

Pathway Cottage, Northington, Alresford





Pathway Cottage, Northington, Alresford, Hampshire

A Victorian semi-detached cottage with a modern extension, set in an elevated position on the edge of Grange Park near Alresford.

From the front entrance and lobby, into the older part of the house, a door leads to the office/snug with views over the gently sloping front garden. Stairs lead to the first floor and two of the bedrooms, as well as a large family bathroom. The heart of the home is a large kitchen/dining room sitting adjacent to a sun room with double and bi-fold doors to the south-facing terrace. The kitchen itself has an oil fired Aga, separate oven and induction hob with plenty of built-in storage including a pantry. There is a back door and rear lobby leading to the ground floor bedroom, wet room and double-aspect sitting room with stairs to the principal bedroom and bathroom.

The gardens are a wonderful feature of this property. The top garden has raised beds with an irrigation system and fruit trees all backing on to trees and farmland. There is an enclosed area which has been used for chickens. The partially enclosed terrace enjoys a southerly aspect with a pergola and waterproof roof to enjoy outdoor entertaining. The front garden, through which the house is accessed via a path up from the drive, is mostly laid to lawn, with a pretty border and a pond (home to newts and wildlife). A herb garden has been created from the original village well. There is plenty of parking in the drive, as well as a double garage.



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Location (SO24 9TH)

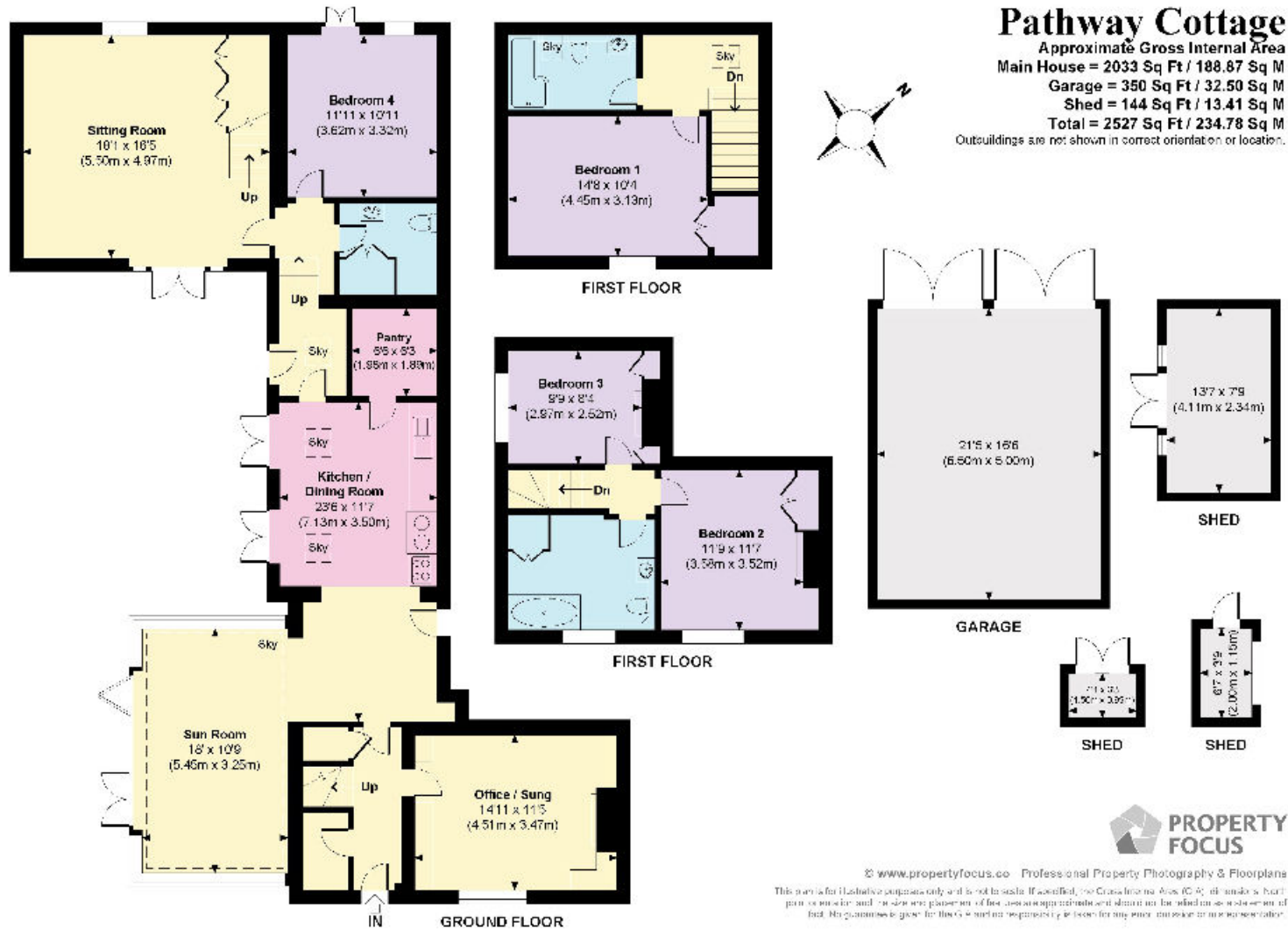
Northington is a small, friendly community with stunning walks from the front door of Pathway Cottage and a popular local pub (The Woolpack Inn) under a mile away. The Georgian market town of Alresford (about 4.5 miles) has an excellent choice of places to eat and boutique shops as well as schooling. Winchester is about 8 miles away and has a mainline rail service to London Waterloo, a range of cultural and culinary festivals throughout the year, sporting and shopping opportunities.

Tenure: available freehold

Local Authority: Winchester City Council (Council Tax band: E)

Guide price: £995,000





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