

# NORTHINGTON DOWN

NORTHINGTON • ALRESFORD • HAMPSHIRE





# NORTHINGTON DOWN

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Alresford – 5.1 miles • Winchester – 8.2 miles (London Waterloo approx 59 minutes)  
Micheldever station – 5.2 miles • Basingstoke – 13 miles  
(all mileages and times are approximate)

*An exceptional country house believed to be of William and Mary origin with very substantial barns and outbuildings and two separate cottages, situated on the western edge of the Candover valley in a fine rural position*

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## ACCOMMODATION

### Ground floor:

Reception hall • Drawing room • Dining room • Sitting room  
Kitchen/breakfast room • Office • Boot room • Cloakroom • Cellars

### First floor:

Master bedroom with dressing room, adjoining bathroom,  
separate cloakroom • 3 further bedrooms • Study/bedroom 5  
2 bathrooms • Cloakroom

### Second floor:

2 further bedrooms • 2 attic storage rooms

### Holly Cottage

#### Ground floor:

Sitting room • Kitchen/dining room • Bathroom • Utility room

#### First floor:

2 bedrooms • Cloakroom

### The Annexe

#### Ground floor:

Sitting room • Kitchen/dining room • Boot room • 2 bedrooms • Bathroom

#### Office/Studio

Sitting area • Dining area • Kitchen • Cloakroom

### Barns

2 substantial and impressive period barns with open bays arranged  
around a courtyard offering over 7,000 sq ft of single storey  
internal space

### The Old Dairy

Comprising 3 store rooms totalling approximately 1,200 sq ft

### Outbuildings

Lying adjacent and attached to office/studio providing workshop  
and storage areas

### Gardens and grounds

Tennis court  
Formal gardens approximately 2.5 acres (1.24ha)  
Agricultural land/paddock 5.5 acres (2.23ha)

**In all approximately 9 acres (3.64ha)**

*Your attention is drawn to the important notice on the last page of the text*



## 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. 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).

There is excellent access to London with main line train services to London Waterloo available from Micheldever station, Winchester and Basingstoke. The journey times are from as little as approximately 50 minutes.

Northington Down is perfectly located for some of the finest schools in the country, which include Twyford, Pilgrims, St Swithun's School for Girls, Winchester College, Peter Symonds Sixth Form College and Prince's Mead.

Recreational facilities nearby include golf at Test Valley, Alresford, Overton, Basingstoke and Winchester; and there are country pursuits including excellent walking and riding throughout the Candover valley.

There is renowned sailing within easy reach along the South Coast, and the local area is well known for its shooting and first class chalk stream fishing on the Rivers Test and Itchen.



### Description

Northington Down has undergone significant refurbishment and remodelling during the current client's tenure to provide extensive, elegant family accommodation with the additional benefit of two tied cottages and a separate studio/office. In addition the property also benefits from magnificent barns totalling over 7,000 sq ft, and other buildings and including The Old Dairy. Set within grounds totalling approximately 9 acres, Northington Down is a country house with extensive opportunity and scope.

Northington Down dates back to the early 18th century. Constructed of brick under a slate roof with tile hanging to the southern elevation, the property exudes charm with many of the period features expected in a property of this era.

Upon entering the property the reception lobby leads through double doors to a magnificent galleried reception hall with a central staircase which leads to the first floor. The ground floor accommodation comprises well proportioned reception rooms with an exceptional 33 ft drawing room, a beautiful dining room, sitting room and small office/library. The kitchen/breakfast room is situated on the western side of the house adjacent to the utility/boot room, and there are 2 ground floor cloakrooms. The cellars are approached from an inner hallway off the reception hall, with a staircase that leads down to an ante-room and on to the main cellar itself.







On the first floor there is a superb master bedroom suite with dressing room, adjoining bathroom and separate cloakroom. There are 3 further double bedrooms on this floor, 2 further bathrooms and a study/bedroom 5.

On the second floor there are 2 further bedrooms and 2 attic storage rooms.



