



Larch House
Wildmoor | Sherfield-on-Loddon | RG27 0HE

 FINE & COUNTRY

LARCH HOUSE



A striking architectural masterpiece of contemporary eco-luxury, spanning 3,487 sq ft of light-filled indulgence in the exclusive hamlet of Wildmoor.



KEY FEATURES

The Setting & Approach

There are places in Hampshire that the modern world has simply failed to find, and Wildmoor is one of them. This small, deeply private hamlet sits within the ancient parish of Sherfield-on-Loddon, enclosed by the kind of unhurried North Hampshire countryside - water meadows, broad hedgerows, and mature woodland - that feels genuinely untouched by time. The handful of substantial homes here share the landscape almost entirely amongst themselves; there are no through roads, no footfall, and no noise beyond birdsong and the gentle rhythm of the seasons.

Turning from Wildmoor Lane, the exceptional character of what lies ahead is immediately suggested. The private road - well-maintained and unhurried - passes a small number of substantial neighbouring properties before arriving at the secure entrance of Larch House itself. Set behind a handsome wooden gate, the property opens onto a sweeping gravel driveway providing ample parking, complete with an EV charging point and a timber carport with a hip-tiled roof.

Architectural Narrative & Design

Conceived by the highly acclaimed architects at Ascot Design, Larch House stands as a striking testament to visionary modern design. The exterior makes a bold architectural statement, cloaked in the dramatic, rich textures of charred larch - meticulously treated using the ancient Japanese Shou Sugi Ban technique. This organic, highly durable facade allows the property to blend seamlessly into its historic rural ecosystem, establishing an immediate sense of permanence and prestige.

Spanning 3,487 sq ft of light-filled indulgence, the property is defined by clean architectural lines and vast expanses of glazing. Every square inch has been thoughtfully curated, with the owner taking great care to think through every detail. World-class fixtures and finishes have been selected throughout, ensuring that absolute energy independence coexists beautifully with timeless luxury.









Fluid Spaces & Social Grandeur

Cross the threshold into a breathtaking, open-plan reception hall that instantly sets a tone of grand scale and sophisticated calm. A direct visual line of sight draws the eye straight from the front entrance to the rear gardens via full-width bi-fold doors, creating an effortless transition between the interior sanctuaries and the sweeping landscape beyond. Underfoot, exquisite, oversized porcelain tiles run cohesively throughout the entire ground floor, warmed by an ambient, zone-controlled underfloor heating system.

At the heart of the home lies the show-stopping kitchen and breakfast suite - a culinary masterpiece created by the royal warrant-holding artisans at Stoneham Kitchens. This uplifting, dual-aspect space features bespoke cabinetry anchored by a magnificent central entertaining island, a seamless suite of integrated premium Miele appliances, and a Lusso instant boiling water tap. Whether hosting vibrant summer soirées with the bi-folds flung open to the terrace or enjoying quiet family mornings, this room is the ultimate social hub. A beautifully appointed utility room sits adjacent, acting as a discreet secondary prep and storage zone with direct outdoor access.

For quieter moments, the elegant formal sitting room offers a sophisticated retreat. Entered via double doors, it boasts a bespoke, integrated media wall and a feature picture framing views across the manicured frontage. Positioned across the hall is a highly versatile room - perfectly suited as an executive home office, private library, or wellness gym - complete with its own luxury en-suite shower room. A stylish guest cloakroom completes the ground floor layout.

Sanctuary in the Skies

Ascending the staircase, the first floor has been masterfully engineered to celebrate the home's elevated vantage point and dramatic natural light.

The Principal Suite: A true sanctuary of wellness and luxury. This spectacular, vaulted bedroom features a dramatic, full-height Crittall-style window that frames uninterrupted, panoramic views across the sweeping fields. A standalone luxury stone bathtub invites you to soak away the day while watching the sunset. The suite is completed by a boutique dressing room with bespoke walk-in storage and an opulent en-suite shower room boasting twin Lusso vanity units, Lusso premium brassware, and a cutting-edge Japanese-style intelligent toilet.

Guest Suites: Two further exceptionally spacious double bedrooms occupy this floor. Each benefits from dramatic vaulted ceilings, custom built-in wardrobes, and striking full-height glazing that floods the rooms with natural light, ensuring guests and family members enjoy five-star luxury and long-distance views.





