

*The  
French Horn*



SONNING-ON-THAMES, OXFORDSHIRE



*'The French Horn sits by the Thames,  
at the point where the river is at its  
most beautiful.'*





# The French Horn



SONNING-ON-THAMES, SOUTH OXFORDSHIRE RG4 6TN

## INTRODUCTION

Knight Frank LLP and Haslams LLP have been appointed as Joint Sole Selling Agents to secure a purchaser for the French Horn Hotel.

This is a unique opportunity to acquire an award-winning hotel and restaurant in the affluent village of Sonning-on-Thames.

Situated on the picturesque banks of the River Thames with over 460 metres of river frontage, the hotel comprises 22 bedrooms and an award winning 100 cover restaurant.

The French Horn is conveniently located amongst a wealth of demand drivers including Henley-on-Thames, Ascot racecourse, Windsor, Reading and London.



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.

# INVESTMENT HIGHLIGHTS



• A once-in-a-lifetime opportunity to acquire an award-winning iconic hotel and restaurant with a wealth of history



• Outstanding value add potential



• 100 cover restaurant, with 80 alfresco dining covers



• 14 large letting rooms in the main house



• 8 letting cottages with river frontage



• 16 staff accommodation units, with potential to convert into letting rooms



• Two large additional houses, which subject to planning could be incorporated into the existing operation



• 460 metres of Thames river frontage



• 8.6 acres of well maintained gardens



# LOCATION

Situated on one of the most picturesque points on the River Thames, The French Horn enjoys a strategic location with exceptional accessibility. This iconic property is within easy reach of several major cities and affluent villages, creating a wide catchment area that naturally attracts a diverse and discerning clientele. Just 40 miles from London, it's within easy reach of the capital via train or road and serves as a popular retreat for those seeking a riverside escape.

Access to The French Horn is easy thanks to its convenient proximity to the M4, one of the main motorways linking London and the South West. This accessibility extends to Reading station, further enhancing the property's connectivity to the wider region.



For identification purposes only, not to scale.





# THE PROPERTY

The French Horn Hotel and Restaurant is an iconic Thames-side gem that has flourished under the care of the Emmanuel family since 1972. This former coaching inn has evolved into an iconic restaurant and hotel celebrated for its enduring quality, unparalleled location and unrivalled reputation.

The 8.6 acre multi-property site is a highly versatile, once-in-a-generation opportunity that would suit a visionary owner to reinvent and reposition it as a unique hospitality offering capable of attracting a wide national and international market.

The property boasts a 100-cover restaurant with panoramic river views, complemented by 14 well-positioned, spacious bedrooms above. Across the road are eight charming cottages completely serviced by the hotel, each with its own riverside terrace overlooking the Thames.



The French Horn - Somming-on-Thames

## THE RESTAURANT & PRIVATE DINING ROOM

The French Horn Restaurant seats 100 in a riverside dining room and adjoining private dining room. Tradition reigns at this English institution, where ducks are roasted over an open fire. The restaurant is a versatile space that can accommodate a range of styles and uses.

The restaurant offers a dining experience like

no other, serving classic dishes complemented by a carefully curated wine cellar.

The restaurant flows seamlessly into a covered terrace, providing an inviting alfresco dining experience for approximately 80 additional guests. This picturesque terrace offers an enchanting vantage point overlooking the manicured lawns that gracefully meet the river.

The well maintained surrounding gardens are a true spectacle and have been a constant draw for guests for decades.

Over the five decades that the Hotel has been under the ownership of the Emmanuel family, it has built up an esteemed list of regular guests due to its impeccable reputation, many of whom still visit today.



The private dining room



*'The restaurant flows seamlessly into a covered terrace, providing an inviting alfresco dining experience.'*





# BEDROOM ACCOMMODATION THE MAIN HOUSE

The main house of The French Horn, offers accommodation in 14 spacious rooms. Each room is well proportioned with en-suite facilities, stunning views and plenty of natural light.

