



Berry Court Farm House
New Road | Little London | Tadley | Hampshire | RG26 5EU

 FINE & COUNTRY

BERRY COURT FARM HOUSE



Nestled in private south-facing grounds in Little London, this deceptively spacious three-storey period home combines rich character with exciting potential. Features include a stunning vaulted oak-frame sunroom, traditional AGA kitchen, and a sweeping carriage driveway with a well. A detached double garage with an easy annexe conversion and a $\sim\frac{3}{4}$ acre paddock on a separate title - offering development potential (STPP) - make this an unmissable family estate.



Property Overview

Nestled along a quiet, coveted lane in the picturesque Hampshire village of Little London, this captivating three-storey Listed period residence offers a rare blend of secluded rural charm, generous family living, and exceptional future potential. Positioned centrally within its substantial grounds and screened on all sides by tall, mature hedging, the home enjoys a remarkable degree of privacy. Approached via a tree-lined entrance, the gravel carriage driveway loops around a central turning circle featuring a well, establishing an immediate sense of arrival.

Spacious Character Living

Stepping inside reveals a deceptively spacious interior defined by high ceilings, retained period character, and an abundance of natural light. Cherished and meticulously maintained by the same family for decades, the residence provides a wonderful canvas for gentle cosmetic updating to create a grand contemporary country home. At the heart of the ground floor is a traditional farmhouse-style kitchen equipped with solid oak cabinetry, granite worktops, and an AGA. Adjacent lies a formal sitting room centred around an impressive brick fireplace. The true centrepiece of everyday family life, however, is the recently constructed oak-frame sunroom. Featuring vaulted timber ceilings, climate-controlled air conditioning, and large windows, this light-filled sanctuary serves as the principal living space with seamless views across the south-facing lawns.



















Upper Storeys & Flexible Accommodation

Arranged across the upper two storeys are four well-proportioned double bedrooms, served by a principal en-suite and family bathroom facilities. The elevated layout offers excellent flexibility for growing families, multi-generational living, or dedicated home-working spaces.









Grounds, Outbuildings & Annexe Potential

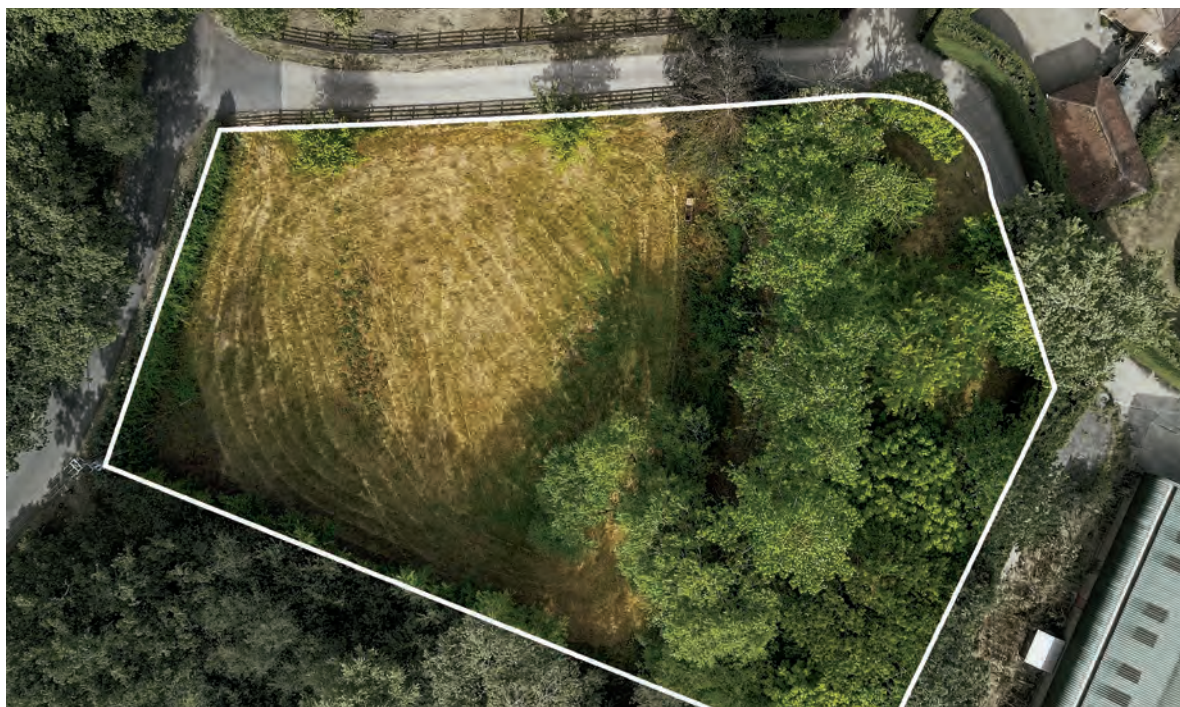
The south-facing gardens are beautifully landscaped with a wide paved entertaining terrace, mature specimen planting, a summer house, and a dedicated produce garden. To the front, a substantial detached brick-built outbuilding houses a double garage alongside an attached self-contained unit. Requiring only minor interior updates, this structure presents an effortless opportunity to create an independent annexe, guest lodge, or executive workspace without the need for complex planning permission or major capital expenditure. Discretely positioned behind the rear boundary is a small, quiet business park which remains largely inactive on weekends, generates little noise, is virtually unseen behind mature trees and hedging, and adds an extra layer of security.

