

  
**Hellards**



*At home in Northington*

# Brookside, Northington

ALRESFORD, HAMPSHIRE, SO24 9TH

## Guide Price £1,650,000

- Immaculately Presented Village Home
- Stunning Views over Candover Valley
- Plenty of Flexible Accommodation
- 5-6 Double Bedrooms
- Set on Beautiful 1.4 Acre Plot
- Double Garage, Workshop and Stable

A stunning, individual home located in the picturesque Candover Valley, 10 minutes to the north of Alresford. It is immaculately presented throughout and has the benefit of air-source heat pumps, which power the heating and hot water. The house is set in beautiful grounds measuring 1.4 acres overall, with far-reaching views over the valley. To the front of the house the former blacksmiths forge is now a sizeable garage and workshop. The garage has full independent services so could easily be converted to a granny annexe. The garage has an electric up and over door. There is a stable in the rear garden, which offers potential to use the garden for equestrian use. A 5-bar gate in the top corner allows vehicular access to the garden from the church lane to the rear.

The front door opens to a lobby and boot room. A door opens to the spacious, open-plan kitchen/dining room, with rooflights and wide bi-fold doors opening to the front garden. There is a range of modern built-in appliances, a electric AGA cooker and space for a dining table and chairs, as well as a relaxed sofa area. A door leads through to an inner hall, with cloakroom and stairs to the first floor. There is a family room with French doors to outside and an adjoining shower room.





The spacious first floor sitting room features a fireplace, sliding doors to the garden and a viewpoint window overlooking the valley.

Also on the first floor there are 3 double bedrooms, 2 of which have built-in wardrobes, a family bathroom, and a study with French doors to a balcony with lovely views of the valley.

The principal bedroom is on the second floor, has built in wardrobes and has an adjoining en-suite bathroom. There is a further double bedroom with built-in wardrobes. A corridor leads to a galleried study area overlooking the sitting room.

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

Air-source heat pump heating/immersion heater for hot water  
Private drainage (septic tank)  
Mains electricity and water

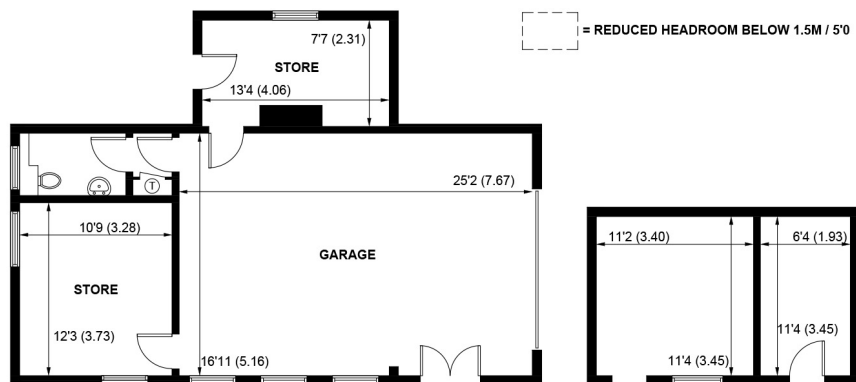
### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: G

### DIRECTIONS

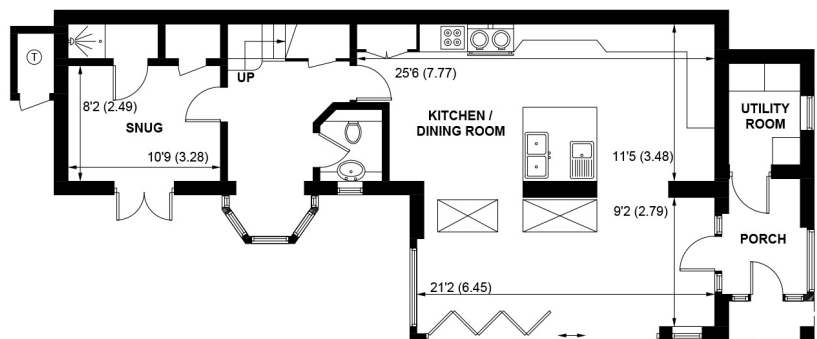
From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke along the B3046. Follow this road for about 4 miles going through the village of Old Alresford. Drive through Swarraton and turn left to Northington. Turn left immediately after the bridge and water meadow into a small lane. Brookside is the second house on the right. //What3words location ref: [scouting-interests-marching](https://www.what3words.com/location/scouting-interests-marching)



