



NORTHINGTON DOWN HOUSE

NORTHINGTON DOWN • ALRESFORD • HAMPSHIRE • SO24 9TZ





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A SUPERBLY PRESENTED DETACHED PERIOD FAMILY HOME SET IN GROUNDS OF APPROXIMATELY 2.5 ACRES WITH OUTBUILDINGS AND SWIMMING POOL

ACCOMMODATION

Entrance hall • Sitting room • Kitchen/breakfast/family room • Dining room • Snug • Garden room • Conservatory • Boot room
Master bedroom suite with bathroom and dressing room • 3 further bedrooms • Family bathroom

POOL ANNEXE

Kitchenette/sitting room • Annexe office • Shower • Cellar • Gym • Garage • Workshop • Triple carport
Swimming pool • Gardens and ground
In all about 2.5 acres

EPC = D



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SITUATION

Northington Down lies in an exceptionally attractive position on the western edge of the Candover valley surrounded by some of Hampshire's finest rolling countryside. The Georgian town of Alresford is approximately 5.3 miles away to the south and provides everyday shopping facilities along with various boutiques, specialist shops and an art gallery. Winchester lies 8 miles south-west, and Basingstoke 13 miles to the north. Both provide a more extensive range of facilities. Micheldever Station is 5 miles away with a direct rail link to London Waterloo. The nearby villages of East Stratton and Northington have thriving communities and each benefits from excellent country pubs (The Woolpack Inn in Northington and The Northbrook Arms in East Stratton).

DESCRIPTION

Northington Down House is an attractive brick and flint period home which has undergone significant improvement with the current owners resulting in excellent accommodation, well arranged for family living. At the heart of the house is a generous kitchen/breakfast/family room which offers a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over, and a walk-in larder. A large Aga and central island finishes off this farmhouse feel perfectly. From this room there are views out onto the rear terrace and gardens beyond. The principal sitting room is well proportioned and provides the perfect space for entertaining and relaxing. The dining room/study is a flexible room depending on one's own requirements and the family snug is situated in close proximity to the main kitchen area. The vaulted entrance hall makes for a real

impact and enhances the feeling of great space this house has to offer. At first floor level there are four bedrooms including a fabulous master bedroom suite with en suite bathroom and dressing area.

OUTSIDE

The property can be approached via one of two entrances. The main driveway meanders through the grounds and culminates in a turning area immediately in front of the carports and provides easy access to the house. The principal outbuildings lie to the side and rear of the property and provide a fabulous entertaining space surrounding an outdoor swimming pool, which is well screened and sheltered behind part brick walls making this the ideal spot for relaxing. The buildings are currently arranged as an annexe with its own kitchenette, sitting room and office.



The formal gardens lie to the rear of Northington Down House and provide a fantastic backdrop with a number of lawned sections interspersed by mature hedgerows and some neat planting. This is a garden which suits itself particularly to those with families as it is secure and provides a number of different zones which can be used accordingly. With a number of mature trees and backing on to open fields this is a truly fantastic location enabling one to get away from it all. Terraces adjoining the house provide further entertaining space.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

OUTGOINGS

Council Tax: Band G.

LOCAL AUTHORITY

Winchester City Council.

POSTCODE

SO24 9TZ

DIRECTIONS

From the Winnall roundabout in Winchester (M3/A34/A272 junction), proceed north onto the A34, bearing right onto the A33 through Kings Worthy. Take a right turn after 3 miles, which is signposted 'Northington'. After 2 miles you shall pass a group of farm buildings on both sides of the road, continue along, down into the dip and as you pass up beyond the crossroads Northington Down House will be found along on the left-hand side, 2nd entrance on the left.

ENERGY PERFORMANCE

Copies of the full Energy Performance Certificates are available on request.

VIEWING

Strictly by appointment with Savills.

