in a traditional rural settlement know strong community identity and unspoilt countryside setting.

Dating from the 19th Century, the pub occupies a central position within the charming village of Lasham and is surrounded by rolling hills, open fields, and woodlands. This attractive rural setting offers excellent opportunities for hiking, cycling, and horse riding. The village is also home to the well established Lasham Gliding Society, one of the largest gliding clubs in the UK which has been operating since 1951 and attracts visitors' year round, further enhancing the area's appeal to both locals and those seeking a classic country pub experience.

Despite its tranquil setting, the property is well connected. Lasham is positioned just off the A339, which links Alton to Basingstoke, providing convenient access to neighbouring towns and a steady flow of passing traffic. Alton lies approximately 3.5 miles to the south, offering a range of amenities and rail connections, while Basingstoke is around 10 miles to the north. Winchester is approximately 18 miles away.

The location also benefits from easy access to the wider road network, with the A31 and M3 motorway within close proximity, allowing straightforward travel to London, the South Coast, and the wider Southeast. This balance of rural charm and accessibility makes The Royal Oak well positioned to attract both a loyal local customer base and destination trade from further afield.

DESCRIPTION

The Royal Oak is an attractive detached two storey property constructed in traditional brick, with areas of white render and hung tiles beneath a variety of pitched tiled roofs.

Nestled beside the village church and surrounded by thatched cottages, the pub enjoys a picturesque setting. The property benefits from a pea shingle car park providing space for approximately 20 vehicles and also boasts a south facing trade garden featuring three timber gazebos with roll down weatherproof sides.

Internally, the accommodation comprises an open-plan bar with stone flooring, a snug and dining room centred on a feature fireplace with wooden flooring, a separate family room, and spacious three-bedroom owner's accommodation.

Site Area: 0.352 Acres (0.142 hectares)

GIA: 257 sqm (2,776 sq ft)

INTERNAL DETAILS

Access to the property is gained via a covered entrance porch at the front of the building, which leads directly into the inviting bar area. This space features an exposed brick fireplace centrally positioned to create a strong focal point, complemented by exposed wooden beams and stone flooring. Bar stools are positioned along the counter, with additional tables arranged throughout the area, all of which are well presented.

To the right of the bar, a doorway provides access to the customer WCs, comprising ladies' and gents' toilets. A further door leads to the rear patio area, which includes two storage cupboards, one for bar storage and one for general pub storage, as well as access to the rear of the commercial kitchen.

To the left of the bar are the snug and dining areas, finished with wooden flooring and wood panelled walls, with exposed wooden beams throughout. These areas also feature an exposed brick fireplace with a log burner, creating a warm and welcoming atmosphere. Along with a separate family room, these spaces provide seating for over 30 covers, offering flexible accommodation for a variety of trading styles.

Access to the first floor is located via the family room.

Also accessed from the left of the bar, a doorway leads into a fully equipped commercial kitchen, which is presented in good condition and ready for immediate use by an incoming operator.

EXTERNAL DETAILS

The property benefits from a generously sized, south facing trade garden situated at the front of the plot, providing seating for approximately 100 covers. This area is furnished with picnic benches and features three timber gazebos with roll down weatherproof sides, creating a flexible and sheltered outdoor trading space.

To the rear of the property is a car park with space for around 40 vehicles, together with a covered, decked outdoor seating terrace. Accessed from the car park via a tiled access area, the terrace is equipped with a combination of picnic benches and high level tables, offering seating for approximately 74 covers. The area is sheltered by a polycarbonate canopy, providing an attractive and practical space for outdoor use.

OWNER'S ACCOMMODATION

The residential accommodation is situated on the first floor and is accessed via the family room. It comprises a self contained flat offering three bedrooms, a spacious lounge, a kitchen, and a bathroom fitted with a shower cubicle.



FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale, except for some personal effects. An inventory will be provided once an offer has been accepted.

STAFF

The business is closed and no staff will transfer.

TRADING HOURS

The business is closed.

TENURE

Freehold sold with vacant possession.

TRADING INFORMATION

There is no available information pertaining to historical or current trading performance.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings is £10,750. Confirmation of the actual rates payable should be sought from the Local Authority.

REGULATORY

VAT - The property is not opted to VAT. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.



