



65 Teg Down Meads, Winchester, SO22 5NG
Guide Price £700,000 Freehold



Teg Down Meads, Winchester

5 Bedrooms, 2 Bathrooms

Guide Price £700,000

- Well presented and tastefully extended five bedroom family home
- Beautifully fitted shaker style kitchen/breakfast room
- Sitting room with chimney breast, and fitted alcove shelving and cabinetry
- Principal bedroom with walk-in dressing room/wardrobe
- Two further double bedrooms and family bathroom on first floor
- Two additional double bedrooms and a shower room in loft conversion
- Utility area and cloakroom
- Garage and ample parking
- Secluded landscaped rear garden with terrace and lawns
- In catchment for Weeke Primary School, Henry Beaufort Senior School and Peter Symonds 6th Form College
- EPC Band C, Council Tax Band D



65 TEG DOWN MEADS WINCHESTER SO22 5NG

A well-presented and sympathetically extended five bedroomed home in the sought after residential area of Teg Down Meads on the outskirts of Winchester.

An attractive front garden with block paved driveway provides ample parking for three to four cars, access to the garage, and leads to the front door of the property which has been extended to provide an entrance vestibule, ideal for coats and shoes. This opens into the welcoming hallway, which leads to both the sitting room and the kitchen/breakfast room, each of which has beautiful engineered oak flooring running seamlessly between the two rooms

The kitchen/breakfast room is clearly the hub of the home, being beautifully fitted with a range of white high gloss and contrasting charcoal grey cabinetry under polished wooden work surfaces. Fitted appliances include a multi-burner gas hob, fitted oven and dishwasher. There is space for a large fridge/freezer, and an opening at the far size of the kitchen leading into a utility area, door to garage, and a useful cloakroom.

The breakfast area of the kitchen has ample room for a large dining table, and benefits from attractive bench seating fitted in an L shape around two sides of the wall.





The sitting room overlooks the front of the property and features a chimney breast under an oak mantle, with useful cupboards and shelving to either side. From here, there are sliding doors into the kitchen/breakfast room.





From the hall, stairs lead to the first floor and feature the original vintage banister railing which is typical and much loved within the Teg Down area.

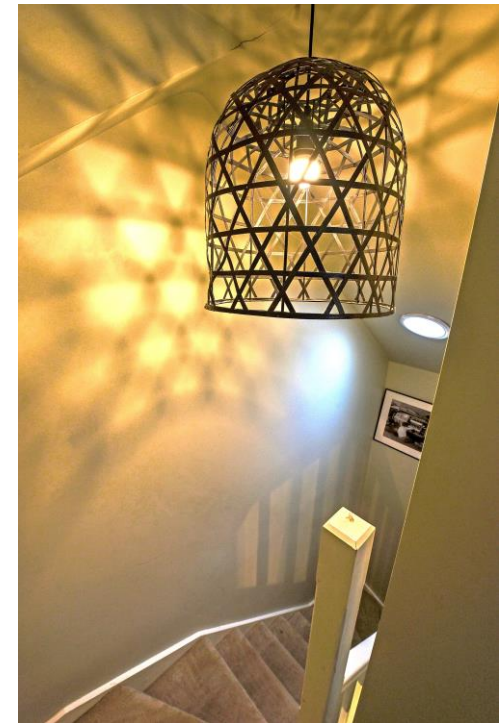
The principal bedroom runs the depth of the house, with windows at either end, flooding the room with light. A cleverly designed sliding door leads into a generous walk-in wardrobe/dressing room, fitted with rails and shelving (this has the potential for conversion to an ensuite if required). There are two further double bedrooms and a modern family bathroom on this floor, along with a useful linen cupboard.





The second floor has been imaginatively converted to provide two further double bedrooms and a contemporary shower room.

This could easily lend itself to be a large principal bedroom suite in the future should it be required.





TEG DOWN MEADS: Teg Down Meads is a popular area of Winchester, comprising housing built in the late 1960s/early 1970s.

Just along the road there are local shops, such as a Co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants, and the railway station (London/Waterloo) is only approx. one mile away,

The property is within catchment for, and walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.