THE MAIN HOUSE	
Junior Suite	5
Double Room - View	4
Double Room	5
<b>Total</b>	<b>14</b>
FURLEIGH COTTAGES	
Cottage	4
Double room	4
<b>Total</b>	<b>8</b>



The French Horn - Sailing-on-Thames

# The French Horn

## THE MAIN HOUSE FLOOR PLAN

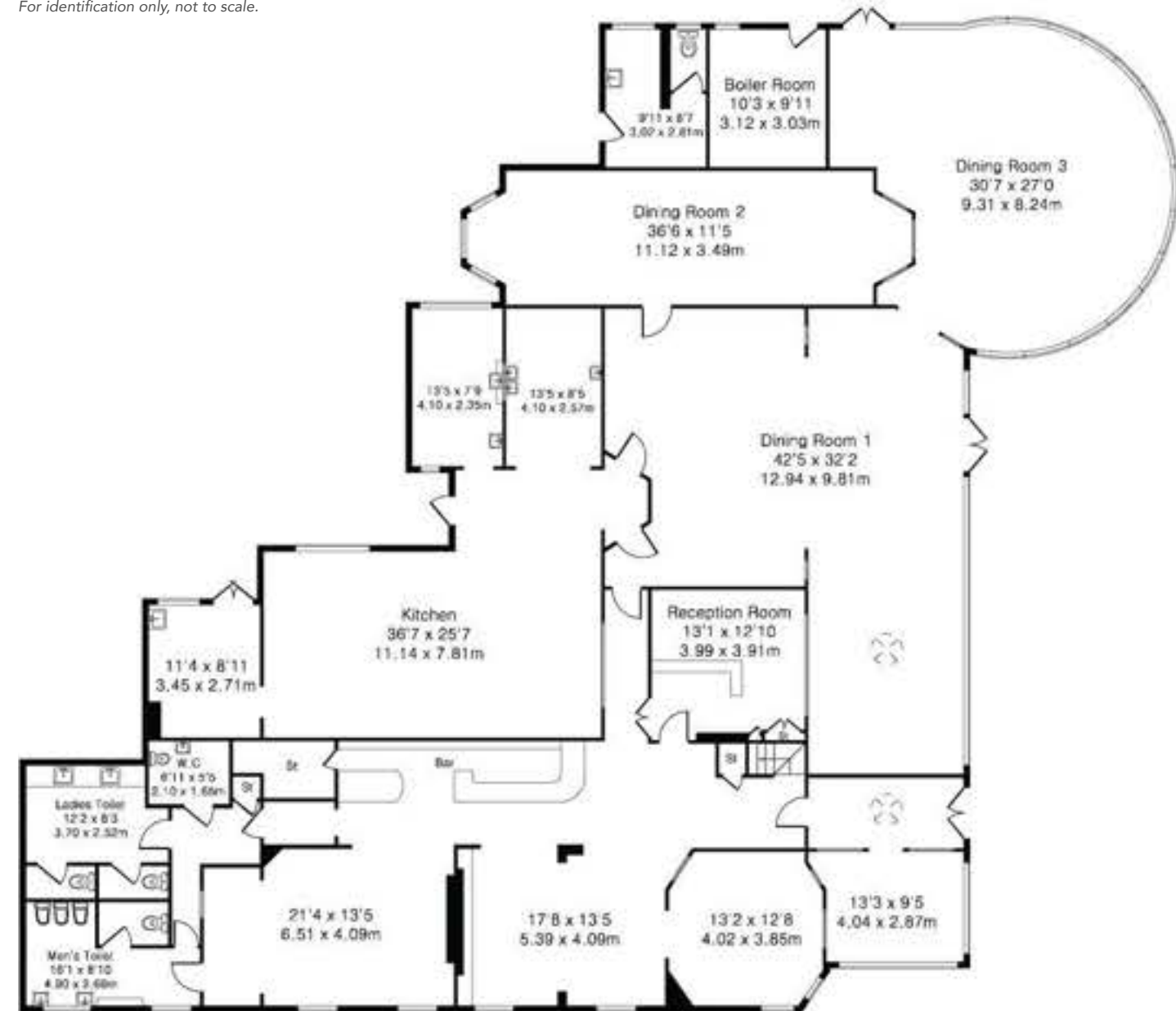
### Approximate Gross Internal Floor Area:

Ground Floor - 465 sq m (5,002 sq ft)