Services	
Drainage	Mains
Gas	LPG for Cooking
Water	Mains
Electricity	Mains
Heating	Oil fired central heating





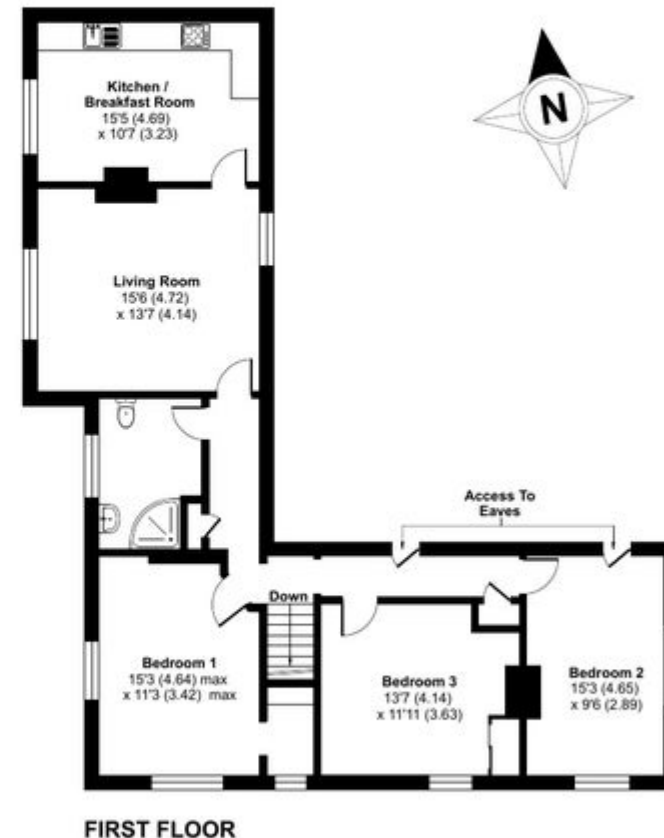
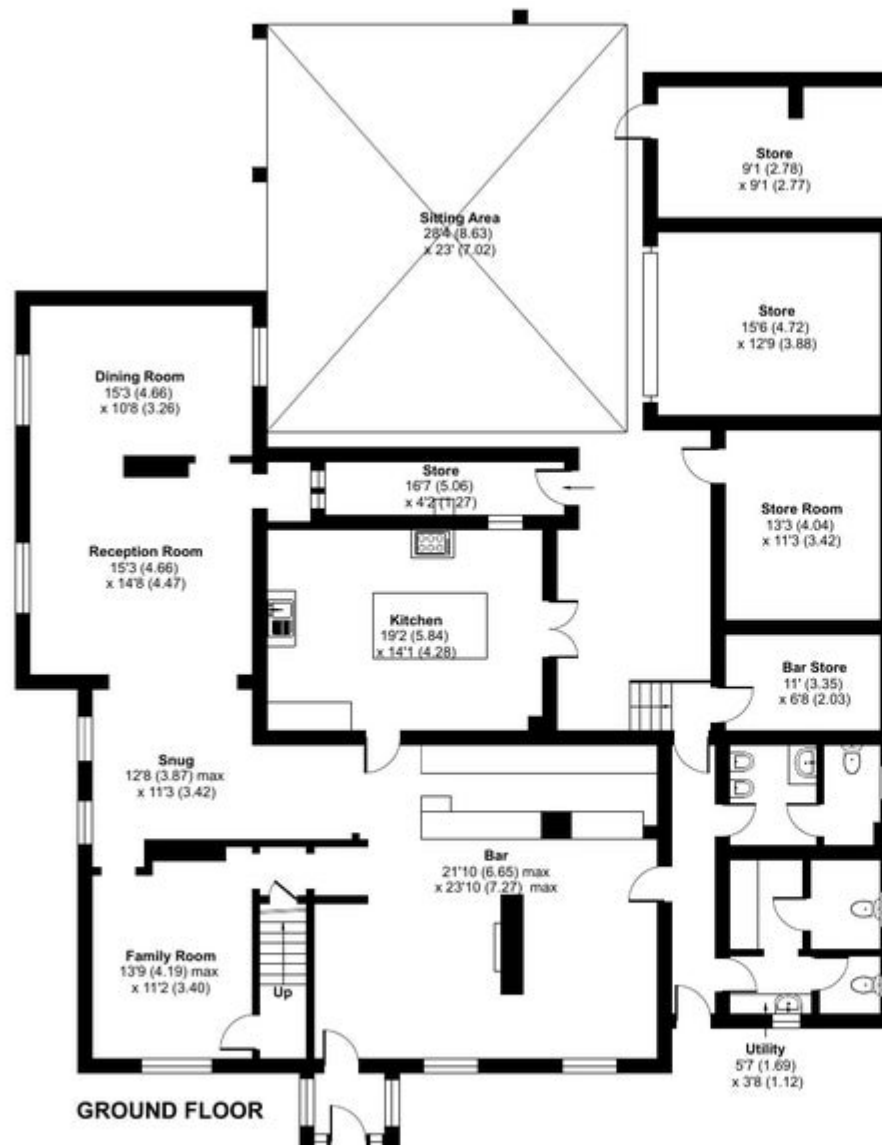
Lasham, Near Alton, GU34

Approximate Area = 2776 sq ft / 257.8 sq m

Outbuilding = 743 sq ft / 69 sq m

Total = 3519 sq ft / 326.8 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). © nichecom 2026. Produced for Christie Owen & Davies Pic. REF: 1397738



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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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