

THE FOX

PEACH HILL LANE , CRAWLEY, WINCHESTER, HAMPSHIRE, SO21 2PR

FREEHOLD PUBLIC HOUSE WITH ROOMS FOR SALE





HIGHLIGHTS INCLUDE

- Exceptional award winning dining public house with five boutique B&B rooms
- Located in affluent village of Crawley near Winchester
- Main building Gross Internal Area 5,554 sq ft plus ancillary outbuildings all set in a plot of 0.405 acres (areas approximate)
- Spacious bar and dining areas (116 seats) with three external terraces (60) and car-park (26 vehicle spaces)
- Property has been extended, developed and refurbished to a very high standard to create a “turn-key” opportunity
- Freehold Price On Application with the sale to be treated as a Transfer of a Going Concern (TUPE applies)

LOCATION

The Fox occupies a prominent position in the affluent village of Crawley in north Hampshire and is located approximately 5.1 miles north-east of the historic city of Winchester, 5.2 miles east of Stockbridge town and 70 miles south-west of London.

The main arterial A34 is located approximately 2.4 miles to the east and the Stockbridge Road (B3049) is 1.1 miles to the south east.

Whilst the immediate surrounds are predominantly higher-end residential housing a regional office for the British telecoms company Arqiva is located in Crawley Court less than 1.0 mile to the west (with approximately 160 employees). The area is administered by Winchester City Council.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



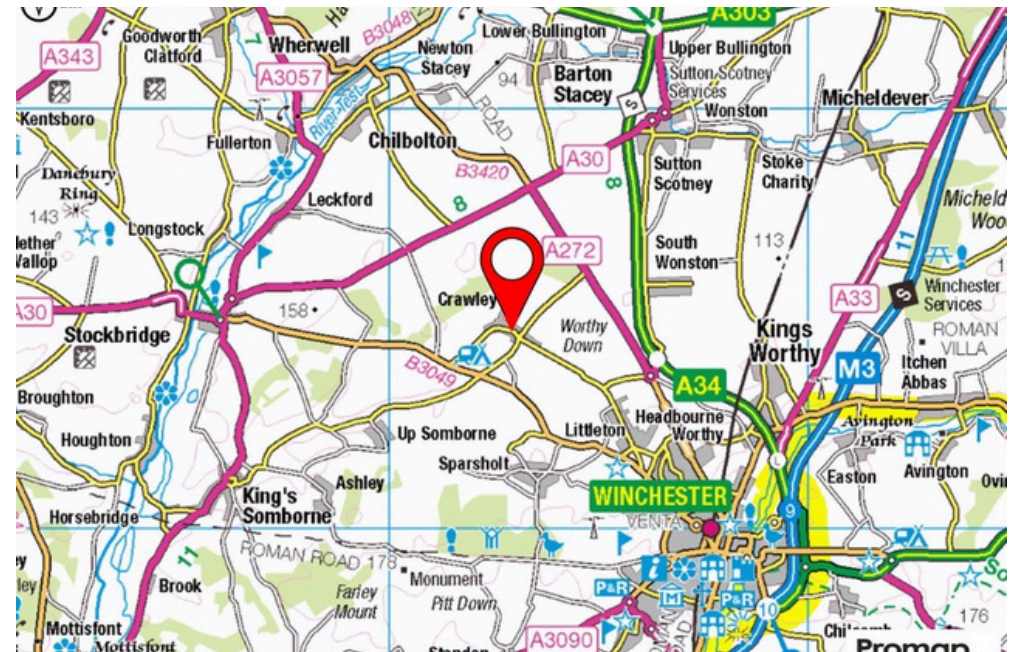
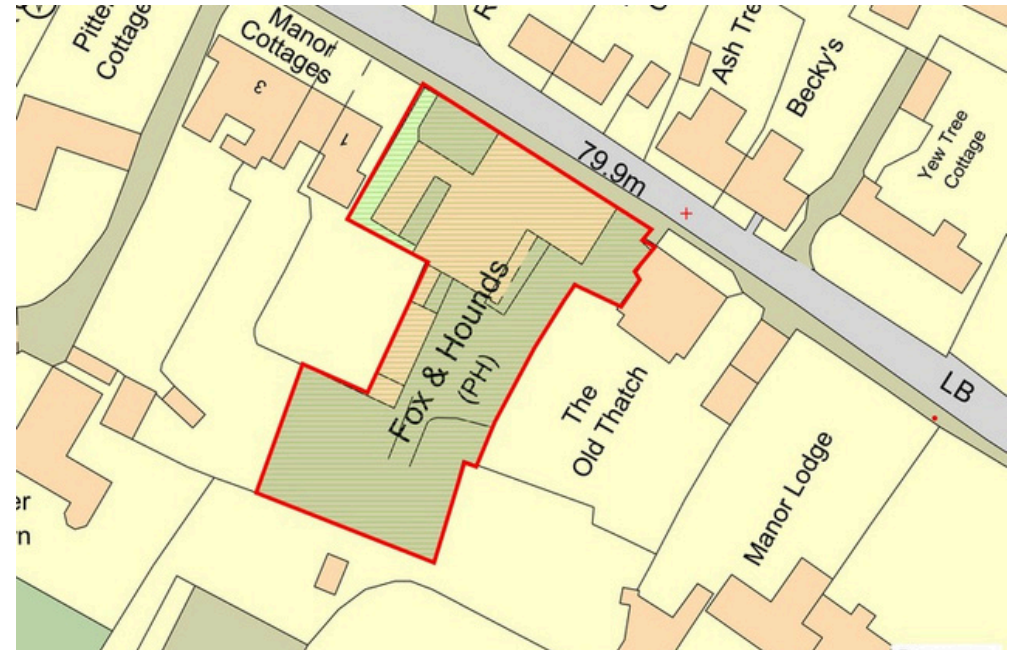
LOCATION