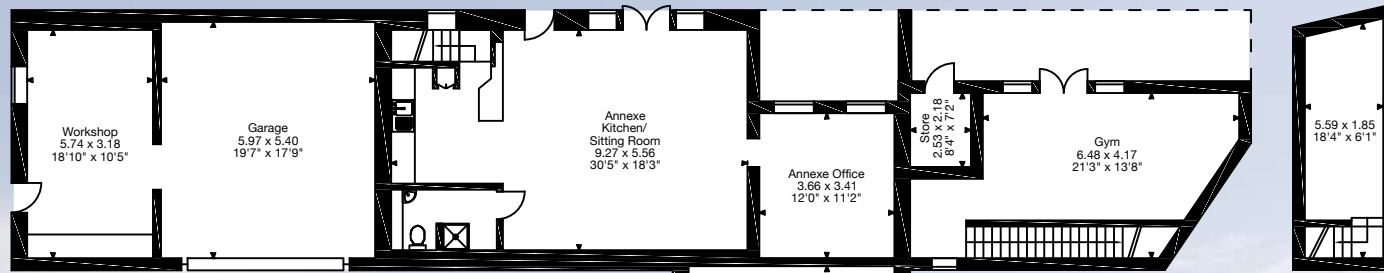
AGENTS NOTE

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

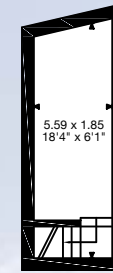


Northington Down House,
Northington Down,
Alresford, SO24 9TZ
Approx. Gross Internal Area
3478 Sq Ft - 323 Sq M

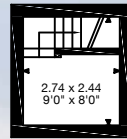
Outbuildings
Approx. Gross Internal Area
2445 Sq Ft - 227 Sq M
(Including Carport)



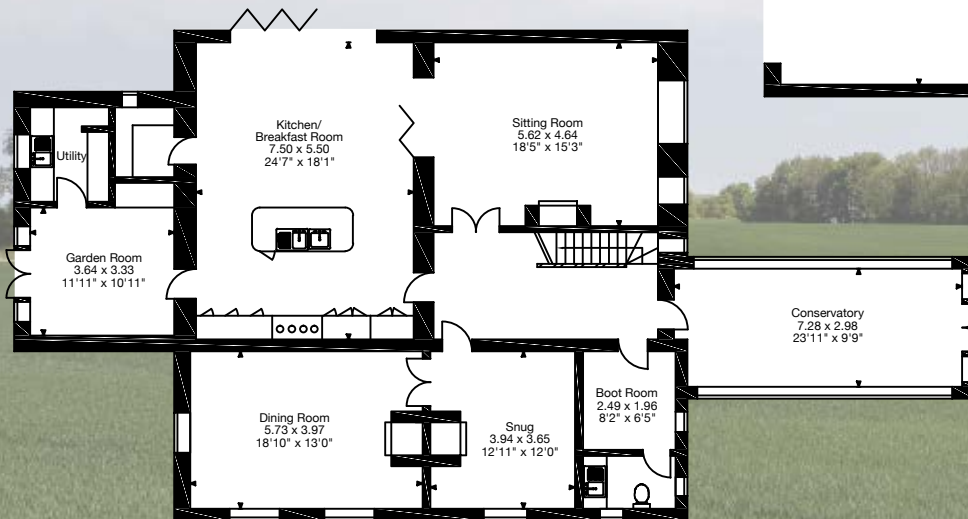
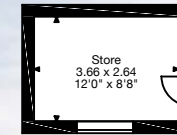
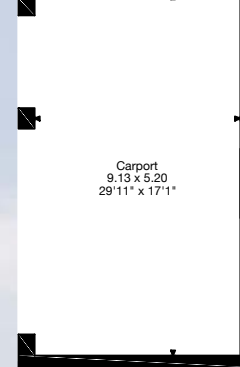
Ground Floor



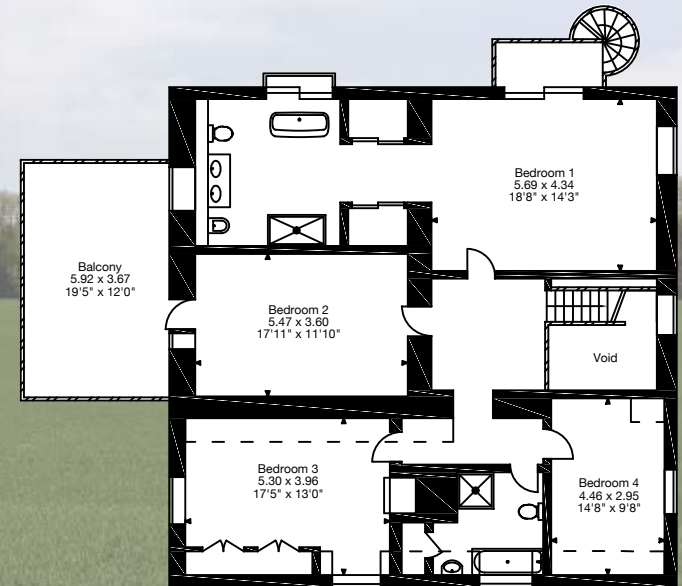
Cellar



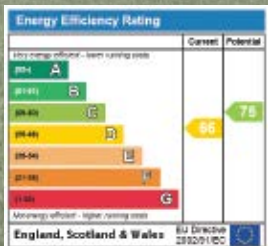
Lower Ground Floor



Ground Floor



First Floor



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