



The French Horn

SONNING-ON-THAMES, SOUTH OXFORDSHIRE, RG4 6TN

Freehold Guide Price: £12,000,000





EXECUTIVE SUMMARY

Situated on the beautiful banks of the River Thames, in the stunning village of Sonning in South Oxfordshire, The French Horn, has captivated admirers of riverside luxury for well over half a century. This historic gem, a former coaching inn turned iconic restaurant, has thrived under the care of the Emmanuel family since 1972. The property's 200-year legacy is steeped in tradition and culinary excellence.

Now ready for its next chapter, the 8.6-acre plot, which comprises multiple properties, is a highly versatile and rarely available opportunity that would suit an investor wanting to reimagine the site, offering significant upside and development potential.





INTRODUCTION

Nestled on one of the most picturesque points along the River Thames, The French Horn, stands as a historical gem with a remarkable 200-year legacy. Under the ownership of the Emmanuel family since 1972, this former coaching inn has evolved into an iconic restaurant with rooms, celebrated for its enduring quality, unmatched location, and unrivalled reputation.



INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

After half a century, The French Horn, is now available for a new proprietor, offering a unique opportunity to acquire a piece of riverside luxury in a stunning South Oxfordshire village, near several major towns and beautiful villages and only 40 miles from London.



LARGE PLOT WITH POTENTIAL

Spanning a substantial plot of 8.6 acres, this property affords considerable flexibility and potential for a visionary owner to reinvent and reposition it as a unique hospitality offering, poised to captivate a broad market.



INCOME SOURCES

The property currently boasts income sources from its esteemed restaurant and letting rooms, but the untapped potential for increased turnover is significant once the business undergoes refurbishment and repositioning. Additionally, its underutilised riverfront mooring is an asset waiting to be maximised.



DEVELOPMENT POSSIBILITIES

The expansive site includes adjacent houses, charming cottages, and staff accommodation that could be redeveloped into additional letting facilities. The large grounds hold the potential for further leisure activities, including riverside lodges, enhancing its appeal as an idyllic escape.



THEATRE AND ENTERTAINMENT

Situated in close proximity to a renowned theatre, the property benefits from being part of a vibrant local cultural and entertainment hub.



MATERIAL AND DELIVERABLE UPSIDE OPPORTUNITIES



REDEVELOPMENT POTENTIAL

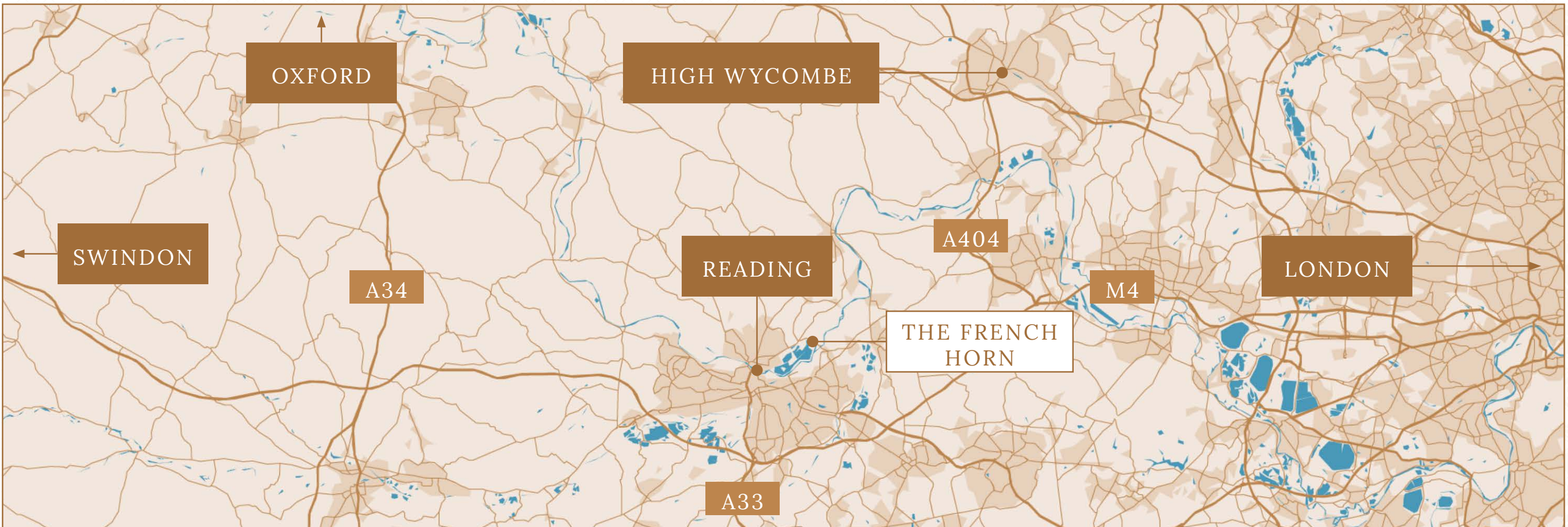
The property presents various redevelopment prospects, including the rejuvenation of adjacent houses, the repurposing of charming cottages, and the development of staff accommodation for additional letting space.



