



*Nony*  
Kerr - Smiley  
Estate Agents

**16 Goring Field, Winchester, SO22 5NH**  
Guide Price: £570,000 Freehold

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Kerr - Smiley  
in association with  
**MARTIN&CO**

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## 16 Goring Field, Teg Down

3 Bedrooms, 1 Bathroom

**Guide Price: £570,000**

- Well-presented and tastefully modernised three-bedroom family home
- Extended and re-fitted kitchen/dining room
- Sitting room with large picture window to front garden
- Three upstairs bedrooms and a refitted contemporary family bathroom
- Contemporary porch and downstairs cloakroom
- Outside garden store and utility room
- Off-road parking
- Secluded and sunny rear garden with summer house
- Close to local amenities, shops and services
- In catchment for Weeke Primary School, The Henry Beaufort School & Peter Symonds College
- Council Tax Band D
- EPC Band C



**19 GORING FIELD  
TEG DOWN, SO22 5NH**

Tucked away on a quiet residential road in the ever-popular Teg Down, this beautifully cared-for family home combines light-filled living spaces, established gardens and a warm sense of character, all within easy reach of Winchester's city centre and surrounding countryside.

A contemporary porch addition creates a welcoming entrance, offering practical shelter from the elements along with useful storage for coats, boots and everyday essentials.

The front door opens into a bright and inviting hallway with access to a modern cloakroom and stairs rising to the first floor, where the original vintage banister – a much-admired feature synonymous with homes in Teg Down – has been retained.

The spacious sitting room is filled with natural light thanks to a large picture window overlooking the front garden. A fireplace with fitted gas fire provides a focal point to the room and sits in what is understood to be the original chimney. Built-in shelving within an alcove offers attractive and practical storage.

To the rear of the house, the extended kitchen/dining room creates a superb social and family space. Designed to make the most of the garden outlook, this light-filled room benefits from generous glazing and French doors opening directly onto the terrace, with an additional door providing access to the side return.

The kitchen itself is beautifully fitted with a contemporary range of dusty blue wall and base units by Howdens, complemented by light coloured work surfaces. Integrated appliances include an electric oven, gas hob and dishwasher.

Formerly the garage, a well-planned conversion now provides an excellent utility room with space for an additional fridge/freezer together with plumbing for a washing machine and tumble dryer. Further wall and base units offer extensive storage, while a heated rail provides both warmth and a practical drying area. The remaining front half of the 'garage' is now a useful store and may be accessed from the utility room as well as via the original up-and-over door.





**Upstairs**, a large side window floods the landing with natural light. There are three bedrooms in total, comprising two generous doubles and a well-proportioned single bedroom. Both double bedrooms benefit from built-in wardrobes.



**FAMILY BATHROOM:** The family bathroom has been stylishly updated and features attractive tiling a bath with shower over and a vanity basin with storage beneath positioned to enjoy views across the rear garden.





## LOCATION:

Goring Field is a quiet residential street, being a pleasant mix of detached bungalows and semi-detached houses, set in Teg Down - a popular area of Winchester, comprising housing built in the late 1960s/early 1970s.

Nearby there are local shops, such as a Co-op, 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. A nearby footpath in Lanham Lane gives access to countryside walks and is popular way to get to Farley Mount, among other attractions.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

## THE PROPERTY – USEFUL INFORMATION

**CONSTRUCTION:** Semi-detached three-bedroom home, believed to have been built in the 1960's, with brick elevations under a tile roof, rear ground floor extension and garage converted to Utility room and store.

**FUN FACT:** The first title deed of this property dates to December 1960 where the first owner of this property had the wonderful name of Harry Haggis. He worked for the prison service and he and his wife had previously been lodging at The Flower Pots pub (known locally as 'The Pots') Inn in Cheriton.

Overall plot size 0.11 acres.

**LOCAL AUTHORITIES:** Hampshire County Council, Winchester City Council.

**PARKING:** The property benefits from driveway parking.

**SERVICES:** Mains gas, electricity and water and drainage are connected.

Council Tax Band D; EPC Band C.

