Hellards

At home in Northington
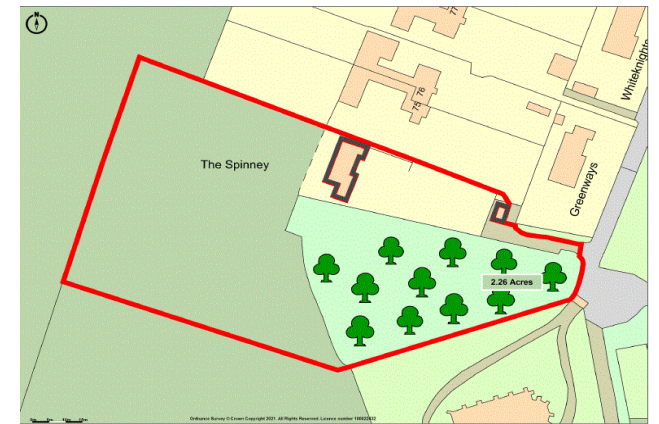
The Spinney, Church Lane

NORTHINGTON, ALRESFORD, HAMPSHIRE, SO24 9TH

Guide Price £1,200,000

- Opportunity to Build a Substantial Detached House
- 5,000 Sq Ft House and 1,300 Sq Ft Garage
- Beautiful, Secluded Rural Location
- 10 Minutes Drive from Alresford/Good Access to the M3
- Overall Plot Size 2.26 Acres
- Winchester Planning Ref: 07/01339/FUL

A wonderful opportunity to build your own home in a beautiful, rural setting, just to the north of Alresford. Planning permission is in place for a substantial five bedroom detached house, with a large basement level, ground and first floors, and totals 5,000 sq ft (464 sq m). In addition there is a garage block of 1,300 sq ft (121 sq m). Winchester City Council Planning Ref: 07/01339/FUL.

The overall plot amounts to 2.26 acres and consists of a driveway leading up to a three bedroom detached bungalow which was built in 1961/62. The location for the proposed new house is roughly in the same position as the existing bungalow. The planning permission will carry on in perpetuity, as the current owners have made a material start by building the foundations for the garage block. The remainder of the plot consists of a large paddock area to the rear of the property, and a pretty copse which adjoins Northington Church. Some of the trees in the copse have preservation orders on them (TPO's).

Northington is an ancient settlement 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. 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.

SERVICES
Mains water and electricity connected. Private drainage system. The current property has oil-fired central heating.

LOCAL AUTHORITY INFORMATION
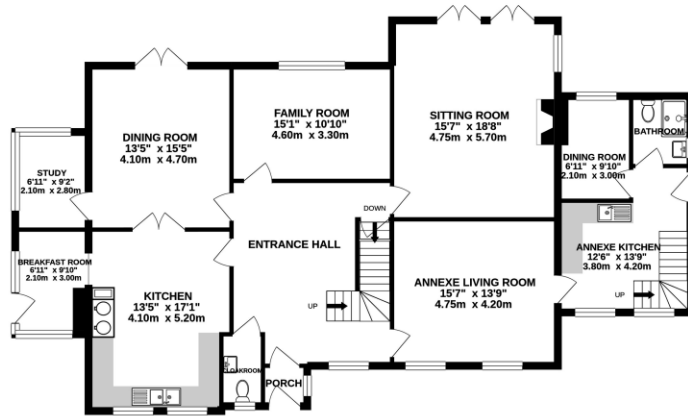Winchester City Council
Council Tax Band: E

