

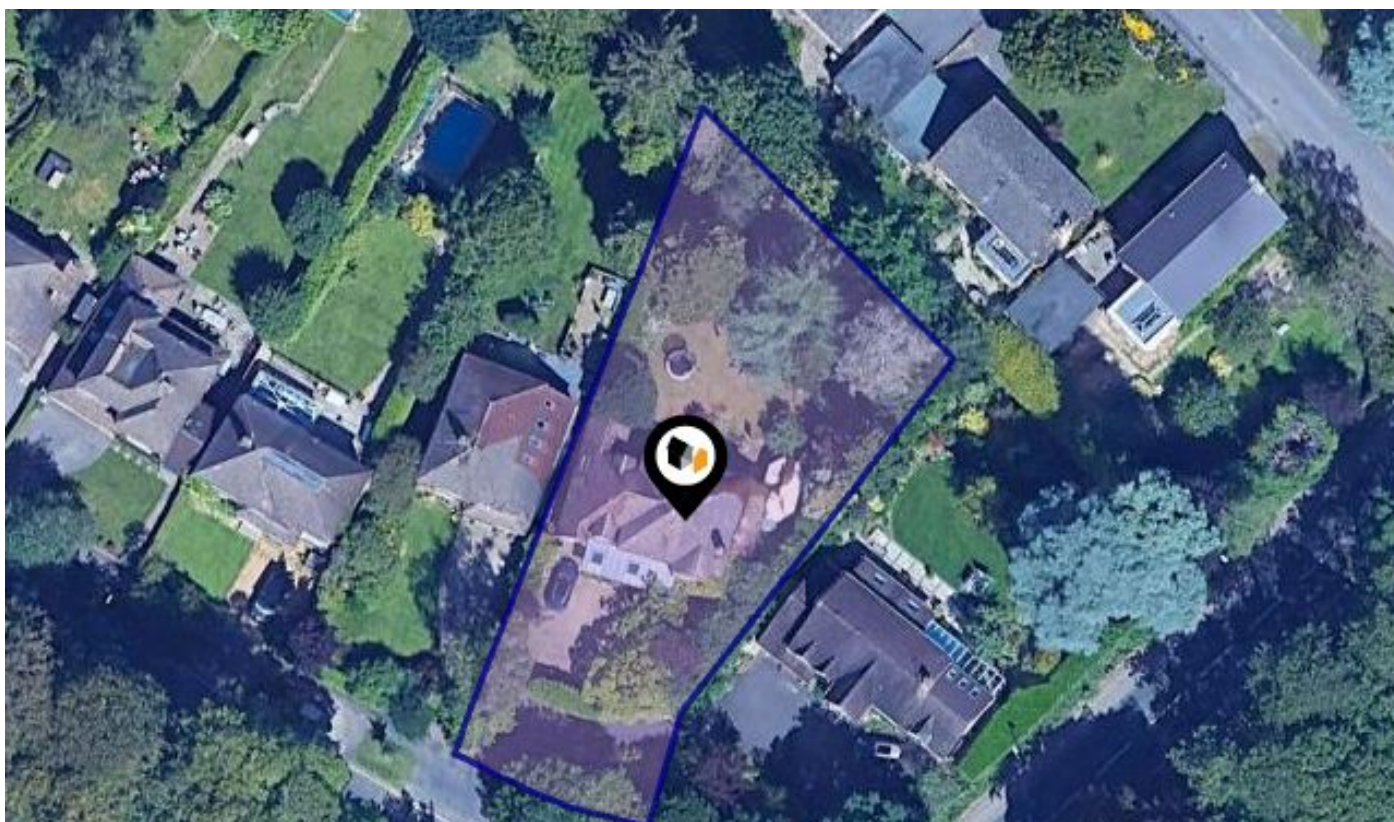


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14<sup>th</sup> January 2025**



