



Tadley Place & Barn
Tadley | Hampshire | RG26 5LA

TADLEY PLACE & BARN



Hidden down a tranquil country lane on the pastoral rural fringes of Tadley, Tadley Place stands as an extraordinary chronicle of English architectural history. Originally dating to the 15th century, the estate was the historic seat of the prominent Ludlow family until the late 17th century. Its walls whisper stories of national significance; Sir Edmund Ludlow, knighted by Queen Elizabeth I, later sat as one of the commissioned judges who signed the death warrant of King Charles I in 1649.



KEY FEATURES

Approached via a sweeping gravel driveway, the main house showcases an arresting architectural juxtaposition, marrying an atmospheric medieval timber framework with a grand, formal Georgian wing. The welcoming central entrance hall splits the eras beautifully. To one side lies the oldest architectural core, comprising a magnificent drawing room and a separate formal office, both framed by beautiful leaded windows overlooking the lawns. To the other side, the home transitions into the soaring ceilings, tall casement windows, and symmetrical refinement of the Georgian era, creating a highly impressive space for large-scale entertaining.

Everyday Luxury & Upper Floors

The heart of everyday life is the breathtaking 29ft kitchen and dining room. The current owners cleverly combined four restrictive historical rooms into one vast, light-filled culinary centre. It features an expansive array of premium modern cabinetry and oak workspace, feeding effortlessly into a comfortable family snug, a large independent utility room, and a dedicated country boot room.

An ornate staircase leads to the upper storeys, where the accommodation remains large and beautifully detailed. The principal bedroom suite, with 15th century pargetting and a pretty arts and crafts fireplace is served by a luxury walk-in wardrobe and a contemporary stone shower room. The primary guest bedroom is a triumph of historic preservation anchored by an exceptional monumental fireplace. A contemporary winding spiral staircase climbs to the second floor, revealing a spectacular open bedroom centred around a freestanding bathtub. A secondary staircase splits provides private access to two highly individual double bedrooms - one boasting original exposed beams.









SELLER INSIGHT

“ We had lived nearby for a decade, yet we had never laid eyes on Tadley Place until we stumbled upon it during a heavy snowfall. The roads were untouched, and as we navigated what we thought was a private drive, this magnificent house and historic barn suddenly emerged. Bathed in snow, it felt like discovering a secret sleeping beauty.

When the property came to the market in 2014, following the passing of its 102-year-old owner, we simply had to have it. It was in need of serious attention, but the house and gardens were just waiting to be brought back to life. We embarked on a painstaking restoration, working slowly alongside a specialist heritage builder. Our vision was to reconfigure the home for 21st-century living while strictly honouring its soul. We mastered lath and lime plastering, completely modernised the plumbing and wiring, and harmonised the different eras of the house.

For the Tudor wing, we commissioned bespoke William Morris wallpaper, inspired by a visit to Kelmscott Manor, while the Georgian wing was kept light and elegant, allowing the magnificent cornices, windows, and grand proportions to speak for themselves.

The kitchen was a true labour of love. We transformed four disconnected rooms into an incredible open-plan kitchen, dining room, and snug. When we discovered the original oak beams had degraded, our forester felled our own oak trees to craft the spectacular new vaulted ceiling. We paired this with a bespoke, handmade kitchen, intentionally kept low-level to respect the authenticity and volume of the space.

Tadley Place is an absolute joy to live in. Each room has its own distinct personality, and as the sun wraps around the house throughout the day, there is always a perfect spot to pause. Waking up in the Elizabethan bedroom, complete with its massive 16th-century fireplace and double stone-mullioned windows, is a daily privilege.

The house comes into its own during the festive season. With a towering eight-foot tree in the drawing room, roaring log fires, roasting chestnuts, and homemade gin infused from our garden's ancient mulberry tree, it is a magical Christmas home. In the summer, entertaining shifts outdoors. We have two beautiful terraces: one off the snug for evening drinks, and another beside the kitchen featuring an outdoor preparation area and wood-fired oven for larger gatherings.

In 2018, we turned our attention outdoors. Originally laid out by a team from Kew in 1963, the garden had a wonderful structure but required renewal. We laid fossilised sandstone terraces, stripped back the borders, and planted thousands of plants and bulbs for year-round colour. By 2020, our efforts were rewarded when the garden was invited into the National Garden Scheme. Framed by century-old, clipped yew hedges, a walled garden, and a ha-ha looking out over the fields, it is spectacular. We have recently simplified the planting to ensure it is now largely self-managing.

