

The Old Rectory Cottage,  
Fyfield













A fantastic five bedroom property located in the heart of the village with lovely gardens, extensive garaging and with an ancillary three bedroom barn conversion.

The Old Rectory Cottage, Fyfield,  
Andover, SP11 8EL

Guide Price:  
£995,000

 3
  5
  6
  3

Barn
  1
  3
  1
  1

- Flexible and Spacious Accommodation
- 0.25 Acre plot
- Large Sitting Room with French Doors
- Main Bedroom with En-suite
- Three Further Bedrooms
- Games Room/Bedroom 5
- South-west Facing Cottage Garden
- Ancillary Three Bedroom Barn
- Parking for 4 + Cars Plus Garaging
- Potential to Generate Income

## The Property

The Old Rectory Cottage is a beautifully presented brick-and-flint property beneath a traditional slate roof. Linked at one end to the rear of the Old Rectory, it combines period charm with generous and versatile accommodation. Approached through an attractive brick and flint walled entrance, the property opens onto a gravelled courtyard driveway with parking for four or more vehicles.

The house enjoys a bright and welcoming atmosphere throughout, with lovely views over the charming cottage gardens from almost every room. The heart of the home is the inviting kitchen, featuring an extensive range of wall and base units, a bespoke dresser, and a striking racing-green range cooker that serves as a focal point. There is ample space for family dining and direct access to the garden.

The ground floor also offers a cloakroom, formal dining room, and spacious sitting room with extensive glazing and French doors opening onto the garden. Beyond the sitting room are a study, utility room, and access to the integral double garage. Upstairs, the principal bedroom benefits from dual-aspect views and an en-suite shower room. Bedroom two is a generous double with built-in storage and dual-aspect windows, while bedroom three is a small double overlooking the garden. A family bathroom with a separate shower completes this section of the first floor.

A separate staircase leads to bedroom four, which has its own en-suite shower room. Adjacent is a substantial room measuring approximately 7m x 6m, currently used as a games room but equally suitable as a fifth bedroom, home office, studio, or guest accommodation. This wing of the property could also be configured as a self-contained annexe, subject to requirements.

Within the grounds is a superb ancillary barn conversion, thoughtfully renovated to provide independent accommodation comprising three bedrooms, a kitchen/dining room, sitting room with French doors, shower room, utility room, and garage. This exceptional property offers a rare combination of character, flexibility, and multi-generational living potential in a delightful setting. **Agents Note: Rights, restrictions and easements are in place on this property which includes a right of way from the road to the entrance to the Old Rectory Cottage.**

**Services** - Mains water, electricity and drainage, oil fired central heating. Ofcom suggests broadband speeds of up to 79 Mbps and that most major mobile networks will have good connectivity in the area.

## Tenure

Freehold

## EPC Rating

(D) House (D) Barn

## Outgoings

Council Tax Band: House E Barn A

## Size

2266sqft House 1174sq ft Barn









## Outside

Approached through a charming pillared brick-and-flint wall topped with traditional tiles, Old Rectory Cottage has a right of way to the entrance of the property. The gravelled courtyard driveway provides ample parking for four or more vehicles, while the integral garages serving both the main house and the barn offer excellent space for parking, storage, or hobby use.

To the rear, the property boasts a beautifully landscaped south-west-facing cottage garden. Accessible from both the kitchen and sitting room via French doors, a delightful terrace provides the perfect setting for al fresco dining and outdoor entertaining.

The garden has been thoughtfully designed and meticulously maintained, featuring a generous lawn, brick-paved terraces and pathways, two useful storage sheds, and a greenhouse for keen gardeners. An abundance of mature shrubs, perennials, and specimen trees creates year-round interest, while walls and fencing provide a high degree of privacy and seclusion.

