



MANOR FARM LODGE

Fyfield Lane, Fyfield, Andover, Hampshire, SP11 8EQ

FOR SALE

£485,000



Manor Farm Lodge

Fyfield Lane, Fyfield, Andover, Hampshire, SP11 8EQ

A detached three bedroom bungalow in a peaceful and private rural setting, in a generous plot extending to around 0.40 acres. The property benefits from stunning views across the fields and is located less than 4 miles from Andover.

Manor Farm Lodge

Manor Lodge offers a detached bungalow set within an idyllic rural setting and enjoying far-reaching countryside views — a combination that is becoming increasingly rare.

The property is likely to appeal particularly to purchasers seeking the charm and tranquillity of country living, combined with the practicality of well-balanced, single storey accommodation. This lateral layout not only provides immediate ease of living but also lends itself to long-term flexibility and future planning.

Occupying a generous and well-proportioned plot, Manor Lodge has exciting potential for redevelopment, subject to the necessary planning consents. The existing footprint could be enhanced to create a larger, bespoke family home.

The accommodation comprises a spacious kitchen featuring a larder as well as plenty of room for a dining table. The bright and generous sitting room has an open fireplace and French doors to the conservatory.

There are two double bedrooms, one with fitted cupboards, and one single bedroom. The bathroom includes a white suite with a shower over the bath.

Leading from the back door is a good sized

utility room and an office with wc.

Outside comprises a garage, shed and mature, private gardens surrounding the property. The plot extends to around 0.40 acres in total.

Situation

Manor Farm Lodge is set in a peaceful rural position on the edge of the village of Fyfield, surrounded by attractive Hampshire countryside between the Test Valley and North Wessex Downs.

Fyfield itself retains a strong rural character, while the nearby market towns of Andover and Stockbridge provide a wide range of day-to-day amenities including shops, restaurants and leisure facilities.

Andover offers a mainline railway station with regular services to London Waterloo, whilst the A303 provides convenient access to the West Country and links to the M3 for routes to London and the south coast. The cathedral city of Winchester is also within easy reach, offering a broader range of shopping, cultural and recreational facilities.

The area is well regarded for its schooling, with a selection of highly regarded state and independent options nearby. The surrounding countryside provides excellent opportunities for walking, riding and other outdoor pursuits, with numerous public footpaths and bridleways



Manor Farm Lodge

Approximate Gross Internal Area
 Main House = 1247 Sq Ft / 115.89 Sq M
 Garage = 148 Sq Ft / 13.75 Sq M
 Total = 1395 Sq Ft / 129.64 Sq M



GROUND FLOOR



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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close at hand, making Manor Farm Lodge an ideal location for those seeking an attractive rural setting with good connectivity.

General remarks

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity and private drainage. Oil fired central heating.

Broadband availability

Fibre to cabinet available (Openreach).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

EPC - D57

Tenure

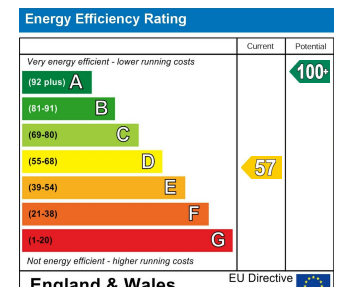
Freehold with vacant possession.

Local Authority

Test Valley Borough Council. Band D

Parking

Private parking and garage.



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