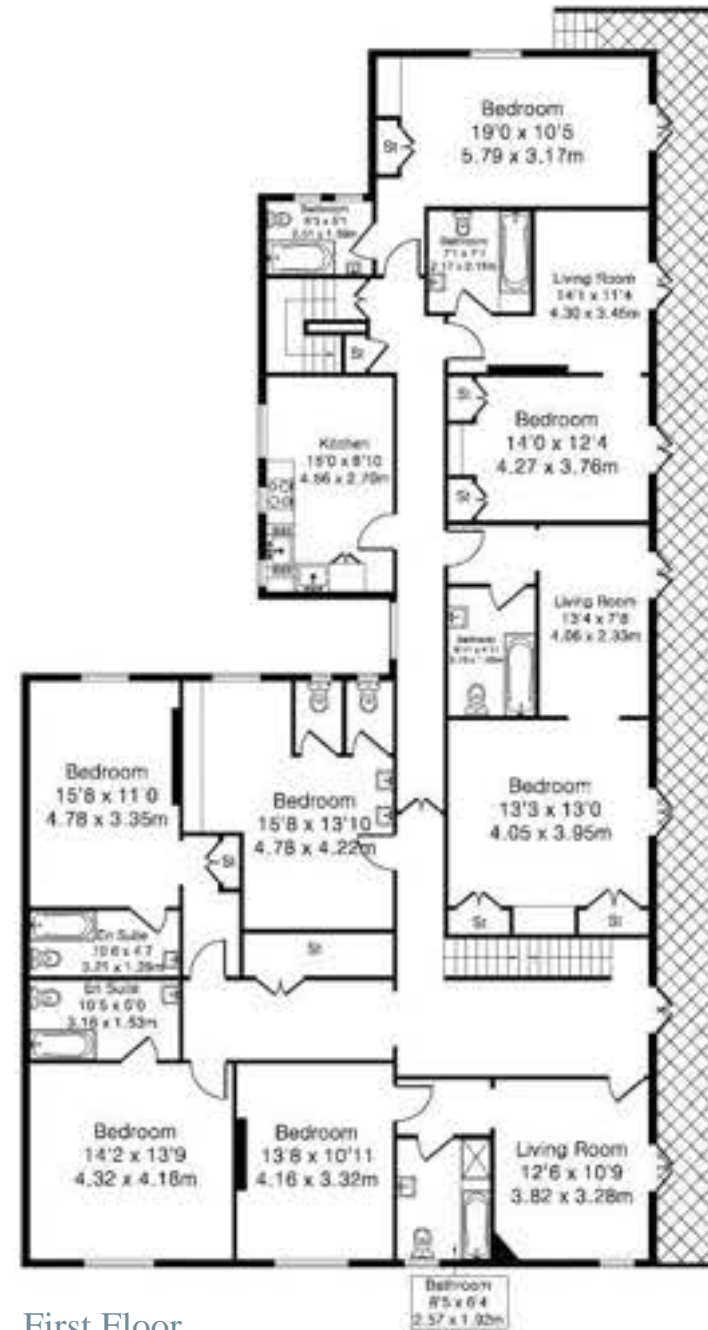
First Floor - 256 sq m (2,760 sq ft)

Second Floor - 241 sq m (2,597 sq ft)

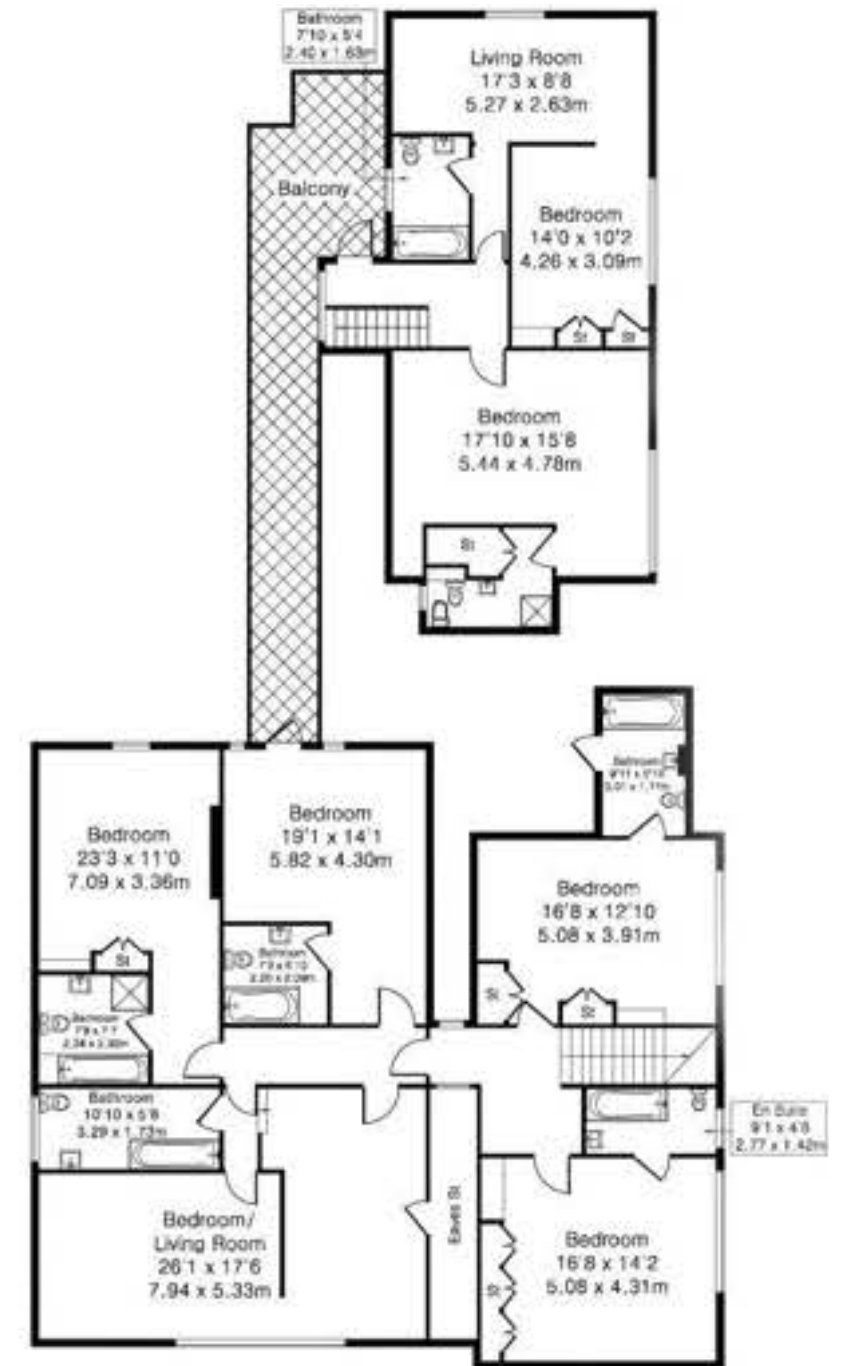
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Ground Floor