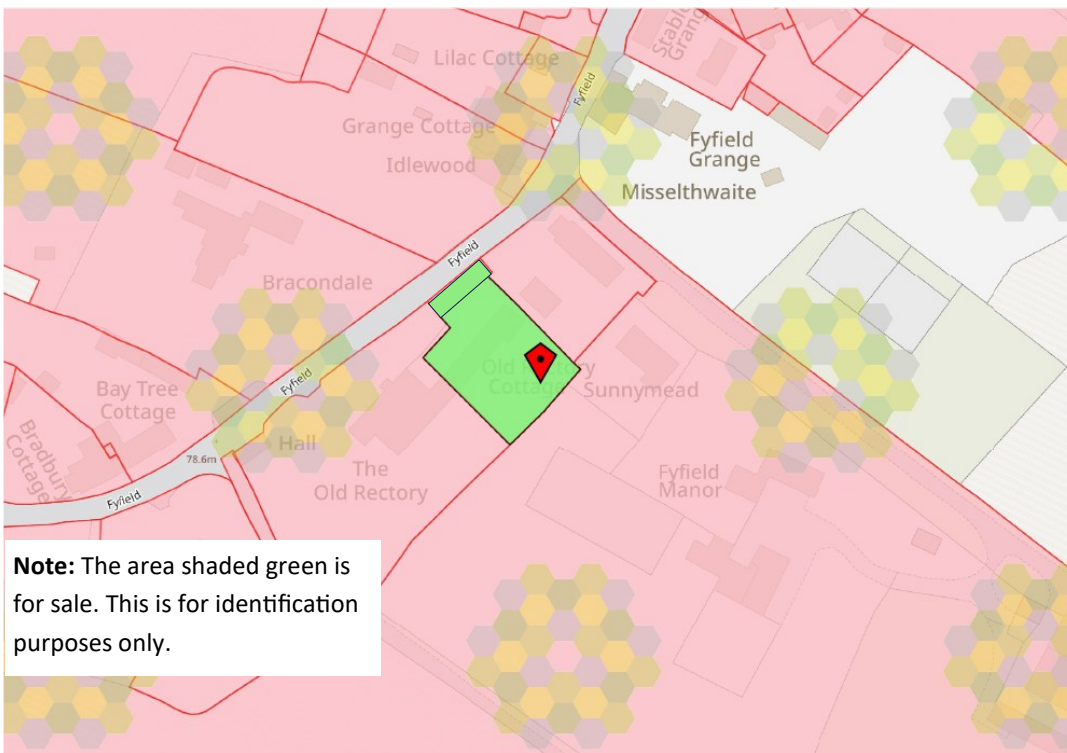
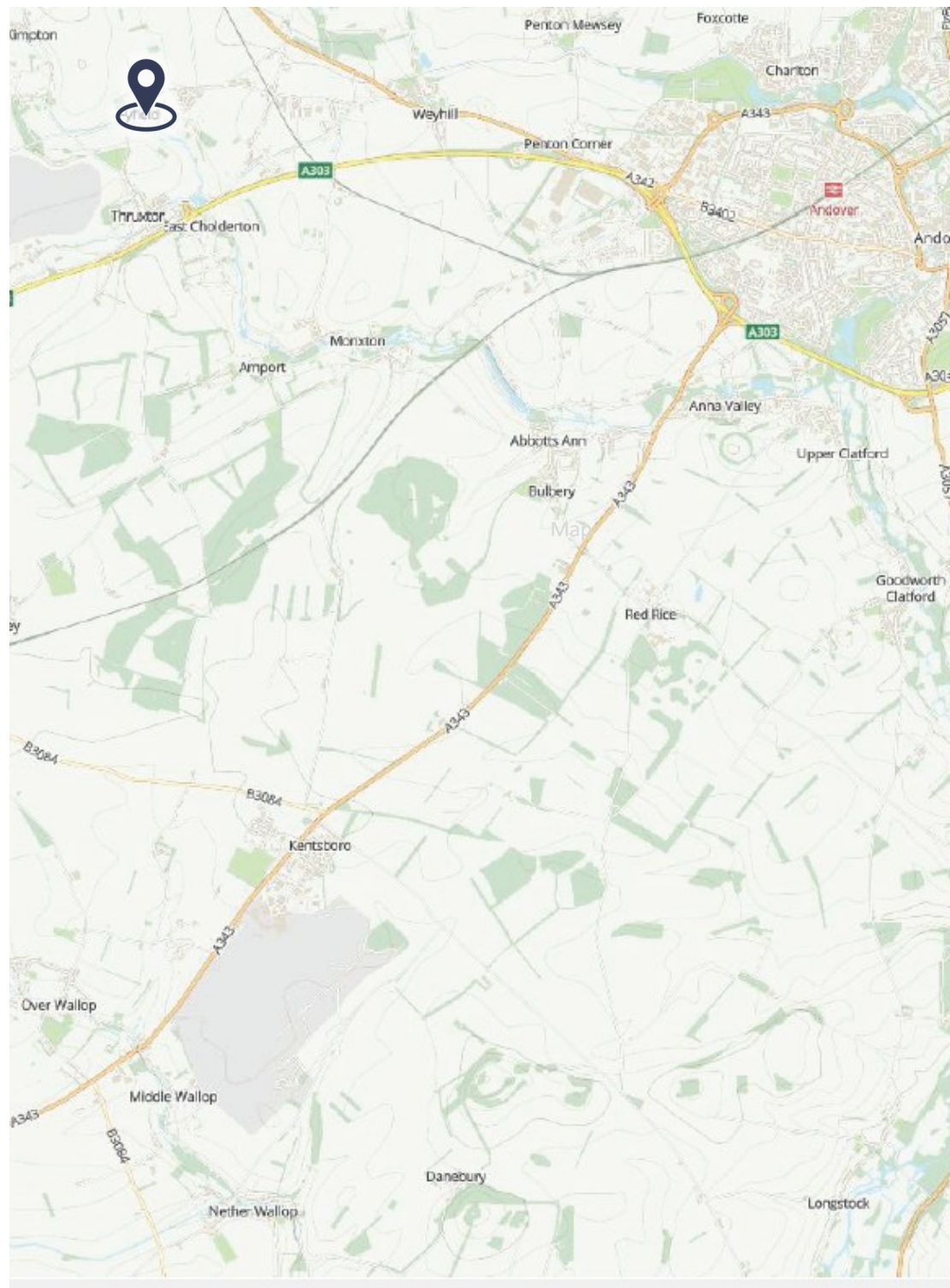
## Location