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 onto the lane to the church. The Spinney will be found on the right hand side immediately before the church.
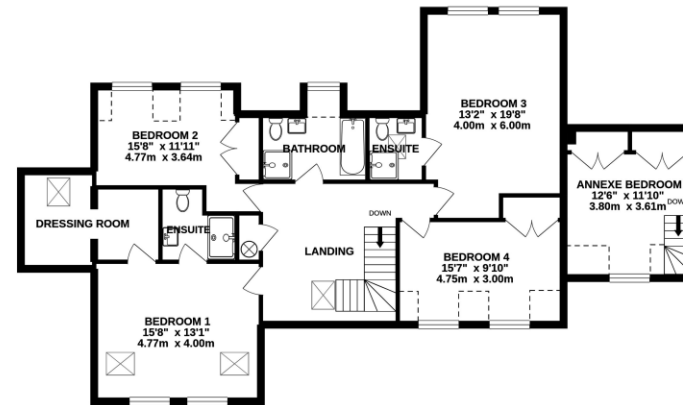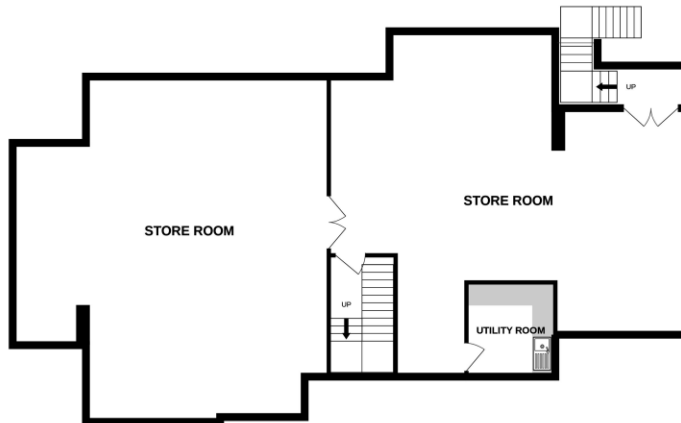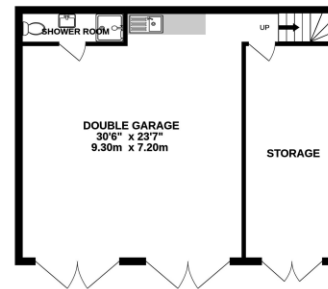
GROUND FLOOR
1766 sq.ft. (164.0 sq.m.) approx.

1ST FLOOR
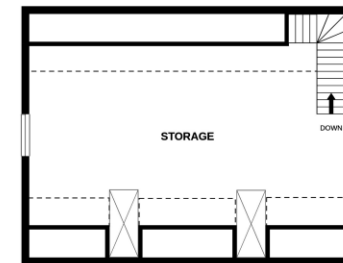1394 sq.ft. (129.5 sq.m.) approx.

DINING ROOM
13'5" x 15'5"
4.10m x 4.70m

FAMILY ROOM
15'1" x 10'10"
4.60m x 3.30m

SITTING ROOM
15'7" x 18'8"
4.75m x 5.70m

BATHROOM

STUDY
6'11" x 9'2"
2.10m x 2.80m

DINING ROOM
6'11" x 9'10"
2.10m x 3.00m

ENTRANCE HALL

DOWN

ANNEXE KITCHEN
12'6" x 13'9"
3.80m x 4.20m

BREAKFAST ROOM
6'11" x 9'10"
2.10m x 3.00m

KITCHEN
13'5" x 17'1"
4.10m x 5.20m

ANNEXE LIVING ROOM
15'7" x 13'9"
4.75m x 4.20m

UP

UP

CLOAKROOM

PORCH

BEDROOM 2
15'8" x 11'11"
4.77m x 3.64m

BATHROOM

ENSUITE

BEDROOM 3
13'2" x 19'8"
4.00m x 6.00m

ANNEXE BEDROOM
12'6" x 11'10"
3.80m x 3.61m

DRESSING ROOM

ENSUITE

LANDING

DOWN

DOWN

BEDROOM 4
15'7" x 9'10"
4.75m x 3.00m

BEDROOM 1
15'8" x 13'1"
4.77m x 4.00m

BASEMENT
1841 sq.ft. (171.0 sq.m.) approx.

GARAGE
720 sq.ft. (66.9 sq.m.) approx.

STORAGE AREA
720 sq.ft. (66.9 sq.m.) approx.

UP

STORE ROOM

STORE ROOM

SHOWER ROOM

UP

DOUBLE GARAGE
30'6" x 23'7"
9.30m x 7.20m

STORAGE
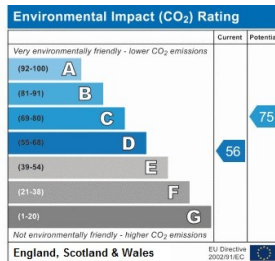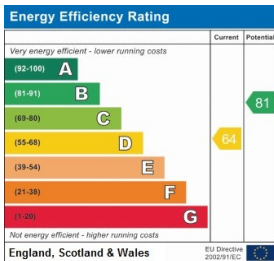
STORAGE

DOWN

STORE ROOM

UP

UTILITY ROOM

TOTAL FLOOR AREA : 6440 sq.ft. (598.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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