The 17th-century barn is a remarkable asset in pristine original condition. We have rethatched it, undertaken frame repairs, and secured planning permission to convert its magnificent 2,500 sq ft footprint into 3500 sq ft of independent accommodation. Alongside the courtyard stabling and old cart barn, its potential is vast - whether as an inspiring live/workspace, or a lucrative venue for weddings and events.

Despite the absolute tranquillity and absence of light pollution, it is a highly connected home. Superfast broadband makes working from the study effortless, while Basingstoke station puts London Waterloo just 45 minutes away. We travelled extensively for business, and having Heathrow and Gatwick so accessible was invaluable. With excellent local amenities and prestigious schools like Elstree, Cheam, and Bradfield nearby, it has been a brilliant family base.

Now that our children have grown, we are rattling around a little. It is time for a new adventure and a slight downsize. We have poured our hearts into Tadley Place, and it is now ready for a new custodian to write its next chapter and enjoy everything this wonderful home has to offer.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











KEY FEATURES

The Great Barn & Contemporary Architectural Pods

Positioned discreetly within the grounds is the spectacular Grade II Listed Barn, a monumental timber-framed building completely re-thatched to very high standards. In a masterclass of structural engineering and contemporary design, the building has undergone a comprehensive, top-tier renovation to prepare it for a luxury lifestyle role. The entire interior shell is being completely insulated, plastered, and painted, to create a single, jaw-dropping open-plan volume that celebrates the historic, soaring oak tie-beams that likely came from decommissioned ships.

The conversion has been undertaken using the principles of passive house design, and the finished building will be highly insulated, airtight, and benefit from mechanical heating and ventilation estimated to require just 2.8 kw to heat in winter and 2.2 KW to cool in summer.

To honour the building's strict listed status, the interior plans will utilise a highly innovative, ultra-modern architectural technique. Two entirely self-contained, freestanding living "pods" can be positioned at opposite ends of the vast floor plan. Because they do not attach to the historic timber frame or walls in any way, they comply perfectly with preservation orders while injecting a sharp, high-end contemporary aesthetic.

Each independent pod would function as a luxury residential wing, housing two double bedrooms, two high-specification bathrooms, and provide an inviting mezzanine snug open to the rafters. This design leaves the massive central vault of the barn completely open as a dramatic, double-height entertaining kitchen, lounge and gallery. This spectacular architectural asset will be sold as seen and there are master craftsmen currently in situ and willing to continue to completion. The barn could offer the ultimate setup for an independent guest house, multi-generational living, event space, or an elite home wellness and business headquarters.

The Grounds & Covenant Security

Tadley Place is cocooned within approximately 3.5 acres of beautifully curated, highly private grounds, originally planned and planted by Kew Gardens. The immediate formal gardens surround the manor house with pristine expanses of level lawn, ancient brick walling, and manicured terraces configured for al-fresco dining. There was once a grass tennis court that could be resurrected. Directly across the quiet lane to the front sits a small, charming parcel of mature private woodland, providing a beautiful natural buffer and a sustainable wood store for the home's open fires.

The defining feature of the rear gardens is their relationship with the landscape. The grounds look out directly over miles of rolling, uninterrupted Hampshire countryside. Crucially for premium buyers, the fields immediately to the rear carry a strict, permanent no-building covenant. This guarantees that the majestic, pastoral views and absolute rural privacy will remain entirely uncompromised for generations to come.

Connections Without Compromise

By Rail: Basingstoke Station (approx. 6.5 miles) offers an exceptional commuter pipeline, delivering direct trains to London Waterloo in as little as 42 minutes. Nearby Reading Station (approx. 11 miles) connects to the national rail network and the high-speed Elizabeth Line.

By Road: Strategic positioning allows swift access to both the M4 (Junction 11/12) to the north and the M3 (Junction 6) to the south, linking drivers directly to the M25, London, and Heathrow Airport.

By Air: The private aviation hub of Farnborough Airport is within a 30-minute drive for global executive travel, while London Heathrow is reachable in approximately 45 minutes.

An Elite Educational Catchment

Cheam School (approx. 7 miles): One of the UK's most prestigious co-educational preparatory schools (ages 3–13), offering an elite academic and boarding foundation.

