



6 Sawyers Close, Winchester, SO22 5JX
Offers In Excess Of £550,000 Freehold



Sawyers Close, Teg Down

4 Bedrooms, 1 Bathroom

Offers In Excess Of £550,000

- Attractive four bedroomed semi-detached family home in popular Teg Down location
- Fitted kitchen/breakfast room with sliding doors to garden
- Spacious sitting room with feature fire and large window to the front
- Three first floor bedrooms, two with fitted cupboards
- Further bedroom on second floor with skylight windows
- Bathroom with separate cloakroom
- Long south-west facing garden with terrace and garden store
- Generous front garden providing ample parking for several cars, and side gate to garage
- In catchment for Weeke Primary School and Henry Beaufort School
- Walking distance to shops and Friarsgate GP surgery on Stoney Lane



6 SAWYERS CLOSE, TEG DOWN, WINCHESTER, SO22 5JX

An attractive and well-loved family home set within a quiet cul de sac in the popular residential area of Teg Down on the westerly outskirts of Winchester.

Teg Down comprises housing built in the late 1960s/early 1970s. Just along the road there are local shops, such as a Spar, 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,

When it was built in 1964, it is understood that this property was one of several built for, and owned by the Home Office, predominantly for the use of prison officers and their families, and a fun fact is that there is still a brick built store in the garden for which the original use would have been as a dog kennel. It is now a useful garden store.

Our clients bought the property in 1991 and were the first public owners after the Home Office sold it to staff members under Right to Buy in 1988.

ENTRANCE: The front door leads into the welcoming entrance hall, which delightfully still features the original vintage banister railing which is typical and much loved within Teg Down.

SITTING ROOM: There is a spacious sitting room, with feature fireplace fitted with a Dimplex electric fire, (set in front of what we understand to be an open chimney stack behind) and large window overlooking the front garden.

KITCHEN/BREAKFAST ROOM: The well fitted kitchen/breakfast room is a wonderfully social space, with light streaming through the windows and large sliding glass doors taking full advantage of the garden views.

It is fitted with a modern range of wall and base units and fitted with a double Zanussi oven and ceramic hob, and there is space for a fridge/freezer and plumbing for a washing machine, and there is a door leading to the side garden.





AND SO TO BED: On the first floor, there are three bedrooms, two of which have fitted wardrobes. In the bathroom, there is a bath benefitting from having a recently replaced shower unit; and adjacent to the bathroom is the separate cloakroom. On the second floor, there is a further double bedroom with Velux windows,





GARDEN: Outside, the gardens have been well maintained both to the front and rear. The front of the property is set back from the road by a long front garden comprising concrete hardstanding and modern gravelling allowing for ample parking.

From here, large wooden gates open to the rear garden, and single garage. The garden features a paved terrace, and long expanse of lawn leading to an attractively landscaped area at the far end, peppered with and edged by flowering borders, and features a charming Beech tree. It is predominantly south-west facing, and benefits from a large brick store to the side, which was historically used a kennels for the prison service workers, for which this property was originally built.

THE PROPERTY: We believe that the property to be built of traditional brick and tile, with cavity wall insulation having been latterly installed. The boiler was replaced in 2012, and front windows were replaced in 2017. The loft conversion was added in 1991 (Building Regulations Certificate available). Council Tax Band D, EPC Band D

SERVICES: The property has all mains services connected.

Parking is to the front of the property on the drive, and street parking is also available.

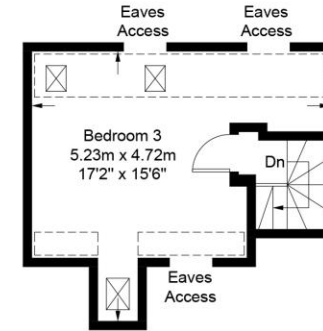
Broadband Speed: Standard, superfast and ultrafast broadband speeds are available up to 1000 mbps (according to Ofcom <https://checker.ofcom.org.uk/>)

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

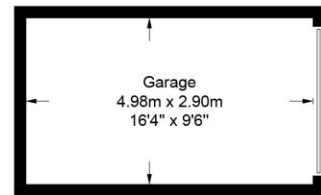
Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Shed = 4.8 sq m / 52 sq ft
 Total = 130.4 sq m / 1404 sq ft



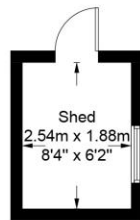
 = Reduced headroom below 1.5m / 5'0"



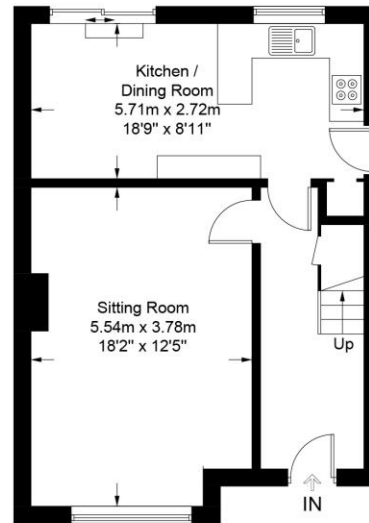
SECOND FLOOR



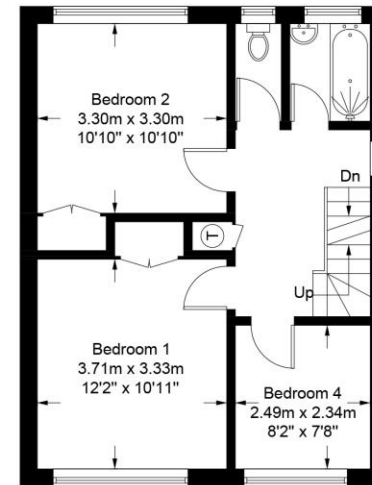
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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

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