



Goring Field, Winchester, Hampshire, SO22 5NH

Winkworth



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Semi-Detached Family Home in Popular Location

This wonderful semi-detached house is very attractively presented. It offers spacious accommodation with the possibility of extension which will greatly appeal to growing families. The house 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.

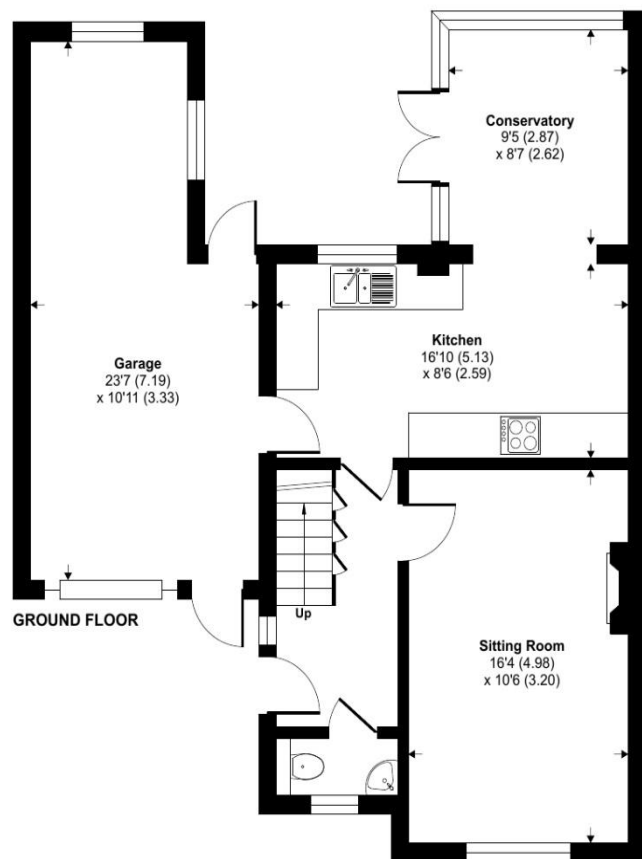
The welcoming entrance hall leads to the downstairs cloakroom and to the spacious sitting room which has a large picture window at the front of the house and a log-burning stove in the fireplace as a centrepiece. Beyond this is the L-shaped kitchen/dining room which opens out into a bright conservatory - perfect to be used as a family area at the rear. The kitchen has fitted units with space for appliances and gives access into the tandem garage which has doors out to both the front and to the rear of the house.

On the first floor the accommodation radiates from the central landing. The principal bedroom has built-in wardrobes and there are two further bedrooms, a double and a single. A modern, stylish family bathroom completes the accommodation on this floor.

Outside to the front of the property there is a good area of lawn and ample off-road parking on the driveway in front of the garage. The pretty, mature rear garden is a good size, fully enclosed and mainly laid to lawn with a decked seating area, shed and greenhouses.

There is currently planning granted for a single storey rear and two storey side extension. Winchester City Council Planning Ref 21/02601/HOU.

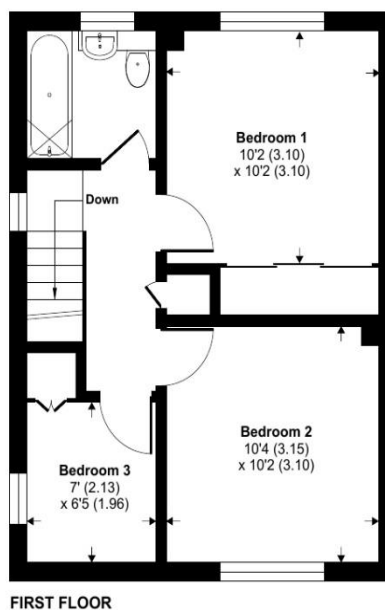




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Approximate Area = 1116 sq ft / 104 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 875618

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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, then the second right into Goring Field.

Location

Goring Field is 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. Goring Field 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: D

EPC rating: D

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

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

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