



*At home in Northington*



# Magpies, 68 Northington

ALRESFORD, HAMPSHIRE, SO24 9TH

## Asking Rent £ 3,000 PCM

- Energy Performance Rating E
- Holding Deposit £692.30
- Deposit £3,461.50
- Council Tax Band F
- Pretty Period Cottage
- Beautiful Elevated Setting with Countryside Views
- Secluded Village Location
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Garage, Garden and Off Road Parking



Beautiful Elevated Setting with Countryside Views  
A lovely period property set in a stunning location with far-reaching views over the Candover Valley.







The cottage has attractive brick and flint elevations on the outside, whilst inside it has warm and inviting interiors with a wealth of character features.

Set on an acre plot, Magpies enjoys a good deal of privacy and seclusion and has a double garage and good parking. The garden has been lovingly nurtured and has a good variety of plants, shrubs and trees and it slopes gently down enjoying the views of the beautiful Valley below.

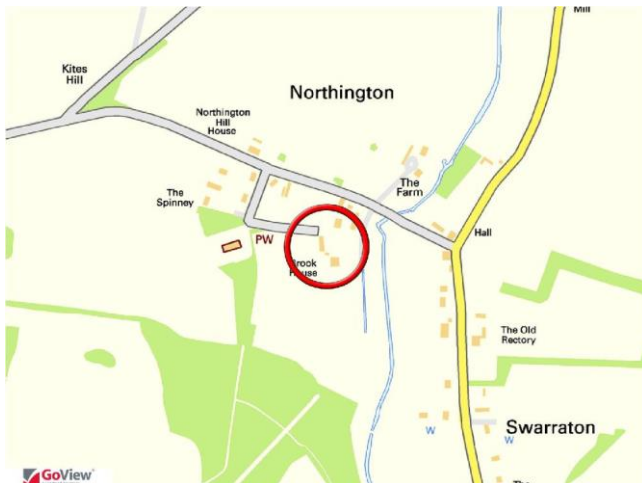
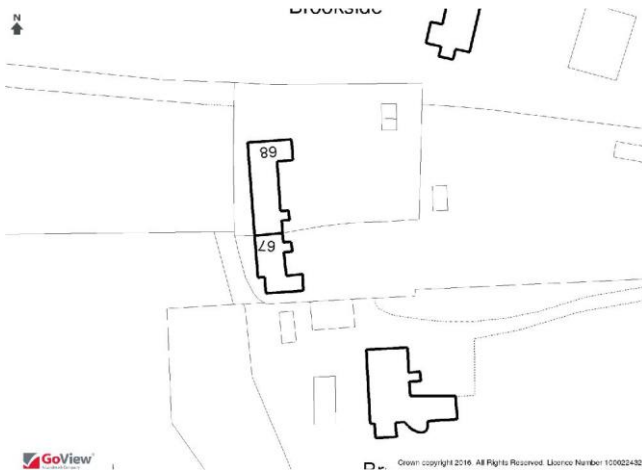
Internally, the accommodation comprises an open plan kitchen, dining and drawing room with an open fire, a sitting room which also has an open fire, a study and cloakroom. Upstairs, there are four bedrooms, an en-suite bathroom and a shower room. The property has been well-maintained over the years and is presented in good order throughout.

The property has oil fired central heating, mains water and electricity and private drainage. Please note that the storage room at the back of the garage will be retained by the Landlord.

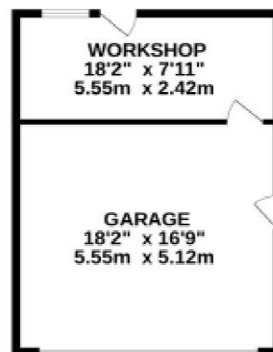
Superfast broadband is available (source: Ofcom). A mobile signal is limited from O2, and none from EE, Three and Vodafone (source: Ofcom).

The small village/hamlet of Northington lies in a tranquil location away from main roads, but is only 10 minutes' drive from the attractive market town of Alresford with its array of independent shops, restaurants and pubs.

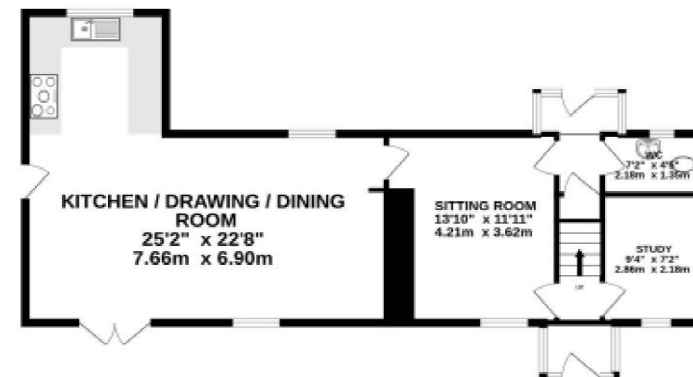




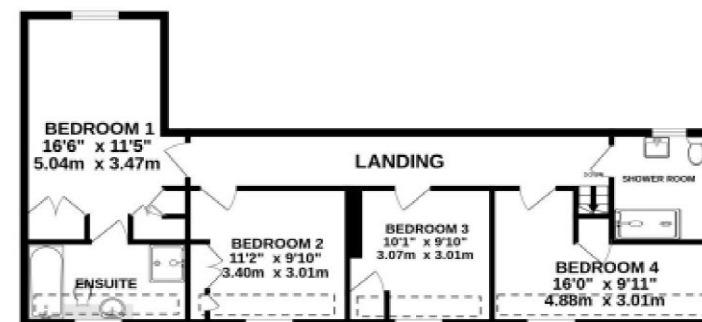
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
	48	79
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1965 sq.ft. (182.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metronix 62025

## 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 Northampton. As you rise up the hill on the other side of the valley, turn left onto the lane to the church. Before the church turn left down a driveway where you will find Magpies at the end.

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

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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.