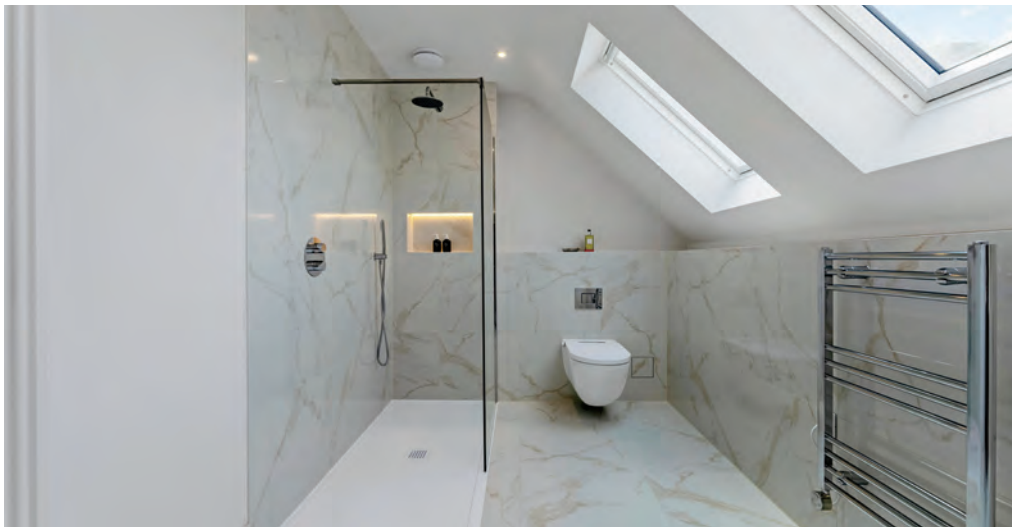
















KEY FEATURES

Grounds & Eco-Innovation

The outdoor spaces have been designed to maximise the property's idyllic rural backdrop. The rear garden features a generous stone sun terrace spanning the entire width of the house - an ideal setting for al-fresco dining, morning coffees, or evening relaxation. Beyond the terrace, the manicured lawn extends towards open fields, providing uninterrupted rural views and a profound sense of privacy. The plot is beautifully enclosed by natural timber fencing and thoughtfully positioned structural planting, maintaining a perfect balance of seclusion and an open outlook.

A Future-Proofed Smart Home

Larch House is as intelligent as it is beautiful. Built with a meticulous focus on sustainability and energy independence, the property features a range of advanced, eco-conscious technologies:

- An advanced Air Source Heat Pump (ASHP) pairing with top floor air conditioning for year-round climate perfection.
- High-output solar PV panels backed by a localised battery storage system.
- Category 6 (Cat 6) high-speed data cabling woven throughout to support seamless smart-home integration and remote working.
- Full peace of mind provided by a comprehensive 10-year Buildzone structural warranty.

Location & Elite Connectivity

What makes Wildmoor quietly exceptional is that this sense of complete rural seclusion comes without any sacrifice to convenience. The vibrant village of Sherfield-on-Loddon (just 1.9 miles away) centres around a traditional village green and offers an array of local amenities, including a wonderful general store with an artisan butcher's counter, a post office, a cosy coffee shop, and three highly regarded country pubs. For the active, the village boasts its own cricket club, tennis courts, and the pristine fairways of the Sherfield Oaks and Tylney Park Golf Courses.

The immediate surroundings are defined by the gentle meander of the pristine River Loddon, while a network of beautiful country footpaths stretches for miles from your front door, inviting you to explore an untouched Hampshire landscape.

Despite the profound privacy of its setting, Larch House is remarkably well connected:

- By Rail: Two mainline stations serve the property with direct, high-speed services to London Waterloo via South Western Railway:
- Basingstoke Station (approx. 5 miles): Reaching London Waterloo in approximately 42 minutes, with up to six departures per hour at peak times.
- Hook Station (approx. 3 miles): Reaching London Waterloo in approximately 54 minutes.
- The Elizabeth Line: For unparalleled access to the capital, nearby Reading Station (approx. 14.5 miles) provides direct access to the revolutionary Elizabeth Line, offering seamless, high-frequency, luxury commuter transits straight through the West End, the City, and Canary Wharf without a single train change.
- By Road: Junction 6 of the M3 and Junction 11 of the M4 are within approximately ten and 20 minutes, placing the wider motorway network firmly within reach.

