



Magpies, 68 Northington, Alresford

At home in Hampshire


Hellards

Magpies, 68 Northington

ALRESFORD, HAMPSHIRE SO24 9TH

Guide Price: £950,000

- Victorian Semi-Detached Cottage
- Beautiful Views over The Candover Valley
- Planning Permission (Lapsed) to Extend Further
- Four Bedrooms, Two Bathrooms
- Gorgeous Kitchen/Dining/Family Room
- Two Further Reception Rooms
- Double Garage & Driveway Parking
- No Onward Chain

Nestled in the picturesque village of Northington, this delightful semi-detached cottage combines period charm with modern family living. Having already been extended, the property also benefits from planning permission for further extension, offering an exceptional opportunity to create a truly bespoke home in a stunning rural setting.

The spacious kitchen/dining/family room forms the heart of the home, featuring a wood-burning stove and ample space for both dining and relaxation. In the original part of the cottage, a flagstone sitting room with a fireplace and wood burner provides a cosy retreat, complemented by a study/playroom—ideal for flexible family living. A cloakroom and porches to both front and rear add further character and practicality.

Upstairs, the principal bedroom enjoys an en-suite bathroom and fitted storage. There are three additional bedrooms and a family bathroom, all finished to a high standard, combining comfort and style.





The gardens are a particular feature of the property, with a pretty rear garden and a large front garden offering wonderful views towards Northington Church. The double garage includes a workshop area, and the generous driveway provides ample parking.

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

We understand that there is mains water and electricity. Private Drainage. Oil-fired central heating.

LOCAL AUTHORITY INFORMATION

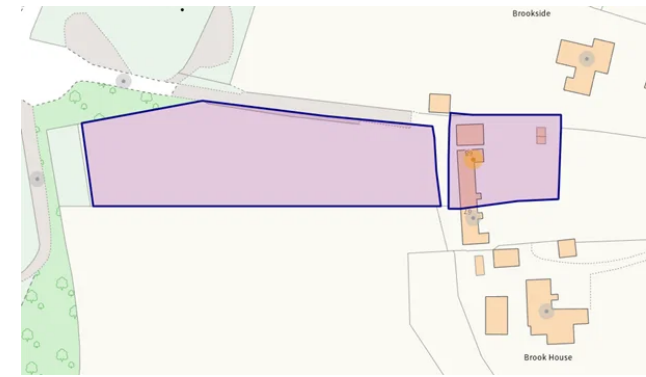
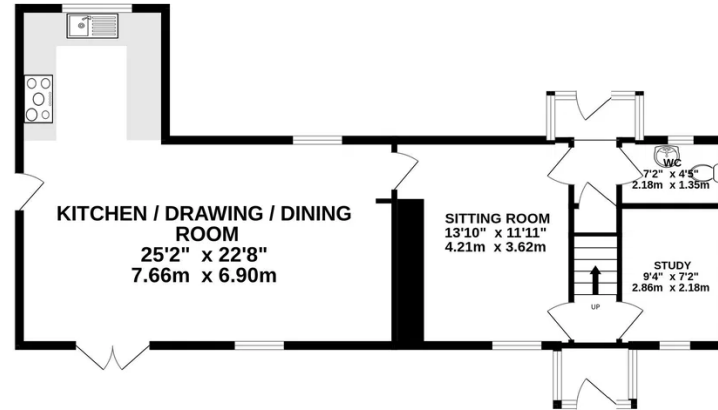
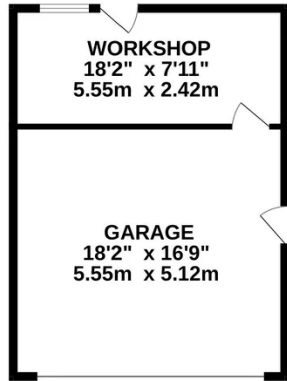
Winchester City Council
Council Tax Band: F

DIRECTIONS

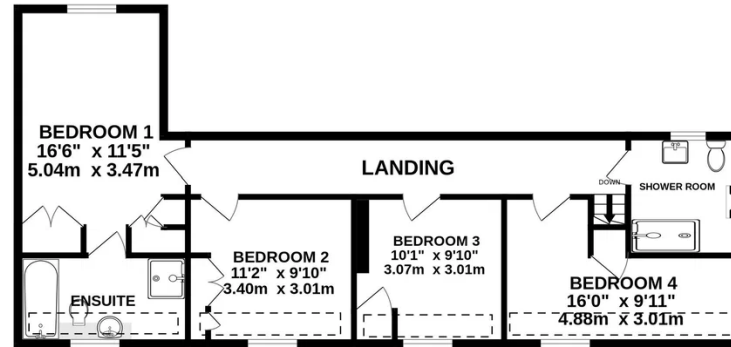
From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke along the B3046. Follow this road for about 4 miles going through the village of Old Alresford. After entering Swarraton and passing The Grange, turn left to Northington. As you rise up the hill on the other side of the valley, turn left onto the lane to the church. Before the church turn left down a driveway where you will find Magpies at the end.



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 floorplan contained here, 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		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.