



137 TEG DOWN MEADS
Winchester, Hampshire, SO22 5NP

Carter Jonas

137 TEG DOWN MEADS, WINCHESTER, HAMPSHIRE, SO22 5NP

- 4 bedrooms
- Sitting/dining room
- Family room/study
- 2 bathrooms
- No onward chain
- EPC rating D

DESCRIPTION

A rare opportunity to purchase this unique home, having not been in the public market for over 50 years. The entrance porch provides access to the entrance hall with stairs rising to the first floor, and doors through to the family room/study, cloakroom, bathroom, sitting/dining room, and kitchen. The kitchen is fitted with a modern range of wall, base and drawer units with a range of integrated John Lewis appliances. The kitchen then opens through to the spacious utility room, with provision for washing machine and tumble dryer and door through to a shower room and garage. The shower room comprises enclosed low profile shower, WC and wash basin. The L shaped sitting/dining room is a great dual aspect room with doors and windows to the rear garden and side elevations, with a central chimney with built in storage either side. On the first floor there are three double bedrooms, a further single bedroom and separate WC.

DETACHED FAMILY HOME WITH VIEWS TO ROYAL WINCHESTER GOLF COURSE



OUTSIDE

To the front of the property there is ample driveway parking leading to a double garage, and pedestrian access to the side. The rear garden is a delightful space with a combination of mature planting of shrubs and trees and large area of lawn.

LOCATION

Teg Down Meads in an area just over 1½ miles to the north of the city and just ½ mile to Waitrose, Aldi, a parade of independent retailers and The Friarsgate Practice. The area is popular with all generations due to its proximity to both the city, commuter routes and fantastic schooling options.

ADDITIONAL INFORMATION

Tenure: Freehold.

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

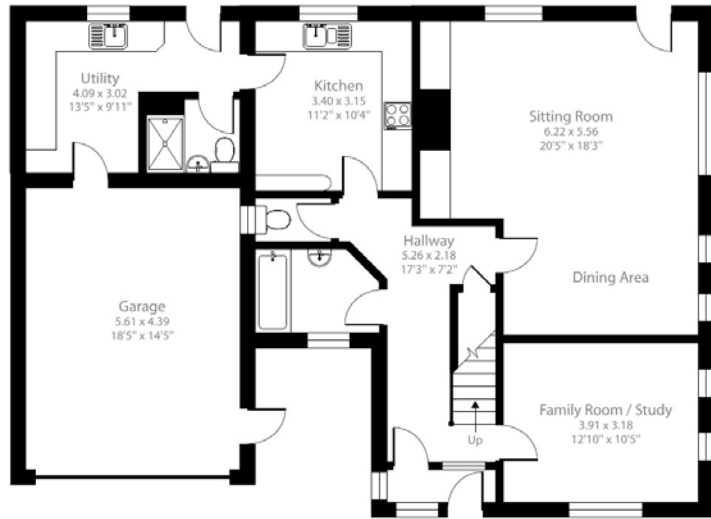
Local Authority: Winchester City Council. Council Tax Band F.

Viewing: Strictly by appointment through the agent.





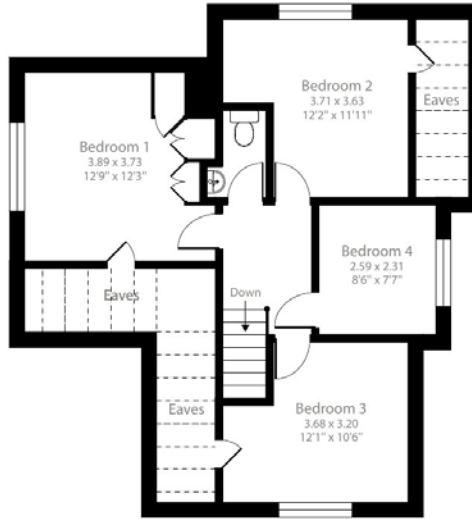
Denotes restricted
head height



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
Produced for Carter Jonas, REF: 1076406



First Floor

Teg Down Meads, SO22

Approximate Area = 1552 sq ft / 144.2 sq m

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Garage = 268 sq ft / 24.9 sq m

Total = 1956 sq ft / 181.7 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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