RIVERFRONT UTILISATION

The expansive river frontage offers the potential for creating luxury hospitality spaces in a breathtaking setting, as well as opportunities for fishing, mooring and more.





LOCATION

Nestled on one of the most picturesque points along the River Thames, The French Horn, enjoys a strategic location with exceptional accessibility. This iconic property is conveniently situated in close proximity to several large towns and affluent villages, creating a broad catchment area that naturally draws a diverse and discerning clientele. Just a mere 40 miles from London, it's well within reach of the capital's population and serves as a favoured retreat for those seeking a riverside escape.

Access to The French Horn is simple, thanks to its convenient proximity to the M4, one of the major arterial roads connecting London and the South West. This accessibility extends to Reading station, further enhancing the property's connectivity to the wider region.



PROPERTY DESCRIPTION

With an architectural style dating back two centuries, The French Horn, exudes timeless charm and grace. The property boasts a 100 cover restaurant with panoramic views of the river, complemented by 14 elegantly appointed rooms above. Nearby, eight charming cottages offer comfortable rooms with their own river frontage, making them ideal for inclusion in the destination hotel offering or reimagined for a different purpose.



AN OVERVIEW OF THE ADDITIONAL PROPERTIES INCLUDED WITHIN THE PROPERTY DEMISE ARE AS FOLLOWS:

River and Bridge House

Currently configured as a single dwelling, featuring four bedrooms and five reception rooms, offering the potential, subject to planning, for conversion into two separate properties.

Orchard Lodge

This property is currently divided into four separate flats, including one 2-bedroom unit, two 1-bedroom units and one studio unit. An additional outbuilding serves as a supplementary kitchen and bathroom facility for staff quarters.

Furleigh Cottages

Adjacent to the main hotel, these cottages play a crucial role as additional accommodation for the hotel. Comprising of eight cottages they come with a charming walled garden and direct river frontage, enhancing their appeal as a secluded private retreat.

Staff Accommodation

The property encompasses 17 staff accommodation chalets, housed within single-storey buildings.

Porter Cottage

A three-storey property currently unutilised, presenting the potential for incorporation into the hotel, subject to planning approvals.

Two-Storey Coach House

This structure comprises five rooms, offering diverse potential use options.

Timber Stable Block

Featuring a triple garage, this facility adds practicality to the property's infrastructure.

The French Horn, Sonning-on-Thames, South Oxfordshire RG4 6TN



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Plotted Scale - 1:2,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract





THE RESTAURANT

The French Horn restaurant can accommodate 100 guests within a riverside dining room adorned with breath-taking river views, as well as an adjacent private dining space. Tradition reigns in this English institution, where ducks roast in front of an open fire. The restaurant is a versatile space that could accommodate a range of styles and uses, all while benefiting from the stunning river frontage.

