



Riverside House  
Wildmoor | Sherfield-on-Loddon | Hook | Hampshire | RG27 0HE

 FINE & COUNTRY

# RIVERSIDE HOUSE



*A substantial private residence with its own frontage on the River Loddon, set in over 20 acres of grounds in one of Hampshire's most quietly coveted hamlets.*



## LAND AND HOME

Riverside House occupies an extraordinary position at the furthest reach of Wildmoor, approached by a long, birch-lined private drive that offers little hint of what lies beyond. Set within more than 20 acres of private grounds and bordered by the crystal-clear waters of the River Loddon, it is a home defined by tranquillity, privacy and an exceptional connection to the landscape.

Extending to approximately 2,658 sq ft across three floors, the house combines generous living accommodation with a remarkable sense of light and space. Built in the 1980s and thoughtfully extended, its distinctive architecture sits comfortably within its surroundings, while far-reaching views of river, meadow and woodland create a backdrop that is both beautiful and ever-changing.

The River Loddon, one of Hampshire's finest chalk streams, winds through the grounds and beyond into ancient woodland, bringing with it an abundance of wildlife and a rare sense of calm. With no roads, railways or commercial activity to interrupt the setting, Riverside House offers an increasingly rare opportunity to enjoy the countryside at its most peaceful and unspoilt.







## LIVING / DINING

Entering the house, the remarkable connection between the interior and the landscape becomes immediately apparent. Floor-to-ceiling glazing runs throughout much of the accommodation, dissolving the boundary between inside and out. Light pours into the rooms from every aspect, while the quiet presence of the river lends a rare sense of calm.

An internal staircase, mirrored by an external equivalent, rises to the principal living floor. Here, a characterful hallway with glass-backed display shelving leads to the heart of the home: an impressive L-shaped open-plan living and dining room. Two sets of bi-fold doors open onto a wraparound balcony that enjoys the afternoon and evening sun, extending the living space naturally into the open air. An inset fireplace provides a focal point during the cooler months, while the river views through the mature trees remain the room's defining feature throughout the year.





## KITCHEN

The kitchen is both practical and well proportioned, enjoying the same uninterrupted outlook that characterises the rest of the house – across the river below and the meadows beyond.





## BEDROOMS

The top floor provides four generous double bedrooms, each enjoying a different aspect across the river, woodland or open countryside. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. Storage is generous throughout.







## GROUND FLOOR ACCOMMODATION

The ground floor is currently configured as a self-contained living space with its own entrance, offering exceptional flexibility for multi-generational living, long-stay guests, independent family members or a private home office.

The accommodation is generous and versatile, with the same exceptional connection to the surrounding landscape that defines the principal living areas above.







### **GARDENS, GROUNDS & STUDIO**

Outside, the gardens extend to approximately two acres and are enclosed by substantial laurel hedging and mature planting, ensuring complete privacy. Beyond lie two further fields enclosed by established hedgerows and mature trees, forming part of the wider holding of just over 20 acres. Together they create a setting of genuine natural beauty while providing grazing land of excellent quality and scope for a variety of rural pursuits.



A substantial detached studio of approximately 404 sq ft sits discreetly apart from the main house. Currently used as a workspace and holistic therapy studio, it offers considerable versatility and could readily serve as a creative studio, home office, ancillary accommodation or event space, subject to any necessary consents.

## OPPORTUNITIES

Riverside House rewards ambition. As it stands, it is a property of genuine rarity: private river frontage, more than 20 acres, profound seclusion and a setting that would be extraordinarily difficult to recreate elsewhere in this part of Hampshire.

The land is naturally suited to equestrian use, with quality grazing, ample space for stabling and a manège, and a surrounding area long associated with accomplished event horses and race-winning thoroughbreds. Equally, the combination of river frontage, acreage and privacy presents an exceptional opportunity for those seeking to further enhance or reimagine the property, subject to the necessary permissions.



## AREA INFORMATION

Wildmoor is one of Hampshire's hidden corners: a deeply private hamlet within the ancient parish of Sherfield-on-Loddon, surrounded by water meadows, mature woodland, broad hedgerows and the gentle meander of the River Loddon. The handful of substantial homes here share a landscape that feels remarkably untouched by time, free from through traffic and the noise of modern life.

Despite this sense of seclusion, the area is exceptionally well connected. Basingstoke lies approximately five miles away, offering mainline services to London Waterloo in around 42 minutes, while Hook station is approximately three miles distant with direct services to the capital in around 54 minutes. Junction 6 of the M3 is within approximately ten minutes, providing swift access to the wider motorway network.



### AREA INFORMATION

The property is also well placed for international and domestic travel, with Heathrow Airport approximately 31 miles away, Gatwick approximately 50 miles, Southampton Airport around 35 miles and Farnborough Airport approximately 12 miles distant.

Nearby villages and market towns provide an excellent range of amenities. Hartley Wintney, Odiham, Greywell and Rotherwick each offer their own distinctive blend of independent shops, restaurants, country pubs and historic character, while destinations such as Tylney Hall and Four Seasons Hotel Hampshire add further appeal.

The area is exceptionally well served by both independent and state education. Sherfield School is located just minutes away, while highly regarded preparatory schools including St Neot's and Sherfield Prep are within easy reach. Robert May's School in Odiham is a popular choice for state education, and the area also enjoys convenient access to a number of the South East's most respected independent schools, including Wellington College and St Nicholas' School.



