



The Royal Oak Christchurch Road, Downton, Lymington SO41 0LA  
£625,000 Freehold









Currently a charming, characterful vacant pub/restaurant set within over 1.5 acres of grounds. The property currently boasts over 4700 sq.ft of accommodation and could possibly extended or converted (STPP).

- CURRENTLY ARRANGED AS A PUB/RESTAURANT
- POSSIBILITY TO CONVERT INTO A DWELLING (STPP)
- FOUR BEDROOMS
- SET WITHIN 1.55 OF AN ACRE
- SHORT DISTANCE FROM NEW MILTON
- CLOSE TO THE BEACH

### Lymington

Downton is a village in Hampshire, England, located near the south coast. It is approximately 4 miles west of Lymington and 17 miles east of Bournemouth. The Royal Oak is situated on Christchurch Road (A337), a main route through Downton, providing access to Lymington and Christchurch. The property is located next to a car garage, with the surrounding area comprising residential properties and countryside. The nearest public houses include Tides Bar & Grill, located 0.5 miles into Downton, and The Smugglers Inn, approximately 2.4 miles away in Milford-on-Sea.

### Property Comprises

The Royal Oak comprises a two-storey public house fronting Christchurch Road with a site measuring approximately 1.554 acres (0.628 ha). The property is of traditional brick construction with a pitched slate roof and wooden-framed sash fenestration. The ground floor comprises a single-bar operation with a snug area and an extended open plan dining room with central fireplace, providing space for approximately 80 covers. A fully fitted trade kitchen supports food service. The first floor includes private accommodation with three bedrooms, a lounge, kitchen, bathroom, and office space. Externally, the property features a rear car park with approximately 30 spaces (plus grassland for a further 30 if required), a courtyard garden terrace, and additional outdoor seating areas.

The public house has an approximate GIA of 437 square metres (4,704 sq. ft). The site could be potential be converted in a residential use (STPP) but prospective purchasers should conduct their own research before registering their interests.



