



**Bay Tree House, 76 Church Lane, Northington, SO24 9TH**  
Guide Price £1,195,000 Freehold



## Bay Tree House, Northington

5 Bedrooms, 4 Bathrooms

Guide Price £1,195,000

- Beautifully extended late Victorian family home in one of the Candover's most sought after villages
- Exquisite far reaching views to the Church and across the Candover Valley
- Country style kitchen/breakfast room with doors and windows to the garden
- Five receptions rooms inc striking family and dining room with vaulted ceiling & mezzanine study
- Principal Bedroom with ensuite bathroom and fabulous far reaching views
- Four further double bedrooms, two with ensuite bathrooms, and a family bathroom
- Versatile and flexible family accommodation with potential for annexe if required
- Long front and gardens with westerly aspects, with outbuildings and stores
- Walking distance to The Woolpack Inn and wonderful walks and cycle routes
- Close to the Georgian market town of Alresford, and Winchester and Basingstoke for commuting



## **BAY TREE HOUSE, 76 NORTHINGTON, SO24 9TH**

Set in an enviable position within the picturesque Candover Valley, with far-reaching countryside views stretching across one of Hampshire's most sought-after landscapes, Bay Tree House is an elegant and characterful village home in ever-popular Northington, just moments from Alresford.

This handsome five-bedroom semi-detached Victorian house is immediately recognisable by its classic double-fronted red brick elevations, decorative white-painted bargeboards and contrasting brick detailing, creating a timeless and welcoming first impression.

Over the years the property has been thoughtfully renovated and sympathetically extended to create exceptionally versatile accommodation, perfectly suited to modern family life. While the later additions provide excellent flexibility for changing needs, Bay Tree House has been enjoyed throughout the current ownership as one cohesive family home.

Stone steps rise from the drive to the charming entrance porch and oak front door, opening into a welcoming reception hall where polished timber flooring continues seamlessly into the heart of the home - the kitchen/breakfast room.

Enjoying a triple aspect and flooded with natural light, the kitchen is a beautifully social space designed for everyday family living. French doors open outside, while a deep bay window with built-in seating frames glorious views across the valley beyond.

The kitchen itself combines traditional style with contemporary practicality, featuring Shaker cabinetry beneath polished granite worktops, space for a range cooker and American-style fridge freezer, and a generous peninsula with breakfast bar and inset sink.

The rear of the house provides an exceptional degree of flexibility for modern living.

A practical boot room, utility room, cloakroom and dedicated home office lead through to further beautifully integrated accommodation.





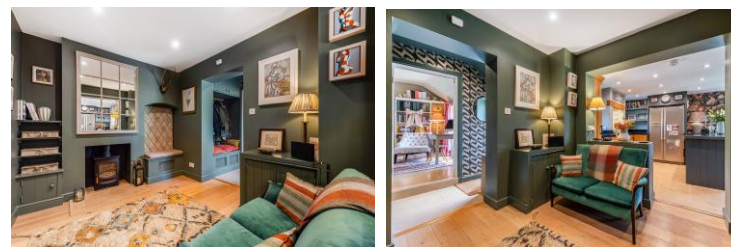
A generous ground-floor double bedroom with en-suite shower room offers excellent guest or family space, whilst the adjoining vaulted dining room creates a dramatic entertaining setting with its striking glazed elevation overlooking the garden and a discreet kitchenette enhancing its versatility.

Flowing from here is a wonderful family room - light-filled and spacious, with elevated views and an inset wood-burning stove creating a natural focal point.



From the hallway, the principal reception spaces unfold naturally.

The sitting room is warm and inviting, centred around a wood-burning stove and enjoying attractive views towards the front garden and surrounding countryside.



Beyond lies a cosy study/snug, also with a wood burner and connecting directly to the kitchen, offering an ideal retreat, playroom or informal sitting room.



Above the extension, a mezzanine level provides an adaptable area ideal as a reading room, study or children's play space, continuing through to a further double bedroom with en-suite shower room.



**AND SO TO BED!**



The original staircase rises from the entrance hall to the first-floor landing, where the principal bedroom forms a standout feature of the home.

**PRINCIPAL BEDROOM:** With its vaulted ceiling, extensive built-in wardrobes and breathtaking views across Northington and the Candover Valley, this is a beautifully proportioned and peaceful retreat, complemented by an en-suite bathroom.

Two further generous double bedrooms enjoy similarly impressive outlooks and are served by a spacious family shower room.

*(Also pictured is the ground floor ensuite bedroom)*



**THE PROPERTY:** Bay Tree House offers a rare combination of village charm, adaptable family space and exceptional countryside views in one of Hampshire's most desirable locations.

**Construction:** A semi-detached late Victorian house built around 1880, extensively renovated and extended (predominately in 1984 and 2013) to create an annexe to the rear. Whilst originally designed to be an annexe for multi-generational living, the current owners enjoy using the property as a single home. Red brick elevations under a tile roof, extensions are of painted render over brick under tile roof.

## ADDITIONAL INFORMATION

**Overall area, in two plots,** 0.37 acres. The property is reached via a private road which leads to Northington Church.

