



26 TEG DOWN MEADS
Winchester, Hampshire, SO22 5NE

Carter Jonas

26 TEG DOWN MEADS, WINCHESTER, HAMPSHIRE, SO22 5NE

Four bedrooms • Sitting room • Family room • Kitchen / diner • Utility room • Summer House • Garden • Garage • Carport

DESCRIPTION

The entrance door opens to a glazed porch with further door through to the inner hall, with stairs rising to the first floor and doors through to the kitchen/diner, sitting room and cloakroom. The kitchen is fitted with a range of wall, base and drawer units with provision for a range of appliances, in turn this opens through to the utility room with space and provision for washing machine and tumble dryer and internal door through to the garage, and further door to the garden. The sitting room is a beautiful dual aspect room with inset wood burning stove creating a central focal point, the room then opens through double doors into the family room which is triple aspect opening onto the garden. On the first floor there are four bedrooms, family bathroom and ensuite shower room and dressing room accessed from bedroom 1.

OUTSIDE

Externally the property has gardens to the front, rear and sides, with pedestrian access to all. The primary garden which is South West facing has an array of established planting and lawn, with an expansive terrace running along the rear of the property leading to a wonderful timber summer house, with power light. The integral garage has an up and over door with power and light and the carport and driveway provide for ample off street parking.

A WONDERFUL OPPORTUNITY TO ACQUIRE A FAMILY HOME AT THE HEAD OF A CUL DE SAC



LOCATION

Teg Down Meads in an area just over 1½ miles to the north of the city and just ¼ 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 the city, commuter routes and fantastic schooling options.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electric, gas, water and drainage. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742.



Teg Down Meads, Winchester, SO22

Approximate Area = 1543 sq ft / 143.3 sq m (excludes carport)

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1797 sq ft / 166.8 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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1136799

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