Historical trading information can be made available to interested parties.







EXTERNAL DETAILS

The restaurant extends seamlessly onto a covered terrace, providing an inviting alfresco dining experience for approximately 80 guests. This picturesque terrace offers a captivating vantage point, overlooking the manicured lawns that gracefully meet the river. The surrounding gardens that envelop the restaurant are a true spectacle and have been a consistent draw for patrons for decades.

Beyond the immediate restaurant vicinity, the property encompasses an expansive 5.6 acres of adjoining paddocks, offering a range of possibilities for an investor. This may include secluded lodges (STP) or an array of leisure activities; this large outdoor expanse is a treasure trove of potential.

One of the property's crowning glories is its extensive 460 meters of river frontage, a prized asset that opens avenues for a variety of uses. The owners have exclusively exercised the right to moor and fish along the entire stretch of the river banks they own. This idyllic stretch of riverfront offers unique opportunities to a new operator.

For the convenience of patrons, the property currently provides parking with 30 spaces in the car park opposite the restaurant. There is potential for expansion by exploring the acquisition of nearby scrub land or the utilisation of additional space behind the adjacent houses.







ACCOMMODATION

In addition to the restaurant, The French Horn, offers accommodation in 14 charming rooms located above the dining facilities. Each room is well-proportioned, offering bundles of natural light, en-suites, and stunning views.

Furleigh cottages provide additional rooms nearby that are set slightly further back and with their own river frontage, offering a tranquil setting for guests.

