



Teg Down Meads, Winchester, Hampshire, SO22 5NN

Winkworth



Teg Down Meads, Winchester, Hampshire, SO22 5NN

Neatly presented family home offering a generous garden

This neatly presented, three bedroom, detached family home offers a generously sized rear garden and is located within the desirable location of Teg Down, within catchment of Weeke and Henry Beaufort School.

The entrance leads through to a large central hallway with all the ground floor accommodation radiating from it. The large, inviting sitting room spans the front of the house and features a wood burner within the chimney breast and dual aspect windows which provide an abundance of natural light. At the rear, the lovely, spacious kitchen is well-fitted with ample floor and eye-level units, range cooker and space for a dining table and chairs in the centre. Double doors provide access out to the rear garden. Leading from the kitchen is the useful utility room with sink, storage cupboard and space for a washing machine. The family room is a perfect space for relaxing or gathering as a family - also situated at the rear of the property overlooking the garden, there are sliding doors leading outside which is fantastic for the warmer months. The downstairs WC leads off from the hallway.

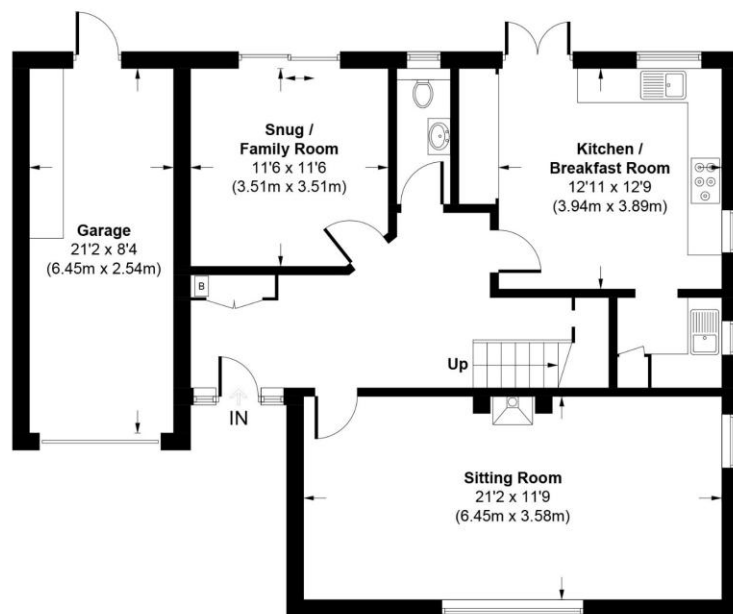
Stairs rise to the first floor where three bedrooms are located. The master bedroom enjoys an en-suite shower room and bedrooms two and three benefit from built-in storage space. A contemporary family bathroom with a velux window services the other bedrooms and a convenient storage cupboard can be accessed from the landing.

The rear garden is a fantastic size with mature shrubs bordering the lawn together with a patio area directly outside of the property creating an ideal space for seating and enjoying the views over the garden. Outside to the front of the property is a driveway leading to the garage which provides off road parking for two vehicles and is flanked by an area of lawn.

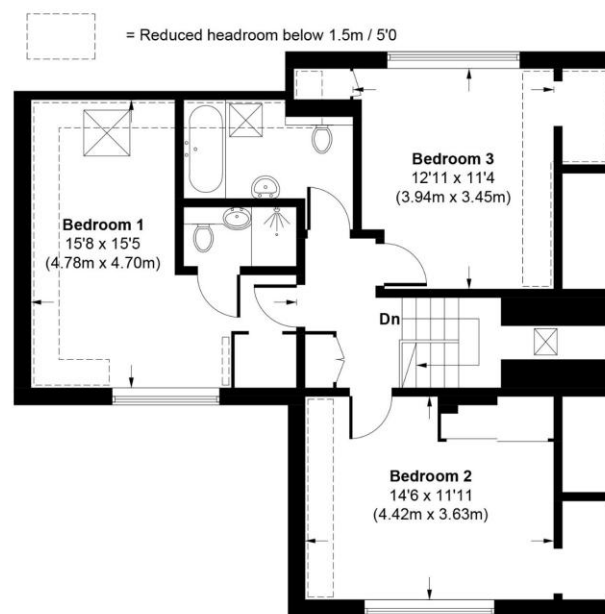


Teg Down Meads, SO22 5NN

Approximate Gross Internal Area
Main House = 1644 Sq Ft / 152.7 Sq M
Garage = 179 Sq Ft / 16.6 Sq M
Total = 1823 Sq Ft / 169.3 Sq M



GROUND FLOOR



FIRST FLOOR

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.

Teg Down Meads, Winchester, Hampshire, SO22 5NN

Directions

From 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.

Location

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. Also conveniently positioned for the city centre with its high street shops, boutiques, coffee shops, restaurants, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. 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.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently