



MANOR FARM

Fyfield, Andover, Hampshire



MANOR FARM

Fyfield, Andover, Hampshire, SP11 8EQ

Nearest town Andover 3 miles | Salisbury 17 miles | Winchester 22 miles | Basingstoke 27 miles | London Waterloo from Basingstoke 50 minutes
(Mileages and time are approximate)

In the historic village of Fyfield a distinguished country estate set within the rolling landscape of the Test Valley

Main House (Lot 1)

Reception Hall | Kitchen and Breakfast Room | Dining Room | Drawing Room | Library | Utility Room | Cloakroom WC | Cellar
Ground Floor Bedroom Suite with Bathroom and Dressing Room

First Floor - Bedroom Suite with Bathroom and Dressing Room | Four Bedrooms one en-suite | Family Bathroom

Entertaining Annexe - Large Dining / Sitting Room | Kitchen | WC's | Bedroom | Garage | Stores

Sunnymead - Sitting Room | Kitchen | Conservatory | 3 Bedrooms | Bathroom

Approximately 1,254 sq m (13,500 sq ft) of traditional farm buildings, together with 14.22 hectares (35.14 acres) of grazing pasture and 15.38 hectares (38 acres) of arable land, extending to approximately 36.07 hectares (89.12 acres) in total

Arable, Woodland and Pasture (Lot 2)

362.54 hectares (895.85 acres) with a range of modern farm buildings

Meadow View (Lot 3)

Two bedroom bungalow set within 0.13 hectares (0.33 acres)

Manor Lodge (Lot 4)

Three bedroom bungalow set within 0.17 hectares (0.41 acres)

Beechcroft (Lot 5)

Beechcroft is a three bedroom semi-detached cottage set within 0.10 hectares (0.25 acres)

Breckland (Lot 6)

Breckland is a three bedroom semi-detached cottage set within 0.08 hectares (0.21 acres)



LOCATION

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

LOT 1 - FYFIELD MANOR

Fyfield Manor is an exceptionally attractive Grade II listed country house, discreetly positioned at the heart of this sought-after village. One of its most compelling features is its idyllic setting—tucked away for privacy yet centrally located, with enchanting views across to the village church. The combination of location and aspect is truly outstanding.

Constructed in red brick, the house is a highly characterful Georgian residence, rich in period charm. While it has been carefully maintained, it offers an exciting opportunity for a purchaser to undertake a programme of modernisation, creating a beautifully updated home while enhancing its long-term value.

The accommodation is generous and well-proportioned, as one would expect of a home from this era. The principal reception rooms—the drawing room and dining room—are positioned at the front of the house and are particularly elegant, filled with natural light and notable for their strong architectural character.

The existing kitchen is relatively modest; however, there is excellent potential to reconfigure the ground floor. The current bedroom and en-suite (understood to have historically been an indoor swimming pool) could be transformed into a spacious kitchen and dining area, opening directly onto the gardens, subject to the necessary consents.

On the first floor, the property provides four double bedrooms, two en-suite and two dressing rooms with a further family bathroom.

In addition to the main house, the shoot room provides valuable ancillary accommodation, comprising a sitting/dining room, kitchen, WC's and storage space. With minimal adaptation, this could be converted into a self-contained annexe or used as a home office, studio or entertaining space. A double garage adjoins the shoot room, offering excellent storage and parking.

Fyfield Manor presents a rare opportunity to acquire a distinguished village house of great character, with exceptional potential in a superb setting.



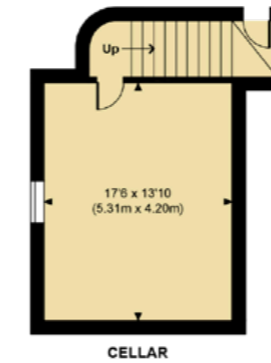




Fyfield Manor

Approximate Gross Internal Area
 Main House = 4374 Sq Ft / 406.31 Sq M
 Annexe = 1393 Sq Ft / 129.43 Sq M
 Total = 5767 Sq Ft / 535.74 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with restricted room height.