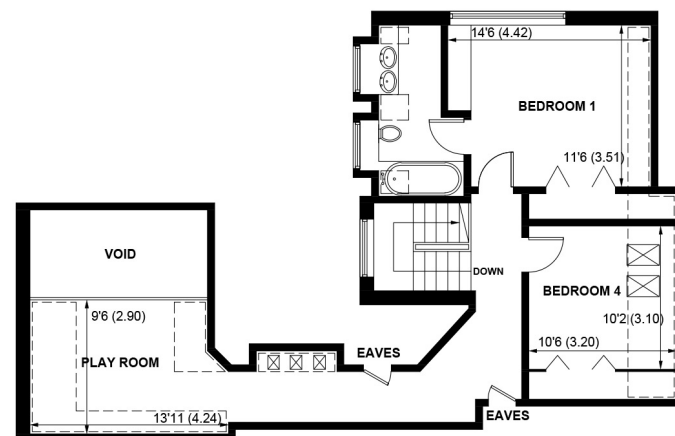


**GARAGE / STORE**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

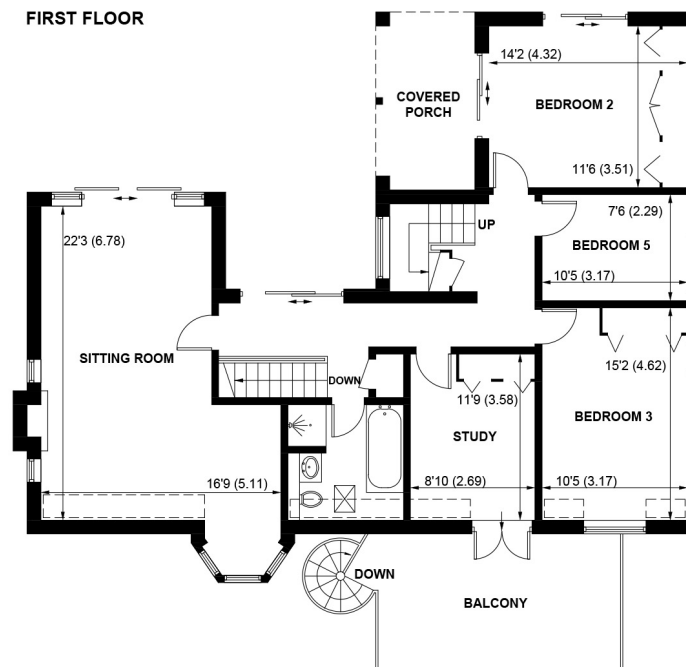
**STABLES**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**LOWER GROUND FLOOR**



**FIRST FLOOR**



**UPPER GROUND FLOOR**

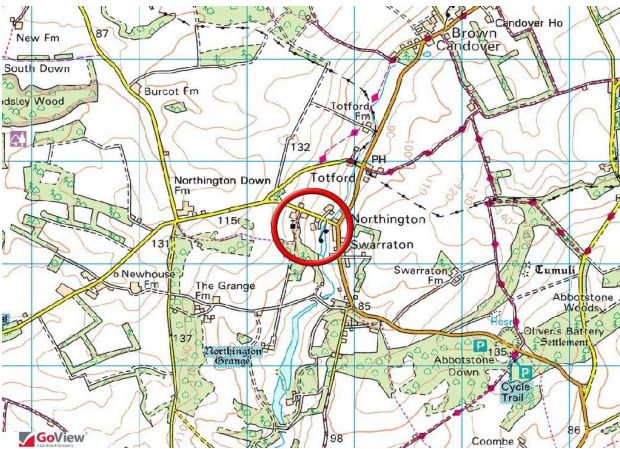
**APPROXIMATE GROSS INTERNAL AREA = 2724 SQ FT / 253.1 SQ M  
(EXCLUDING VOID)**

**OUTBUILDINGS = 939 SQ FT / 87.2 SQ M  
(INCLUDING GARAGE / STABLES)**

**TOTAL = 3663 SQ FT / 340.3 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Hellards**



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>	55	67
(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	

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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.