First Floor



Second Floor



*'Furligh Cottages have Thames River frontage and offer a relaxed environment for guests.'*



# BEDROOM ACCOMMODATION FURLEIGH COTTAGES

The Furleigh cottages are situated just over the road from the main house and provide eight additional rooms. The cottages are set slightly further back and with their own

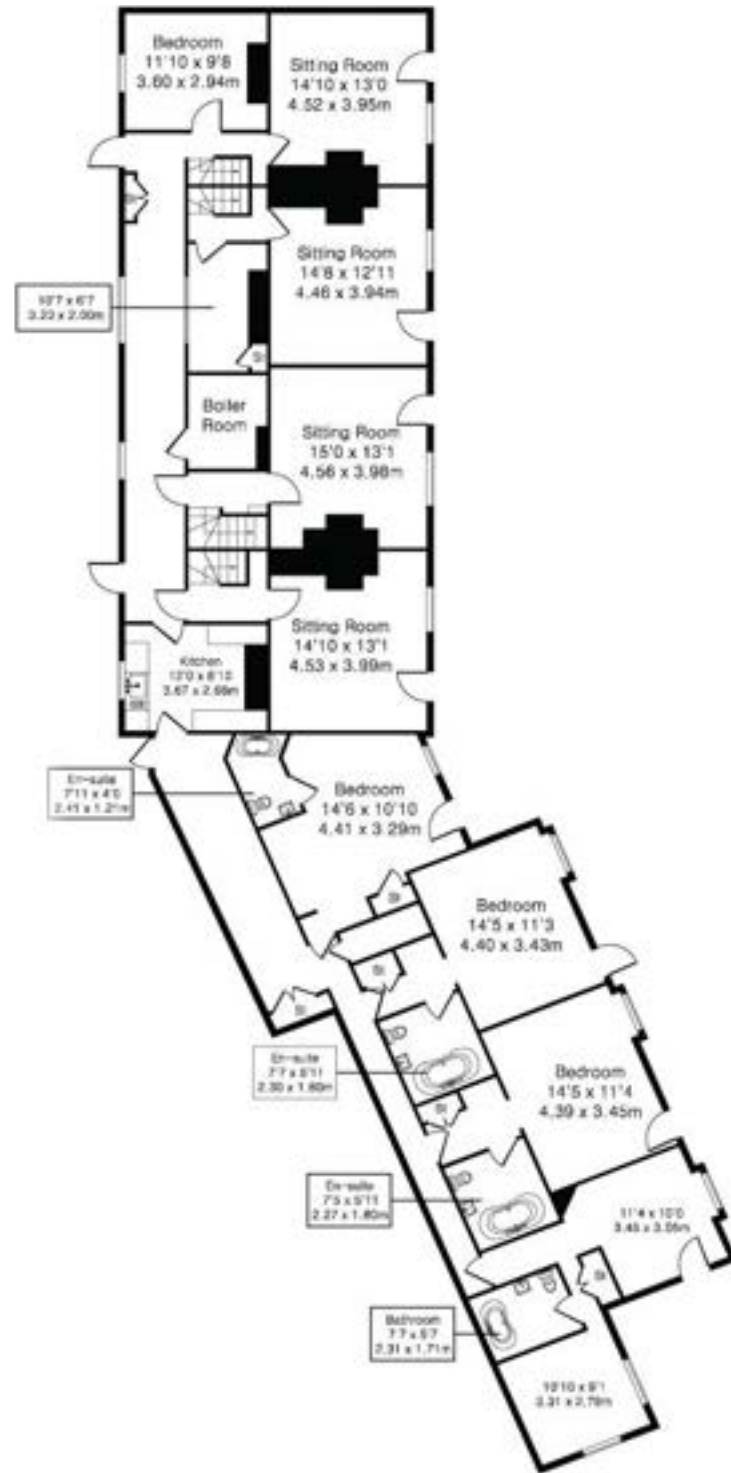
Thames River frontage, terraces, gardens and offer a relaxed environment for guests.

