



Romney House, Quarley, Andover



A remarkable opportunity to develop a superb house in glorious rural surroundings. The site has planning permission for a detached house and double garage, standing in grounds extending to about 6.2 acres.

Romney House Quarley,
Andover, SP11 8LE

Guide Price
£650,000



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4



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In summary, the existing property comprises about 6.2 acres of land, with two existing barns at Quarley Manor Farm. Access is by way of a right of access from the village road to the east. One of the existing barns to be removed is a 'Romney Shed' and the other is a traditional pole barn.

The property has the benefit of planning consent reference 25/01593/FULLN which was granted on 15th April, 2026. The approved proposal is for: "Removal of existing barns and erection of single detached dwelling; with associated garaging, parking, turning, landscaping, private amenity space and access."

The proposed dwelling amounts to approximately 4,000 sq ft and comprises a two-storey detached house, with a detached double garage. The approved planning provides for the following accommodation:

Ground floor: a Living room, an open-plan Kitchen/Dining room, Study, Utility, Cloakroom, and a Bedroom with ensuite.

First floor: a main Bedroom with the benefit of an ensuite & dressing room. Bedroom two with ensuite. Two further bedrooms. Family bathroom.

Gardens & Grounds

The 6.2 acres of land is made up of pasture and mature woodland offering privacy and opportunity to create further gardens and a haven for nature.

Features

- Planning Permission was granted 15th April 2026
- Proposed two storey dwelling extends to about 4,000 sq ft
- In all about 6.2 acres
- Planning Reference: 25/01593/FULLN
- Land comprising pasture and mature woodland
- NB - The property is a combination of Freehold and Long Lease

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

(0)

Outgoings

Council Tax: Test Valley Borough
Council Band New Build

Size

4000.00 sq ft

Location

Location & Amenities

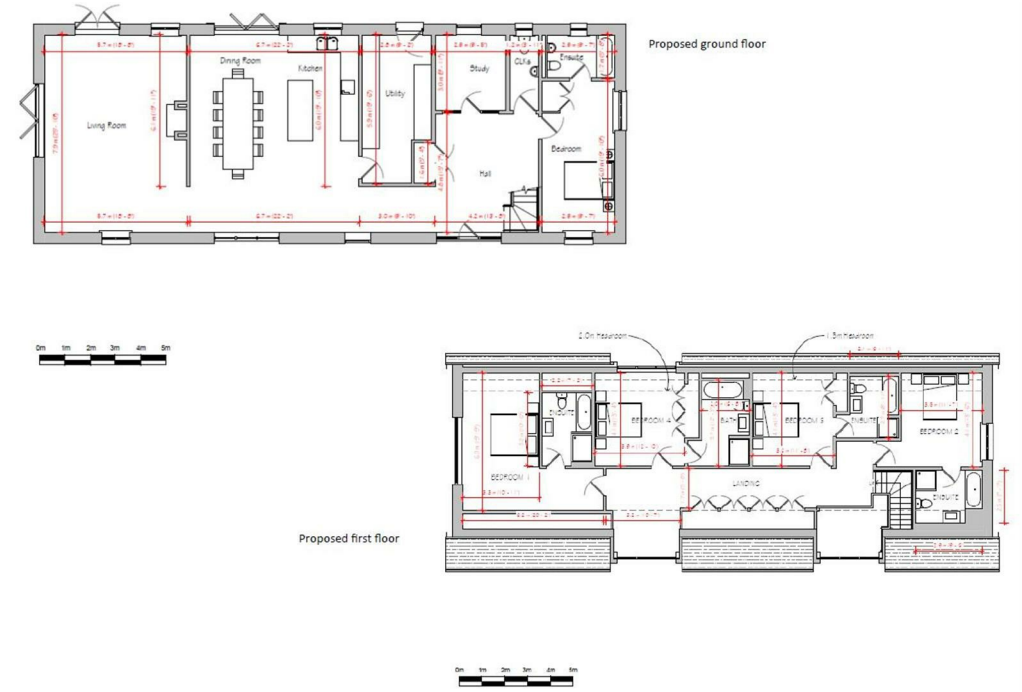
The site for Romney House is situated down a track past Quarley Manor Farm and located on the edge of the village of Quarley which has an active community with a village hall and a church. The neighbouring village of Grateley provides a public house, primary school and main line railway station to London whilst the nearby town of Andover offers a good range of shopping and recreational facilities including a cinema, theatre and leisure centre.

