



Goring Field, Winchester, Hampshire, SO22 5NH





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## Spacious Semi-Detached Bungalow in Popular Teg Down

This excellent bungalow has an enormous amount going for it with versatile accommodation all on one level. The property occupies a super position in Teg Down, an area that is very popular for many reasons, particularly the proximity and easy access to the railway station, local shops on Stoney Lane and nearby countryside.

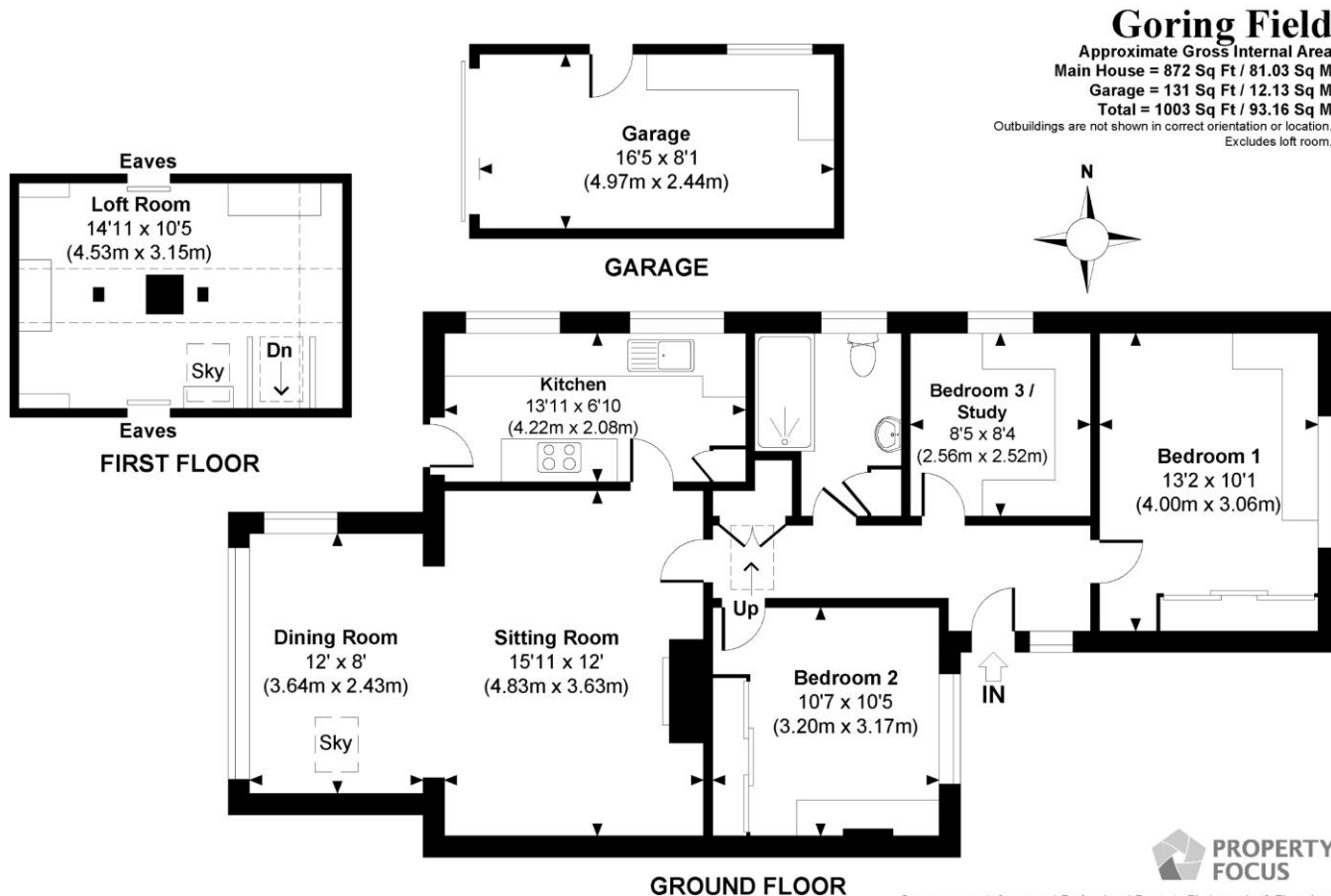
The front door opens into a welcoming hallway, leading to all the principal accommodation. The generous sitting/dining room is double aspect with large windows to the rear overlooking the garden. The sitting area has an attractive gas coal-effect feature fireplace while the dining area has plenty of space for a table and chairs. Adjacent to the sitting room is the smart fitted kitchen which is well laid out with base and eye-level units providing ample storage. Integrated appliances include electric oven, gas hob and extractor with space for further appliances. A door provides access to the patio and garden.

The principal bedroom is a very generous size with built-in wardrobes and views over the front garden. There are two further bedrooms - another double, again with fitted wardrobes, and a large single, currently used as a study. All are served by a smart family shower room.

Outside, to the front of the property, there is an area of lawn with steps leading up to the front door alongside the driveway. A gate to the side leads to the brick-built garage with further parking. To the rear is a paved area immediately adjacent to the house. Steps lead up to the pretty garden which is fully enclosed and mainly laid to lawn with mature shrub and flower borders. A raised, paved seating area is perfect for relaxing with a drink and enjoying the views of the garden. A shed provides further storage and a gate allows access from the garden to the front of the bungalow.



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### Directions

From our offices, turn left up the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Take the second left into Teg Down Meads, then the second right into Goring Field. The property is on the left shortly after you turn in.

### Location

Goring Field is conveniently positioned for the City centre with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic Cathedral. Goring Field is noted for its proximity to the Waitrose store at Weeke, Doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: D

EPC rating: C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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