Daneshill School (approx. 11 miles): A highly regarded independent prep school renowned for transitioning pupils seamlessly into the country's top senior public schools.

Elstree School (approx. 8 miles): Located nearby in Woolhampton, a leading independent day and boarding prep school set in stunning parkland.

State Providers: The Priory Primary School is the highly favoured local village state option, complemented by Tadley Community Primary School, which both hold exceptional reputations within the local community.









BARN | CGI / AI-GENERATED IMAGE | FOR ILLUSTRATIVE PURPOSES ONLY

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MAIN HOUSE EXTENSION | CGI / AI-GENERATED IMAGE | FOR ILLUSTRATIVE PURPOSES ONLY

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Enhancing the estate's footprint, Tadley Place benefits from approved planning permission for a substantial ~120m² / 1290ft² single-storey leisure wing. Seamlessly connected to the main house via a light-filled glass corridor extending from the boot room at the rear of the kitchen, this architectural addition creates a fluid transition between the core living quarters and a new contemporary lifestyle suite.

Designed as an expansive wellness and entertaining sanctuary, the approved plans incorporate a soaring orangery - offering a large extra living space - alongside a luxury indoor endless swimming pool and a dedicated home gym.

Conceived to echo the architectural dignity of the estate, the scheme features classic red-brick elevations beneath a pitched slate roof, crowned by a distinctive clock-tower cupola. Floor-to-ceiling, black-framed multi-pane doors open directly onto a private courtyard garden, the rear windows open fully onto a terrace making the swimming pool part of the garden in summer. This fully consented extension presents an incoming owner with an immediate, turnkey pathway to further elevate the property's footprint and lifestyle credentials.



Services, Utilities & Property Information

Local Authority: Basingstoke and Deane

Tenure: Freehold | EPC: F | Council Tax Band: E

Construction Type: Brick / Tiles (House), & Barn - Timber - oak frame with featherboard fascia

Approved planning for substantial enlargement to the main house

A beautifully re-thatched, barn with approved planning permission

Utilities:

House: Mains water: Southern Wate. Sewerage: House: Septic tank on site, contact the agent for further information.

Barn: No independent services in place, contact the agent for further information. Heating: Oil.

Electricity: Supply Mains Supplied by Southern Electric

Broadband: FTTP Ultrafast Broadband connection available, we advise you to check with your provider.

Mobile Coverage: 5G available in the area, we advise you to check with your provider.

Garage Parking: Triple Garage

Off Road Parking Spaces: 8 plus vehicles

Total Internal Floor Area: 6918 sq ft

Important Information: Main House + Barn

The property is served by a private septic tank located within the courtyard. The House and Barn are being offered as separate lots and may also be purchased together. The titles are intended to be split accordingly.

The House and Barn currently share the septic tank and associated maintenance arrangements. The vendors advise that the existing facility has sufficient capacity for both properties. If the properties are sold separately, the shared drainage and maintenance arrangements will need to be documented as part of the sale. Alternative arrangements to separate the drainage facilities may be possible, subject to the necessary works and legal arrangements.

The Barn is an oak-framed building with a traditional thatched roof, and the conversion works are currently part-completed. Purchasers should satisfy themselves regarding the relevant planning permissions, Listed Building Consents, Building Regulations approvals, completion documentation and any other consents relating to alterations and works undertaken.

The title also contains historic rights, easements and covenants relating to land formerly forming part of Tadley Place. The vendors advise that Tadley Place retains a right of entry once a year onto the former Cedar Cottage land for the maintenance of the yew hedge.

A new water supply for the Barn is reportedly ready for connection.

Purchasers should satisfy themselves as to the precise rights, obligations, service arrangements and title position through their own legal investigations and the conveyancing documentation. Contact the agent for further information.