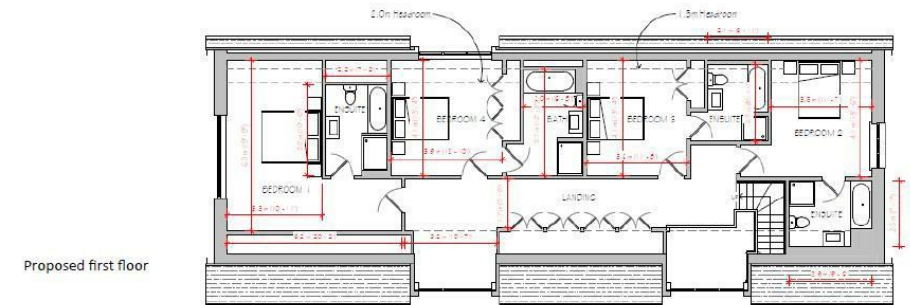
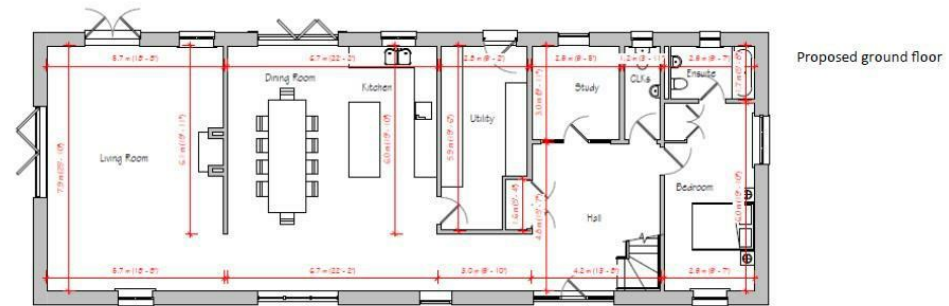
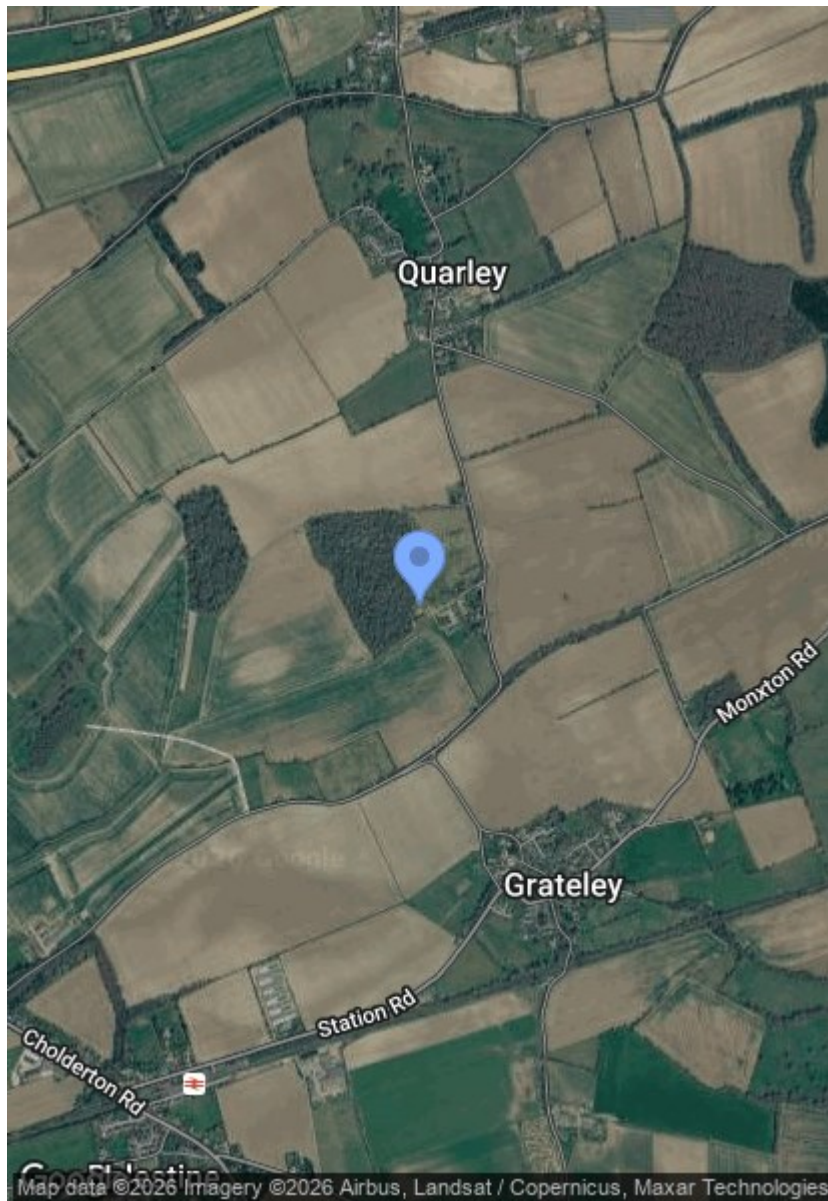
Further afield Stockbridge, Marlborough and the Cathedral cities of Salisbury and Winchester provide a wider range of shops, leisure facilities and cultural and sporting centres.

Good secondary state and independent schools include Farleigh in Red Rice, Godolphin in Salisbury, Winchester College and St Swithuns in Winchester.

The countryside immediately beyond the village contains a network of footpaths and bridleways which can be accessed without having to get into the car and which are perfect for exercising dogs and horses.

Agent's Note:
There is no CIL payment required, and the Nitrate payment has been settled. Approximately 4.2 of the 6.2 acres are held on a 998-year lease commencing March 2010, with no ground rent or service charge payable. The access track is shared by three properties, with each property to contribute a fair proportion towards its maintenance and upkeep. For further information, please contact the Seller's Agent.





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