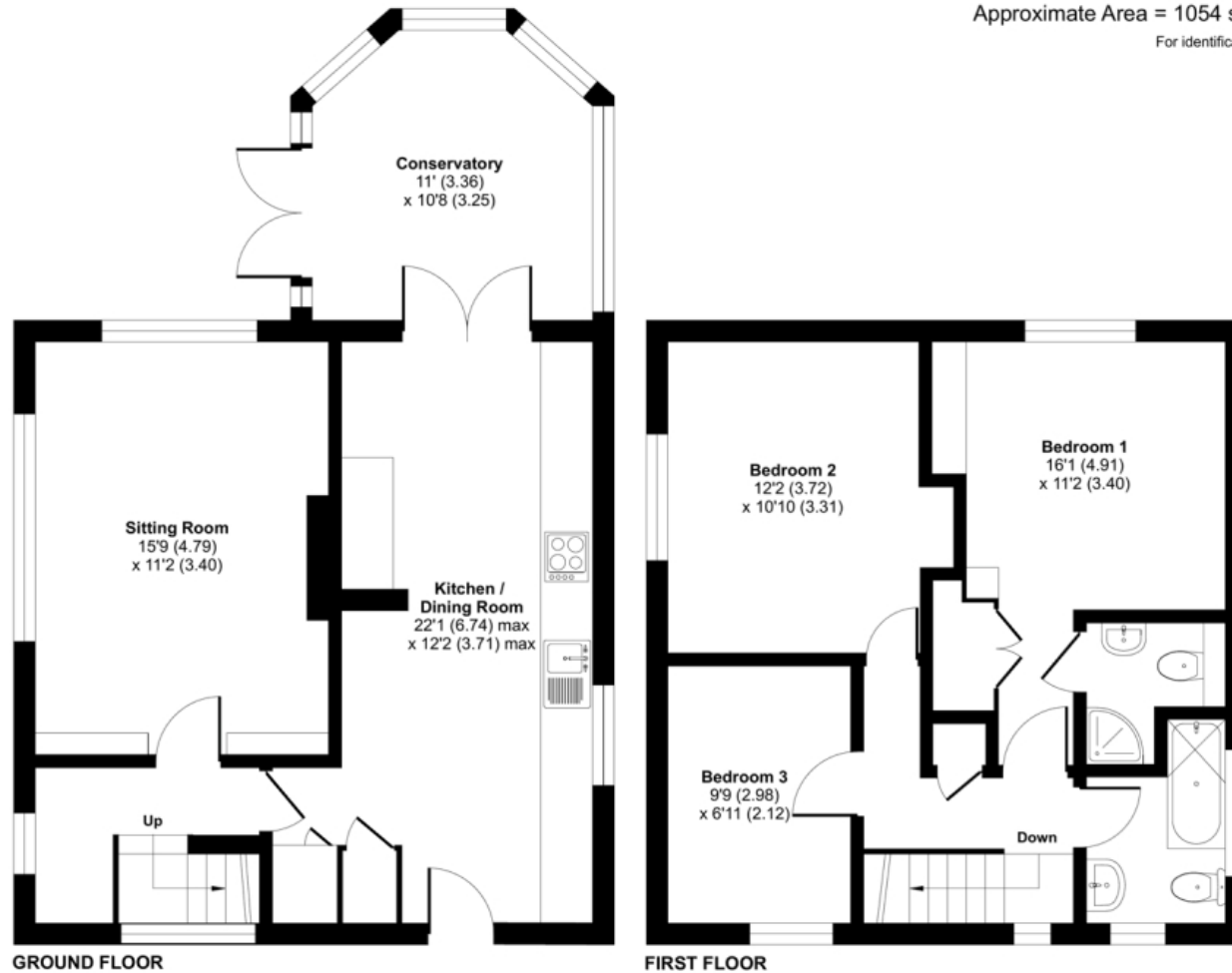


## ACCOMMODATION

This beautifully presented detached house is situated in the highly sought-after area of Teg Down, offering convenient access to Winchester city centre and its extensive amenities. Perfect for families or professionals, this home combines modern living with thoughtful design. Upon entry a large and welcoming hallway provides practical storage for coats and shoes, ensuring a clutter-free entrance. The ground floor boasts an impressive layout, featuring a spacious, open-plan kitchen/dining room with a sleek range of wall and base units, built-in appliances and generous worktop space, together with a contemporary tiled floor and ample room for dining. Double doors open to a good sized conservatory. The light-filled sitting room benefits from dual-aspect windows, a charming feature fireplace, and elegant wood flooring, creating a warm and inviting space for relaxation or entertaining. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is complemented by a contemporary en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a recently renovated, modern family bathroom. The outdoor space is equally appealing, with a generously sized garden that presents endless opportunities for landscaping dream. Whether you envision a vibrant garden for play and entertaining or a serene sanctuary for relaxation, the possibilities are abundant.

Approximate Area = 1054 sq ft / 97.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Charters Estate Agents Limited. REF: 1237453

## SITUATION

Teg Down is situated within an excellent area for school catchments. The Waitrose store and other local shops and amenities are within a moments' walk, whilst the mainline train station is approximately a mile away. Beautiful country walks and Dean Park are also on the doorstep. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches.





### **SPECIFICATION**

- Detached house
- Convenient Teg Down location
- Well-presented throughout
- Three bedrooms
- En-suite shower room to principal bedroom
- Well-proportioned kitchen/dining room
- Sitting room and conservatory
- Large rear garden

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £550,000**

### **TENURE**

Freehold