# NORTHINGTON DOWN

Approximate Gross Internal Area

Main House (excludes Void) = 6275 Sq Ft / 582.93 Sq M  
(includes 128 Sq Ft / 11.87 Sq M of restricted room height)

Total = 6275 Sq Ft / 582.93 Sq M

Barn 1 and Barn 2 = 7225 Sq Ft / 671.18 Sq M

The Old Dairy = 1177 Sq Ft / 109.38 Sq M

Total = 8402 Sq Ft / 780.56 Sq M

Holly Cottage = 1090 Sq Ft / 101.25 Sq M

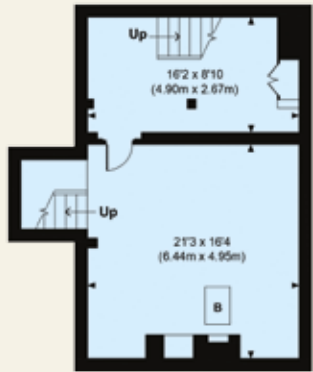
(includes 112 Sq Ft / 10.44 Sq M of restricted room height)

The Annexe = 893 Sq Ft / 82.98 Sq M

Workshop & Studio/Office = 982 Sq Ft / 91.24 Sq M

Total = 2965 Sq Ft / 275.47 Sq M

**Site total = 17642 Sq Ft / 1638.96 Sq M**




Main House  
Basement



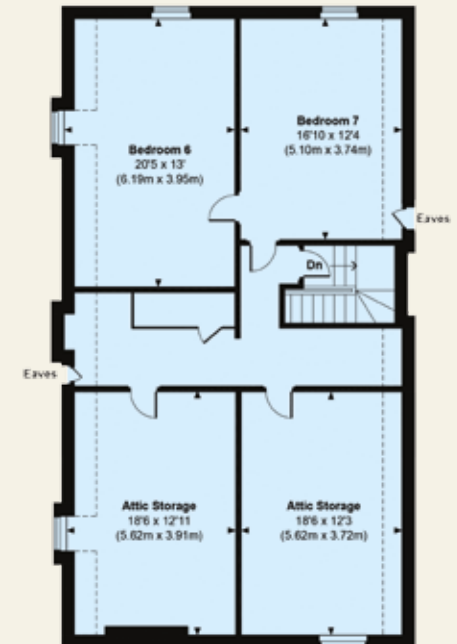
Main House  
Ground Floor



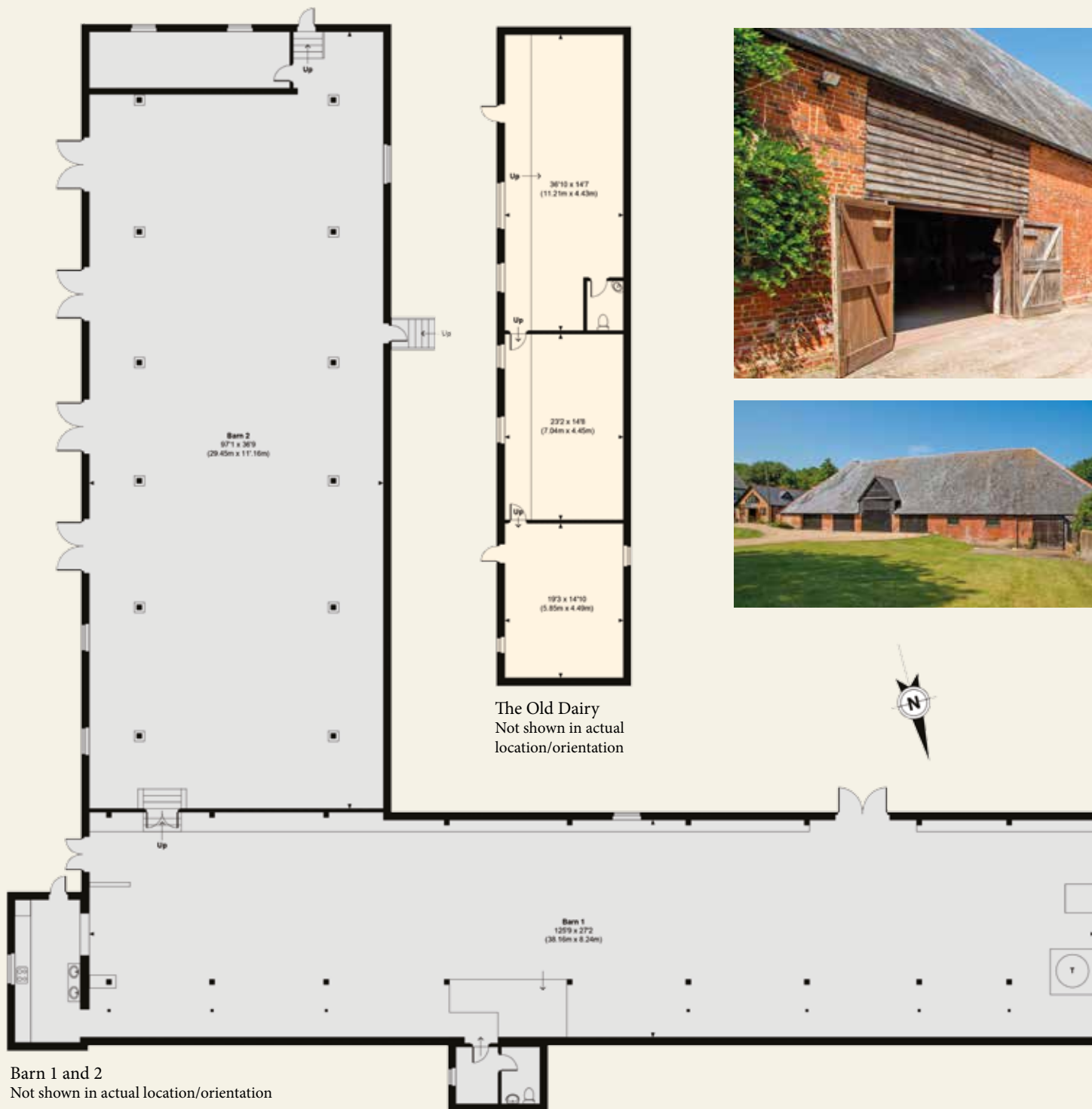
 Indicates restricted room height less than 1.5m.



Main House  
First Floor



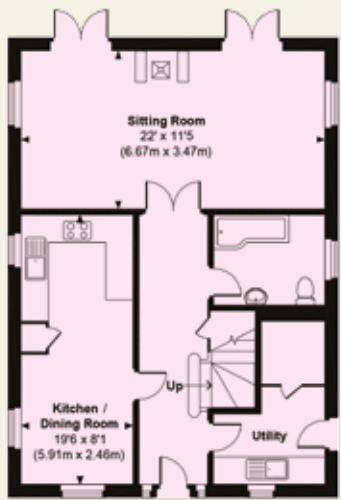
Main House  
Second Floor



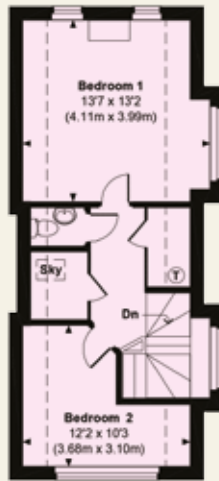
### Outside

The property is approached over gravelled driveway leading to a parking and turning area adjacent to the front of the property, continuing on towards the barns.

The 2 magnificent period barns, arranged in an L-shape offer over 7,000 sq ft of storage accommodation, these have been immaculately maintained and offer significant scope for a vast range of potential uses including possible redevelopment, subject to the necessary planning permissions and consents. The L-shaped barns create a courtyard area to the east of Northington Down, with concrete aprons on the south side and an attractive area of lawn arranged as an orchard with a variety of fruit trees. To the eastern side of the barns is a further gravelled forecourt area which again leads on to an area of lawn. This eastern side of the barn can be accessed from a separate lane, adding further to the scope of these magnificent buildings.