**KILHAM LANE, WINCHESTER, SO22**

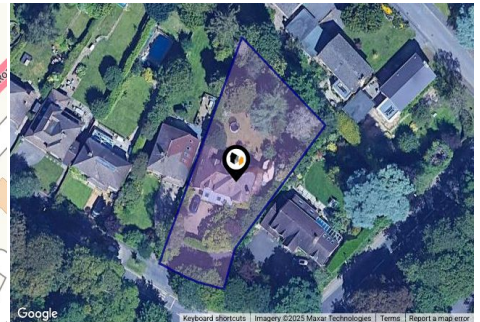
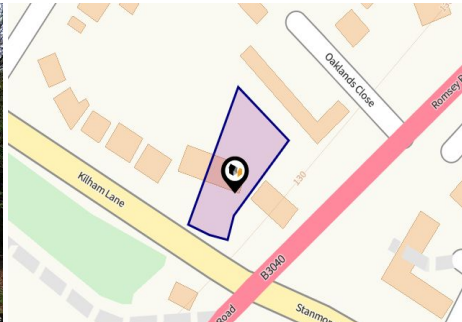
**Guide Price : £1,150,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Detached	Guide Price:	£1,150,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,378 ft <sup>2</sup> / 221 m <sup>2</sup>		
Plot Area:	0.29 acres		
Year Built :	1950-1966		
Council Tax :	Band G		
Annual Estimate:	£3,571		
Title Number:	HP255577		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	9	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

# Planning History This Address



Planning records for: **Kilham Lane, Winchester, SO22**

Reference - 22/01802/TPO	
Decision:	Decided
Date:	10th August 2022
Description:	Three Cypress (2 leylandii and 1 Lawson) - removal and replacement by alternative trees more suitable. The primary reason for seeking their removal is the detrimental effect these three Cypress have on the garden of 2 Oaklands Close, and - because of their height relative to their close proximity to the house - the potential hazard they create to this property. The active growth of these trees is all within the top one third and significantly overhangs the garden of 2 Oaklands Close. This creates very dense shade to the detriment of the enjoyment of the garden. (see original application)

Reference - 00/01799/TPO	
Decision:	Decided
Date:	14th August 2000
Description:	Crown lift to 10 metres and crown thin by no more than 10% one Norway Maple tree

Reference - 73/03179/OLD	
Decision:	Decided
Date:	20th February 1973
Description:	Erection of one dwellinghouse part garden of (OUTLINE APPLICATION) The reason(s) for the councils decision to refuse permission for this development is/are: The orifingal layout for this estate mad...

Reference - 02/01630/FUL	
Decision:	Decided
Date:	01st July 2002
Description:	Conservatory to side/rear

# Planning History This Address



Planning records for: *Kilham Lane, Winchester, SO22*

Reference - Winchester/07/02742/FUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd November 2007
<b>Description:</b> Single storey rear extension; porch and veranda to the front; Dormer to front; dormer and roof terrace to rear; outbuilding for bicycles to the front and convert garage to accommodation with bay window

Reference - 16/01916/TPO
<b>Decision:</b> Decided
<b>Date:</b> 16th August 2016
<b>Description:</b> 1no. maple - reduce height by 2.3 metres and reduce previously pollarded stem to below pollard points (1 metre)

Reference - 99/01784/TPO
<b>Decision:</b> Decided
<b>Date:</b> 21st September 1999
<b>Description:</b> Crown lift to 2 metres one Thuja Plicata tree, coppicing of two Hazel trees and thin by 20% one Norway Maple tree

Reference - Winchester/11/02410/TPO
<b>Decision:</b> Decided
<b>Date:</b> 23rd September 2011
<b>Description:</b> 1no. Maple fell.

# Planning History This Address



Planning records for: *Kilham Lane, Winchester, SO22*

Reference - Winchester/16/01916/TPO
<b>Decision:</b> Decided
<b>Date:</b> 02nd August 2016
<b>Description:</b> 1no. maple - reduce height by 2.3 metres and reduce previously pollarded stem to below pollard points (1 metre)

Reference - 07/02742/FUL
<b>Decision:</b> Decided
<b>Date:</b> 07th December 2007
<b>Description:</b> Single storey rear extension; porch and veranda to the front; Dormer to front; dormer and roof terrace to rear; outbuilding for bicycles to the front and convert garage to accommodation with bay wi...

