



Pathway Cottage, 77 Northington, Alresford

*At home in Hampshire*

  
**Hellards**

# Pathway Cottage, 77 Northington

ALRESFORD, HAMPSHIRE SO24 9TH

**Guide Price £895,000**

- No Onward Chain
- Beautiful Extended Victorian Cottage
- Around 0.38 Acres
- Three Reception Rooms, Four Bedrooms, Three Bathrooms
- Further Potential to Extend STPP
- Fantastic Views
- Flexible Accommodation
- Driveway and Double Garage
- 10 mins drive from Alresford
- Excellent Access to Train and Road Networks

Offered for sale with no onward chain, this delightful Victorian cottage combines period charm with generous, flexible living space extending to over 2,000 sq ft, complemented by a double garage and useful outbuildings. The property offers excellent further potential to improve/extend subject to planning consent.

Occupying an elevated position with far-reaching views across the Candover Valley and the Grange estate, the property enjoys a peaceful setting with a network of countryside footpaths quite literally on the doorstep. Approached via a private driveway, the cottage sits behind a substantial lawned front garden, providing both privacy and an attractive approach.

The original cottage retains its character and warmth, featuring a charming sitting room with an open fireplace. Above are two well-proportioned bedrooms and a family bathroom.

To the rear and side, sympathetic extensions have created a superb flow of living space, designed with both family life and entertaining in mind. At the heart of the home is a lovely open-plan kitchen/dining/garden room, flooded with natural light from roof lanterns and opening directly onto a covered terrace — perfect for indoor-outdoor living. The kitchen is fitted in classic shaker style, centred around an Aga and complemented by a substantial walk-in pantry.





The rear wing provides additional versatility, offering two further bedrooms, two bathrooms, and a spacious living room/studio with doors opening onto the garden — ideal as guest accommodation, a creative workspace, or multigenerational living.

Outside, the gardens are beautifully established, providing ample space for children to play and for keen gardeners to cultivate. The elevated setting enhances both the views and privacy, while remaining conveniently accessible. A large driveway offers generous parking alongside the double garage.

Northington is located to the north west of Alresford, lying in the beautiful Candover Valley in the middle of a farming community. There is 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 drainage system via septic tank.

#### LOCAL AUTHORITY

Winchester City Council

Tax Band E

#### 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, take the left turn signposted to the church and Pathway Cottage is to be found on your right.

**what3words: ///tickles.reflector.safety**





APPROXIMATE GROSS INTERNAL AREA = 2013 SQ FT / 187.0 SQ M

GARAGE / SHEDS = 494 SQ FT / 45.9 SQ M

TOTAL = 2507 SQ FT / 232.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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>		
(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.