



The Four Horseshoes, Long Sutton, Hook

At home in Hampshire


Hellards

The Four Horseshoes

LONG SUTTON, HOOK, HAMPSHIRE RG29 1TA

Guide Price £695,000

- Public House and Inn for sale
- En-Suite B & B Rooms plus Landlord Accommodation
- Private Grounds extending to nearly 1 acre
- Edge of Village Setting with Fine Views
- Property Exempt from Business Rates
- No Onward Chain

The Four Horseshoes is a freehold public house and inn set in a delightful location on the edge of the charming village of Long Sutton. The property lends itself to a number of alternative uses as well as its current use as a pub. The property could either continue as a public house/restaurant or, subject to consents, be converted into a family home.

The property is positioned on the eastern edge of this picturesque village, known for its array of period properties. Nestled within rolling Hampshire countryside, there is an excellent network of footpaths. Within the village there is a popular primary school, village hall, Church, as well as Lord Wandsworth College. The market towns of Odiham (3.5 miles), Farnham (7 miles) and Basingstoke (11.5 miles) offer a more extensive range of day-to-day shopping and recreational facilities.

Mainline stations are at Winchfield and Hook, both 5 miles away, offering services to London Waterloo (from 49 minutes). The M3 (J5, 5 miles) provides fast access to the motorway network and south coast. There is a further schools in Odiham and Alton, with private schools in Frensham Heights and Stratfield Turgis.

The pub caters for 40 covers and is popular with a number of clubs/associations as a meeting point, with customers benefitting from a large private off-road car park opposite.





The public entrance opens into the entrance lobby. The main bar and dining area both have brick open fireplaces. The garden room offers additional dining space overlooking the green opposite. To the rear are the public wc facilities.

The inner hallway behind the bar serves the private front door on the southern side and the commercial kitchen, which is of good size and is fitted with a range of units, with a door to the rear garden. There is a staff wc and a utility/kitchen store room, beer cellar/freezer room and doors to the garden. Off the bar area a door leads to the cellar, which houses the gas central heating boiler.

The first floor landing provides easy access to four bedrooms, all with en-suite facilities, and a spacious landlord's sitting room, with a shower room with wc.

The main building lies on the eastern side of the village road and has its own off-road parking and garaging. To the north side of the road is an extensive private car park with tarmac surface, suitable for approx. 30 cars. Adjacent is a large grassed area used for summer functions. The overall plot is just under an acre.

There are 2 garages, both having roller shutter doors. To the rear is a timber 5m x 5m summer house with felt roof. The garden to the rear is set within well defined boundaries and laid to grass.

SERVICES

We understand that mains water, gas and electricity are connected. Private Drainage.

BUSINESS RATES & COUNCIL TAX

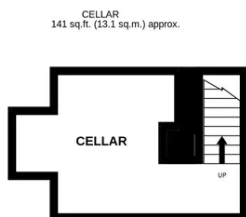
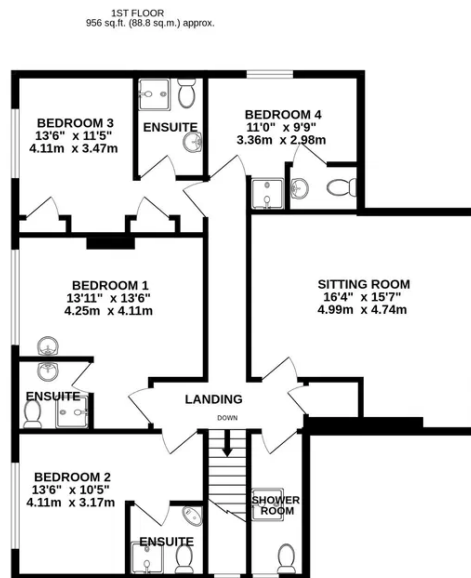
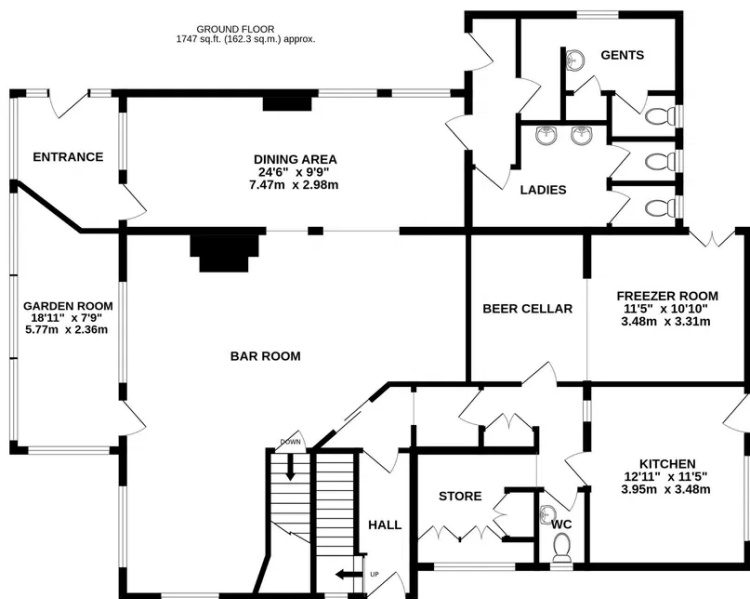
The property benefits from small business rate relief, so no business rates are currently payable.

The Council Tax for the landlord's accommodation is Band C

DIRECTIONS

From Alton: head north on the B3349 and follow this road for 6 miles, going through South Warnborough. After a further half mile, turn right signposted to Long Sutton. On reaching the village, continue ahead for a further half mile, where The Four Horseshoes will be found on the right hand side. What3words: ///joys.fired.cats

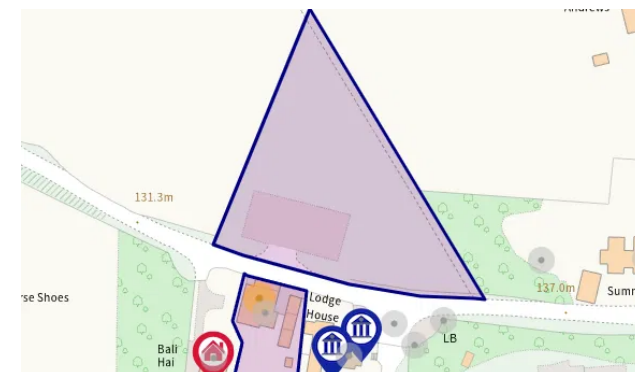
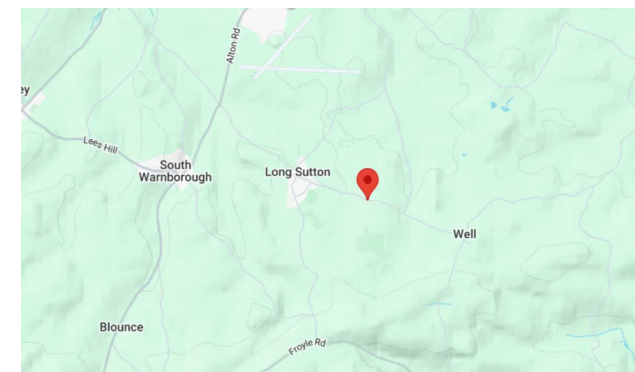




TOTAL FLOOR AREA : 2844 sq.ft. (264.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.