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*At home in Northington*

# Apple Tree Cottage, 69 Northington

ALRESFORD, HAMPSHIRE, SO24 9TH

## Guide Price £1,350,000

- Sought-after Village Location
- Beautiful ½ Acre Secluded Plot
- Wonderful Views across the Valley
- Four-Five Bedrooms, 3 Bathrooms
- Four Reception Rooms
- Garage, Carport and Driveway Parking

A superb family house sitting on a ½ acre plot, in a sought-after village location within the beautiful Candover Valley, a few miles to the north of Alresford. Apple Tree Cottage offers versatile living, with four-five bedrooms and a generous amount of living space. The house is surrounded on three sides with a wonderful garden, which enjoys a good deal of seclusion and stunning views across the valley.

The front door opens to a welcoming entrance hall, with skylight windows, and then on into the vaulted dining room, with French doors and windows overlooking the garden. An opening leads to the fitted kitchen, and to the left is the impressive sitting room, with its wood-burning stove and French doors onto the side garden. Off the hall are further rooms, comprising an office/bedroom five, a snug/family room, a study, shower room and utility, giving versatility for guest accommodation or a potential annexe.

Upstairs, the first floor landing has skylight windows, and leads to the principal bedroom, which has twin built-in wardrobes and lovely views over the valley. There is an adjoining bathroom, featuring a free-standing oval bath.





The second bedroom is off the landing, and features a walk-in wardrobe. A door leads to a 'Jack and Jill' bathroom, with a separate shower and bath. The bathroom is shared with the third and fourth bedrooms, which have access from the ground floor via a second staircase.

The attractive garden is surrounded by mature hedging, giving it a high degree of privacy and seclusion. The garden is laid to lawn, with stepping stones leading from the driveway to the house, and paved terrace to the side of the house, which is perfect for al-fresco dining. The garage has a workshop area and adjoining carport. with driveway parking to the front.

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**

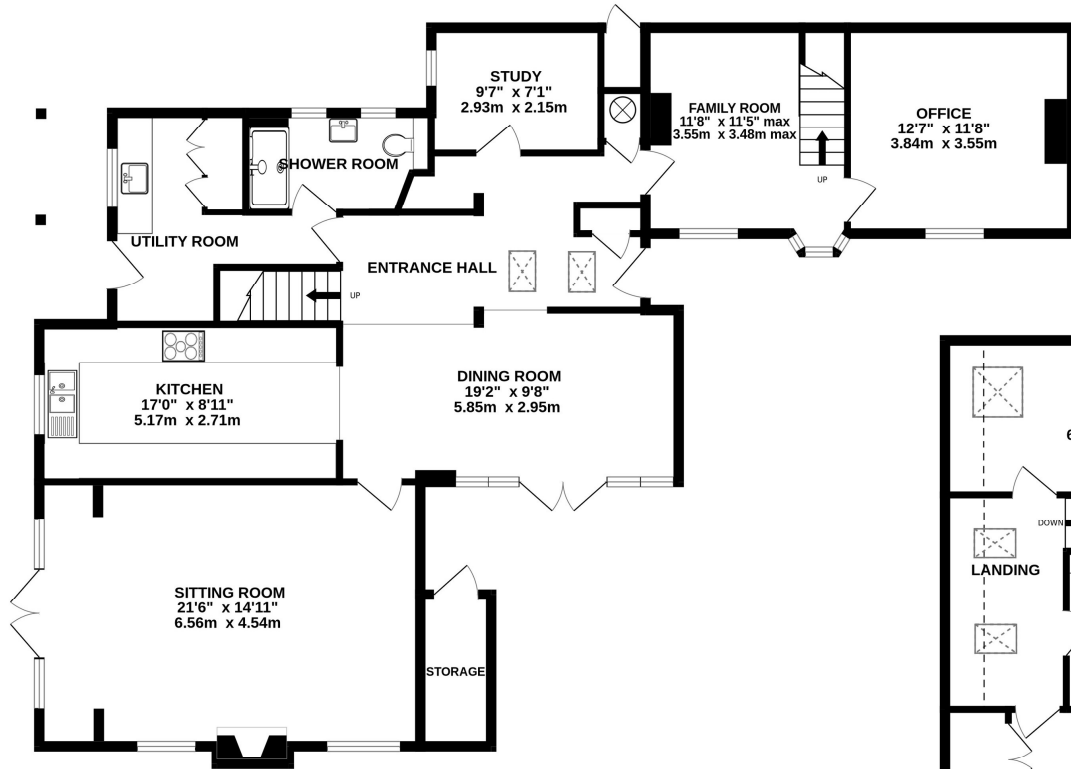
Mains electricity and water connected. Oil fired central heating. Private septic tank drainage system. Good broadband speeds.

