



Teg Down Meads, Winchester, Hampshire, SO22 5NZ

Winkworth

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Spacious Family Home in Great Location

This wonderful house has exceptional space - essential for the smooth running of modern family life and includes four reception rooms plus a kitchen/breakfast room on the ground floor and four good bedrooms on the first floor. The property also has the potential to extend to the rear subject to relevant planning permissions. There is an historic planning permission which allows the property to be extended to the rear and the side above the garage.

A spacious entrance hall leads to the welcoming dual aspect sitting room finished in neutral tones with a gas feature fireplace as a centrepiece and sliding patio doors to the garden. The dining room is at the rear of the house and is conveniently positioned alongside the kitchen. The kitchen is very well appointed with a vast amount of cupboard space and fitted appliances including double oven and four ring gas hob. Adjacent to this is sheltered side access leading to a useful garage and utility room alongside. A garden room can be found at the rear of the property – a great space which can be used for further storage or playroom. A study with built in units and downstairs shower room completes the ground floor accommodation.

Upstairs on the first floor, the bright spacious landing gives access to four good bedrooms, the master being a particularly good size, and three out of the four bedrooms have fitted wardrobes. Bedrooms to the rear of the property also enjoy countryside and rooftop views. The bedrooms are served by a spacious modern bathroom complete with bath and separate shower cubicle.

The mature private garden is a great size, with large patio area running along the rear of the house and then a sizeable area of lawn beyond. Driveway parking is located to the front of the garage with an area of grass alongside.



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Main House = 1474 sq ft / 136.9 sq m (excludes garage / garden room)

Main House = 1686 sq ft / 156.6 sq m (excludes garage)

Total = 1929 sq ft / 179.2 sq m (includes garage / garden room)

For identification only - Not to scale

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 Pauls 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, and the property can be found on the right-hand side, just after Hillside Road.

Location

Conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Teg Down Meads is noted for its proximity to the Waitrose store 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

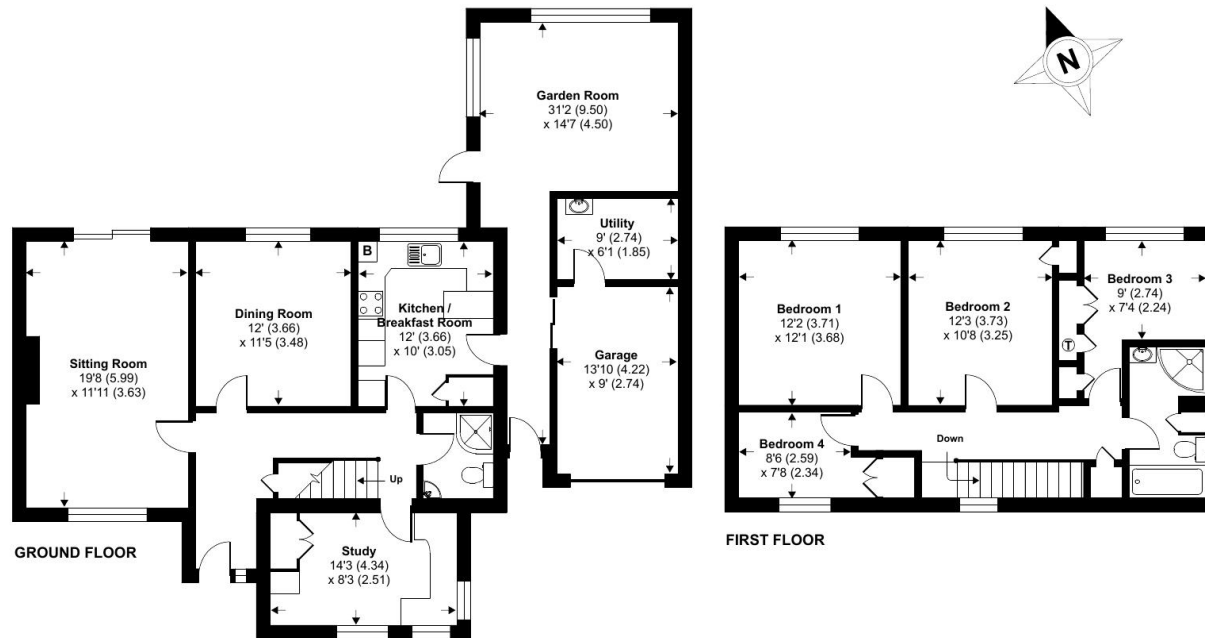
Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Winkworth. REF: 567740

Winkworth Winchester

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