



Teg Down Meads
Winchester, Hampshire, SO22

Carter Jonas

Teg Down Meads, Winchester, Hampshire, SO22

- Four bedrooms • Two reception rooms
- Mezzanine room • Open-plan kitchen/sitting room •
- Driveway parking for multiple vehicles • Landscaped garden • Highly sought-after Teg Down location • EPC rating C

Description

The property offers spacious and versatile accommodation throughout and is ideally suited to modern family living. A welcoming porch opens into the entrance hall, which leads to the principal accommodation. The heart of the home is the impressive open-plan kitchen/sitting room, a wonderfully light dual-aspect space. French doors open onto the garden terrace, creating an excellent flow for everyday living and entertaining. The contemporary kitchen is fitted with a range of sleek units and integrated appliances, while an adjoining utility room offers further storage, workspace and direct access to the garden. The former garage has been converted to provide an additional reception room. The fourth bedroom, cloakroom, useful understairs storage and a mezzanine room complete the ground floor accommodation. On the first floor are three well-proportioned double bedrooms. The principal bedroom is particularly generous and benefits from fitted wardrobes, while bedroom two enjoys the advantage of an en suite shower room. A family bathroom serves the remaining bedrooms. The accommodation offers great flexibility with the potential to shut off the fourth (ground floor) bedroom and convert to an annexe if required (subject to obtaining the relevant consents).

Outside

The rear garden is a standout feature of the property, having been meticulously maintained and beautifully landscaped to create an attractive and private outdoor setting. A paved terrace provides an excellent space for al fresco dining and entertaining, while steps lead up to a

An exceptionally well-presented and thoughtfully extended semi-detached home, occupying an elevated position within the highly sought-after Teg Down area of Winchester.



lawn framed by mature planting and established shrubs, offering a delightful backdrop. Further enhancing the garden's appeal is a charming cabin with raised decking, providing a versatile retreat from which to enjoy the surroundings.

Location

Teg Down is one of Winchester's most established and desirable residential locations, lying approximately 1.5 miles north-west of the city centre. The area offers excellent access to countryside walks and bridleways, together with a range of local amenities including Waitrose, a doctor's surgery and Dean Park recreation ground. The property is also conveniently positioned for a number of highly regarded schools, including Weeke Primary School, The Westgate School, Kings' School, Henry Beaufort School and Peter Symonds College. Winchester's mainline railway station is just over a mile away.

Additional Information

Tenure: Freehold

Services: Mains electricity, water, drainage and gas. Electric and gas central heating.

Local Authority: Winchester City Council

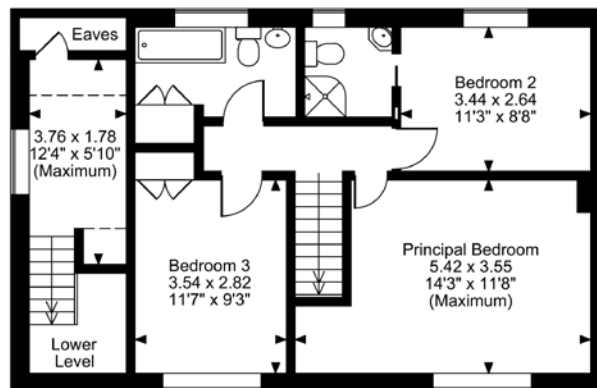
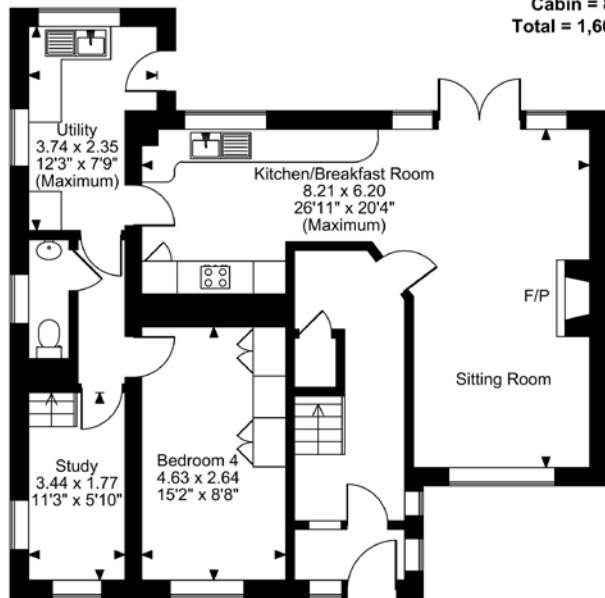
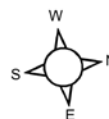
Council Tax: Band D

Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.

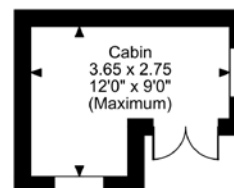
Viewings: Strictly by appointment through Carter Jonas. 01962 842742



Teg Down Meads, Winchester
Approximate Gross Internal Area
Main House = 1,520 sq ft / 141 sq m
Cabin = 87 sq ft / 8 sq m
Total = 1,607 sq ft / 149 sq m



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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