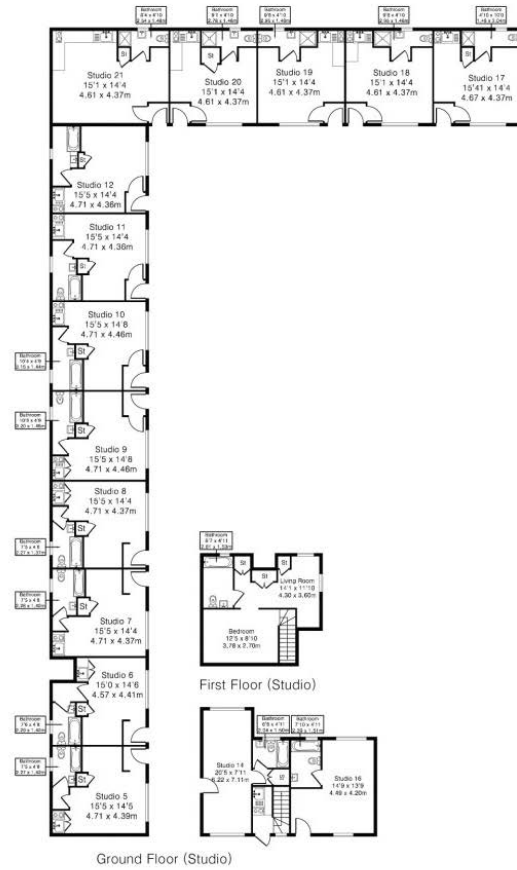




FLOOR PLANS

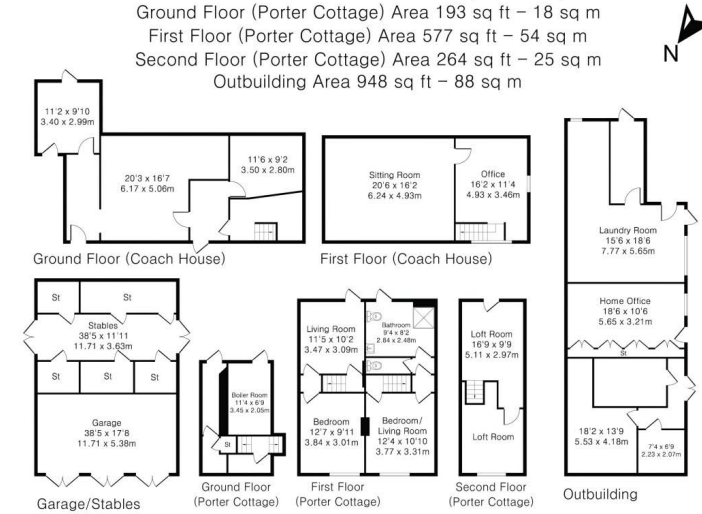
STAFF COTTAGES

Approximate Gross Internal Area 3700 sq ft – 344 sq m
 Ground Floor (Studio) Area 3393 sq ft – 315 sq m
 First Floor (Studio) Area 307 sq ft – 29 sq m



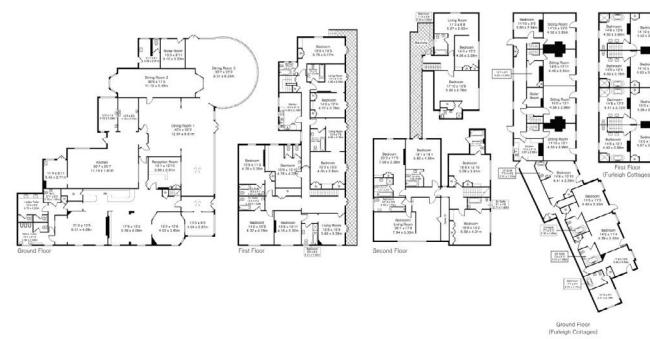
PORTER COTTAGE, COACH HOUSE & TIMBER STABLE BLOCK

Approximate Gross Internal Area 3886 sq ft – 362 sq m
 Garage/Stables Area 668 sq ft – 62 sq m
 Ground Floor (Coach House) Area 717 sq ft – 67 sq m
 First Floor (Coach House) Area 519 sq ft – 48 sq m
 Ground Floor (Porter Cottage) Area 193 sq ft – 18 sq m
 First Floor (Porter Cottage) Area 577 sq ft – 54 sq m
 Second Floor (Porter Cottage) Area 264 sq ft – 25 sq m
 Outbuilding Area 948 sq ft – 88 sq m



RESTAURANT & HOTEL ACCOMMODATION

Approximate Gross Internal Area 14681 sq ft – 1364 sq m
 Ground Floor Area 5002 sq ft – 465 sq m
 First Floor Area 2760 sq ft – 256 sq m
 Second Floor Area 2597 sq ft – 241 sq m
 Ground Floor (Fairleigh Cottages) Area 2783 sq ft – 259 sq m
 First Floor (Fairleigh Cottages) Area 1539 sq ft – 143 sq m



RIVER HOUSE & ORCHARD LODGE

Approximate Gross Internal Area 5799 sq ft – 539 sq m
 River House Area 3402 sq ft – 316 sq m
 Ground Floor (Orchard Lodge) Area 1382 sq ft – 128 sq m
 First Floor (Orchard Lodge) Area 794 sq ft – 74 sq m
 Outbuilding (Orchard Lodge) Area 221 sq ft – 21 sq m





PLANNING AND 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.





PRICE AND OFFER PROCESS



FREEHOLD GUIDE PRICE OF £12M

The preferred route of sale is a full disposal of the shares of 'French Horn Hotel Limited'.

The Vendors will consider all offers received in writing by midday on the 31st of January 2024 addressed to: Mr S Woodford, Haslams, 159 Friar Street, Reading, RG1 1HE, steve.woodford@haslams.net.

Prospective purchasers are advised to make their own enquiries as to the condition of the property, prior to submitting their offer.

Purchasers are required to provide proof of funding.

The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.



VIEWING PROCESS

Viewings

Asset tours will be carried out on a Monday or Tuesday (certain Tuesdays in December may not be available due to varied Christmas opening hours) – a tour is expected to take around 90 minutes to visit all areas.

Data Room

A data room of due diligence information will be made available to seriously interested parties.



CONTACT DETAILS

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CONDITIONS OF CHRISTIE & CO

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CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

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