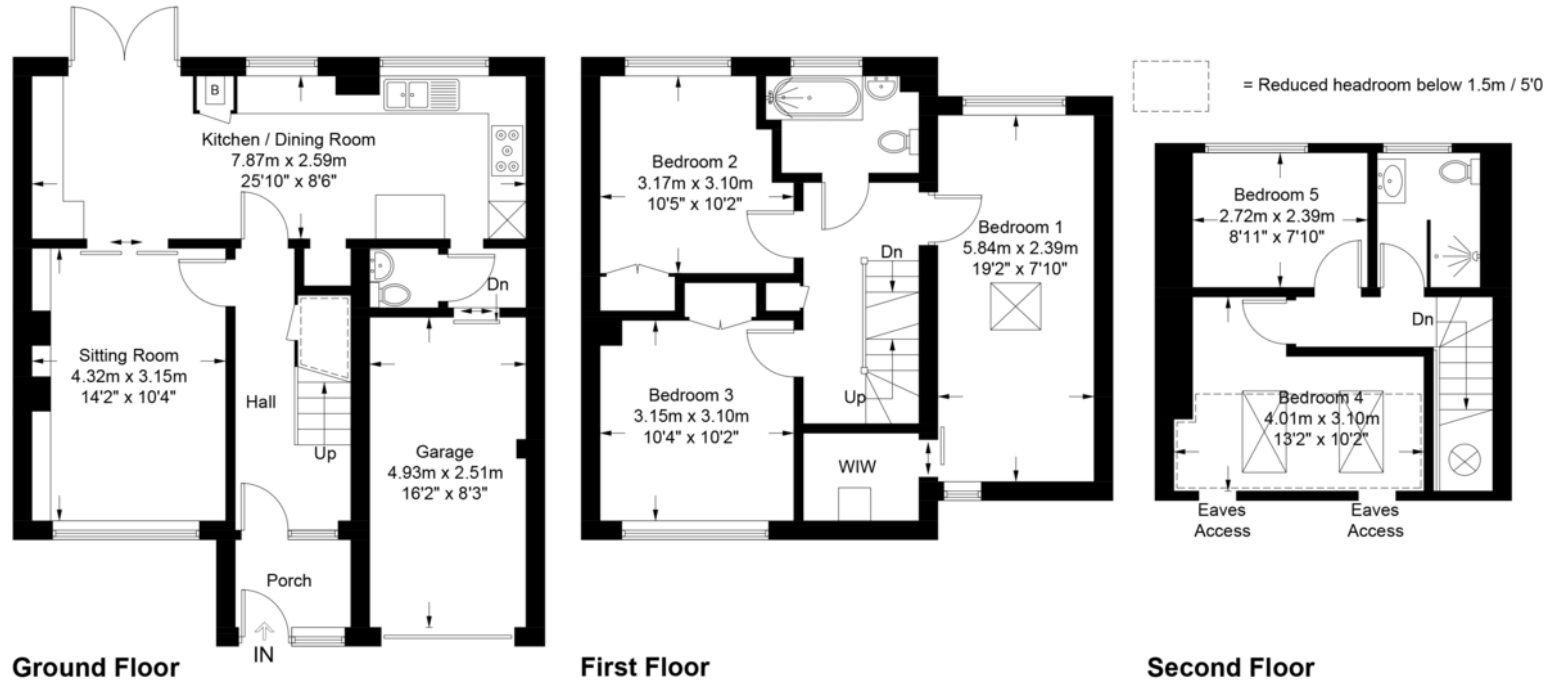


GARDEN: Whilst the rear garden is predominantly easterly facing, it is remarkably sunny due to the southerly aspect on the right.

It is tiered and has been beautifully landscaped to provide a deep paved terrace, ideal for alfresco dining.

From here, steps lead up to raised terrace from where further steps lead to the lawned area which, whilst sloping in places, leads to a flat area at the top, where there is a large garden shed. This area benefits from the evening sun and could be ideal for a home office to be installed, should it be required.

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft
(Including Garage)



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