



**Teg Down Meads, Winchester, Hampshire, SO22 5ND**

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## Beautifully presented family home

Located within the desirable location of Teg Down is this four-bedroom, detached property which has been improved and extended to create a beautiful family home within Weeke and Henry Beaufort School catchments.

The ground floor accommodation is arranged around a good-sized central hall with downstairs WC and reception areas leading from it. To the front of the property is the cosy sitting room with an in-built gas fire within the chimney breast and enjoying excellent natural light thanks to the dual aspect windows. At the rear is the fantastic open plan kitchen/dining room which has been wonderfully extended with the addition of a large conservatory/dining room overlooking the garden. The kitchen itself is well-fitted with ample floor and eye-level units as well as utilities including oven, grill, hob, warming drawer, fridge/freezer and dishwasher. There are bifold doors to separate this excellent space from the conservatory/dining room if so desired and patio doors lead from the latter out to the garden. A useful utility room, also with door out to the garden, lies just off the kitchen.

Stairs lead up from the hall to the first floor where four good bedrooms are located. The master bedroom benefits from built-in wardrobes and bedrooms three and four enjoy dual aspect windows. A contemporary family bathroom services all bedrooms.

The rear garden is really delightful - full of surprises and invoking the feeling of a private oasis. Mostly laid to lawn, attractive features also include a patio area, a small pond integrated into the raised wall at the side of the garden and several decked areas for seating which have all been thoughtfully placed to capture the sun at different times of the day. Outside to the front of the property is a large driveway with ample parking leading to the garage and flanked by an area of lawn with a pretty planter located underneath the sitting room window.

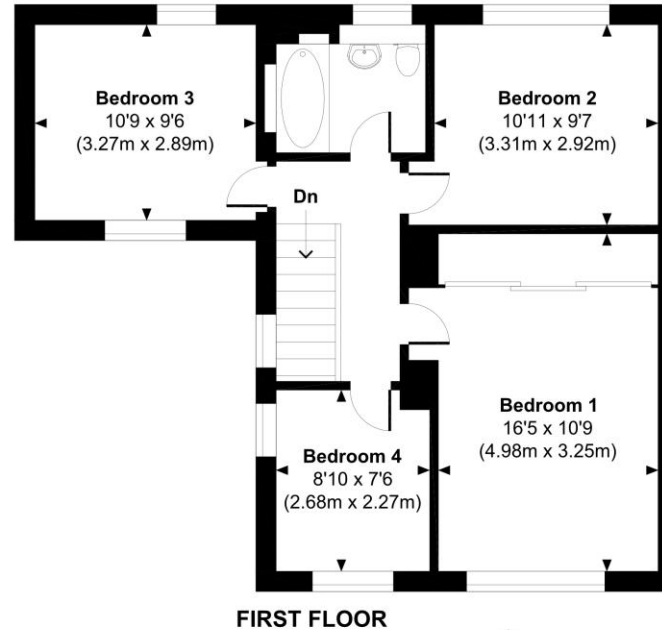
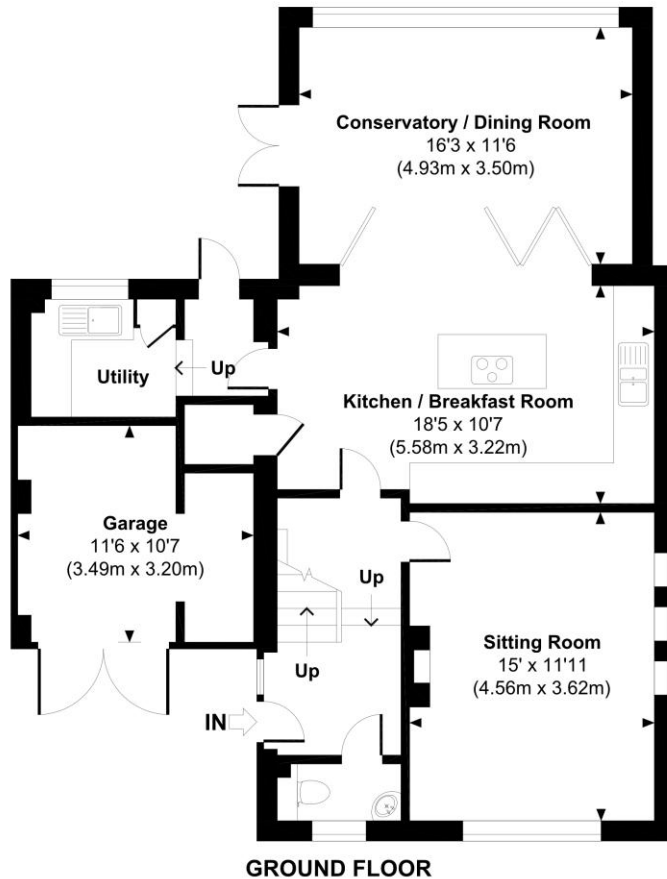




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### Teg Down Meads

Approximate Gross Internal Area  
Main House = 1377 Sq Ft / 127.92 Sq M  
Garage = 112 Sq Ft / 10.36 Sq M  
Total = 1488 Sq Ft / 138.28 Sq M



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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.

### 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, and the property can be found on the right-hand side.

### Location

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. 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. Lovely local walks can be found via a pathway opposite the property that lead you through Winchester Golf Course. 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: FTTC (Fibre to the Cabinet) Available. Checked on Openreach February 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

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

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