



The Old Rectory  
Greenwood Lane | Durley | Southampton | Hampshire | SO32 2AP



# THE OLD RECTORY



*Nestled in the heart of the picturesque village of Durley, Hampshire, this exquisite former rectory offers an exceptional opportunity to acquire a truly elegant country residence. Steeped in charm and character, this five-bedroom, five-bathroom home offers an abundance of space across four generous reception rooms, blending period features with modern comfort.*







# ACCOMMODATION

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Set within approximately 2 acres of stunning landscaped gardens, the property also boasts an additional 4 acre paddock - ideal for equestrian or recreational use. Further enhancing its appeal, the estate includes a double garage and a delightful Victorian stable, offering scope for a variety of uses. This rare and distinguished home offers a unique opportunity to enjoy timeless country living in an idyllic rural setting.

## Ground Floor

Hallway, cloakroom, living room, family room, dining room, snug, kitchen/breakfast room with pantry and laundry room.

## Lower Ground Floor

Cellar

















# SELLER INSIGHT

“ When we first saw *The Old Rectory*, it was the peaceful rural setting that drew us in. Tucked along a quiet country lane with open views of fields and forest, it felt like a private retreat - yet just minutes from the conveniences of Hedge End, Winchester, and Southampton. That perfect balance of seclusion and accessibility made it irresistible. Shops, hospitals, riding stables, and even the Utilita Bowl Cricket Stadium were all within easy reach.

*Living here has been a joy, not just because of the house itself, but because of its character. This solid Edwardian home stands down the road from the Church of the Holy Cross, with history running deep into the 14th Century. Original floor tiles, fireplaces, and even old servant bells add a sense of timelessness. My favourite room is the drawing room, especially in winter, when the wood burner crackles and the space feels especially cosy. We've modernised where it matters - each of the five bedrooms now has an en-suite bathroom, and the cellar has become a gym.*

*The house is spacious and full of light, with high ceilings and big windows that frame the garden beautifully. There are two staircases - one prepared for a stairlift if ever needed - and every room offers a view of the surrounding countryside. We also invested in sustainability: double glazing, insulation, and a sophisticated solar setup that includes a Tesla Powerwall. It's rewarding to live in a place that's both elegant and energy efficient.*

*Outdoors, the garden has been a constant source of pleasure. It's not just big, it's interesting. Lawns for children to run wild, a forested section for exploring, and a paddock that's occasionally used by Quob Stables. Our grandchildren have spent countless joyful hours here, and guests - local and international - always comment on the tranquillity.*

*We've hosted family parties on the lawn, and even a wedding reception was held here by previous owners. The space naturally lends itself to celebration and gathering. The village of Durley, while small and scattered, has a strong and protective community spirit. People care deeply about preserving its rural charm, and that sense of belonging has been one of the hidden treasures of living here.*

*To anyone considering *The Old Rectory*, I would simply say: it's a home that gives back. Whether its laughter echoing across the garden, the warmth of a fire on a cold evening, or the quiet moments of stillness in the countryside, it has a rare magic that nurtures everyone who stays.\**

\* 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.















## First Floor

Five bedrooms with four en-suite bathrooms and a family bathroom.





















## Outside

Double garage, driveway parking, circa 2 acre landscaped garden and 4 acre paddock.













## Location

Living in Durley, Hampshire offers the perfect blend of idyllic countryside charm and convenient access to modern amenities. This peaceful village is surrounded by rolling fields and scenic walking routes, yet lies just a short drive from the bustling market towns of Botley and Bishops Waltham, as well as excellent road and rail links to Southampton, Winchester, and London. With a strong sense of community, a well-regarded primary school, and charming local pubs, Durley is an ideal location for families and those seeking a tranquil rural lifestyle without sacrificing connectivity.







## Services, Utilities & Property Information

Tenure – Freehold

Property Type – Detached house

Council Tax Band H – Winchester City Council

Property construction – Standard – brick & tile

Electricity supply - Mains

Water supply - Mains

Drainage & Sewerage – Septic tank – there will be maintenance costs so please speak with the agent for further information.

Heating – Newly installed heat pumps

Broadband – FTTC broadband connection available - we advise you to check with your provider. Fibre internet to the house.

Mobile signal/coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage with spaces for 2 cars. Off-road parking with spaces for 20 cars.

Special Notes – There are covenants on the property – please speak with the agent for further information.

The property is split over two title numbers.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200.

## Website

For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

## Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 4340 sq ft, 404 m2  
 BELOW GROUND: 248 sq ft, 23 m2  
 STABLES: 661 sq ft, 62 m2  
 GARAGE: 534 sq ft, 50 m2

OVERALL TOTALS: 5783 sq ft, 539 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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. 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. Printed 18.06.2025









# 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.

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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*



ADAM BARNES  
ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

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



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