



# THE OLD RECTORY COTTAGE

FYFIELD, ANDOVER, HAMPSHIRE

**EVANS & PARTRIDGE**

















# THE OLD RECTORY COTTAGE, FYFIELD, ANDOVER, HAMPSHIRE, SP11 8EL

A FOUR BEDROOM FAMILY HOUSE WITH SUBSTANTIAL INTEGRAL DOUBLE GARAGE AND LARGE GAMES ROOM / STUDIO OR POTENTIAL FIFTH BEDROOM SUITE ABOVE, ENJOYING A BEAUTIFULLY LANDSCAPED SECLUDED SOUTHERLY FACING REAR GARDEN TOGETHER WITH A DETACHED THREE BEDROOM BARN CONVERSION SET IN THE HEART OF THE VILLAGE

RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, STUDY  
KITCHEN / BREAKFAST ROOM, SIDE HALL, UTILITY / BOILER ROOM  
FOUR BEDROOMS, FAMILY BATHROOM, GAMES ROOM / STUDIO OR POTENTIAL FIFTH BEDROOM SUITE  
INTEGRAL DOUBLE GARAGE, SECLUDED SOUTHERLY FACING GARDEN  
THREE BEDROOM BARN CONVERSION

**OFFERS INVITED AROUND: £975,000 Freehold**

## DESCRIPTION

Old Rectory Cottage, a unique property linked at one end to the back of the Old Rectory, is a long family house with light and airy accommodation and a staircase at either end. The accommodation comprises an entrance hall, living room, dining room, study, kitchen/breakfast room, utility and a large integral double bay garage. At one end of the house via staircase one there are three bedrooms (one en suite) and a family bathroom. At the top of the second staircase there is a fourth bedroom with en suite and a substantial games room/studio that extends over the garaging. The house backs onto a beautiful southerly facing well stocked private garden. Opposite the main house there is a completely self-contained detached, characterful converted cob barn with brick and flint extension. The accommodation of the Barn comprises an entrance hall, utility and cloakroom, living room and central open plan kitchen/diner. To the first floor there are three good size bedrooms and a bathroom. Old Rectory Cottage would make an ideal property for 3-Generation living or potentially for those looking for income from a holiday let.

## LOCATION

The property is located in the heart of Fyfield village, a Conservation area surrounded by countryside and water meadows with excellent walking and an attractive church. The highly regarded Hillier Garden Centre complex as well as a good range of facilities including a farm shop, Weyhill Fair pub and Pink Olive restaurant, garage and church as well as a craft centre within the restored Fair Ground nearby. Andover (4.5 miles) offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo is just over the hour). Access to the A303 is about a mile away, providing excellent routes to London and the West Country. The cathedral cities of Winchester and Salisbury are around 20 miles, Newbury is 17 miles to the north and Basingstoke 25 miles to the east. The New Forest and South Coast can be reached in about an hour.

## ACCOMMODATION

<b>Reception Hall</b>	Oak effect flooring. Turning staircase (one) rising to first floor. Two pendant light points. Panel doors to living room, dining room, kitchen/breakfast room and cloakroom. Pitch pine panel door into open plan kitchen/breakfast room with living area. Opening into:
<b>Cloakroom</b>	White suite comprising wash hand basin with mixer tap, tiled splash back and cupboard beneath. WC. Understairs cupboard. Maple effect flooring. Wall light. Window.
<b>Living Room</b>	(Large dual aspect reception room) Glazed double doors with windows to either side opening onto terrace with views over the beautifully landscaped mature garden. Further windows to side and front aspect. Wall and pendant light points. Panel door to study. Opening into:
<b>Dining Room</b>	Two windows overlooking garden. Pendant light point. Serving hatch. Shelved alcove. Door into reception hall.
<b>Study</b>	Window to rear aspect. Oak effect flooring. Pendant light point. Fuse box. Panel door to side hall.