Reference - 02/01617/TPO
<b>Decision:</b> Decided
<b>Date:</b> 28th June 2002
<b>Description:</b> Fell two Spruce trees, one Maple tree and coppice one Hazel tree

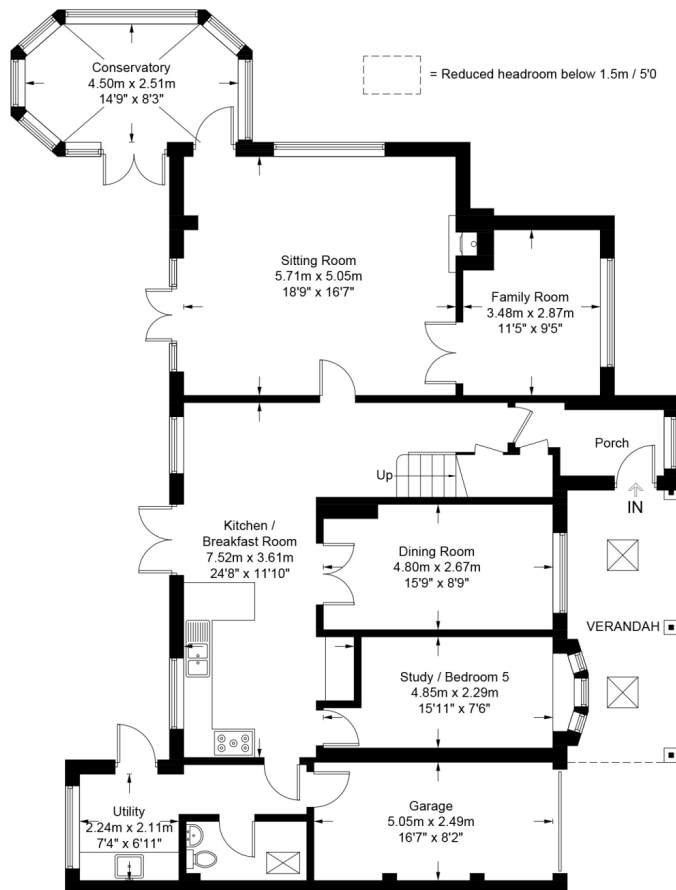
Reference - 11/02410/TPO
<b>Decision:</b> Decided
<b>Date:</b> 23rd September 2011
<b>Description:</b> 1no. Maple fell.



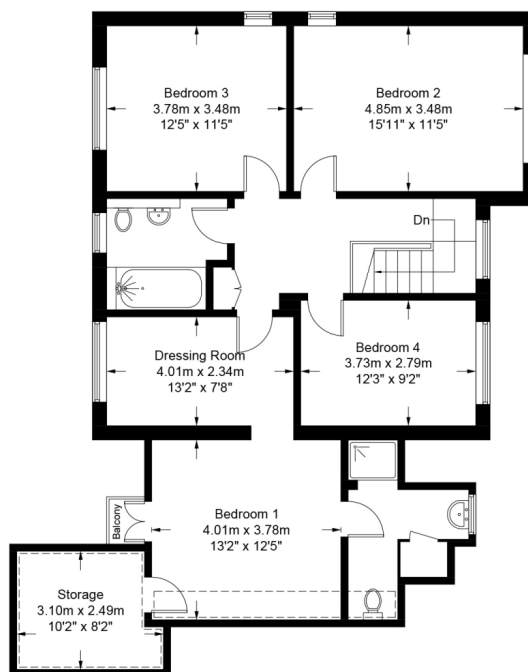


## KILHAM LANE, WINCHESTER, SO22

Approximate Gross Internal Area = 240.5 sq m / 2589 sq ft  
(Including Garage)