FYFIELD MANOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

FYFIELD MANOR ANNEXE

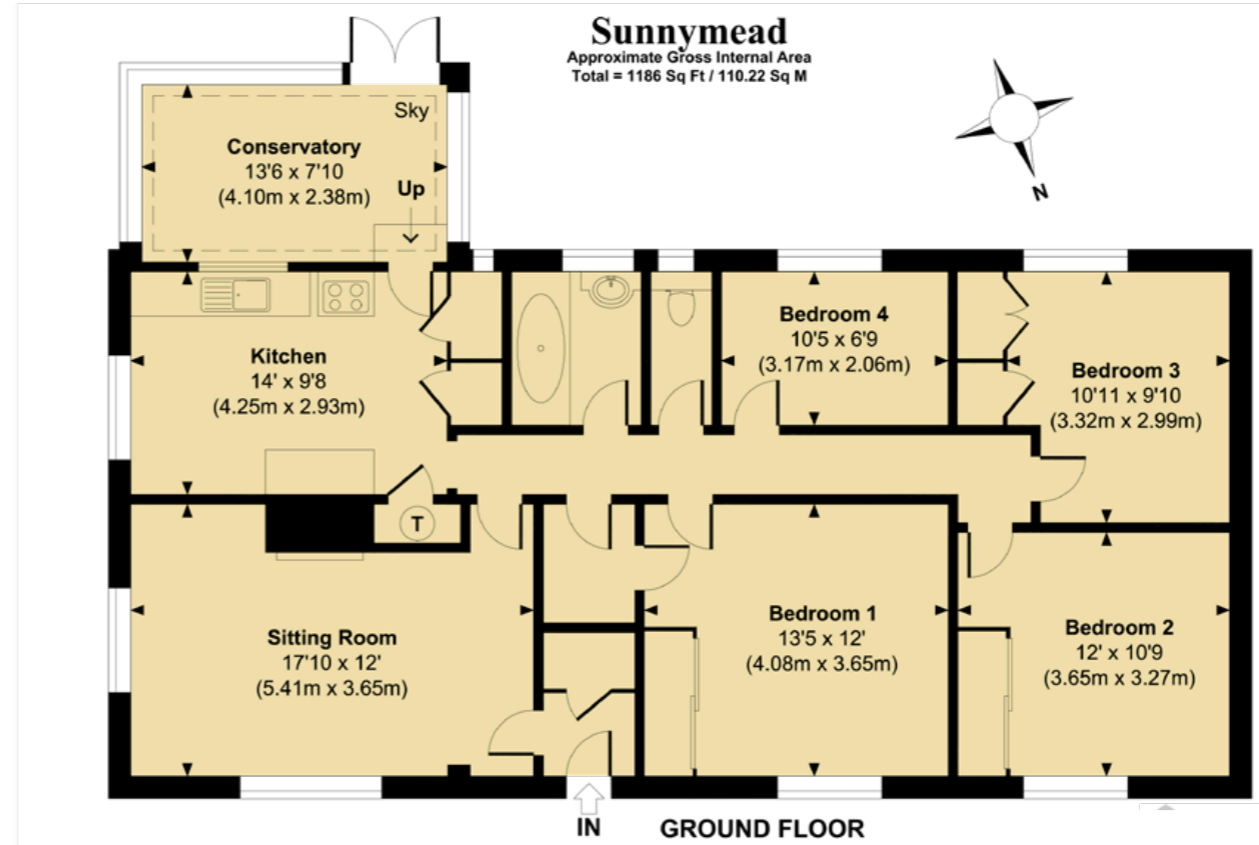
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Indicates restricted room height less than 1.5m.



OUTSIDE

The gardens and grounds are beautifully maintained and predominantly laid to lawn, offering a sense of space and tranquillity. Extending to just over three acres, they include well-stocked and vibrant flower beds, a tennis court and a substantial ornamental pond, which is currently unfilled.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



SUNNYMEAD BUNGALOW

Enjoys a discreet position on the edge of the grounds at Manor Farm and is currently occupied by the housekeeper. The property offers excellent ancillary accommodation, ideally suited for guests, live-in staff, or a dependent family member, and represents a valuable additional asset to the overall estate.



TRADITIONAL BUILDINGS

The farmyard, located immediately south of Fyfield Manor, comprises a substantial range of traditional buildings extending to approximately 13,500 sq ft. The farmyard provides a well-established operational base, including a workshop, spray shed and extensive machinery storage facilities. A further set of traditional buildings located by Mullen's Pond, in total approximately 5,141 sq ft, offers excellent potential for redevelopment, subject to planning permission.

