



Northington, Alresford

At home in Hampshire  **Hellards**

71 Northington

ALRESFORD, HAMPSHIRE SO24 9TH

Guide Price: £1,100,000

- Modernised Former Estate Cottages
- Delightful Village Location with Stunning Views
- 10 Minutes' Drive to the North of Alresford
- 4 Bedrooms, 3 Bath/Shower Rooms, 3 Reception Rooms
- Presented to a High Standard Throughout
- Lovely 1/3 Acre Plot with Attractive Gardens

Originally built for the Ashburton Estate as two estate cottages, this delightful Victorian home has been beautifully extended and renovated by the current owners. It is set within the sought-after village of Northington, within the popular Candover Valley, just 10 minutes' drive from Alresford. The property has been sympathetically restored to preserve its rich heritage, while incorporating modern design to create an exceptional home, ideal for family gatherings and entertaining.

At the heart of the property lies a stunning open-plan kitchen, dining and family space, recently refitted to a high standard. Featuring elegant limestone flooring with underfloor heating, this light-filled room is glazed on two sides, with bi-fold doors opening onto a rear terrace. From here, there are delightful views across the gardens and the picturesque valley beyond.

The original hallway leads to a cosy sitting room, complete with a log burner and direct access to the garden, providing a warm and inviting retreat. A further reception room offers flexibility as a study, playroom or additional living space. Adjacent to the kitchen is a practical utility room and cloakroom, with access to the rear walkway and the original laundry room, now re-purposed as a workshop and storage area.

An attractive oak staircase rises to a generous first-floor landing. The principal bedroom features hardwood flooring, underfloor heating, built-in storage and a stylish ensuite shower room. There is a further double bedroom, a family bathroom, and an additional bedroom or study. A well-appointed guest suite occupies the opposite side of the landing, complete with its own bathroom. Of particular note is the original staircase, enclosed in beautiful elm panelling, linking this suite back to the sitting room below.





The gardens are a standout feature of the property, thoughtfully landscaped and arranged into a series of terraced areas with lovely views over the valley. From a rain-fed pond at the top, through formal lawns and planting, to raised vegetable beds and a wildflower meadow at the lower end, the outdoor space is both functional and enchanting. Carefully positioned lighting allows for evening enjoyment, while water access points and a shared well provide practical benefits.

At the foot of the garden, a gravelled area offers additional versatility, complete with a large shed with light and power. Double gates provide vehicular access from the lane to a parking area. Planning permission (now lapsed) for a garage presents further potential.

Northington is located to the north west of Alresford, lying in the beautiful Candover Valley in the middle of a farming community. There are a wide variety of walks and cycle rides from the doorstep. There is a very pleasant walk past the church to the historic Grange, well known for the opera festival held there in the summer. The market town of Alresford is a 10 minute drive away. For road users, there is good access to the M3, A34 and wider road network. The rail station at Micheldever has a direct line to London. Heathrow airport is just over an hour away by road, whilst Southampton airport is about half an hour away. There are a number of good schools and colleges in the area, including Princes Mead, St Swithuns, Pilgrims, Winchester College and Peter Symonds Sixth Form College.