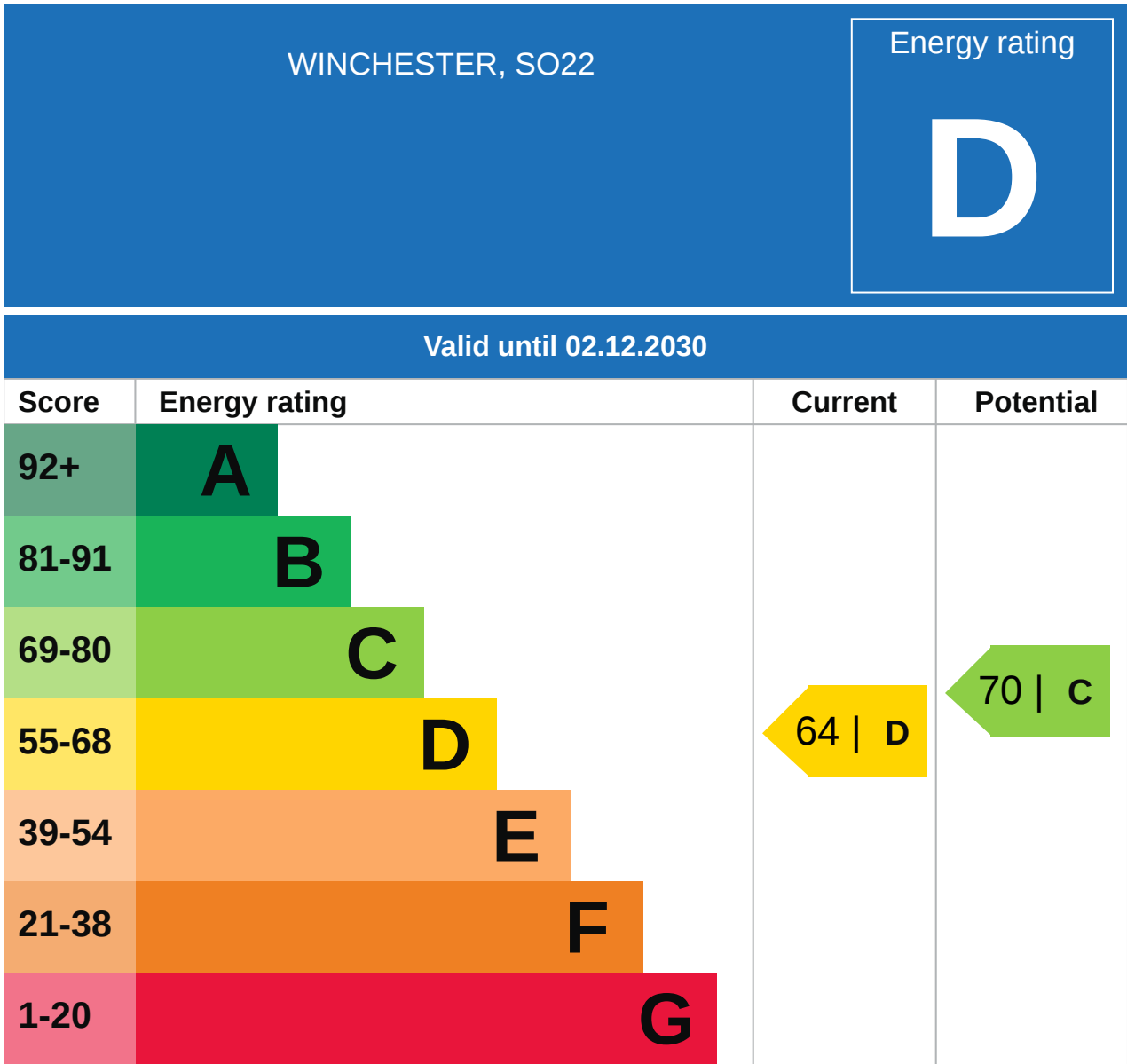
**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1127328)