LAND

Overall, the land extends to approximately 36.07 hectares (89.12 acres), comprising predominantly arable and pasture land. The land classified as Grade 3 and 4, the arable land is currently contracted to a local farmer, while the pasture is grazed under licence. Phillhill Brook meanders through part of the land, flowing into Mullens Pond, creating an attractive water meadow and lending a peaceful, picturesque setting.

SCHEDULE OF LAND

	Hectares	Acres
Arable	15.38	38.00
Pasture	14.22	35.14
Woodland	2.32	5.73
Buildings	0.18	0.44
Residential	1.08	2.66
Miscellaneous	2.89	7.15
Total	36.07	89.12



LOT 2 - MANOR FARM, FARMLAND AND FARM BUILDINGS

The land extends to approximately 362.54 hectares (895.85 acres), comprising a well-balanced and highly productive farming unit. The majority of the land, around 350.79 hectares (866.82 acres), is arable and arranged in large, efficient fields ideally suited to modern machinery. The Grade 3 chalk-based soils are free-draining and capable of delivering consistent yields under good management.

The land is currently farmed under a Contract Farming Agreement and benefits from access to an extensive grain storage complex exceeding 12,000 sq ft. This includes a modern building constructed in 2023, equipped with grain drying facilities. The principal grain store provides two drying floors, each with a capacity of approximately 500 tonnes, offering efficient drying and conditioning capabilities, while two further stores provide combined storage of up to 1,550 tonnes. In addition, poultry units extending to approximately 30,000 sq ft generate a valuable income stream under a Farm Business Tenancy.

The property also benefits from an Environmental Stewardship agreement. More information can be provided by the agent.

Key Features

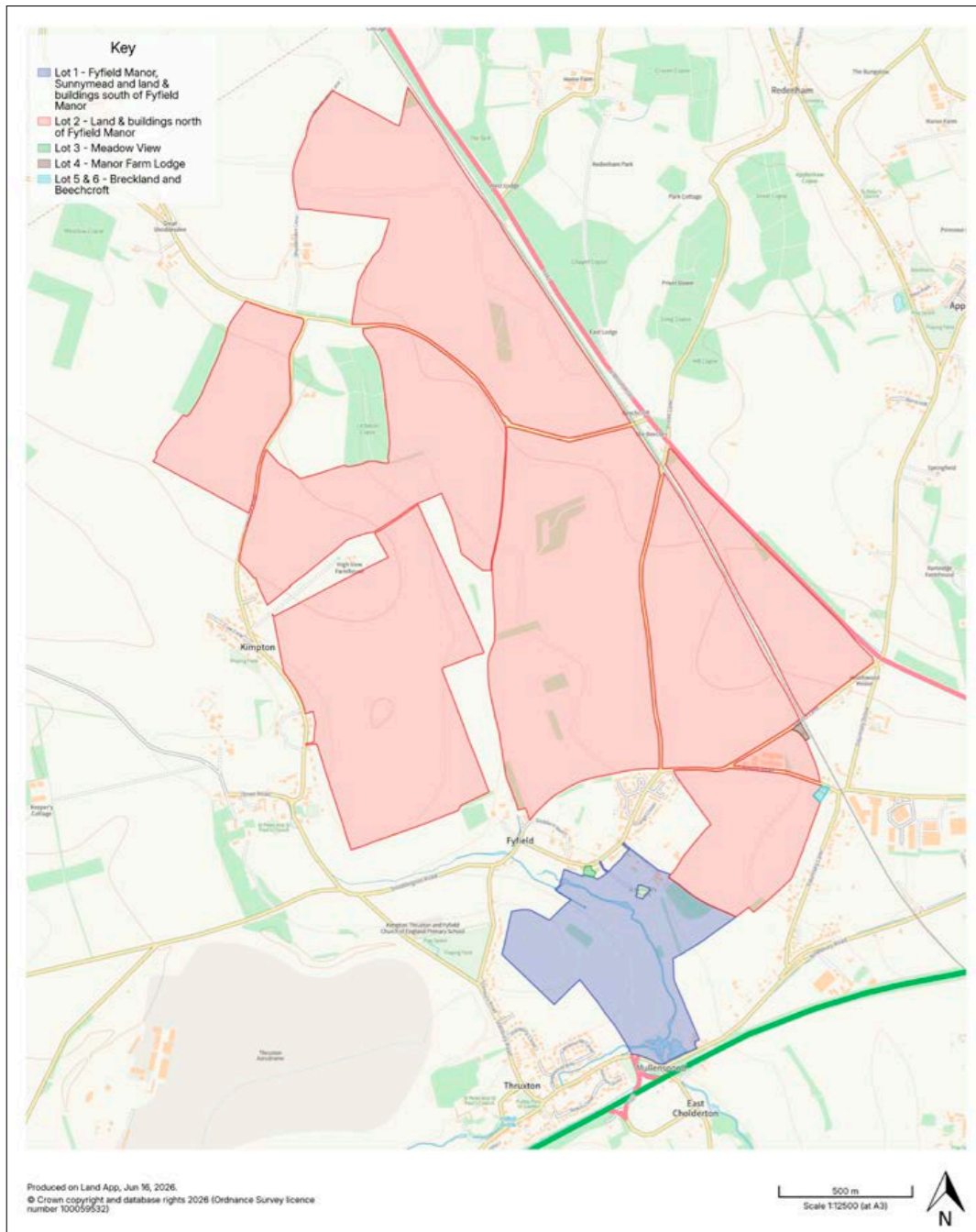
- Highly attractive and accessible rural estate
- Extensive in-hand arable land, rarely available locally
- Large, well-configured field parcels suited to modern farming practices
- Grade 3 chalk-based, free-draining soils capable of delivering consistent yields
- Modern farm infrastructure, including grain storage and income-producing poultry units

