



BERRY COURT FARM HOUSE, LITTLE LONDON

Hampshire, RG26 5EU



FARMHOUSE WITH VERSATILE OUTBUILDING & PADDOCK

Berry Court Farm House is a charming Grade II 18th-century farmhouse offering period character, flexible accommodation and excellent potential.



Local Authority: Basingstoke & Deane

Council Tax band:

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Overall the property measures around 1.6 acres.



PERIOD CHARM & A SOUTH FACING GARDEN

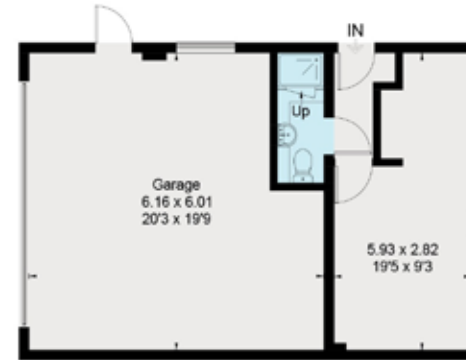
The house features a generous sitting room with an impressive fireplace along with a bright wood-framed garden room enjoying views over the south-facing garden. The traditional farmhouse kitchen provides dining space and includes an oil AGA, with a separate electric oven and hob. A further reception room offers additional dining or living space, complemented by a utility room and boot room with garden access. Across the first and second floors are four double bedrooms, including a principal bedroom with en-suite bathroom. Approached via a fence-lined driveway with turning circle, the property also benefits from a large detached outbuilding comprising a double garage and space suitable for a home office, gym or annex (subject to consents). The secluded south-facing garden features mature planting, a paved terrace ideal for alfresco dining and a summer house. Beyond the garden, with separate five-bar gated access, is a fenced paddock of approximately $\frac{3}{4}$ of an acre, offering further lifestyle potential.



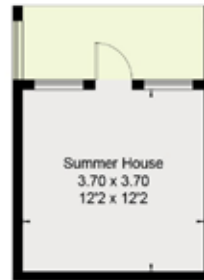




Approximate Floor Area = 261.2 sq m / 2811 sq ft
 Garage = 33.2 sq m / 357 sq ft
 Outbuildings = 38.2 sq m / 411 sq ft
 Total = 332.6 sq m / 3579 sq ft



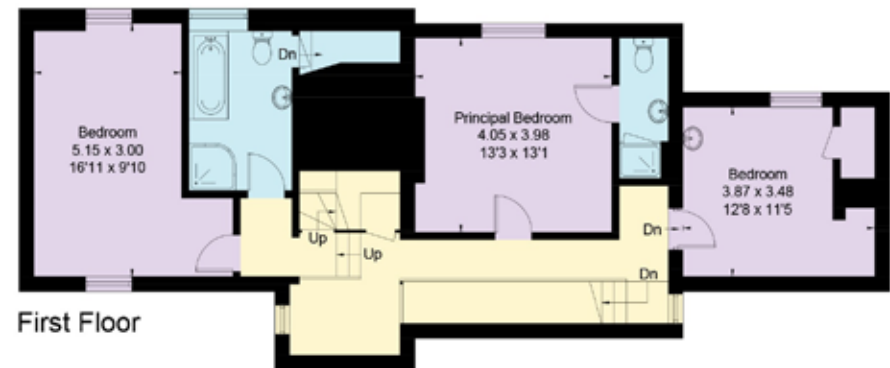
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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