<b>Kitchen / Breakfast Room</b>	Stainless steel sink unit with mixer tap and drainer. Granite effect work surfaces with tiled splash back. Range of high and low level cupboards and drawers incorporating a dresser style unit. Integrated fridge, freezer and dishwasher. Further space for under-counter appliance. Broom cupboard. Two oven Britannia range with five zone hob built into brick fireplace with display shelf above. Terracotta tiled floor. Window to front and rear aspect. Half glazed stable door to terrace and garden. LED down lighters. Meter cupboard.
<b>Side Hall</b>	Part glazed doors to driveway and rear garden. Slate effect flooring. Staircase (two) rising to first floor. Pendant light point. Understairs cupboard. Panel doors to utility and substantial integral double garage.
<b>Utility / Boiler Room</b>	Work surface with ceramic sink and drainer, cupboards and drawers beneath. Space and plumbing for washing machine and space beside for dryer. Grant oil fired boiler. Window to front aspect. Strip light. Slate effect flooring.
<b>Integral Double Garage</b>	(Substantial and constructed with cavity walls) Two barn style double doors to front. Fluorescent strip lighting. Ample power points. Two windows to rear aspect.
<b>FIRST FLOOR</b>	(via stairs one) Balustrade overlooking stairwell. Two windows to front aspect. Pendant light point. Loft hatch. Cupboard housing lagged copper cylinder with immersion and slatted shelving.
<b>Principal Bedroom</b>	(Dual aspect double bedroom) Windows to front and rear aspect. Pendant light point. Panel door to: En suite shower room: White suite comprising wash hand basin with mixer tap, mirror and light/shaver socket above, cupboard beneath. WC. Corner shower enclosure with electric shower. Tiled floor and walls. Window to front aspect. Chrome towel radiator.
<b>Bedroom Two</b>	(Large dual aspect double bedroom) Cast iron Victorian fireplace (not in use). Recess to either side of chimney breast with limed oak wardrobe cupboards and box shelving. Vanity unit with basin, mixer tap, cupboard beneath. Pendant light point. Loft hatch. Sash window to front aspect. Further window to rear aspect. Arched alcove with shelf.
<b>Bedroom Three</b>	(Single bedroom) Window to rear aspect. Pendant light point.
<b>Family Bathroom</b>	White suite comprising panelled bath with mixer tap/shower attachment. Wash hand basin with mixer tap, mirror above, cupboard and drawers beneath. WC. Tiled shower enclosure with electric shower. Tiled floor and walls. Window to rear aspect. Down lighters. Extractor fan.
<b>FIRST FLOOR</b>	(Via staircase two) Window to front aspect. Pendant light point. Panel doors to bedroom four and bedroom five/games room/studio.
<b>Bedroom Four</b>	(Double bedroom) Window to rear aspect. Pendant light point. Panel door to: EN SUITE SHOWER ROOM: Suite Shower Room White suite comprising wash hand basin with mixer tap, mirror and light/shaver socket above, cupboard beneath. WC. Corner shower cubicle with electric shower. Tiled floor and walls. Window to front aspect. Chrome towel radiator. Down lighter with extractor fan.
<b>Bedroom Five</b>	(A substantial room 6.9m x 5.5m, formerly accommodating a full size snooker table) Two windows to front aspect. Spot lights. Loft hatch. Eaves storage.
<b>OUTSIDE</b>	Access through high brick wall with tarmac approach onto a gravelled driveway passing a neighbouring property and on to a five bar gate with brick/flint tile capped piers to either side leading onto substantial gravel driveway extending into front of the main house which faces the barn on the opposite side of the drive. Ample parking and access to the integral double garage and a further single garage attached to the barn. The drive is screened at either end by high walling. Climbing roses on the façade of the main house. Gravel path and wrought iron gate leads to an area with the oil tank, aluminium greenhouse, shed and vegetable garden and on into:
<b>Main Rear Garden</b>	Large level lawn and brick paved terrace with inset slate providing a secluded sunny spot for entertaining. The garden features beautifully well stocked herbaceous borders with an abundance of shrubs and specimen trees at the rear boundary. Old apple tree and large horse chestnut. The garden is well screened to either side by high walling and to the rear by high fencing. Further shed. Compost area.