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Directions:

SatNav <https://what3words.com/>: Postcode: RG26 5LA - what3words: [winks.polo.riverbed](https://www.what3words.com/#!/en/what3words-uk/winks-polo-riverbed)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Basingstoke and Hook Tel: +44 (0)1256 83 3050

Website

For more information visit Fine & Country Basingstoke and Hook: <https://www.fineandcountry.co.uk/basingstoke-and-hook-estate-agents>

Opening Hours:

Monday to Friday

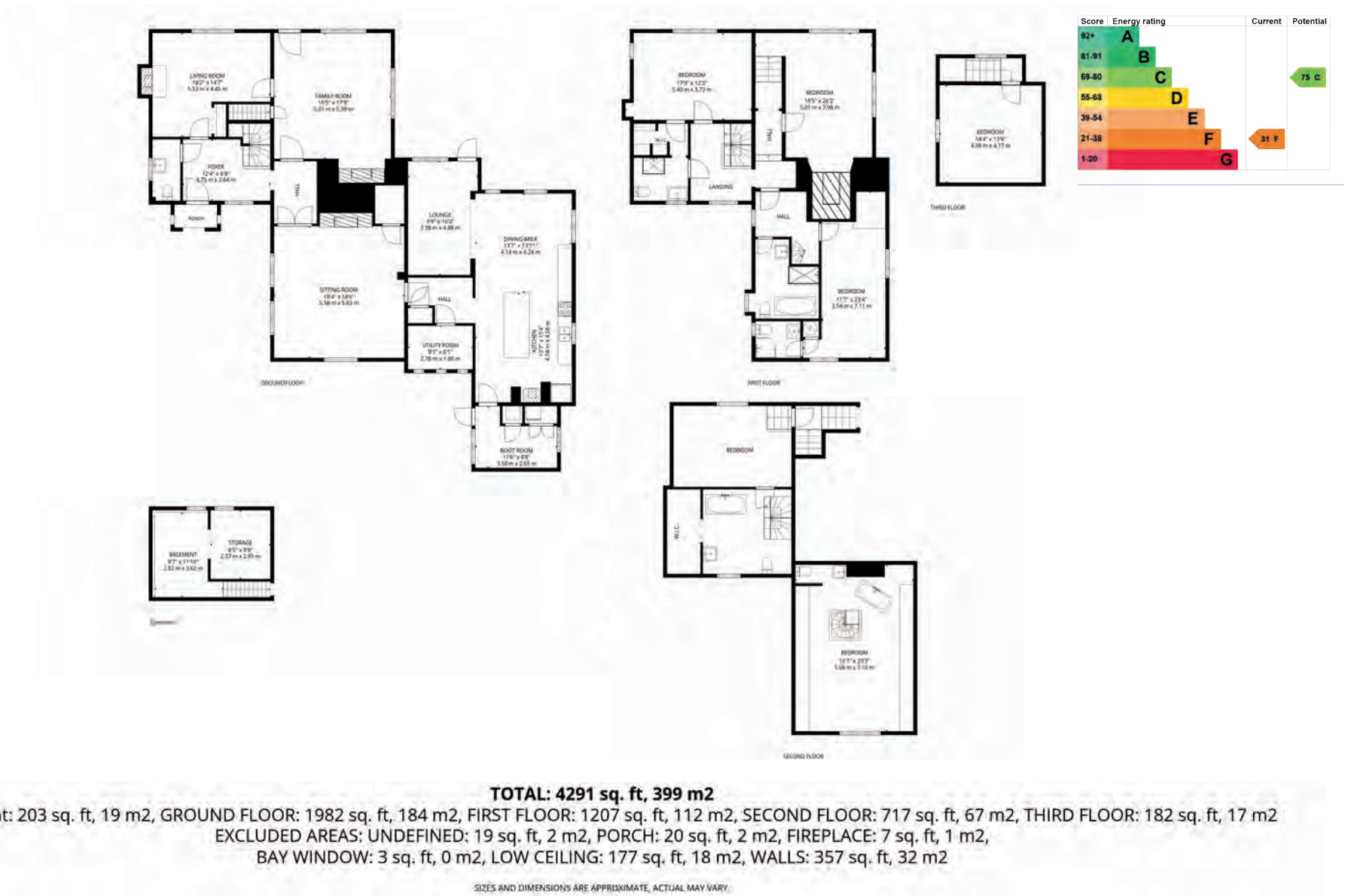
Saturday

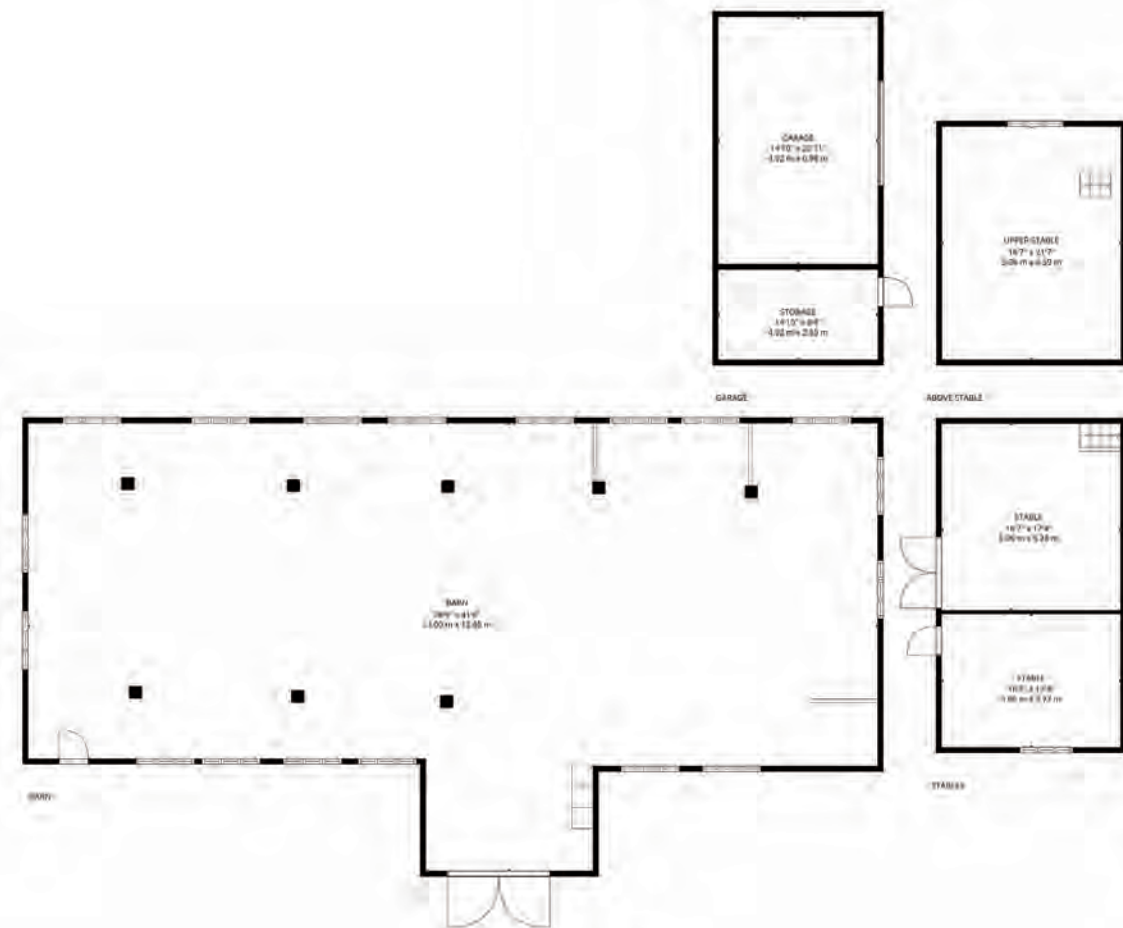
Sunday

9.00 am–5.30 pm

9.00 am–4.30 pm

By appointment only





TOTAL: 2627 sq. ft, 244 m2

BARN: 2627 sq. ft, 244 m2, GARAGE: 339 sq. ft, 32 m2, STABLES: 492 sq. ft, 46 m2, ABOVE STABLE: 359 sq. ft, 33 m2, EXCLUDED AREAS: STORAGE: 124 sq. ft, 12 m2, GARAGE: 339 sq. ft, 32 m2, STABLE: 492 sq. ft, 46 m2, UPPER STABLE: 359 sq. ft, 33 m2, WALLS: 269 sq. ft, 24 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 14.10.2026

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



LUKE REIDY

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A premium property is not just an asset, but a lifestyle. With a background as a property investor and renovator, I bring a client-side perspective to the buying and selling process.

As a dedicated property consultant within NE Hampshire and the Surrey borders, I specialise exclusively in the sale of luxury residential properties, helping clients navigate the nuances of the premium market with discretion and strategic insight. I believe that marketing a home requires detailed storytelling; it is about highlighting character, history and future potential. My goal is to serve as a trusted advisor, offering honest, on-the-ground guidance.



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With a career spanning 25 years in marketing and property, I have a genuine passion for all things property-related and specialise in listed buildings. I take pride in providing a dedicated, professional and friendly service, building trusted one-to-one relationships with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond, I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress-free as possible.

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