**TENURE:** Freehold.

**BROADBAND:** (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

**FLOODING:** (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.



## EDUCATION:

**Schooling:** The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



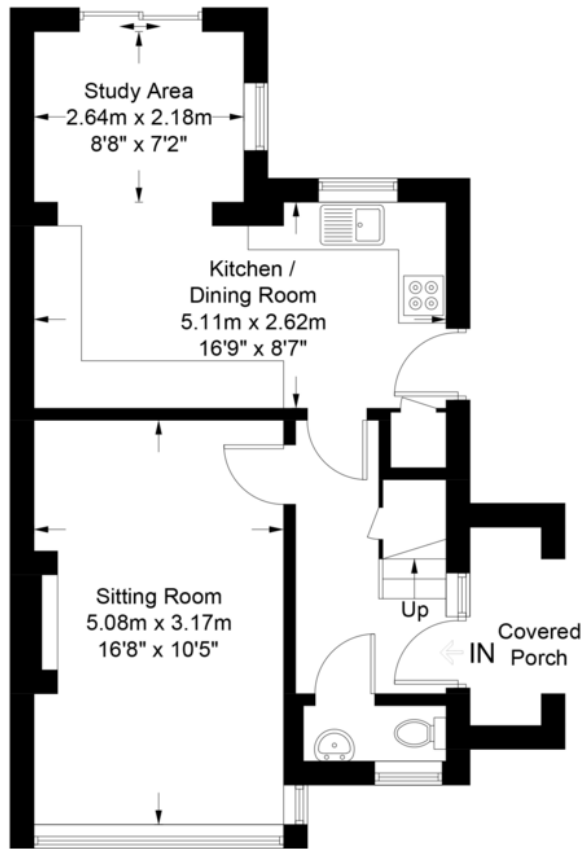
**OUTSIDE:** The gardens have been thoughtfully maintained and are a particular feature of the property. To the front, mature planting provides privacy from the road, while the generous lawn is intentionally left to grow through late spring and early summer, creating a colourful display of wildflowers and supporting local biodiversity.

A concrete driveway runs alongside the lawn and leads to the former garage, now a store and utility, porch and gated side access.

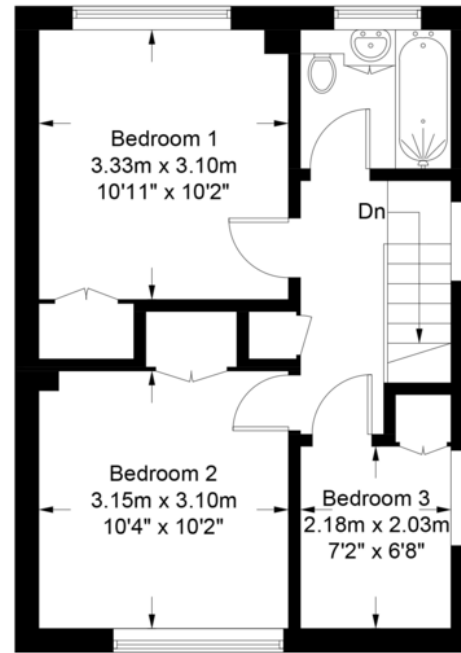
The rear garden gently slopes away from the house and is predominantly laid to lawn, interspersed with areas of decking and terrace positioned to capture the sun throughout the day. Established shrubs and hedging create a peaceful and private setting, while carefully curated natural planting areas add visual interest and encourage local wildlife.



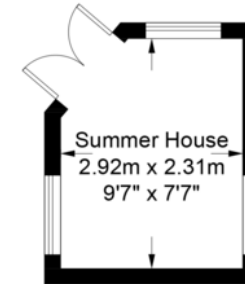
Approximate Gross Internal Area = 84.6 sq m / 911 sq ft  
 Outbuildings = 18.6 sq m / 200 sq ft  
 Total = 103.2 sq m / 1111 sq ft



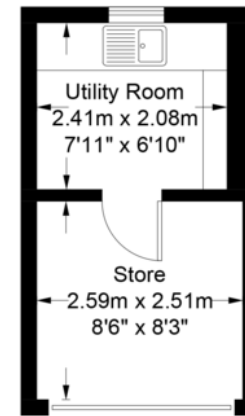
**GROUND FLOOR**



**FIRST FLOOR**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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