



*Nony*  
Kerr & Smiley  
Estate Agents

**9 Sawyers Close, Winchester, Hampshire, SO22 5JX**  
Guide Price £525,000 Freehold

*Nony*  
Kerr & Smiley  
in association with  
**MARTIN&CO**

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## 9 Sawyers Close, Teg Down

3 Bedrooms, 1 Bathroom

**Guide Price £525,000**

- Semi-detached three-bedroom family home in Teg Down
- Quiet cul-de-sac location
- Open plan Kitchen/dining room with conservatory to garden
- Sitting room with large picture window to front garden
- Three upstairs bedrooms, two with fitted wardrobes
- Family bathroom and separate w/c
- Potential for renovation and extensions (subject to planning)
- Car port and off-road parking
- Attractive front garden and secluded sunny rear garden
- In catchment for Weeke Primary School, The Henry Beaufort School & Peter Symonds College



**9 SAWYERS CLOSE, TEG DOWN  
WINCHESTER  
SO22 5JX**

Occupying an enviable position within a quiet cul-de-sac in the heart of highly sought-after Teg Down, this attractive semi-detached home offers generous and well-balanced accommodation, a beautiful south-west facing garden and excellent potential to extend and enhance, subject to the usual permissions.

Having remained in the same ownership for many years, the property has been a much-loved and well-maintained home and now presents an exciting opportunity for new owners to update and adapt to suit modern living requirements. A number of neighbouring homes, including the adjoining property, have successfully converted their loft spaces and, subject to the necessary consents, similar potential may exist here.

The accommodation is approached via a bright and welcoming entrance hall with stairs rising to the first floor and access through to the principal living spaces. At the rear of the house, the kitchen has been thoughtfully arranged with an extensive range of storage cupboards beneath work surfaces, with a sink positioned to enjoy views over the garden. A useful pantry cupboard accommodates a freestanding fridge freezer, whilst a side door provides convenient access to both the garden and carport.

Open to the kitchen, the dining area and conservatory create an excellent family and entertaining space. A bespoke fitted dresser provides attractive storage and display space, while the conservatory offers an ideal place to relax and enjoy the outlook over the garden, with doors opening directly onto the terrace.

To the front of the property, the traditional sitting room provides a comfortable and peaceful retreat, filled with natural light and centred around a feature fireplace housing an electric fire.





**AND SO, TO BED!** Upstairs, a spacious landing leads to three well-proportioned bedrooms comprising two generous doubles with built-in wardrobes and a good-sized single bedroom, all served by a family bathroom and separate WC.





## LOCATION:

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.

A nearby footpath in Lanham Lane gives access to countryside walks and is popular way to get to Farley Mount, among other attractions.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

## THE PROPERTY – USEFUL INFORMATION

**CONSTRUCTION:** Semi-detached three-bedroom home, believed to have been built in the 1960's, with brick elevations under a tile roof.

**LOCAL AUTHORITIES:** Hampshire County Council, Winchester City Council.

**PARKING:** The property benefits from a car port and off-road parking.

**SERVICES:** Mains gas, electricity and water and drainage are connected.

**TENURE:** Freehold.

**PLOT SIZE:** Overall plot size 0.10 acres

**AGENTS' NOTE:** This property is being sold Chain Free, and is subject to probate, which has been applied for and is underway.

Council Tax Band D

EPC Band D.