SCHEDULE OF LAND

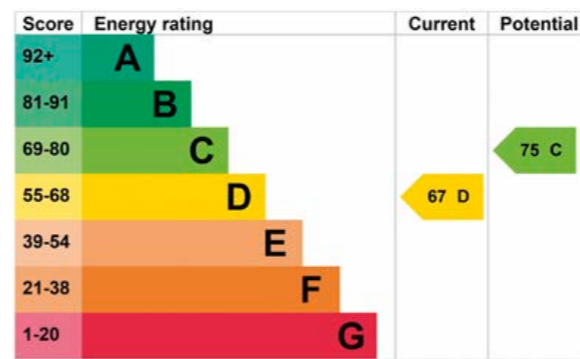
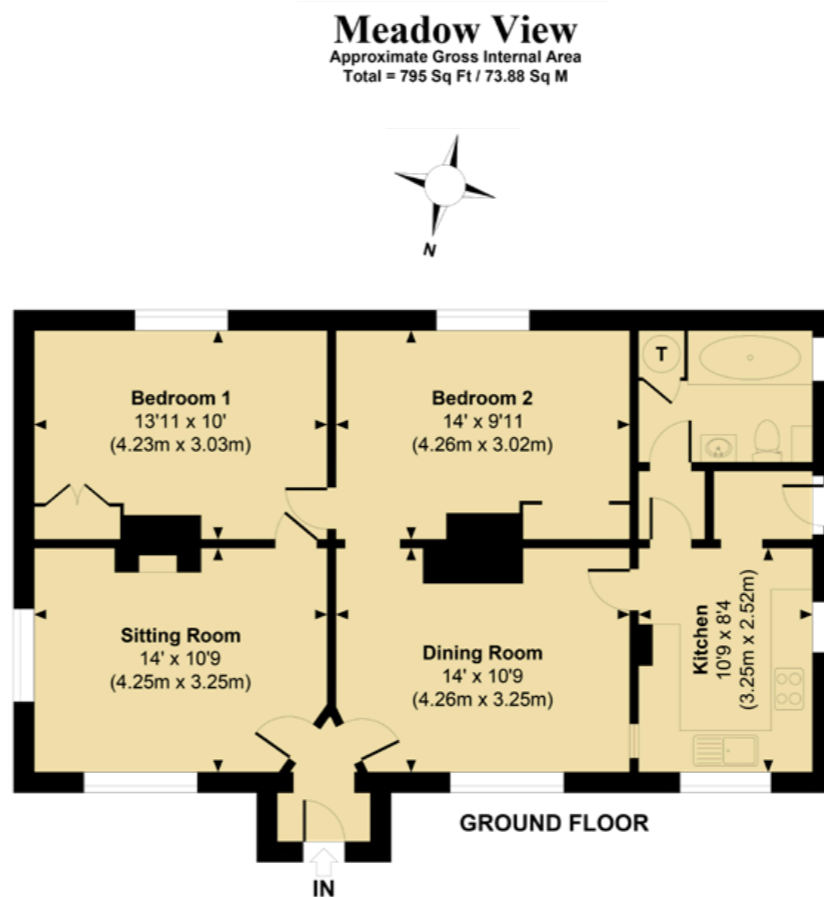
	Hectares	Acres
Arable	350.79	866.82
Pasture	2.67	6.60
Woodland	6.81	16.83
Buildings	0.42	1.04
Miscellaneous	1.85	4.56
Total	362.54	895.85







