



Goring Field, Winchester, Hampshire, SO22 5NJ

Winkworth



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Spacious Semi-Detached Home in Popular Teg Down

This excellent semi-detached house has an enormous amount going for it. It could benefit from some modernisation, with ample scope for extension or reconfiguration, and offers spacious, double-fronted accommodation 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.

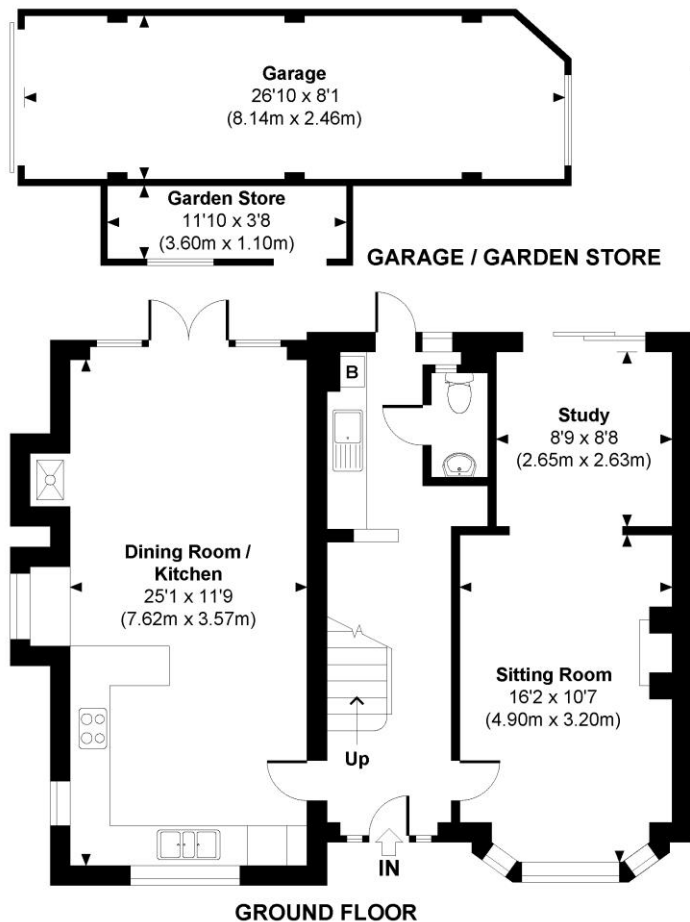
The property is entered via a covered porch into a central entrance hall, leading to all the principal accommodation. The generous sitting room has a large bay window to the front and a working fireplace with attractive brick surround as a centrepiece. Through an archway is a further room that could be used as a study or snug, with sliding patio doors leading out to the rear decking and garden. The double-aspect kitchen/dining room stretches the full depth of the house with windows to the front and French doors out to the rear. The kitchen has fitted units providing plenty of storage and space for appliances. The hallway leads through the centre of the house to a handy utility room and a downstairs cloakroom, with direct access to decking and garden at the rear from the utility.

On the first floor the accommodation radiates from the central landing. The principal bedroom is a very generous size with built-in wardrobes and an en-suite shower room. Three further double bedrooms all benefit from built-in storage and a family bathroom completes the accommodation on this floor.

Outside, to the front of the property, there is a sizeable area of garden with shrubs and raised beds. The driveway provides off-street parking for two cars in front of the tandem garage. To the rear is a newly decked area immediately adjacent to the house, perfect for entertaining. Steps lead down to the garden which is fully enclosed and landscaped with pathways and areas of shrubs, a coal shed, pond and good-sized greenhouse. A gate between the garage and house provides useful external access to the garden.







Goring Field
Approximate Gross Internal Area
Main House = 1474 Sq Ft / 136.93 Sq M
Garage / Garden Store = 259 Sq Ft / 24.08 Sq M
Total = 1733 Sq Ft / 161.01 Sq M
Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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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. The property is at the end of the road on the right.

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

Council tax band: D

EPC rating: C

Winkworth.co.uk/winchester

Winkworth Winchester

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