Paddock & Strategic Development Opportunity

Extending beyond the formal gardens is a fenced ~¾ acre paddock held on a separate title, complete with its own five-bar gated access. Ideal for equestrian or lifestyle pursuits, the paddock also holds exciting strategic upsides. With the construction of a substantial new residential dwelling already underway on the paddock directly opposite, there exists plausible potential for one or two infill dwellings (subject to planning consents), offering significant long-term financial gain.

Location, Schools & Transport

- Little London is a quintessential Hampshire village surrounded by scenic countryside, historic landmarks, and charming local pubs. The property combines idyllic village tranquillity with excellent connectivity for commuters and families alike:
- Charming Villages & Historic Towns: Tucked between some of Hampshire's most picturesque settlements, including Silchester (renowned for its ancient Roman walls, amphitheatre, and heathland walks), Kingsclere (historic village at the foot of the North Downs), Bramley (for day-to-day village amenities and rail connections), and the sought-after boutique high streets of Hartley Wintney and Odiham.
- Transport & Commuting: Nearby Bramley Station (approx. 5 mins) provides direct rail links to Reading and Basingstoke, where regular fast services reach London Waterloo in under 45 minutes. Road access is outstanding, with easy connections to both the M3 (Junction 6) and M4 (Junction 11).
- Premier Schooling: The area is renowned for its exceptional education options. Top independent schools nearby include Cheam School, Daneshill, Elstree, and Lord Wandsworth College, alongside highly regarded local state primaries, including The Priory Primary School, and secondary colleges.
- Nearby Commercial Hubs: The larger commercial centres of Basingstoke (5 miles), Reading (12 miles), and Newbury (14 miles) are all within easy driving distance, providing extensive high-street retail, fine dining, theatres, and leisure amenities.









INFORMATION

Services, Utilities & Property Information

Local Authority: Basingstoke and Deane

Tenure: Freehold | Grade II Listed - EPC: E | Council Tax Band: G

Construction Type: Brick / Tiles

Mains water: Castle Water

Drainage: Thames Water.

Heating: Radiator – Oil tank.

Electricity: Supply Mains Supplied by EON

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

Mobile Coverage: Mobile Coverage: Three 5G, EE 5G, and O2 5G available, we advise you to check with your provider.

Garage Parking: Double Garage

Off Road Parking Spaces: 8 plus vehicles

Neighbouring Plot

A single level dwelling has approved for construction in the neighbouring paddock, the foundation pad is in place to highlight the position and scale.

Water Supply

The property is connected to mains water. The water supply is currently provided by a business supplier and will be transferred to a residential supplier before completion.

Shared / Third-Party Services

Certain service infrastructure serving adjoining land passes through the property, including foul drainage and electricity supplies. Associated rights of access, inspection, maintenance and repair are being formalised. Prospective purchasers should satisfy themselves as to the arrangements through their own surveys and legal enquiries.

Drainage

The exact route of drainage and connection to the public sewer should be verified by the purchaser through their own enquiries and drainage search.

Flood Risk

The property is not situated within Flood Zones 2 or 3. Environmental data indicates areas of high and medium surface water flood risk within the vicinity of the property. Buyers are advised to make their own investigations regarding flood risk and insurance requirements.

Right of Way

The adjoining property to the South and East benefits from a right of way over the driveway providing access to New Road only. Further details should be confirmed through the legal documentation.

Two Separate Titles

The sale of this property comprises of two separate titles. Contact the agent for further details.

Directions

Postcode: RG26 5EU / what3words: ///alive.fortunes.botanists

Website

For more information visit Fine & Country Basingstoke and Hook

<https://www.fineandcountry.co.uk/basingstoke-and-hook-estate-agents>

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

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





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



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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.



LUKE REIDY

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My approach to estate agency is built on the belief that 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. I understand the structural potential and emotional weight of a move because I have navigated that journey myself.

This practical experience is underpinned by my previous career in the fine wine trade - a profession that honed my appreciation for provenance, heritage and the exacting service standards expected by discerning clients.

Living in Hartley Wintney with my young family and our dog, I am a passionate advocate for the unique quality of life in this corner of Hampshire. I understand exactly what draws people to the Hart and Surrey districts: the rare ability to enjoy rural tranquillity and protected landscapes while maintaining immediate links to the capital.

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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