



The White Horse Inn

South Hill, Droxford, Southampton, Hampshire, SO32 3PB

Tenure: Freehold

Price: £450,000

Ref: 94388

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Quaint Hampshire village, South Downs National Park
- Bar, lounge and restaurant
- Five bedroom accommodation
- Trade garden and car park
- Potential for letting rooms
- Unconditional offers only

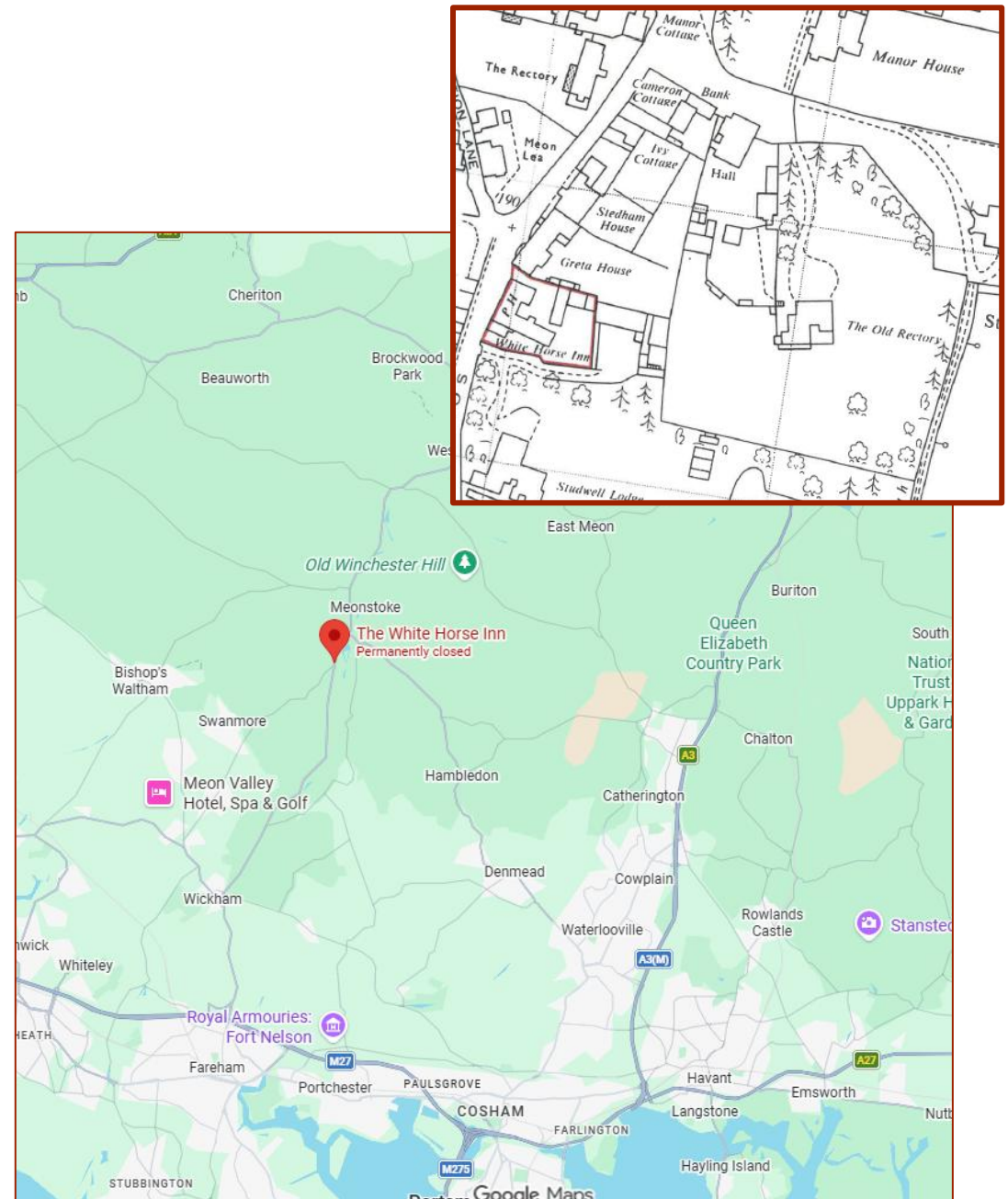
Location

The White Horse Inn occupies a central position in the village of Droxford in the South Downs National Park. The village is situated in the Meon Valley and the River Meon flows to its east. This chalk stream is a rare and precious habitat which is popular with walkers who follow the Meon Valley Trail, a 9 mile path on the old railway line, stretching from Wickham to West Meon. Droxford has a population of around 600 residents but is surrounded by a cluster of villages including Swanmore, Wickham, Waltham Chase and Soberton. The market town of Bishop's Waltham lies less than 5 miles away and offers a range of facilities.

Droxford is situated along the A32 which runs from Gosport on the south coast to Alton in the north. The port cities of Southampton and Portsmouth are located approximately 15 miles away, with the town of Fareham being 8 miles south. Fareham is also home to the nearest mainline railway station.

The Property

The White Horse occupies an 18th century Grade II listed property of brick construction under a pitched tile roof. The property is briefly described as follows:



Trade Areas

- LOUNGE BAR: With feature inglenook fireplace.
- RESTAURANT: Providing seating for approximately 30 customers, with a private dining area found beyond with seating for an additional 40. WCs.
- GAMES AREA: With family room.
- CATERING KITCHEN: Fully equipped.
- BASEMENT/BEER CELLAR.
- LADIES' and GENTLEMEN'S TOILETS.

Owners' Accommodation

Located on the upper floors and comprising:

- 2 DOUBLE BEDROOMS with EN SUITE.
- 3 BEDROOMS.
- DOMESTIC KITCHEN.
- BATHROOM.
- 2 large rooms on the second floor. WC.

Agent's note: There is scope to utilise some of the accommodation for letting rooms.

External

- Enclosed lawned trade garden with patio.
- CAR PARK: With space for over 10 vehicles.

The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective purchasers will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, its location and local demographics.



Tenure & Price

FREEHOLD £450,000. Sold as seen with vacant possession.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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.

Services

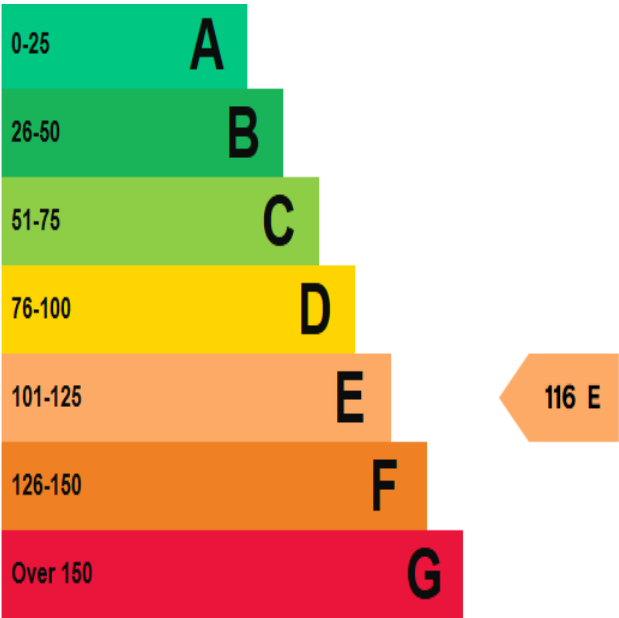
All mains services are connected.

Rateable Value: £12,500 as from 01 April 2026

Local Authority: Winchester City Council

Inventory

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.







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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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