Property  
**EPC - Certificate**

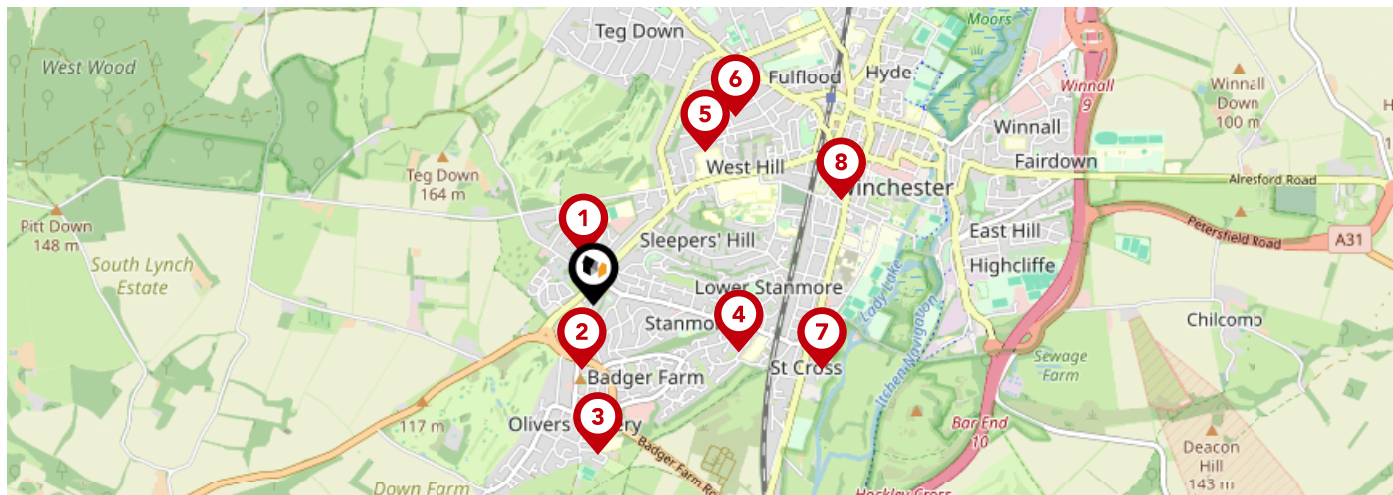




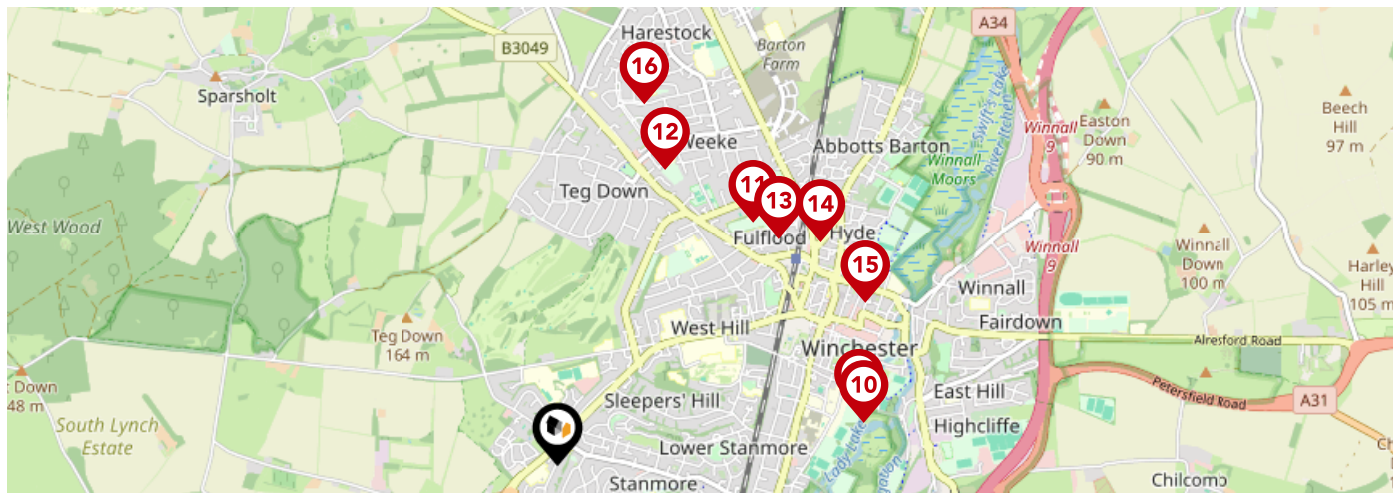
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	221 m <sup>2</sup>

