



6 Grovelands Road, Winchester, SO22 5JU
Offers Over £500,000 Freehold



6 Grovelands Road, Teg Down, SO22 5JU

3 Bedrooms, 1 Bathroom

Offers Over £500,000

- Attractive semi detached family home in the Teg Down area of Winchester
- Spacious sitting room with feature fireplace
- Well fitted kitchen/dining room with doors to the garden
- Two double bedrooms with fitted wardrobe cupboards
- Bedroom three overlooking front garden
- Bathroom with separate cloakroom
- Utility area leading to garden and garage
- Westerly facing rear garden with terrace and lawn
- Garage and parking for several cars
- In catchment for Weeke Primary School, Henry Beaufort School and Peter Symonds 6th form college
- Council Tax Band D, EPC Band C



6 GROVELANDS ROAD WINCHESTER, SO22 5JU

An attractive and well loved family home set within a quiet road in the popular residential area of Teg Down on the westerly outskirts of Winchester.

Teg Down comprises housing built in the late 1960s/early 1970s. Just along the road there are local shops, such as a Spar, 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,

The property is believed to be of traditional brick build under a tiled roof. There are UPVC double glazed windows, updated between 2009-2014. All mains services are connected, with a new boiler installed in 2018. The property is deemed to have a 'very low' flood risk; Ultrafast broadband is available (1000mbps) (Ofcom broadband checker).

It is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.

THE PROPERTY:

The front door leads into the welcoming entrance hall, which delightfully still features the original vintage banister railing which is typical and much loved within Teg Down.

The sitting room has a feature fireplace and deep picture window providing a wonderful view across the front garden.

The kitchen/dining room is filled with light from windows and doors to the garden and provides a wonderfully social space, fitted a wealth of cupboards from where an L shape work surface separates the kitchen from the dining area. A side door opens into a utility area with access to both the garage and the garden.





FIRST FLOOR: On the first floor, the landing has space for a desk area if required. There are three bedrooms, two of which have fitted wardrobes. The bathroom has a bath with shower over; and adjacent to the bathroom is the cloakroom.





OUTSIDE:

FRONT GARDEN:

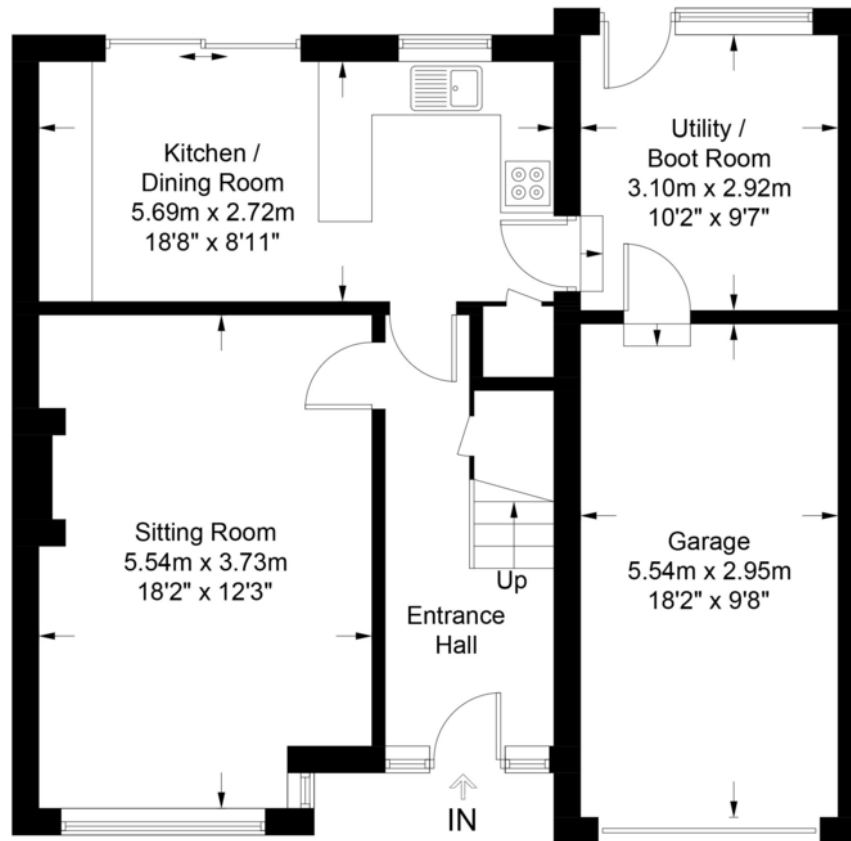
The front of the property provides ample driveway parking for several cars and access to the garage.

REAR GARDEN:

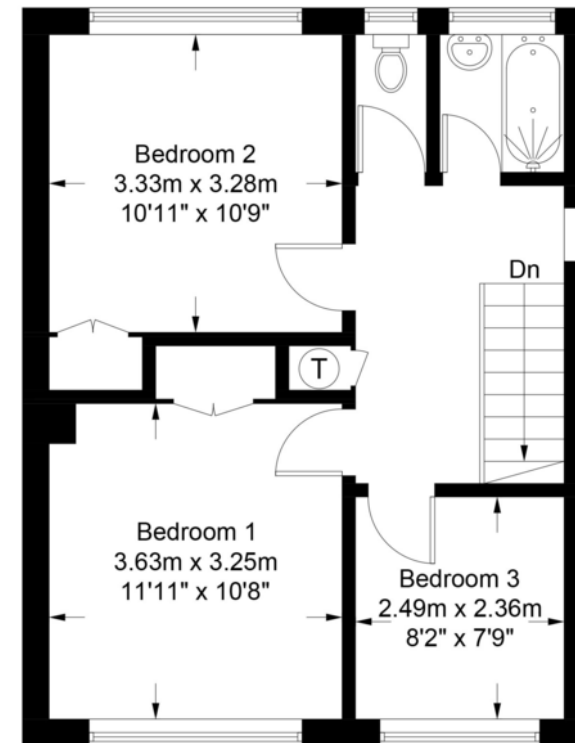
The well-maintained westerly facing rear garden features a paved terrace leading to the lawn, and there are beautifully planted flower borders to either side.



Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft
(Including Garage)



GROUND FLOOR



FIRST FLOOR

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