SERVICES

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

LOCAL AUTHORITY INFORMATION

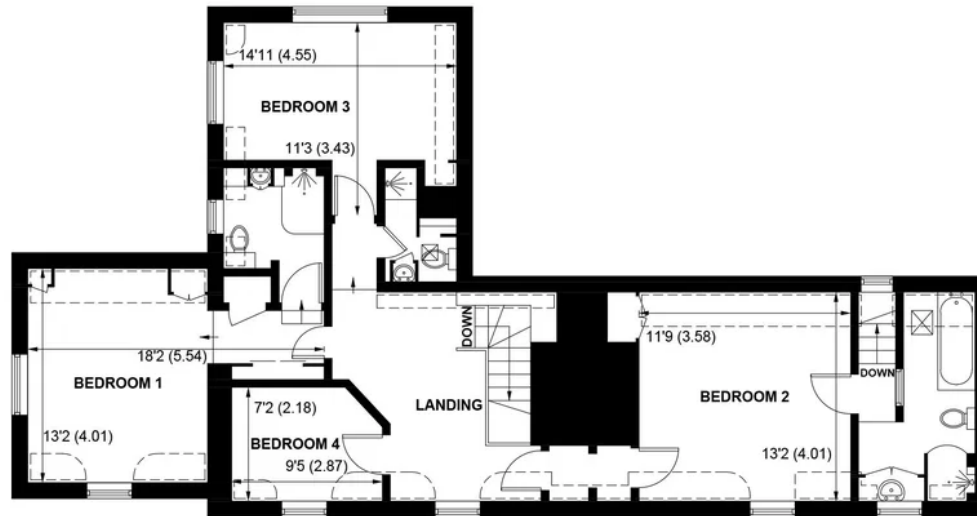
Winchester City Council
Council Tax Band: G

DIRECTIONS

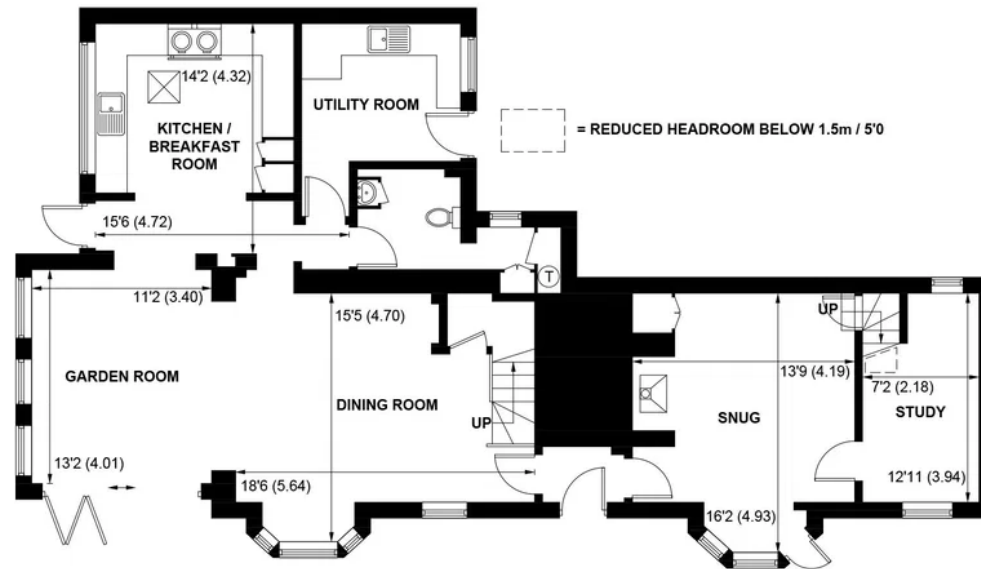
From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke along the B3046. Follow this road for about 4 miles going through the village of Old Alresford. After entering Swarraton and passing The Grange, turn left to Northington. As you rise up the hill on the other side of the valley, turn left into Church Lane (by the Hellards For Sale board for Pathway Cottage). Before the church, turn left into the car park. Turn left behind the war memorial into the driveway for 71 Northington. **What3words:///ramble.piglets.winks**



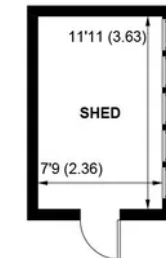




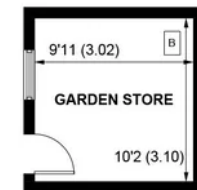
FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2203 SQ FT / 204.7 SQ M

OUTBUILDINGS = 193 SQ FT / 17.9 SQ M

TOTAL = 2396 SQ FT / 222.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Hellards



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.