# Area Schools



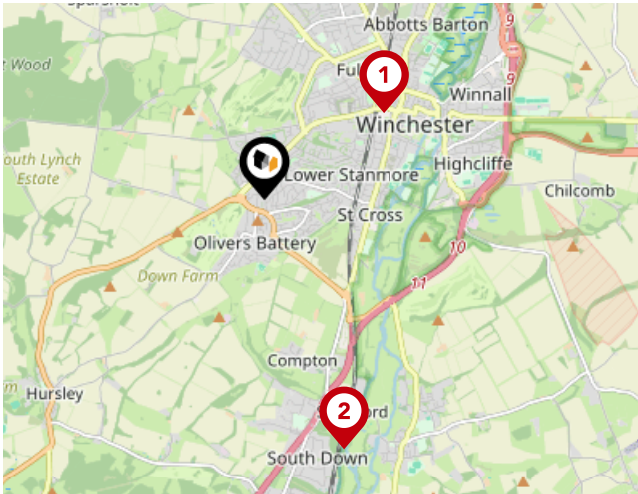
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Olivers Battery Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Faith's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:1.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

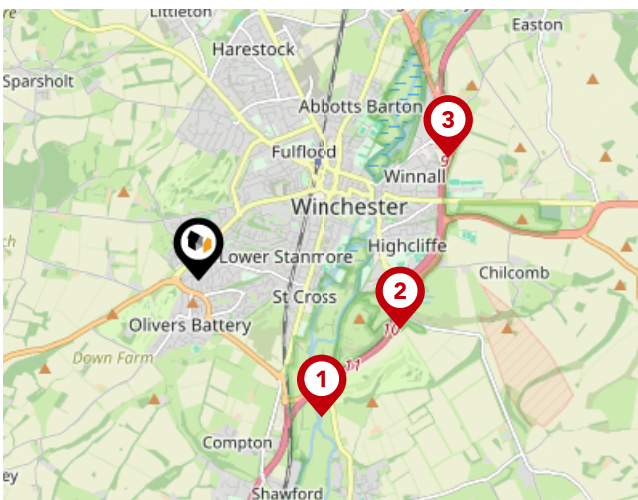
# Area

## Transport (National)



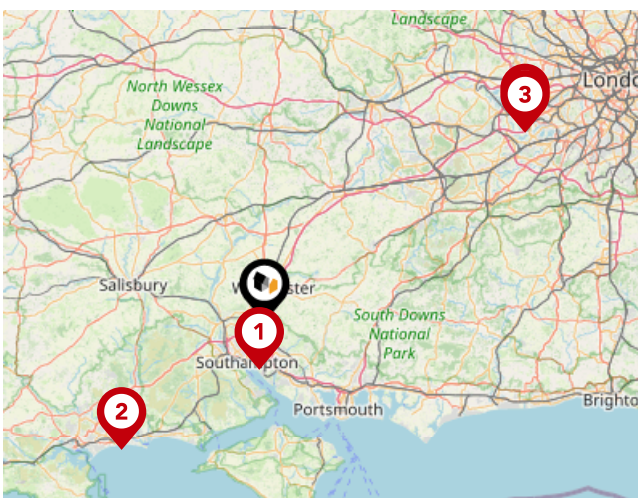
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Winchester Rail Station	1.39 miles
<b>2</b>	Shawford Rail Station	2.45 miles
<b>3</b>	Chandlers Ford Rail Station	5.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M3 J11	1.71 miles
<b>2</b>	M3 J10	1.94 miles
<b>3</b>	M3 J9	2.6 miles
<b>4</b>	M3 J12	4.23 miles
<b>5</b>	M3 J13	5.8 miles