**BROADBAND:** (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

**FLOODING:** (Source: Govt Environment Agency): Surface water, Rivers & Seas: All Risks are Very Low.



## EDUCATION:

**Schooling:** The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



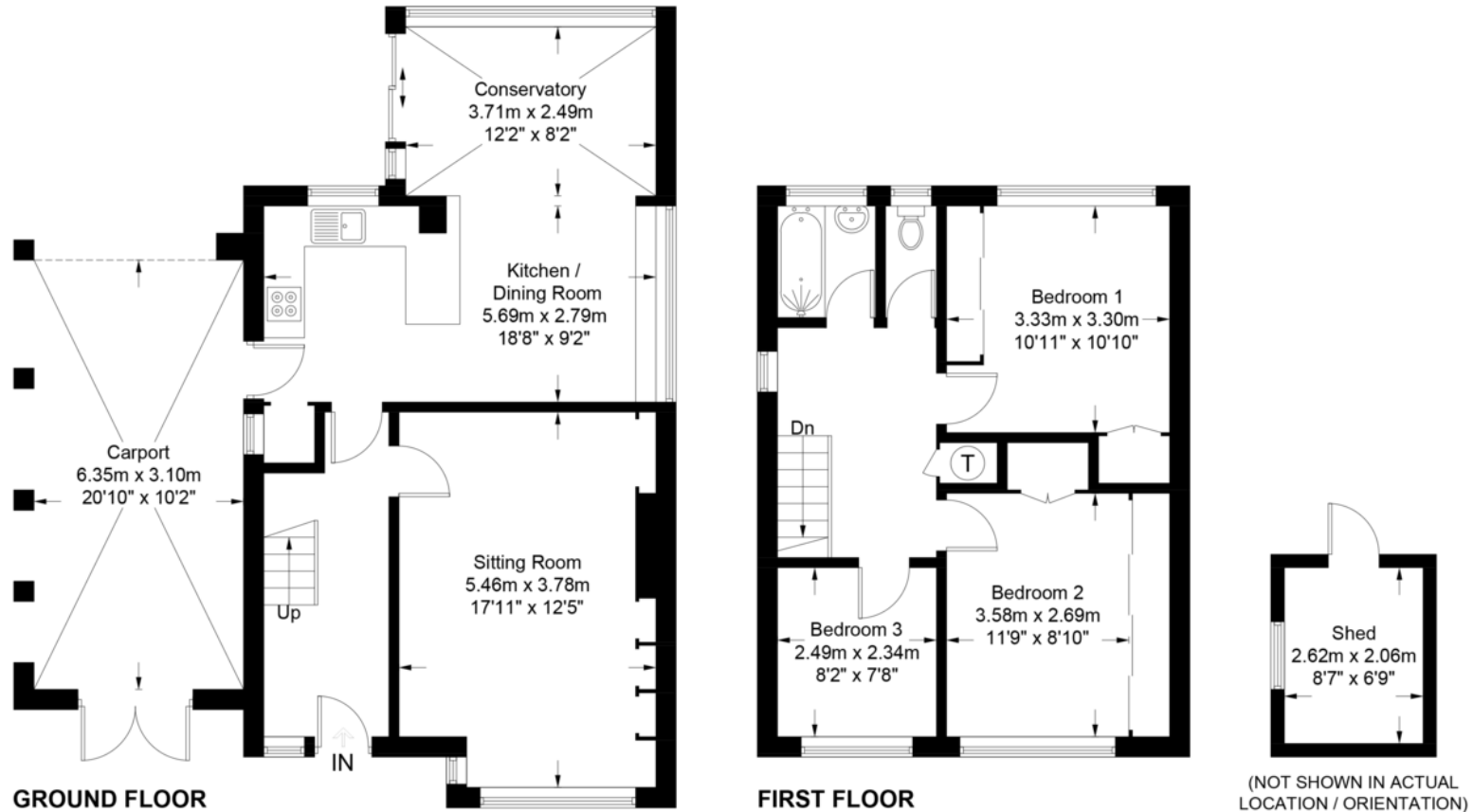
Outside, the property is screened from the road by mature planting and enjoys a front garden laid mainly to lawn together with off-road parking, scope to create additional parking if required, and access to the carport with lockable gates.



The delightful south-west facing rear garden is a particular feature of the home. Enjoying a bright and sunny aspect, it slopes gently away from the house and has been beautifully maintained with established lawns, flowering perennials and mature shrubs creating a private and colourful setting. A patio adjoining the conservatory provides an ideal space for outdoor dining, while a brick-built store and separate garden shed add further practicality.



Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft  
Shed = 5.3 sq m / 57 sq ft  
Total = 108.8 sq m / 1171 sq ft  
(Excluding Carport)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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