# SELLER INSIGHT

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“ Lounging on the balcony, overlooking the river, so close that you can see the speckled wings of the ducklings diving for food, you feel as though you are in heaven. It is 10pm. The sun still warms your skin, and another glass of champagne beckons. River life provides endless entertainment. Ducklings dive for food beneath the surface, swans shepherd their cygnets with fierce devotion, and herons stand motionless at the water's edge. If you're lucky, you may even catch a glimpse of a kingfisher flashing its brilliant electric-blue wings across the river.

Thoroughbred horses graze peacefully in the neighbouring field, while Canada geese announce their arrival overhead in graceful V-shaped formations.

The river is a living presence that offers endless pleasure to those lucky enough to live here.

Over the years, Riverside House has been the setting for countless family memories. One of my favourites was a Peter Pan-themed sixth birthday party. As the children played in the garden, who should they see sailing down the river in a boat but Captain Hook, with long black hair curling down his back and a hook instead of a hand. Hook quickly moored alongside the bank but was ambushed by the crocodile, who chased him around the garden to the delight of the children.

Years later, my daughter celebrated her eighteenth birthday with a marquee in the garden. The river formed a beautiful backdrop as the young people, vibrant in their reds and golds, celebrated the onset of adulthood.

What has always struck visitors most, however, is the sense of peace. There is a tranquillity here that is difficult to describe until you experience it for yourself. Many guests have spoken about feeling restored after spending time here, surrounded by nature and the gentle rhythm of the river.

Each season brings its own beauty. The cries of the rooks in the bare winter trees, the first daffodils and crocuses of spring, the abundance of life and light in summer, and the quiet reflectiveness of autumn all create a deep connection with the natural world.

The house itself embraces its surroundings. Large windows and patio doors flood the living spaces with light and blur the boundary between indoors and out. The sitting and dining room, in particular, feel immersed in the landscape, with nature seeming to become part of everyday life.

Although Riverside House enjoys remarkable privacy at the end of a quiet track, it is also part of a warm and supportive community. Neighbours are always willing to lend a hand, whether with dog-sitting, practical help, or simply friendly conversation. Despite its peaceful setting, everyday conveniences remain close by, with local shops just fifteen minutes away and Basingstoke station within twenty minutes.

For thirty-five years, Riverside House has been the backdrop to our family life. We have been fortunate to be its custodians and, in return, it has given us beauty, peace, friendship, and memories that will last a lifetime.

Now it is time for a new family to make their own memories here. I have no doubt that Riverside House will continue to reward those who care for it with the same sense of wonder and belonging that it has given us.\*

\* 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.



### Services, Utilities & Property Information

Local Authority: Basingstoke and Deane Borough Council  
Tenure: Freehold  
Council Tax Band: F  
EPC Rating: F  
Construction: Brick and tile

### Utilities

- Mains electricity (supplied by E.ON)
- South East Water
- Private drainage
- Electric glass panel heating
- Solar panels installed with export to the national grid

The existing private drainage system is operational; however, the vendor will install a replacement compliant system prior to completion. Further details are available from the selling agent.

### Broadband & Mobile

Broadband services are available in the area, including FTTC and ADSL connections. Mobile coverage is generally available. Buyers should make their own enquiries with providers regarding availability and performance.

### Parking

Off-road parking for multiple vehicles.

### Additional Information

The property features a timber-framed balcony. Buyers are advised to satisfy themselves regarding any relevant consents, construction details and maintenance requirements.

A public footpath runs along the western boundary. The property is also subject to historic pedestrian access rights along part of the riverbank associated with fishing rights.

The property benefits from and is subject to various rights of way, easements, service rights and restrictive covenants. Access is via shared/private arrangements. Part of the title configuration was amended in 2024. Further information is available from the selling agent.

Two new private treatment plants, independently serving Riverside House and Meadow View, will be installed prior to completion. Further details are available upon request.

### Flood Risk

The property adjoins the River Loddon and lies within an area identified as having a medium flood risk, with a very low risk of surface water flooding. The seller advises that ground floor flooding occurred in 2007. Buyers should make their own enquiries regarding flood risk, insurance availability and riparian responsibilities.

### Title Information

The property is held under two titles. Part of the wider landholding will be separated to create the approved Meadow View building plot, situated adjacent to the main entrance. Further information is available from the selling agent.

### Viewing Arrangements

Strictly by appointment through Fine & Country Basingstoke & Hook.

Tel: +44 (0)1256 830 350

### Office Hours

Monday–Friday: 9.00am–5.30pm  
Saturday: 9.00am–4.30pm  
Sunday: By appointment only



**TOTAL: 2658 sq. ft, 248 m2**  
 GROUND FLOOR: 1162 sq. ft, 108 m2, FIRST FLOOR: 748 sq. ft, 70 m2, SECOND FLOOR: 748 sq. ft, 70 m2  
 EXCLUDED AREAS: TERRACE: 381 sq. ft, 35 m2, PORCH: 61 sq. ft, 6 m2, WALLS: 226 sq. ft, 20 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 18.06.2026





# 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



## ROBERT CABLE

PARTNER AGENT

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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

PARTNER AGENT

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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](https://fineandcountry.com/uk/foundation)

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