


Hellards



At home in Northington

Hillside,

NORTHINGTON, ALRESFORD, SO24 9TH

Guide Price £1,500,000

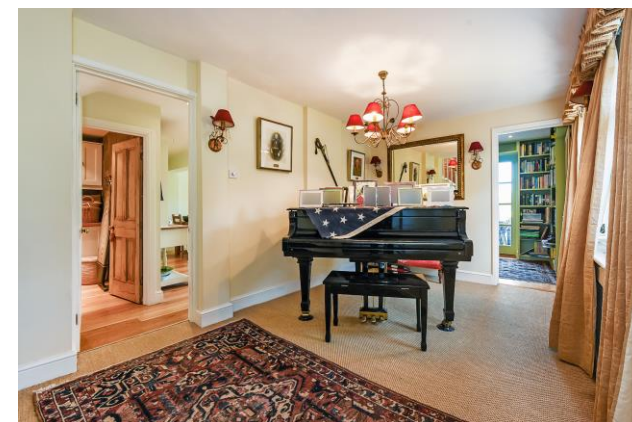
- Charming and Unique Family Home
- Versatile Kitchen, Dining and Living Accommodation
- Annexe Suitable For Nanny, Guests or Multigenerational Living
- Four Double Bedrooms
- Two bathrooms and Two Shower Rooms
- Ample Driveway Parking
- Stunning Gardens and Outdoor Space

Hillside is a unique and distinctive family home that beautifully blends character with modern comfort. Originally built in the 1880's, the enchanting Ashburton Cottage sits to the left, and is connected to the thoughtfully extended main house, dating from 1984, which provides spacious and contemporary living.

Approached through a wide wooden gate, the property welcomes you with a generous, gravelled driveway, offering ample parking.

Stepping through the front door, you are greeted by a wide and inviting hallway. To the left, the original cottage is perfectly suited as a private annexe, ideal for a nanny, guests, or multigenerational living. This space features a versatile playroom/snug and a delightful reception room, with a cosy log-burning stove, dual aspect windows, and doors leading out to the garden. Upstairs, a charming double bedroom is accompanied by a kitchenette and a well-appointed family bathroom, complete with a separate shower and an elegant roll-top bath. This portion of the home benefits from its own independent hot water system.

Turning right from the entrance hall, you enter the extended part of the house. The hallway flows seamlessly into a reception room, large enough for a grand piano. A snug/office, with built-in painted shelving, provides a peaceful retreat and doors opening onto the decked terrace.





Beyond the piano room, the heart of the home unfolds, with an expansive open-plan kitchen, dining, and living area designed for both everyday living and entertaining. The hand painted solid wood Neptune kitchen comprises handcrafted painted wooden cabinetry, marble countertops, a double butler sink, a double electric AGA, a two-ring induction hob, a separate electric oven, and an integrated Bosch dishwasher. A spacious walk-in larder offers ample storage and currently houses an American-style fridge freezer. The entire space is bathed in natural light, with wooden flooring throughout, underfloor heating in the living area, and a charming gas LPG fire adding warmth and ambiance.

Beyond the kitchen, a practical laundry room accommodates the boiler system. The other end of the living accommodation is a well-designed boot room and cloakroom, with a wet room and an additional entrance to the garden and driveway, adding further functionality to the home.

A striking staircase, with exposed red brickwork rising to ceiling height, leads to the upper level. The master suite is a tranquil sanctuary, complete with built-in his-and-hers wardrobes, breath-taking views over the gardens, and an en-suite wet room with underfloor heating. Two additional double bedrooms and a beautifully appointed family bathroom with a bath and overhead shower complete this floor.

Outside, the gardens are a true delight, thoughtfully designed to offer separate spaces for relaxation, play, and entertaining. A decked area. A charming hedged archway leads to a secluded vegetable patch, The remainder of the grounds are laid to lawn, with two distinct areas.



SERVICES

Mains electricity, Mains water, Oil Central Heating and Private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

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.





FIRST FLOOR



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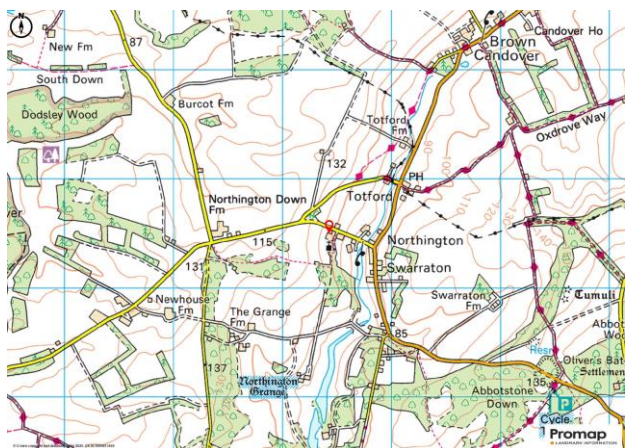


GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2638 SQ FT / 245.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Hellards



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	55	70
England & Wales	EU Directive 2002/91/EC	

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, past the church, Hillside is located on the left hand side.

What3Words///working.shakes.nutty

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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.