Row Labels	Sum of Area (ha)	Sum of Area (ac)
Arable	365.23	902.50
Building	0.64	1.59
Game Cover	0.94	2.32
Garden	1.35	3.34
Hard Standings	0.96	2.36
Misc	0.48	1.19
Pasture	16.89	41.74
Residential building	0.06	0.15
Scrub	0.96	2.37
Stream	1.09	2.69
Tennis Court	0.06	0.15
Track	1.30	3.21
Woodland	9.13	22.56
Grand Total	399.09	986.18



LOT 3 - MEADOW VIEW

Meadow View is an attractive bungalow set within a generous plot in the desirable village of Fyfield. Its position within the heart of the village makes it particularly appealing to downsizers seeking to remain within a familiar and well-connected rural community.

The property benefits from a charming rural outlook to the rear, creating a peaceful and private setting. The substantial plot size is a notable feature, providing

excellent potential for extension or redevelopment (subject to the necessary planning consents), and broadening its appeal to a variety of prospective purchasers.

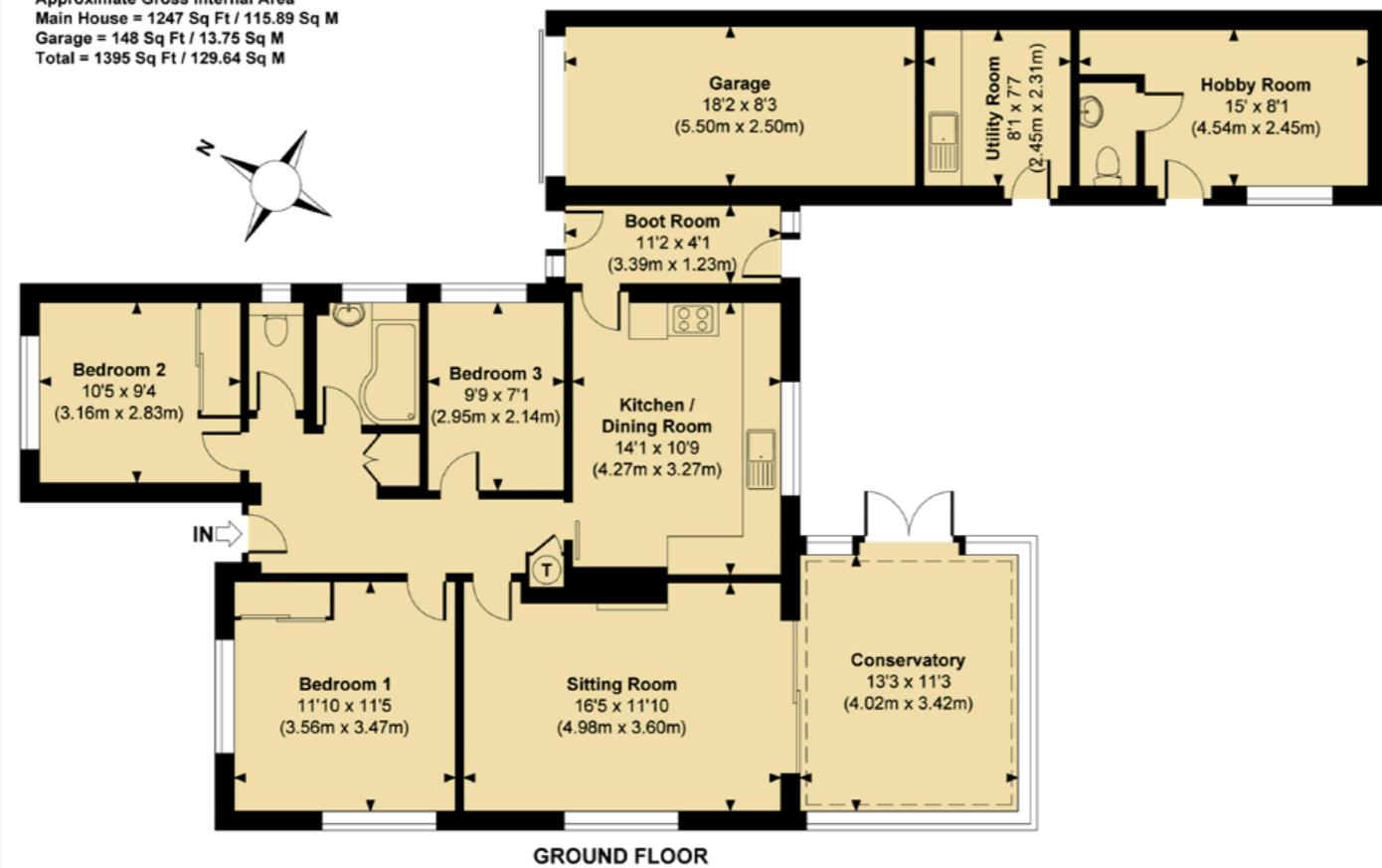
In addition, Meadow View includes a separate parcel of garden land, historically used as a productive vegetable garden.