Old Rectory Cottage is situated in the heart of the village of Fyfield and set within a Conservation Area. Everyday amenities are conveniently close by, with Hillier Garden Centre, including a café and butcher, located within a five-minute drive. A post office service also operates from Hillier Garden Centre on Wednesday, Thursday, and Friday afternoons.

The nearby village of Weyhill offers an excellent range of facilities, including a farm shop, the Pink Olive restaurant, and the Weyhill Craft Centre, home to a variety of independent cafés, salons, and boutiques.

Andover railway station is approximately 4.5 miles away and provides regular services to London Waterloo in around 70 minutes. The property also benefits from excellent road connections, with easy access to the A303, A34, and M3, offering convenient routes to London and the West.



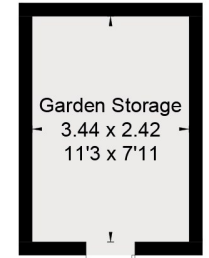


**Note:** The area shaded green is for sale. This is for identification purposes only.

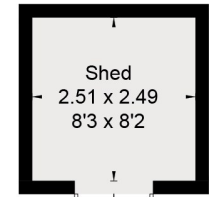
Approximate Floor Area = 210.5 sq m / 2266 sq ft  
 Garage = 49.4 sq m / 532 sq ft  
 Outbuildings = 15.9 sq m / 171 sq ft  
 Total = 275.8 sq m / 2969 sq ft (Excluding Shed)



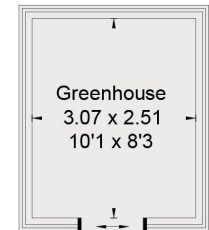
First Floor



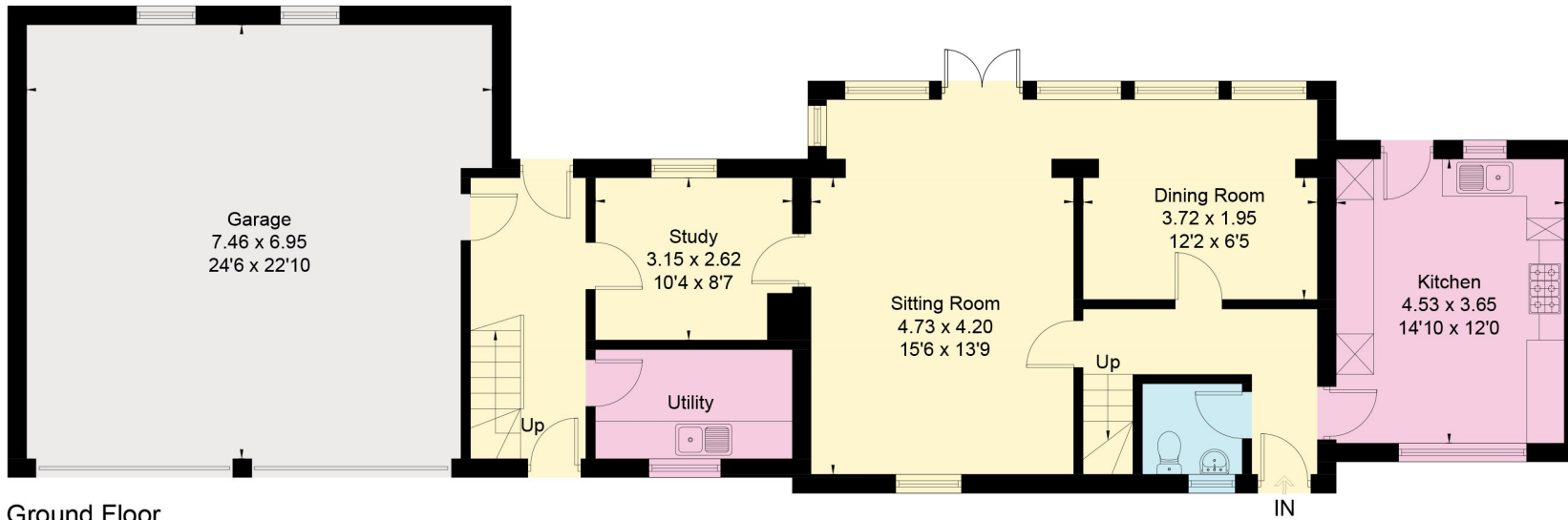
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109853