### **LOCAL AUTHORITY INFORMATION**

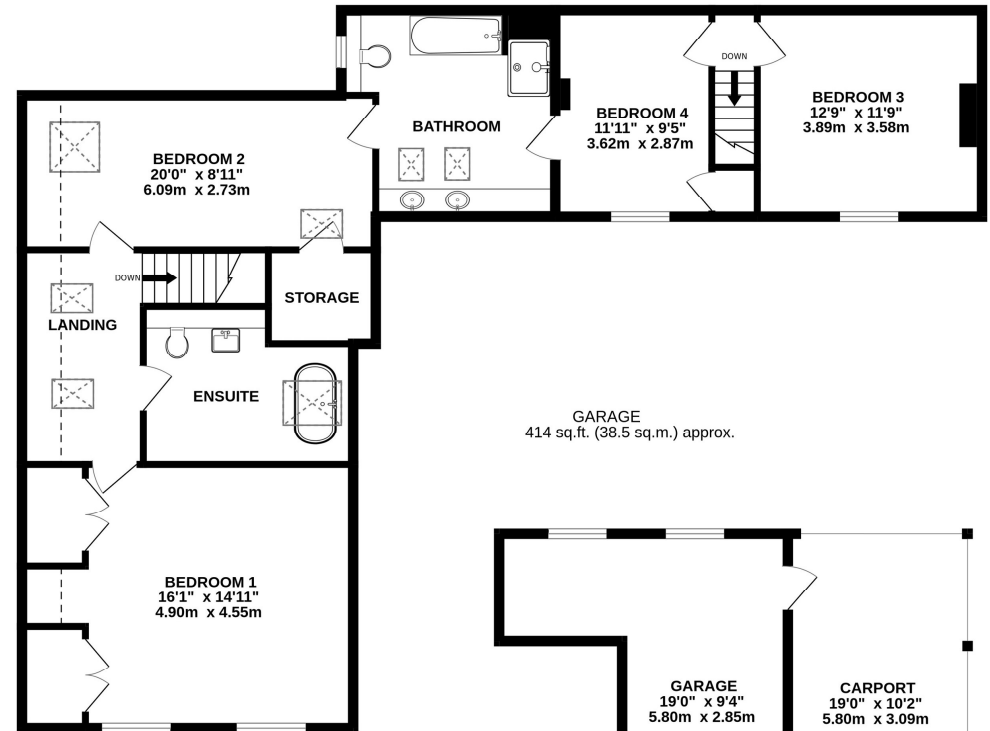
Winchester City Council  
Council Tax Band: G



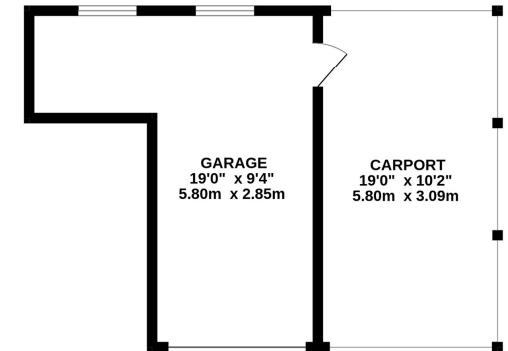
GROUND FLOOR  
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



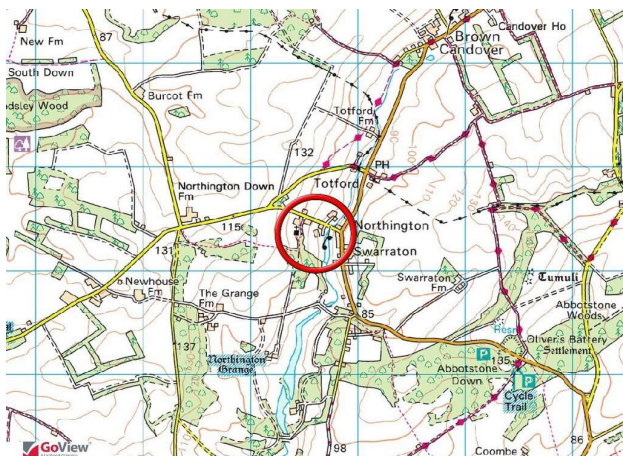
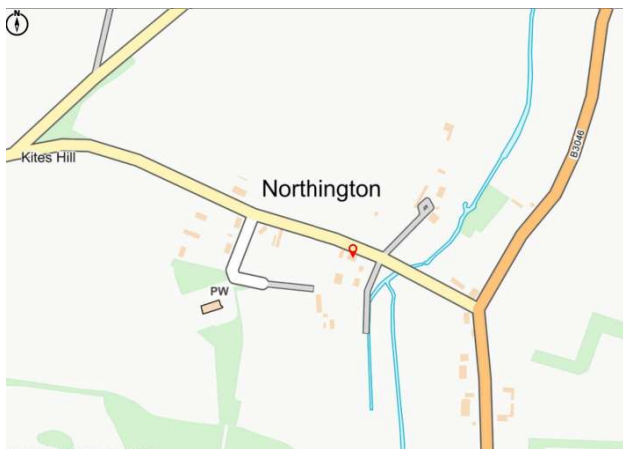
GARAGE  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2861 sq.ft. (265.8 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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### 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. Drive through Swarraton and turn left to Northington. Immediately after the water meadow and bridge, turn left into a small lane, where Apple Tree Cottage is the first property on the right hand side. What3words location reference: [activities.headed.clap](https://www.what3words.com/activities.headed.clap)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

[sales@hellards.co.uk](mailto:sales@hellards.co.uk) | [hellards.co.uk](http://hellards.co.uk)

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.

