



Goring Field, Winchester, Hampshire, SO22 5NH

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## Spacious Semi-Detached Bungalow in Popular Teg Down

This excellent bungalow has an enormous amount going for it with versatile accommodation all on one level. The property occupies a super position in Teg Down, an area that is very popular for many reasons, particularly the proximity and easy access to the railway station, local shops on Stoney Lane and nearby countryside.

The front door opens into a welcoming hallway, leading to all the principal accommodation. The generous sitting/dining room is triple aspect with a large picture window to the rear and sliding doors opening onto the patio and garden beyond. The sitting area has an attractive gas coal-effect feature fireplace while the dining area has plenty of space for a table and chairs. Adjacent to the sitting room is the contemporary fitted kitchen which is well laid out with base and eye-level units providing ample storage. Integrated appliances include electric oven, induction hob, extractor and dishwasher. A door provides access to the patio and garden.

The principal bedroom is a very generous size with built-in wardrobes and views over the front garden. There are two further bedrooms - another double, again with fitted wardrobes, and a large single. All are served by a smart family shower room.

Outside, to the front of the property, there is an area of lawn with shrubs alongside the driveway which provides off-street parking for two cars. To the rear is a paved area immediately adjacent to the house with steps leading up to the garden which is fully enclosed and mainly laid to lawn with mature shrub borders. A brick-built workshop is accessed to the side of the bungalow and a garden shed with power provides useful extra storage.

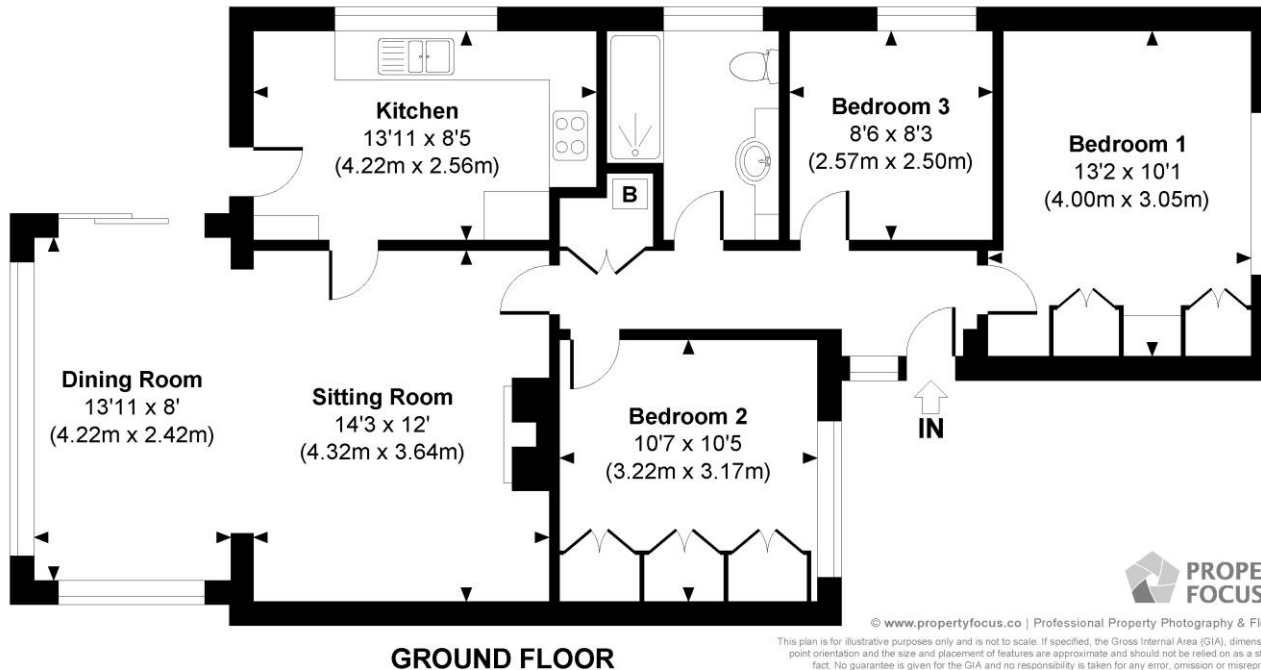
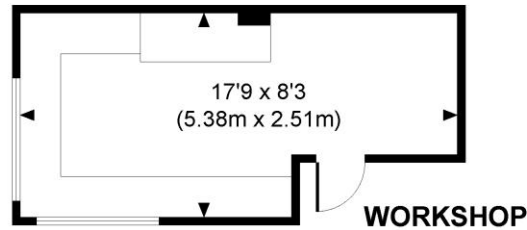




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### Goring Field

Approximate Gross Internal Area  
Main House = 877 Sq Ft / 81.47 Sq M  
Workshop = 128 Sq Ft / 11.93 Sq M  
Total = 1005 Sq Ft / 93.40 Sq M  
Outbuildings are not shown in correct orientation or location.



### Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Paul's Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Take the second left into Teg Down Meads, then turn right into Goring Field at the top of the hill. The property is on the left-hand side.

### Location

Goring Field is conveniently positioned for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the city's historic cathedral. Goring Field is noted for its proximity to the Waitrose and Aldi stores at Weeke, Doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** D

**EPC rating:** D

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