WHAT3WORDS



360 PANORAMIC





THE PROPERTY

The original Fox public house is a detached Grade II listed building which dates back to c.1876. This character property is of red brick construction with three floors above street level under a multi-pitched tile roof. Remodelled in the 1900's "arts and crafts" era, the property has a distinctive and ornate exterior.

In 2018/19 the property underwent a substantial refurbishment and extension by renowned Design Engine Architects, Winchester. The new extensions included a single storey vaulted ceiling restaurant under three articulated pitched roofs with black stained timber cladding and walled courtyard gardens.

INTERNAL DESCRIPTION

The ground floor provides three distinct and connected customer areas which can be accessed from three separate entrances. The central bar servery area accommodates *18 seated covers and 6 bar stools. The front dining room has 32 seats and the rear restaurant with its vaulted ceilings provides a further 60 covers. The ground floor is designed to provide maximum connection to the outside spaces by use of ample glazing and complementary interior design. (*Approximate seats).

Ancillary areas include a fully fitted professional kitchen (approximately 615 sq ft) and a glazed courtyard walk-way to the ladies, gents and accessible WCs.

BED & BREAKFAST

The five income generating B&B rooms are all en-suite and finished to a high standard. There are three rooms located on the first floor and two at attic level, all linked by a spacious landing and circulation areas. The rooms are accessed internally from the ground floor.

EXTRENAL AREAS

The Fox benefits from approximately 1,851 sq ft of external terraces. The front courtyard seats approximately 48 and is accessed from Peach Lane and the main bar and features an impressive pizza kitchen. The central courtyard has approximately 18 seats with 14 seats on the car-park side.

Located in the rear car-park is a remodelled detached outbuilding which provides a walk in fridge and freezer, staff WCs and a manager's suite.



FLOOR AREAS

Approximate Gross Internal Floor Areas follow:

Use	Level	Sq ft	Sq m
Trade & Bar	Ground	2,583	240
Trade Kitchen	Ground	614	57
WCs & Ancillary	Ground	334	31
B&B Rooms	First	1,109	103
B&B Rooms	Second	915	85
Total		5,554	516

THE BUSINESS

The owner has operated The Fox independently since 2018 over which time it has developed a strong reputation as a quality pub-restaurant with rooms. The business describes itself as having “pride on only using local, Hampshire produce that is bought directly from growers, farmers, fisherman and artisan producers”. The business has a wide customer base which includes residents of nearby city of Winchester and the wider district (population 127,000 Census 2021).

Food Hygiene Rating: 5 (very good).

Trip Advisor: 4.7/5 (rated #13 of 162 restaurants in Winchester at 01/2026).

For more information please visit the business website.

FINANCIAL INFORMATION

The business enjoys approximate trade splits as follows; food (65%), drink (25%) and accommodation (10%).

Room occupancy: Approximately 95% over four to five days.

The Fox trades five days of the week from Wednesday to Sunday, which presents a new owner the opportunity to develop revenue further. Additional information can be made available to seriously interested parties on qualification of a customer viewing and the ability to finance the purchase.



TENURE & PRICE

Freehold. Title HP390950. It is proposed that the sales process will include the business and all trade fixtures and fittings that are owned outright and will be via a Transfer of a Going Concern (TOGC) with all staff to be transferred under TUPE (Transfer of Undertakings (Protection of Employment) Regulations 2006.)

Freehold offers are sought with a guide price on application. Stock is to be purchased in addition on completion.