LOT 4 - MANOR LODGE



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



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

LOT 4 - MANOR 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.

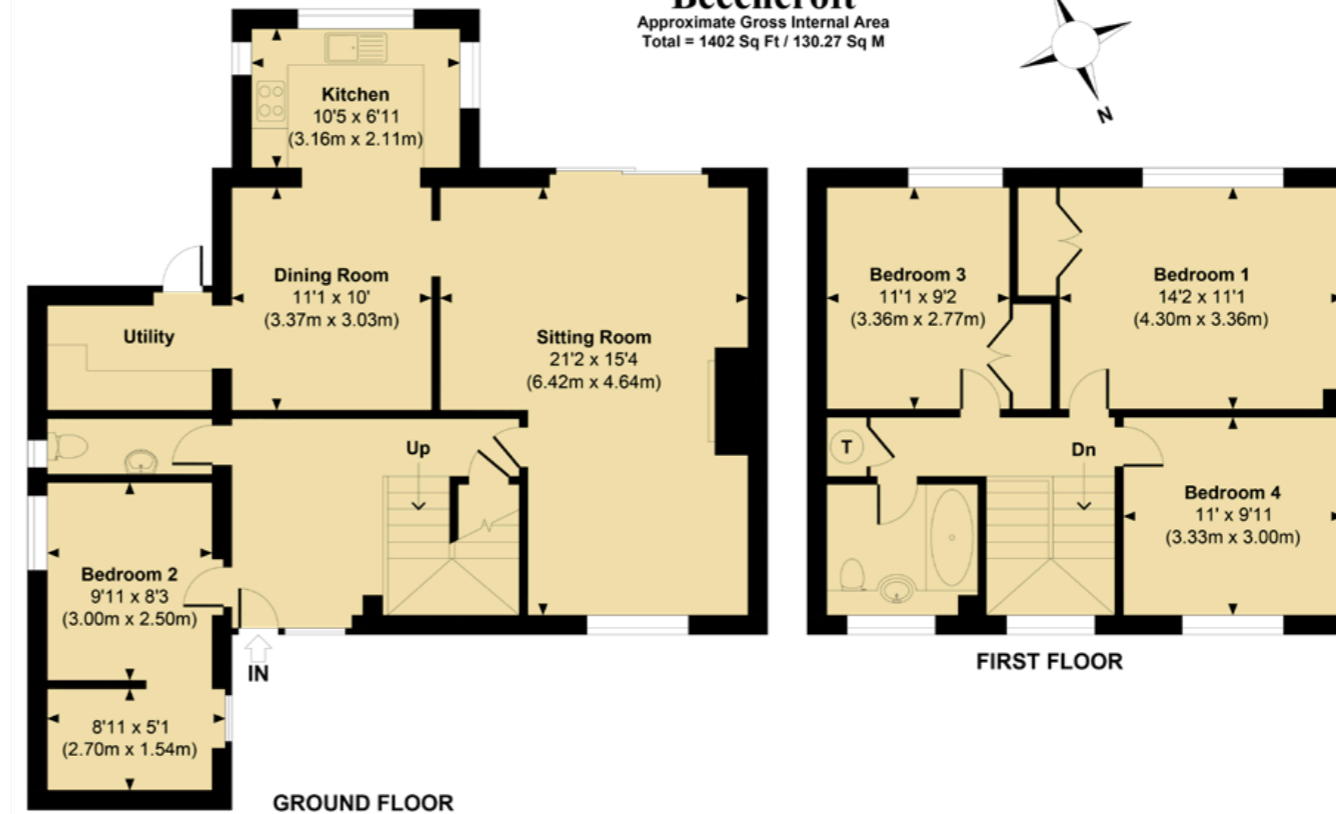
Occupying a generous and well-proportioned plot, Manor Lodge has exciting potential for redevelopment, subject to the necessary planning consents. The existing footprint could be enhanced to create a larger, bespoke family home.