Holly Cottage  
Ground Floor



Holly Cottage  
First Floor



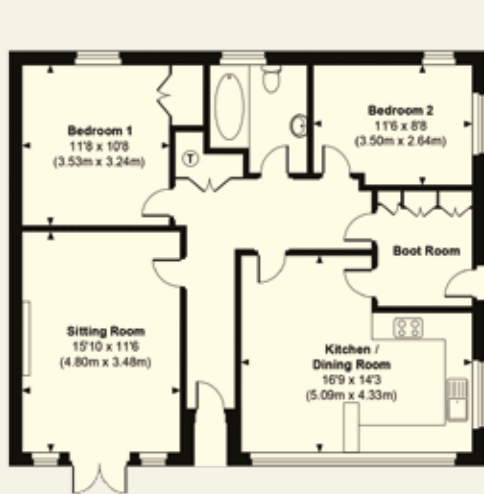
Holly Cottage

### Holly Cottage and The Annexe

Northington Down benefits from two tied cottages, each situated within the curtilage and offering excellent staff or family accommodation.

#### Holly Cottage

Converted in 2011, Holly Cottage offers excellent accommodation over two floors with the ground floor comprising a central reception hall, excellent sitting room with 2 pairs of double doors onto the rear terrace, a kitchen/breakfast room, ground floor bathroom and utility room. On the first floor, there are 2 excellent bedrooms and a cloakroom.



The Annexe



The Annexe

#### The Annexe

A charming 2 bedroom single storey property with sitting room, kitchen/dining room, 2 bedrooms and a family bathroom. The Annexe also benefits from a small but private garden.

In addition further accommodation can be found in the following:

#### Studio/Office

Situated almost adjacent to Northington Down is a superb studio/office which could be converted, subject to the necessary planning consents, to further residential accommodation and a further cottage if required. At present, the property benefits from an open plan layout with central fireplace providing a sitting area and dining area with a small kitchen with separate cloakroom. The studio/office makes a wonderful garden room and could be utilised for many different purposes. It is attached to a further outbuilding which comprises a workshop and storeroom, this could all be incorporated into one unit if required.



Workshop & Studio/Office



The Old Dairy

#### The Old Dairy

The Old Dairy provides storage and could be converted into offices or residential accommodation, subject to the necessary consents. With a floor area of just under 1,200sq.ft. this offers significant scope.



### The Formal Gardens and Grounds

Northington Down sits in incredibly attractive gardens and grounds which predominantly lie to the southern side of the property where a large terrace can be found adjacent to both the drawing room and dining room. The terrace has steps that lead up through attractive, beautifully maintained flower and shrub beds leading on to the lawned gardens and in turn leading onto a grove on the southern boundary and the large feature water garden which provides an idyllic setting in dappled shade. The gardens extend on all sides of the house. On the western side is a further terraced area surrounded by an attractive rose garden and adjacent to the kitchen. On the eastern side there is also a further terraced area with gates that lead through to the driveway. Beyond the drive, north of the house, is the upper garden with an informal feel, being partly wooded and overlooking open countryside. It is a perfect environment for the excellent hard tennis court, being close to the house but not in sight.

The gardens and grounds to Northington Down are a significant feature to the property complementing the superb surrounding countryside, a peaceful and pretty setting for this fine country house.