PLANNING & CONSERVATION

The property is Grade II listed and is located in a Conservation Area. We understand the property benefits from Sui Generis Public House Use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

The owners were granted planning permission by Winchester City Council (ref. 18/01461/LIS) for the refurbishment and extensions of original public house.

SERVICES & INFRASTRUCTURE

We understand that the property is connected to mains water, electricity and gas. The property is not connected to mains drainage but has its own treatment plant on site.

ENERGY PERFORMANCE

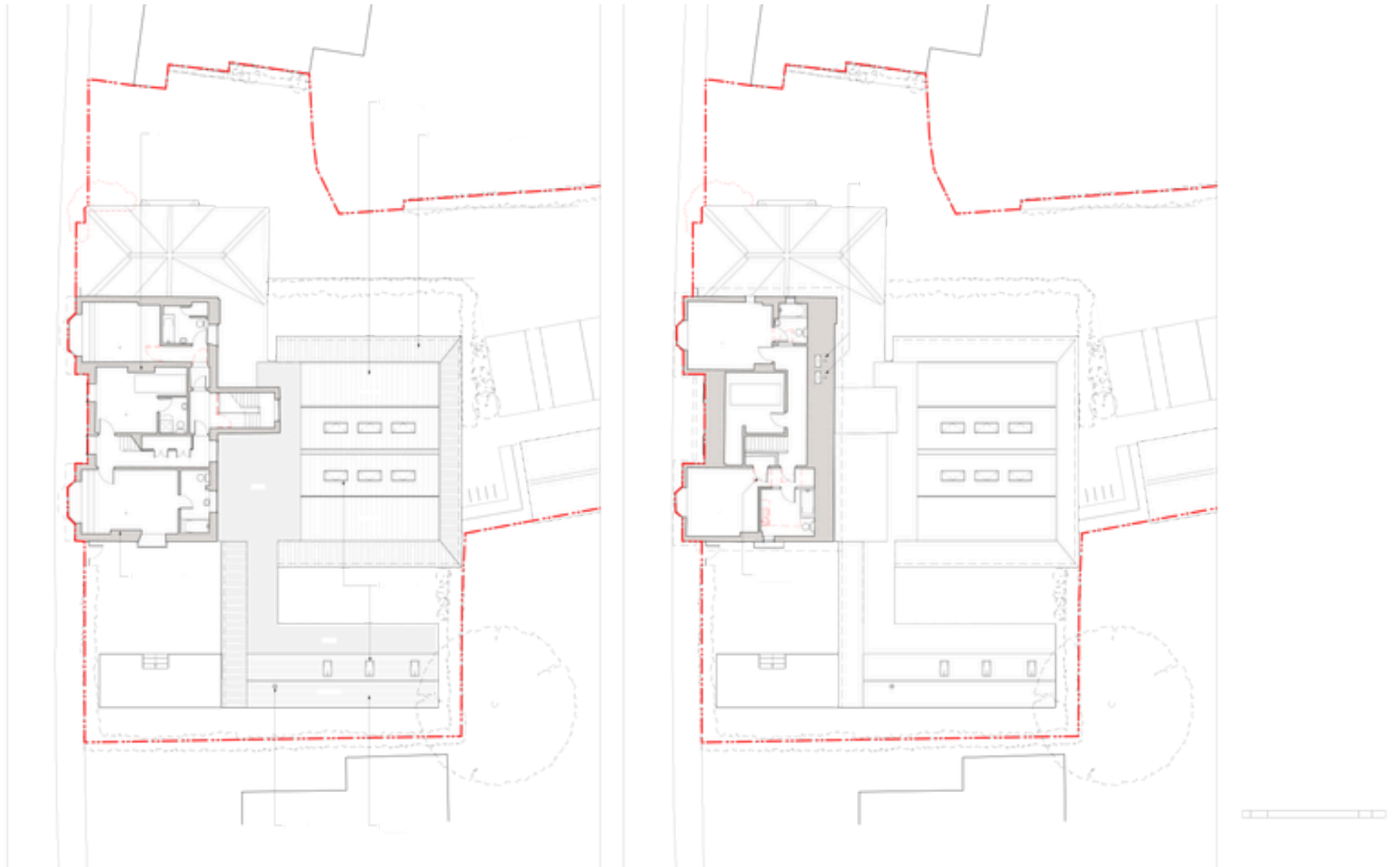
The property is considered exempt being listed.

RATING

The 2023 Rateable Value is £60,000. From 1st April 2026 the Rateable Value will be £80,000. This is not the Rates Payable and please note that transitional relief may apply. Please seek specialist advice.



FIRST & SECOND FLOOR PLANS (NOT TO SCALE)



MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to the business or staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | January 2026