**Services:** The property has oil-fired central heating; private septic tank waste system; mains water and electricity.

**Local Authorities:** Hampshire County Council, Winchester City Council, Northington Parish Council.

**Bay Tree House:** Council Tax Band E;  
EPC Band C

**Extension/Annexe:** Council Tax Band A; EPC Band C

**Parking:** Off road parking for numerous vehicles on gravel drive.

**Broadband availability:** (source: Ofcom) Superfast speed available, 34mbps download, 5mbps upload

**Flood checker** (source: Govt website) Rivers & Seas low risk, Surface Water: Low risk

**LOCATION:** Northington village lies in an attractive position on the western edge of the rural Candover valley with the Candover brook meandering through the lower part of the village. Northington is close to the prestigious Grange Festival, famous for its exquisite setting and programme of classical entertainments.

The nearby villages of the Candover Valley, including Brown Candover, Chilton Candover and Preston Candover have thriving communities and with smaller hamlets such as Swarraton and Totford, and proximity to the beautiful Georgian market town of Alresford combine to make this such a sought-after area of north Hampshire.

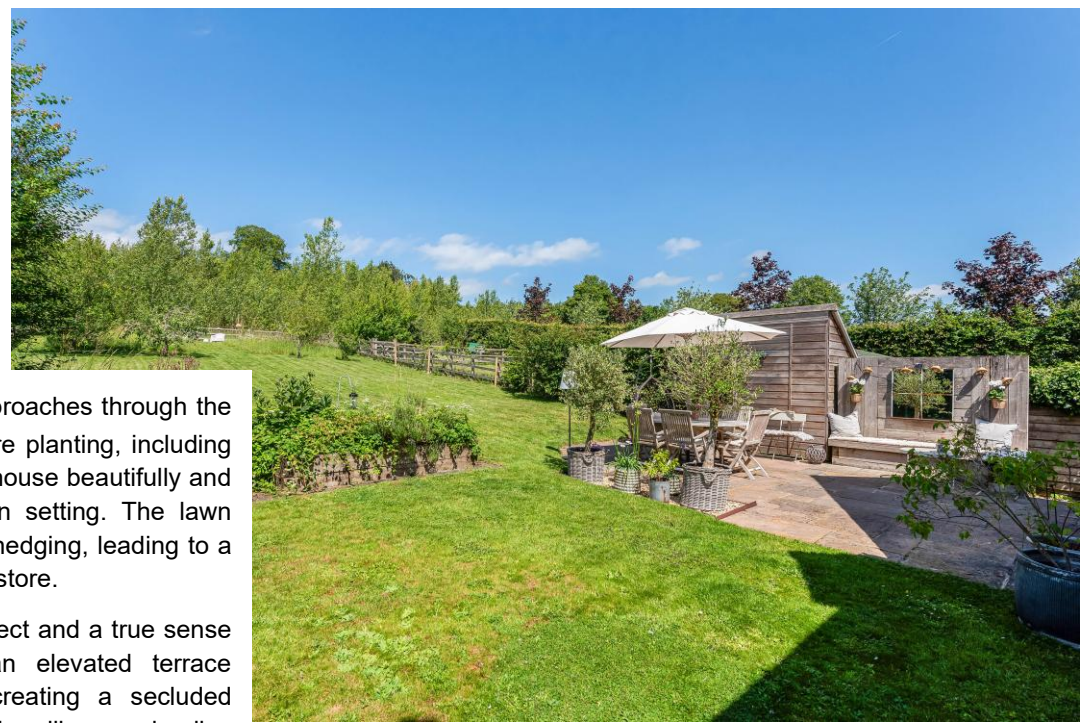
Within strolling distance of Bay Tree House is the Award Winning Woolpack Inn, recently voted No2 in the Sunday Times Best Place to Stay in the UK Guide 2026, and nearby is The Candover, a newly opened country pub in Preston Candover. This area of Hampshire is proud to also produce award winning wines from local vineyards including The Grange, Raimes and Hattingley Valley in nearby Wield. Nearby in Chilton Candover Farm is The Yard, a highly rated rural café serving as a community hub and wedding & events venue, ideal for locals to meet, parties and cyclists, and also home to Moon Roast Coffee.

Alresford enjoys a wide range of everyday shopping facilities and amenities (Doctors surgery, Dentists, two butcher's shops, fishmonger and greengrocer), along with various boutiques and a wealth of restaurants, pubs and other eateries. Winchester lies 8 miles south-west, and Basingstoke 13 miles to the north. Southampton and access to airports and coastal ferry services are approximately 45 minutes drive to the south.

**COMMUTING:** There is excellent access to London with main line train services to London Waterloo available from Micheldever station, Winchester and Basingstoke.

**EDUCATION:** Northington is in catchment for the highly acclaimed Preston Candover CofE Primary School, located in a nearby village, Perins Academy (senior school) in Alresford and Peter Symonds 6th Form College in Winchester, each being very well-regarded local state schools.

It is also well located for local private schools such as Twyford, Pilgrims, St Swithun's School for Girls, Winchester College and Prince's Mead.