- By Air: The property enjoys discreet access to an exceptional choice of international and private aviation, including Farnborough Airport (approx. 12 miles)—one of the UK's premier private and business aviation facilities—and London Heathrow (approx. 31 miles), reachable in 35–40 minutes.

A Quintet of Hampshire's Finest

On your doorstep lie four of the county's most charming and prestigious villages, each offering a rich and distinct blend of heritage, boutique lifestyle, and character:

- Hartley Wintney (approx. 5 miles): Consistently rated among the most desirable places to live in Hampshire, featuring an independent high street of boutique shops, artisan cafés, and restaurants.
- Chineham (approx. 4 miles): A highly sought-after, leafy residential haven that bridges idyllic village life with modern luxury. It offers superb practical convenience with its premium shopping district including a Marks & Spencer Simply Food, making it a major draw for families and professionals alike.
- Rotherwick (approx. 3 miles): Home to the splendidly lavish Tylney Hall, one of Hampshire's grandest country house hotels, alongside an Arts and Crafts village hall.
- Odiham (approx. 7 miles): A handsome, historic high street with canal-side walks, and the Four Seasons Hotel Hampshire nearby for world-class spa facilities and dining.
- Greywell (approx. 5 miles): A past winner of Best Kept Village in Hampshire, picture-perfect and home to a popular country pub on the banks of the Basingstoke Canal.

World-Class Education:

Larch House sits within an exceptionally well-served catchment for both independent and elite state education.

Most remarkable of all is the proximity of Sherfield School - a co-educational independent day and boarding school for children aged three months to eighteen years, set within 76 acres of glorious countryside. Located virtually on the doorstep at Sherfield-on-Loddon, it makes the daily school run a matter of mere minutes.

The area's junior provision is truly elite. Nestled just a short drive away on the edge of the historic Duke of Wellington's Stratfield Saye estate, Wellesley Prep School offers a world-class education combining academic excellence with an idyllic, heritage-rich setting. Alongside other highly regarded nearby independent preps like St Neot's School in Eversley, local junior schools consistently rank in the top 4% of schools in the country.

At the primary state level, families benefit from an exceptional selection of highly regarded village schools that combine academic ambition with a warm community ethos. Highly sought-after choices include Bramley Church of England Primary School. These schools are celebrated for their nurturing environments, strong links to the community, and excellent foundational education.

For state senior education, Robert May's School in Odiham benefits from excellent Ofsted results and remains a major draw for families choosing the area. Further afield, the property is within comfortable reach of some of England's most celebrated public schools, including Wellington College in Crowthorne and St Nicholas' School in Fleet.







Services, Utilities & Property Information

Local Authority: Basingstoke and Deane Borough Council

Tenure: Freehold | EPC: B | Council Tax TBC + 10-year Buildzone structural warranty.

Construction Type – Brick plinth, Block Work with Cladded Charred Larch - Shou Sugi Ban Clay tiled roof.

Utilities: Water Supply South East Water

Sewerage: Private drainage with a septic shared with five properties and managed by the estate management company as part of the annual service charge. Please contact the agent for further information.

Heating: Air source heat pump

Electricity: Supply Eon plus Solar - EV Charging Point utilising solar with battery storage

Mobile Phone Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: ADSL or ADSL2+ connection available in your area - we advise you to check with your provider.

Garage Parking Spaces: One open garage

Off Road Parking Spaces: Two

Larch House will be subject to a service charge payment in respect of the communal sewage treatment plant and the maintenance of shared access ways benefitting Galloway Barn (completed in 2020), Larch House and Kingfishers. The figure will be in the region of £900 per annum. Further information is available from the agent.

The property is being sold under two separate underlying titles and forms part of a wider estate arrangement, with a new freehold title to be created on completion. It benefits from and is subject to various rights, easements, restrictive covenants, and new build restrictions relating to access, services, shared infrastructure, and neighbouring land.

Purchasers are advised to rely on their solicitor to review all title documentation, easement deeds, covenants, and estate arrangements affecting the property in full. Further information is available from the agent.