In addition to the eight bedrooms and charming river frontage, Furleigh Cottages

have a delightful walled garden which adds to its appeal as a secluded private retreat. Subject to planning, there is potential to convert this garden to provide leisure facilities or to extend the existing accommodation.

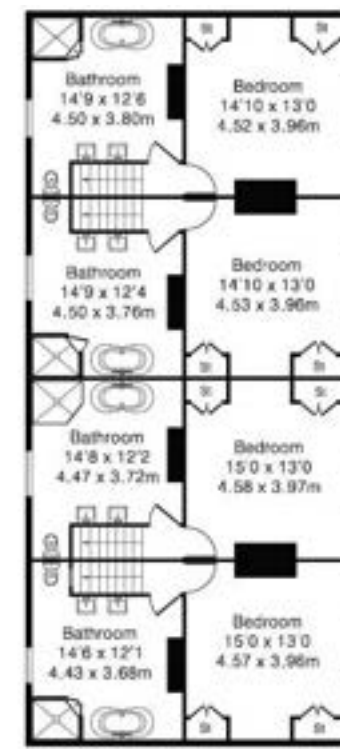
## FURLEIGH COTTAGES

(First Floor)



## FURLEIGH COTTAGES

(Ground Floor)



Approximate Gross Internal Floor Area:

Ground Floor - 259 sq m (2,783 sq ft)

First Floor - 143 sq m (1,539 sq ft)

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## EXTERNAL AREAS

Beyond the immediate vicinity of the restaurant, the property encompasses an expansive 5.6 acres of adjoining paddocks, offering a range of possibilities for an investor. These could include lodges (STP), the creation of a wedding business or a range of other leisure activities; this large outdoor area is full of potential.

One of the main attractions of the property is its substantial 460 metres of river frontage, a valuable asset that opens up avenues for a variety of uses and income streams. The owners have exclusive mooring and fishing rights along the entire length of the river frontage they own. This idyllic stretch of river frontage offers unique opportunities for a new operator, from cruising to boat hire.

For the convenience of guests, the property currently has 30 parking spaces. There is potential for expansion by exploring the purchase of nearby scrubland or the use of additional space at the rear of the property.







# BOUNDARY PLAN



For identification purposes only, not to scale.



## OTHER PROPERTY

A summary of the additional properties included in the property demise is as follows:

### RIVER AND BRIDGE HOUSE

Currently configured as a single dwelling with four bedrooms and five reception rooms, the property offers the potential, subject to planning, to be converted into two separate properties, as additional rental accommodation or to be utilised as an additional casual dining space.

### ORCHARD LODGE

The property is currently divided into four separate apartments, including one two-bedroom, two one-bedroom and one studio apartment. An additional outbuilding provides additional kitchen and bathroom facilities for staff accommodation. Again, this property could be utilised to provide additional bedrooms to complement the existing critical mass.

### STAFF ACCOMMODATION

The property comprises 16 staff accommodation chalets housed in single storey buildings which are suitable for conversion, subject to planning permission.

### PORTER COTTAGE

A three-storey property, currently unused, with the potential to be incorporated into the hotel, subject to planning approval.

### TWO-STOREY COACH HOUSE

This five-room structure offers a variety of uses, including additional food and beverage space or a stunning wedding reception overlooking the River Thames.