NOT TO SCALE



# Northington Down

Tennis Court

Old Stables

Pond


The Barn

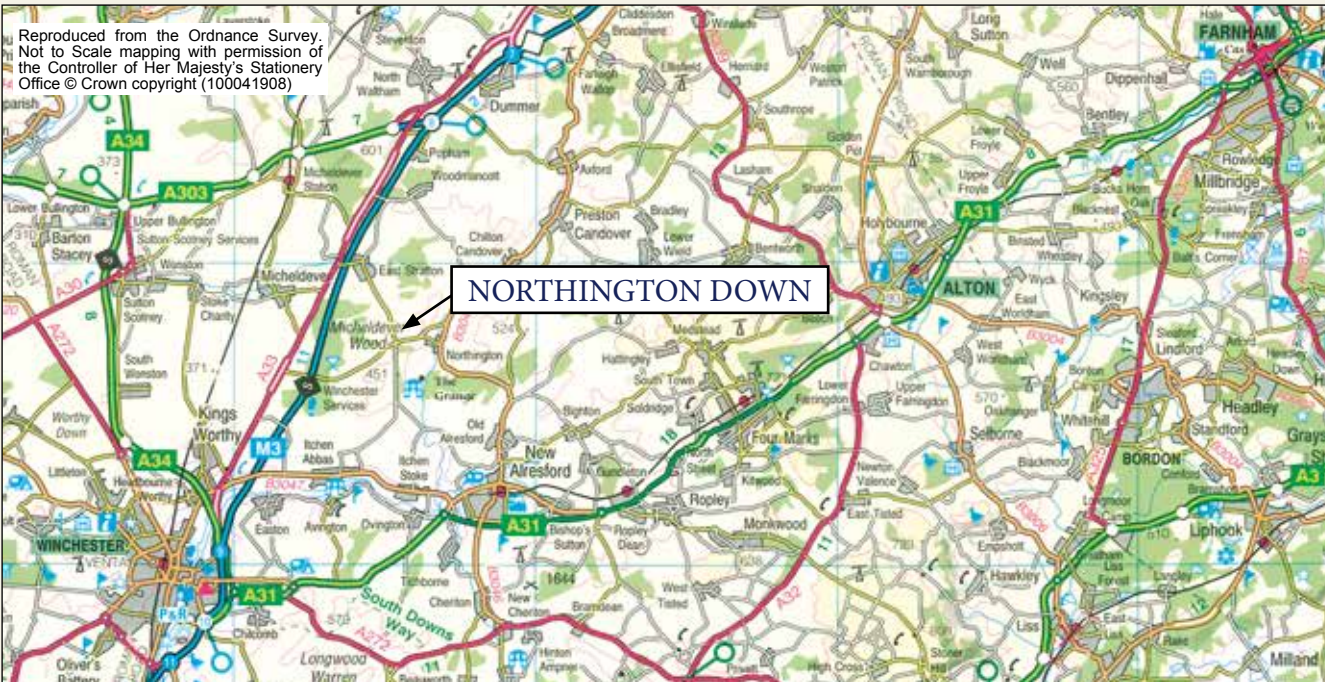
Northington Down House

Northington Down Farm

GP .

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NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.  
MCL: 21222/NORTHINGTON DOWN3 Date: 07/09/2015  
The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB  
Tel: (01202) 856800

KEY	
	SALE AREA (NOT INCLUDING PUBLICLY MAINTAINED HIGHWAY AREA) - 3.554ha/ 8.78ac
	PUBLICLY MAINTAINED HIGHWAY - 0.038ha/0.09ac



## GENERAL REMARKS AND STIPULATIONS

### Tenure

Freehold with vacant possession upon completion.

### Services

Mains electricity, private water and septic tank.

### Outgoings

Council Tax: Northington Down – Band H

Holly Cottage – Band E

The Annexe – Band A

### Post Code

SO24 9TZ

### Local Authority

Winchester City Council

### Viewing

Strictly by appointment with Savills or Knight Frank.

### Energy Performance

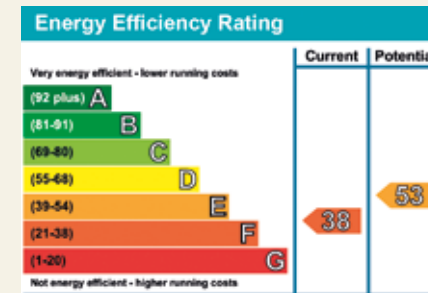
A copy of the full Energy Performance Certificate is available on request.

### Important Notice

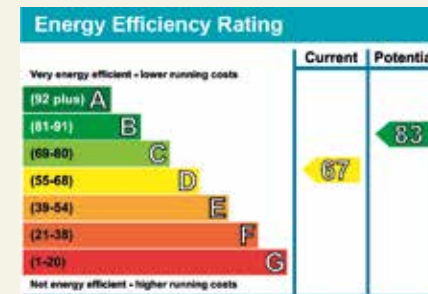
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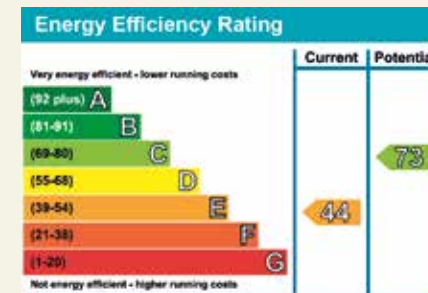
### Northington Down



### Holly Cottage



### Annexe



Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

15/09/07 CJF