**GARDENS:** A private gravel driveway approaches through the front garden to a generous parking area. Mature planting, including the property's namesake bay trees, frames the house beautifully and creates an established English country garden setting. The lawn slopes gently away and is enclosed by mature hedging, leading to a secluded paved seating area and useful garden store.

The rear garden enjoys a wonderfully open aspect and a true sense of space. A broad lawn rises gently to an elevated terrace surrounded by wildflowers and fruit trees, creating a secluded vantage point from which to enjoy the spectacular village and valley views.

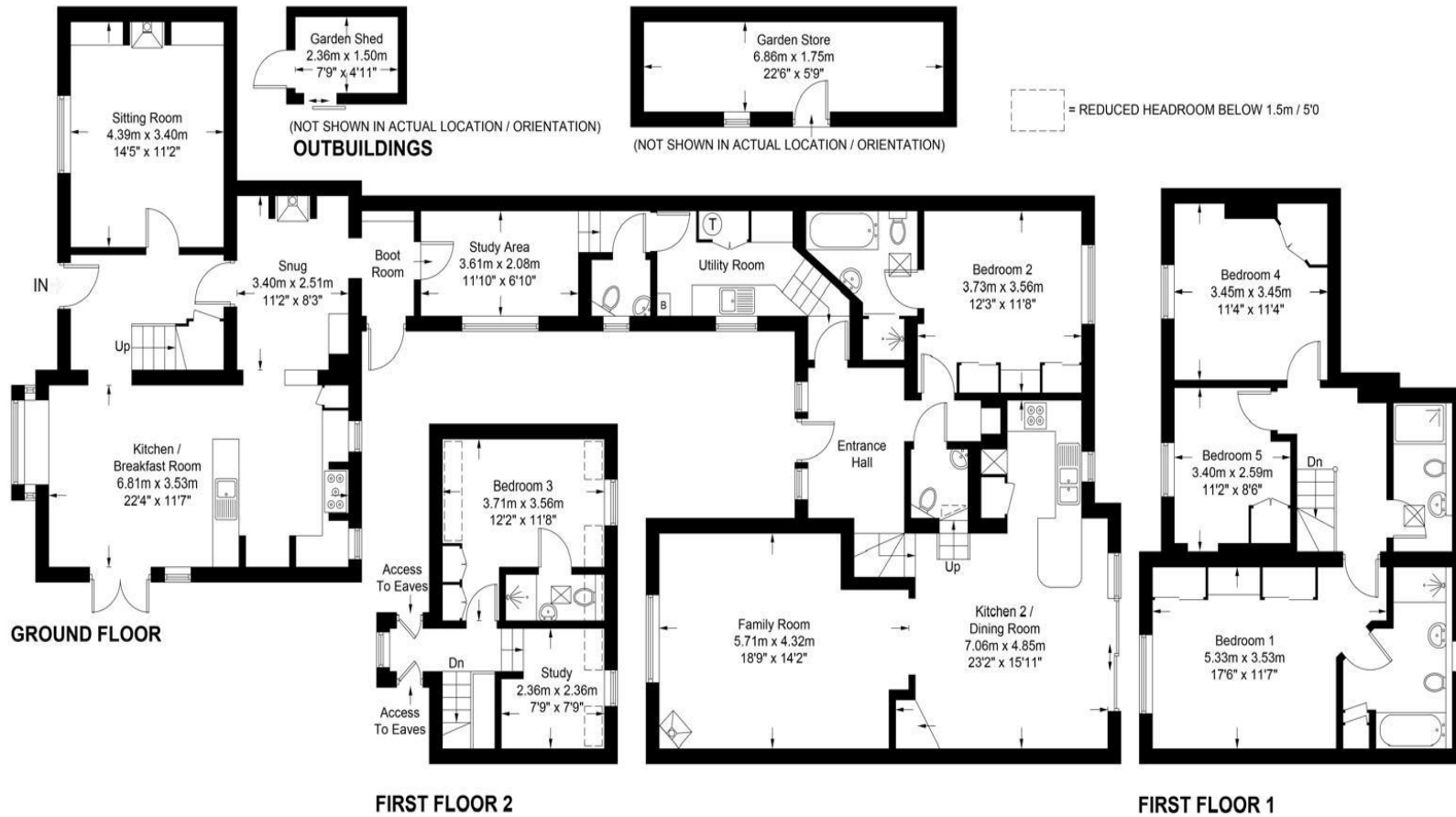
Immediately behind the house, a paved entertaining terrace provides the perfect setting for summer dining and relaxed outdoor living, while a substantial garden shed offers excellent practical storage. To the side of the house, the later additions have created an attractive landscaped courtyard garden - a sheltered and peaceful space filled with flowering perennials, shrubs and a terrace ideal for morning coffee or quiet moments throughout the day.



Approximate Gross Internal Area = 248.0 sq m / 2669 sq ft

Outbuildings = 15.6 sq m / 168 sq ft

Total = 263.6 sq m / 2837 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Created by Emzo Marketing (ID1313060)

## MAC NKS

64 Parchment Street • Winchester • SO23 8AT

T: 01962 843346 • E: winchester@martinco.com

# 01962 843346

<http://www.martinco.com>

  
**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.