### TIMBER STABLE BLOCK

With a triple garage, this facility adds to the practicality of the infrastructure of the property.



River and Bridge House



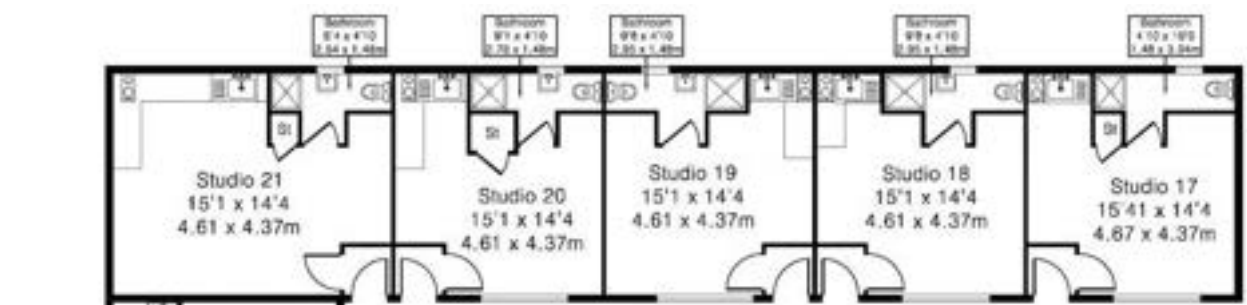
Orchard Lodge



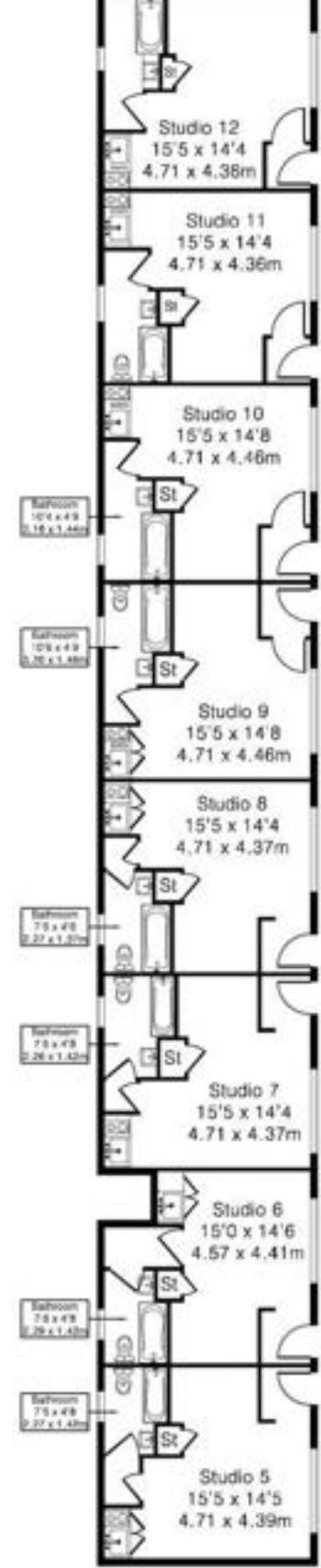
Staff Accommodation



Entrance to Courtyard



**Approximate Gross Internal Floor Area:**  
 Ground Floor - 315 sq m (3,393 sq ft)  
 First Floor - 29 sq m (307 sq ft)  
**Total - 344 sq m (3,700 sq ft)**  
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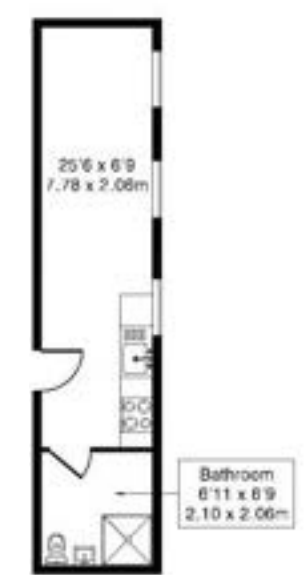


