



The Fox at Peasemore

Peasemore, Newbury, Berkshire, RG20 7JN

Tenure: Freehold

Price: £595,000

Ref: 95561

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Picturesque village in the Berkshire Downs AONB
- Close to the border with Oxfordshire
- Characterful bar and restaurant (75)
- Three bedroom, self-contained owners' flat
- Self-contained letting apartment
- External seating (92) and gravelled car park (20)

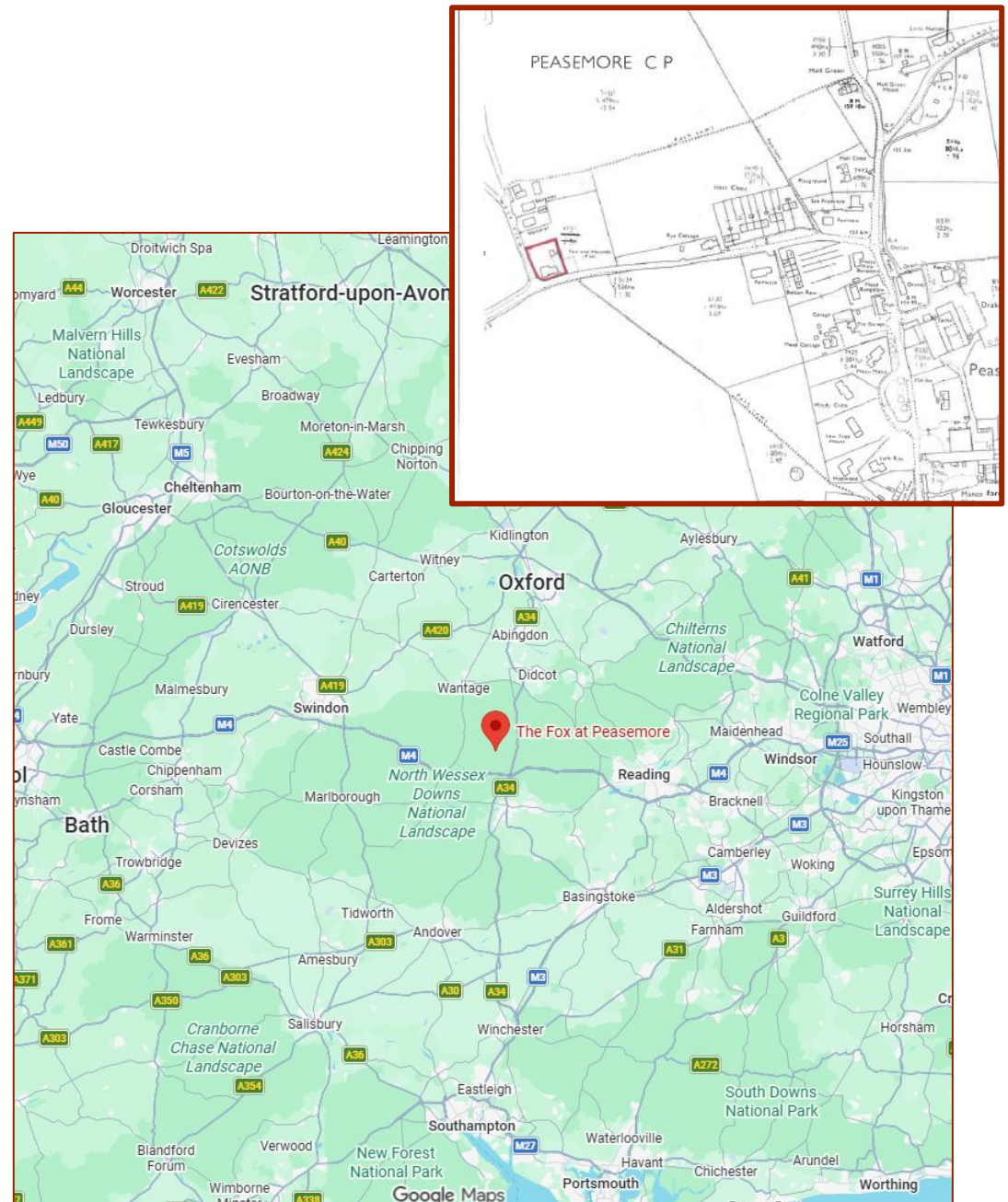
Location

The Fox at Peasemore is a prominent village freehouse in the picturesque village of Peasemore, situated in the West Berkshire district of the historic county of Berkshire. The public house lies on the northern fringe of the village, next to the cricket pitch and village green which has more seating available.

Peasemore is a beautiful rural village which is home to a small community. It has a typically clustered centre and a selection of footpaths leading across fields and lanes onto the Berkshire Downs. All of the village falls within this Area of Outstanding Natural Beauty. Peasemore's amenities include a village hall (which hosts a number of local events), The Fox public house and St Barnabas Church. The village is also the family home of the former Prime Minister, David Cameron.