<b>THE BARN</b>	An attractive building of cob elevations on exposed brick/plinths beneath a slate roof
<b>Lower Level</b>	Side addition with brick/flint elevations beneath a slate roof. Half glazed door with lantern style light into entrance hall. Single/third garage/store at end with double doors to front, light and power connected.
<b>Entrance Hall</b>	Exposed brick floor. Inset coir mat at threshold. Sash window. Pendant light point. Latch doors into kitchen/dining room and utility/boiler room.
<b>Utility / Boiler Room</b>	Belfast style ceramic sink unit with mixer tap set in oak work surface with tiled splash back, cupboards beneath, recess and plumbing for washing machine. Brick fireplace housing Grant oil fired boiler. Exposed brick floor. Loft hatch. Pendant light point.
<b>Cloakroom</b>	White suite comprising wash hand basin with mixer tap, tiled splash back, cupboard beneath. WC. Latch doors into cupboards housing Flowmaster pressurised hot water cylinder and slatted shelving. Exposed brick floor. Conservation light. T&G panelling to walls. Pendant light point.
<b>Kitchen / Dining Room</b>	(Part divided by low panelled walls with wrought ironwork above, with double doors at rear for additional access) Hardwood work surface with inset ceramic sink with mixer tap and drainer, cupboards and drawers beneath. Integrated dishwasher. Free-standing cooker. Exposed pine floor boards. High ceiling with exposed beams and timbers. Two wagon wheel style pendant lights. Sash window. Exposed pine floor boards. Turning open tread staircase to first floor.
<b>Sitting Room</b>	High ceiling with exposed beam and joists. Reclaimed wagon wheel style light. Exposed pine floor boards. Full width glazing with double doors leading onto small brick terrace and driveway. T&G panelling to three walls.
<b>FIRST FLOOR</b>	Low bay window/former hatch to road side. Exposed framework, purlin and rafters. Latch doors to:
<b>Bedroom One</b>	(Double bedroom) Vaulted ceiling. Exposed rafters, purlins and king post truss. Windows to front and rear aspect. Pine floor boards. Pendant light point.
<b>Bedroom Two</b>	(Double bedroom) Vaulted ceiling. Exposed rafters, purlins and framework. Window. Pine floor boards. Pendant light point.
<b>Bedroom Three</b>	(Double bedroom) Profile ceiling with exposed rafters and purlin. Window. Pine floor boards. Pendant light point.
<b>Bathroom</b>	White suite comprising four claw roll top bath with mixer tap/shower attachment. Wash hand basin with mixer tap, mirror and light above, cupboard beneath. WC. Tiled shower enclosure with mixer shower. Tiled floor. Exposed purlin and rafters. Conservation light. Pendant light point. Extractor fan.
<b>Services</b>	Mains water, electricity and drainage.
<b>Directions</b>	SP11 8EL
<b>Council Tax Band</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

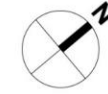
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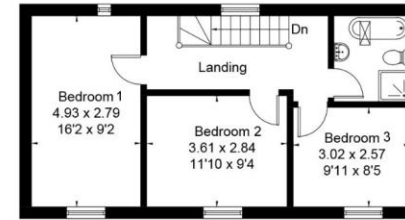
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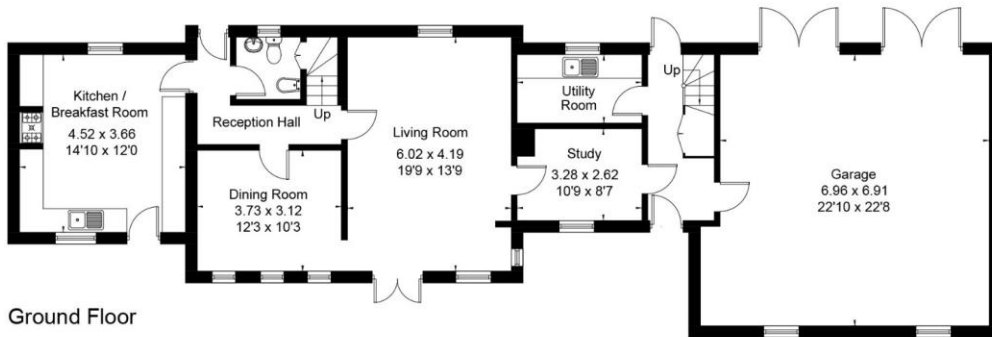
Approximate Area = 384.3 sq m / 4137 sq ft and Garage



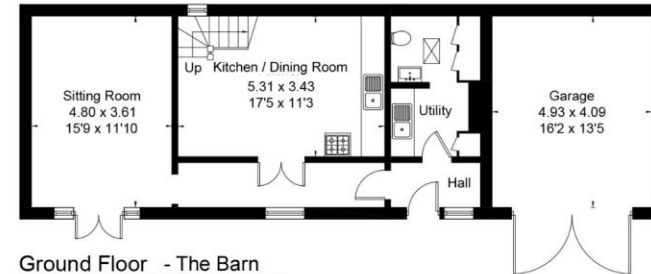
First Floor



First Floor - The Barn



Ground Floor



Ground Floor - The Barn  
(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	6.5	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	