Planning permission: The neighbouring property Wildmoor Farm House have approved planning to remove barns and outbuildings adjacent to Larch House and replace with courtyard stables 23/00581/Ful

Directions: Please use the following link to locate the property:

SatNav <https://what3words.com/Postcode:RG270HE-What3Words-///gives.bunny.lawyer>

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Basingstoke and Hook on Tel Number: +44 (0)1256 833 050

Website

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

Opening Hours:

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| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday | 9.00 am - 4.30 pm |
| Sunday | By appointment only |

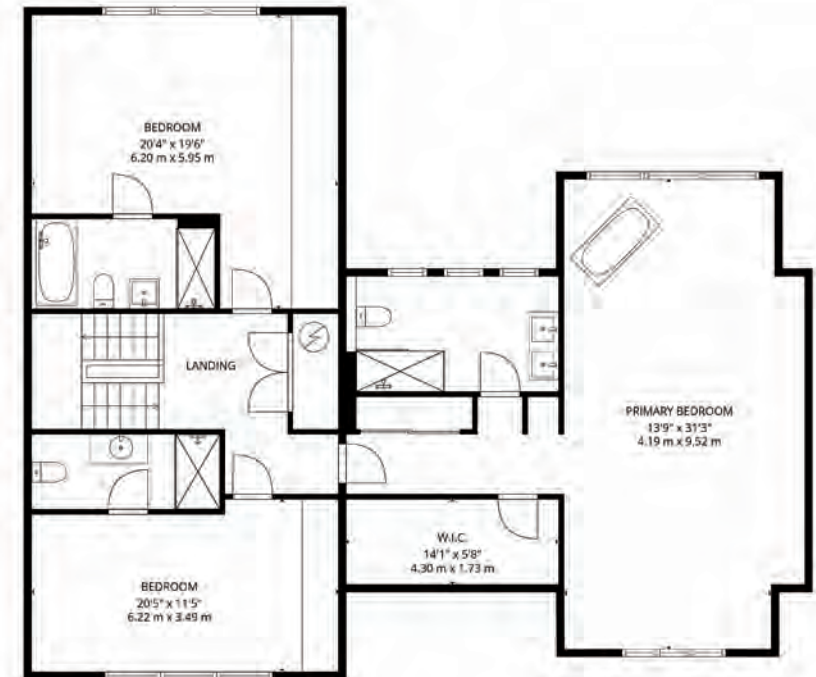
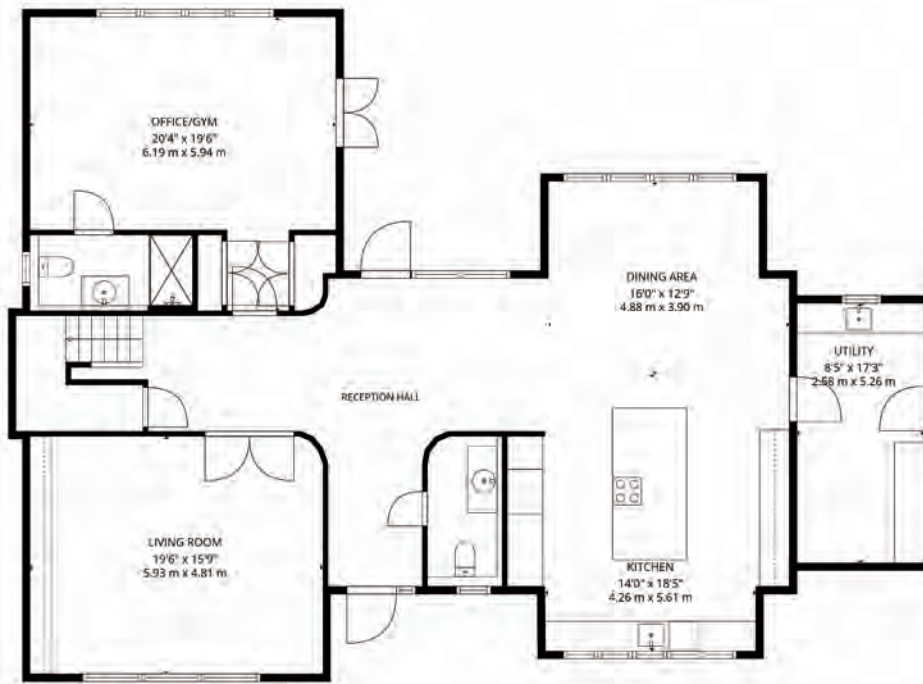
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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 24.06.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



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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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