**STAFF ACCOMMODATION**  
(First Floor)



**STAFF ACCOMMODATION**  
(Ground Floor)

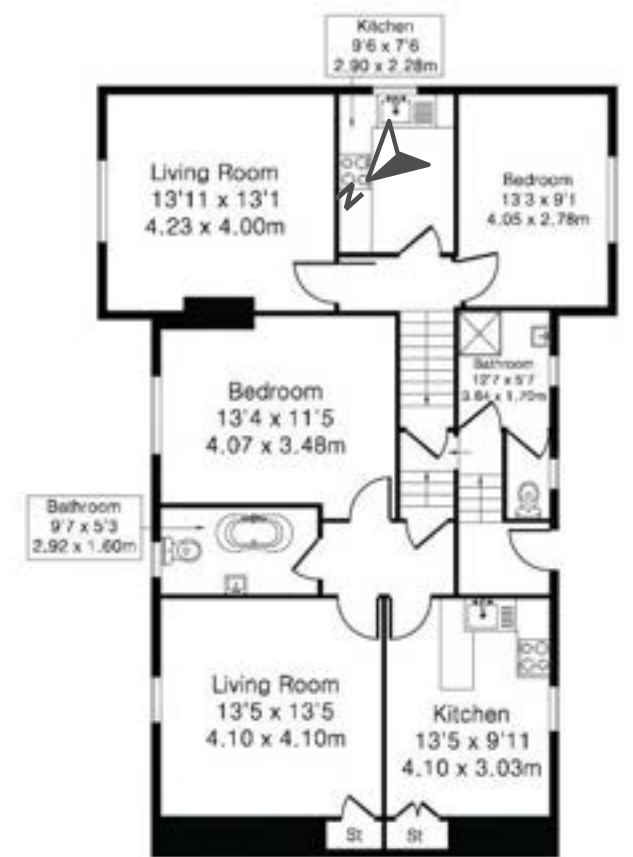
**Approximate Gross Internal Floor Area:**  
 River House - 316 sq m (3,402 sq ft)  
 Orchard Lodge Ground Floor - 128 sq m (1,382 sq ft)  
 Orchard Lodge First Floor - 74 sq m (794 sq ft)  
 Orchard Lodge Outbuilding - 21 sq m (221 sq ft)  
**Total - 539 sq m (5,799 sq ft)**  
 For identification only, not to scale.



**ORCHARD LODGE**  
(Outbuilding)



**ORCHARD LODGE**  
(Ground Floor)



**ORCHARD LODGE**  
(First Floor)



**RIVER HOUSE**  
(Ground Floor)



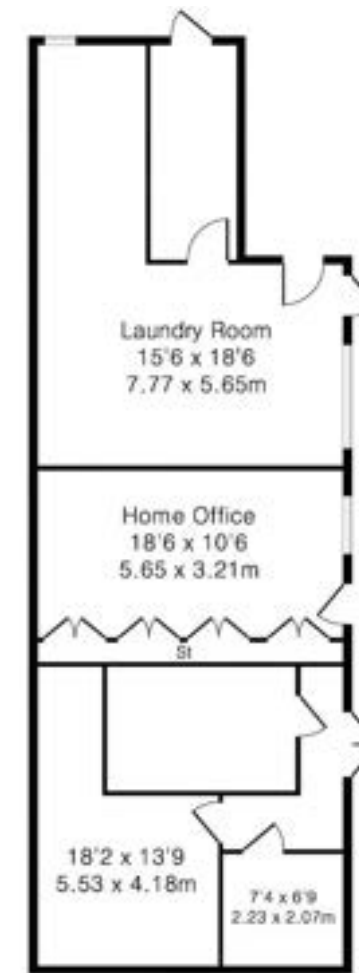
**RIVER HOUSE**  
(First Floor)