LOT 5 - BEECHCROFT



Beechcroft

Approximate Gross Internal Area
 Total = 1402 Sq Ft / 130.27 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

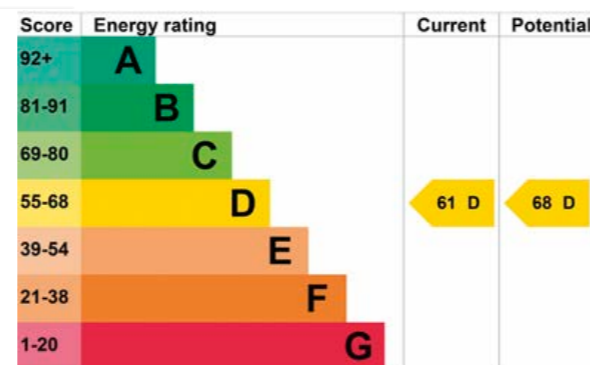




LOT 5 & 6 - BEECHCROFT AND BRECKLAND

Two attractive and generously proportioned three-bedroom semi-detached cottages, set within notably large and mature gardens. Both homes are well-presented throughout, offering comfortable and versatile accommodation ideally suited to modern family living.

This style of property remains consistently in demand, combining character, space, and excellent outdoor provision. Of particular appeal is the clear scope for extension, subject to the necessary planning consents, presenting an exciting opportunity for purchasers to enhance and personalise their home over time.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

The farm is sold subject to all existing public, permissive and private rights of way, whether or not referred to in these particulars. Extracts from the definitive map are available from the selling agents.

Services

There is a mains water supply to the farm which connects to the residential properties of this sale. There is mains electricity to the properties, with three phase to the buildings south of Fyfield Manor.

Designations

Fyfield Manor is Grade II listed and the farm falls within a Nitrate Vulnerable Zone.

Subsides

There is an Entry Level plus Higher Level Stewardship Agreement over the farm which expires in September 2028. This can be transferred to an incoming purchaser.

Holdover

There will be a right to holdover for crops in the grain stores until 31 January 2027.

Broadband availability

Currently Fibre To The Cabinet (FTTC) (according to Openreach)

Mobile Phone Coverage

Good outdoors (according to Ofcom).

EPCs and Floorplans

A schedule of EPCs and floorplans are available from the agent.

Council Tax

Fyfield Manor: H

Sunnymead: D

Meadow View: D

Manor Farm Lodge: D

Breckland: D

Beechcroft: D

Tenure

Freehold with vacant possession, subject to the existing leases and licences outlined in these details.

Boundaries, Plans, Areas and Schedules

The boundaries are shown based on Ordnance Survey and Rural Payments Agency data and are provided for guidance only. Purchasers will be deemed to have full knowledge of the boundaries, and any errors or discrepancies shall not invalidate the sale or give rise to any claim for compensation.

Health and Safety

When viewing the farm please take considerable care and attention.

Local Authority

Test Valley Borough Council

01264 368000

www.testvalley.gov.uk

Directions

From Winchester, head north on the A34 for approximately 9 miles before taking the exit signposted Andover, joining the A303 westbound. Continue on the A303 for around 8.7 miles, then take the turning towards Fyfield and turn right onto Monxton Road. At the Hundred Acre roundabout, take the first exit onto the A342 and continue for approximately 2.2 miles. Turn left onto Fyfield Lane and follow this road for about 0.8 miles into the village of Fyfield. In the centre of the village, turn left onto the private road signposted Manor Farm, where the property will be found on the right-hand side.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB These particulars are as at June 2026



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