**Disclaimer Notice**

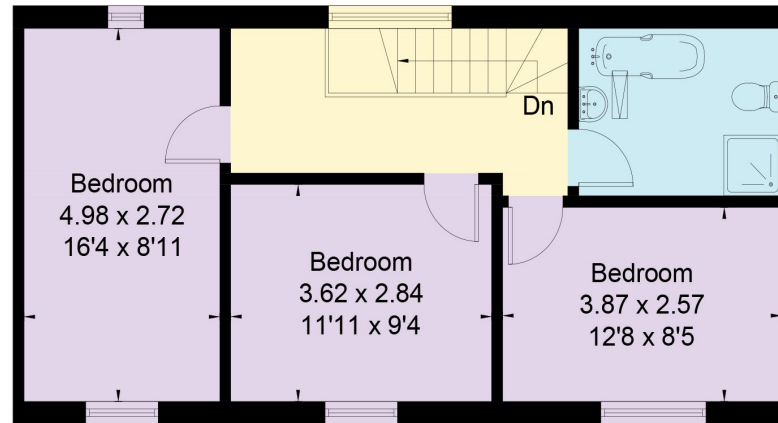
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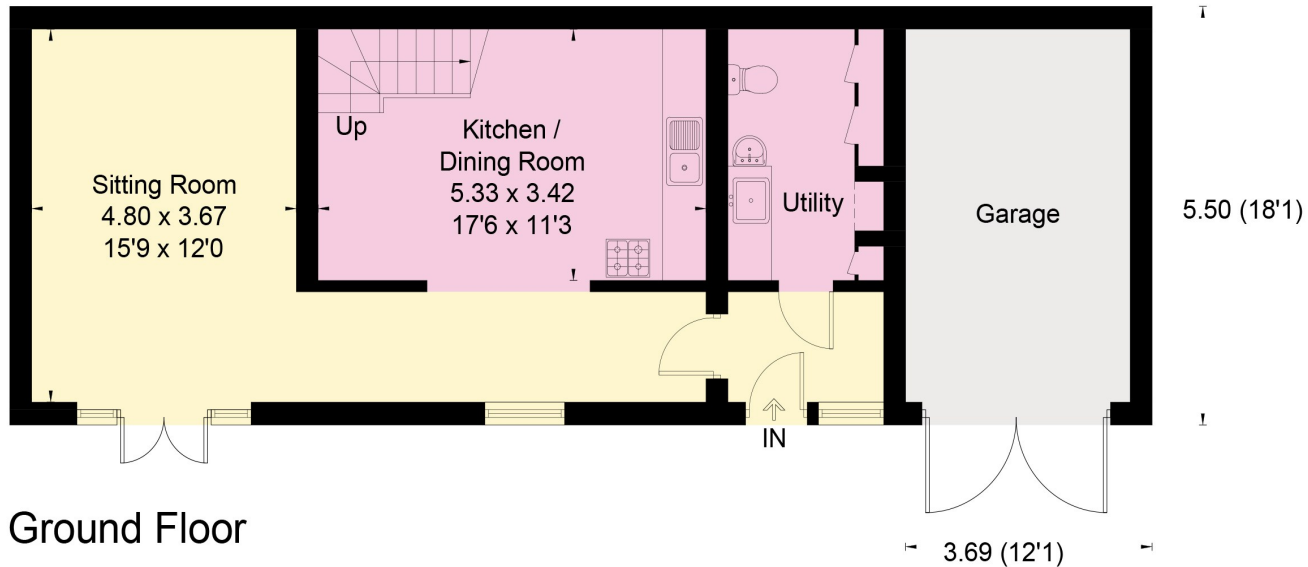
Approximate Floor Area = 109.1 sq m / 1174 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 124.5 sq m / 1340 sq ft



[Dashed box] = Reduced head height below 1.5m



First Floor



Ground Floor



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