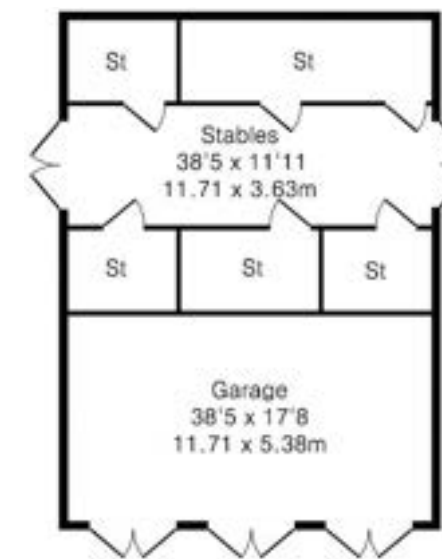
River and Bridge House



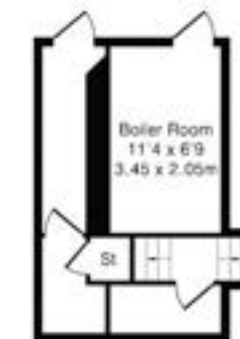
Orchard Lodge Rear View



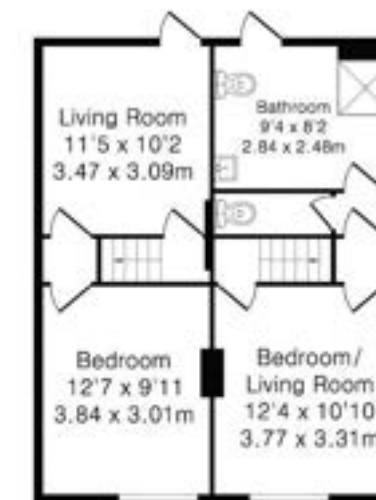
OUTBUILDING



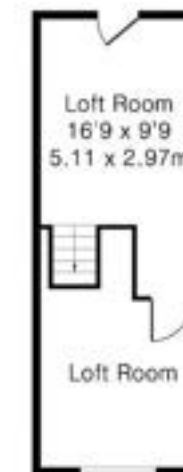
GARAGE / STABLES



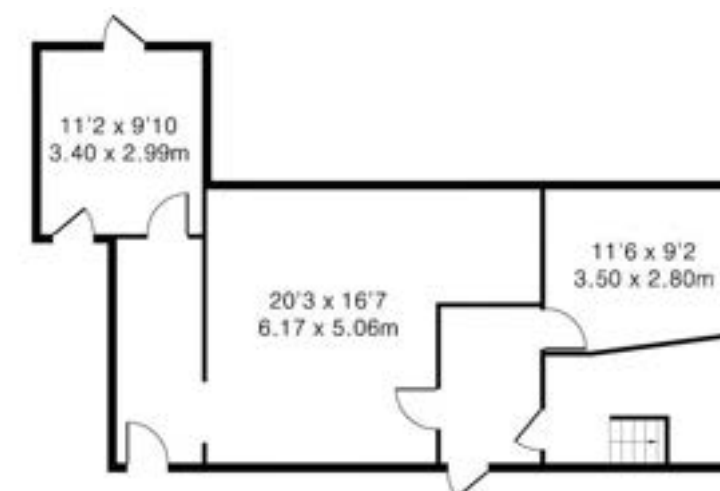
PORTER COTTAGE  
(Ground Floor)



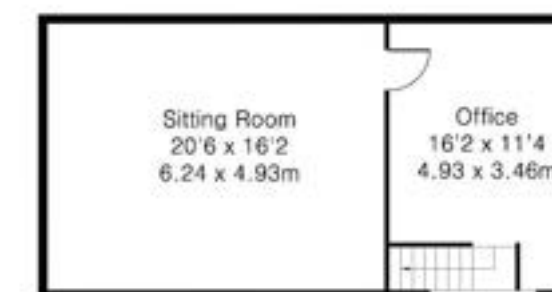
PORTER COTTAGE  
(First Floor)



PORTER COTTAGE  
(Second Floor)



COACH HOUSE (Ground Floor)



COACH HOUSE (First Floor)

**Approximate Gross Internal Floor Area:**  
 Garage/Stables - 62 sq m (668 sq ft)  
 Coach House Ground Floor - 67 sq m (717 sq ft)  
 Coach House First Floor - 48 sq m (519 sq ft)  
 Porter Cottage Ground Floor - 18 sq m (193 sq ft)  
 Porter Cottage First Floor - 54 sq m (577 sq ft)  
 Porter Cottage Second Floor - 25 sq m (264 sq ft)  
 Porter Cottage Outbuildings - 88 sq m (948 sq ft)  
**Total - 362 sq m (3,886 sq ft)**  
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## ADDITIONAL INFORMATION

### TRADING INFORMATION

Historical trading information is available to interested parties via a Data Room upon signing of the NDA.

### DEVELOPMENT POTENTIAL

The property's planning and development potential is vast. It includes the rejuvenation of adjacent houses, charming cottages, and staff accommodation for additional letting space. The substantial river frontage offers opportunities to create luxury hospitality spaces, leisure activities, and more.

### TITLE

The property is held Freehold.

### SALES PROCESS

The joint agents Knight Frank LLP and Haslams LLP have been instructed to seek offers for 100% of the shares in the French Horn Hotel Limited - 00491058.

### MARKETING WEBSITE AND DATA ROOM

A marketing website and electronic data room are available to interested parties, subject to the terms of a confidentiality agreement prior to access.

### ENQUIRIES AND VIEWINGS

Viewing is strictly by appointment. Please contact either Joe Freeman and Henry Jackson at Knight Frank LLP or Steve Woodford and Chris Newman at Haslams LLP.



## CONTACT

Viewing is strictly by prior appointment. Please contact one of the agents to arrange:



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