Peasemore is situated close to the border with Oxfordshire, and the city of Oxford is located 23 miles north via the A34. It is a short distance away from the A34 trunk road which links Oxford to Winchester, and the M4 motorway which provides fast road connections to London. The village has a population of just over 300 residents and is 7 miles north of the market town of Newbury and 7 miles from Wantage.

Newbury has a population of over 42,000 and lies in the valley of the River Kennet. It is ideally positioned next to the M4 motorway and A34 trunk road, making it a desirable town for commuters. Newbury is noted for its racecourse and is the home of both West Berkshire Council and the telecommunications giant Vodafone.



Location continued

Highclere Castle is situated close by and is most famous for being the film location for the ITV show Downton Abbey.

The Property

The Fox at Peasemore is a notable, detached, two storey property of brick construction under a pitched slate roof. The property is not listed, nor does it lie within the village's Conservation Area. It is briefly described as follows:

Trade Areas

TRADE AREAS

Main entrance from the front of the property into the characterful MAIN BAR which has a mix of wooden floorboards, tiled and carpeted floors, exposed stone walls, a twin sided log burning stove and a panel fronted, polished top BAR SERVERY with back bar display. The main bar has seating for approximately 45 customers.

The adjoining RESTAURANT is of a similar style with ceiling timbers, fitted carpet, a twin sided log burning stove and polished dining tables and chairs to seat over 30 customers.

CATERING KITCHEN fitted with nonslip flooring, tiled walls and an extensive range of stainless steel equipment including a large extraction canopy. Adjoining the catering kitchen is a WASH-UP ROOM and SERVERY AREA.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS with baby changing facilities.

Refrigerated BEER CELLAR in the basement with a drop-down service hatch from the side of the property.

The Fox at Peasemore



The Country Pub Worth Driving Out For...





Owners' Accommodation

Accessed via an internal staircase and comprising two DOUBLE BEDROOMS (one with an integral wardrobe), a SINGLE BEDROOM/OFFICE, a good-sized LIVING ROOM with DINING SPACE, a family BATHROOM with utility cupboard and a DOMESTIC KITCHEN.

NB: The first floor accommodation is highly configurable and both the private accommodation and the letting facilities could be adapted to suit the purchaser's requirements.

Letting Accommodation – The Retreat at the Fox

A one bedroom, SELF-CONTAINED FLAT with a LARGE DOUBLE BEDROOM, a DOMESTIC KITCHEN and a FAMILY SHOWER ROOM.

The Retreat at the Fox also has its own external access from the side of the property.

<https://www.foxatpeasemore.co.uk/accommodation>



External

Sheltered rear PATIO fitted with electrical heating and a feature garden well. The patio seats over 30 customers. The HUT, a sheltered smoking solution to provide seating for approximately 12. A wraparound LAWNED AREA to seat an additional 50.

Rear gravelled CAR PARK which can accommodate approximately 20 vehicles. Additional parking is available on the lane opposite the public house for a further 10 vehicles. SERVICE YARD with various WOODSHEDS, BIN STORE, walk-in COLD ROOM and GENERAL STORES. The SERVICE YARD to the rear of the property is predominately covered with a polycarbonate roof.



The Business

Our clients have owned The Fox at Peasemore since January 2013, when they purchased it as a closed and derelict site. During their time there, they have transformed the premises into a well regarded and quality English freehouse which offers a variety of home cooked food and desserts. The Fox at Peasemore benefits from great support from locals and residents of the surrounding towns and villages and is a regular meeting place for people travelling on the A34 and M4. Our clients have introduced a popular loyalty programme, from which customers and participants are entered into prize draws and earn discounts. The loyalty programme helps the business to retain its fantastic Tripadvisor reviews. Private functions, parties and wakes are also held at the pub.

The present owners currently operate the pub on a part-time basis to suit their lifestyle and as they have been caring for an elderly relative. They are closed Monday through to Wednesday. They are open for the remainder of the week, evenings only, and only provide food sales on Friday evening. In spite of these restricted hours, The Fox at Peasemore still generates gross takings of approximately £3,500 per week. Prior to this, the pub generated a high revenue and accounts for the year ended 31 March 2023 show a net turnover of £543,000 with a gross profit of 66%. The EBITDA for this year end was £128,591, although the business was only operating on a four and a half day trading week at that time. The split in trade is approximately 67% dry sales to 33% wet sales. We have been advised that there is demand for the pub to open more often and this could prove a lucrative option for a new owner. Further accounting information may be made available to serious parties following a formal viewing.

Our clients are now looking to retire and spend more time with their family.





Tenure & Price

FREEHOLD £595,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Saturday: 11:00 – 23:00

Sunday: 12:00 – 22:30

Services

Mains water, electricity and drainage are connected. The property has the benefit of bulk propane gas for heating and cooking.

Rateable Value: £25,500 as at 1 April 2026

Local Authority: West Berkshire Council









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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.