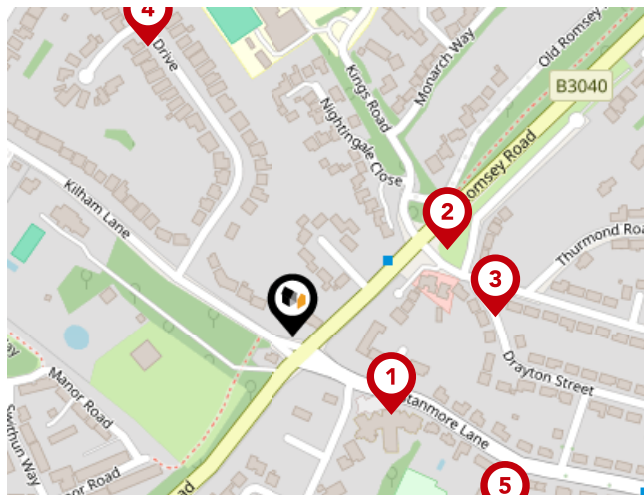
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Southampton Airport	7.31 miles
<b>2</b>	Bournemouth International Airport	28.68 miles
<b>3</b>	Heathrow Airport Terminal 4	47.89 miles
<b>4</b>	Heathrow Airport	48.3 miles



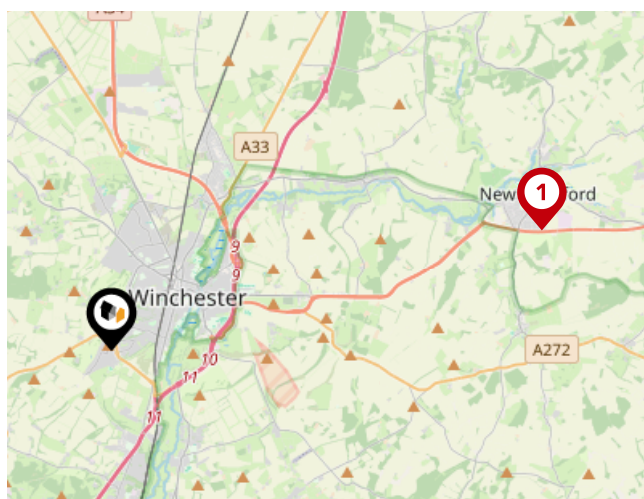
# Area

## Transport (Local)



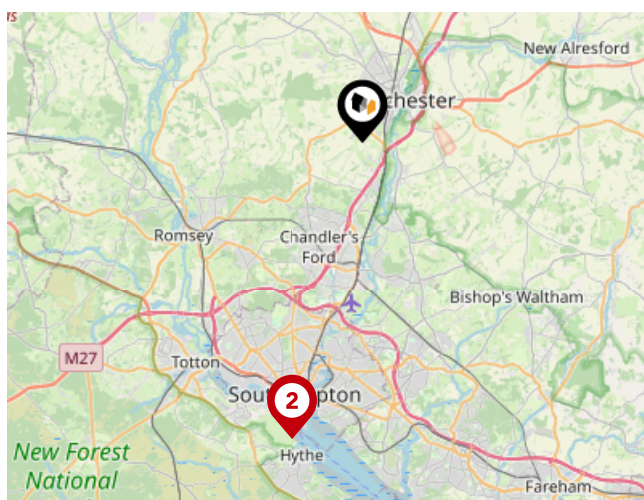
### Bus Stops/Stations

Pin	Name	Distance
1	Queens Mead	0.07 miles
2	Battery Hill	0.1 miles
3	Battery Hill	0.12 miles
4	Branksome Close	0.19 miles
5	Walpole Road	0.16 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.34 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	11.36 miles
2	Southampton Vehicle Ferry Terminal	11.37 miles

# Market Sold in Street



10, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	31/05/2022		
Last Sold Price:	£924,000		
4, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	09/01/2015	10/12/1999	29/03/1996
Last Sold Price:	£700,000	£250,000	£157,000
2a, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	04/07/2012	15/02/2002	
Last Sold Price:	£695,000	£375,000	
2, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	31/07/2007		
Last Sold Price:	£711,000		
6, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	09/08/2002	19/07/2001	
Last Sold Price:	£350,000	£320,000	
8, Kilham Lane, Winchester, SO22 5PS		Detached House	
Last Sold Date:	11/06/1999	27/10/1995	
Last Sold Price:	£229,950	£146,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

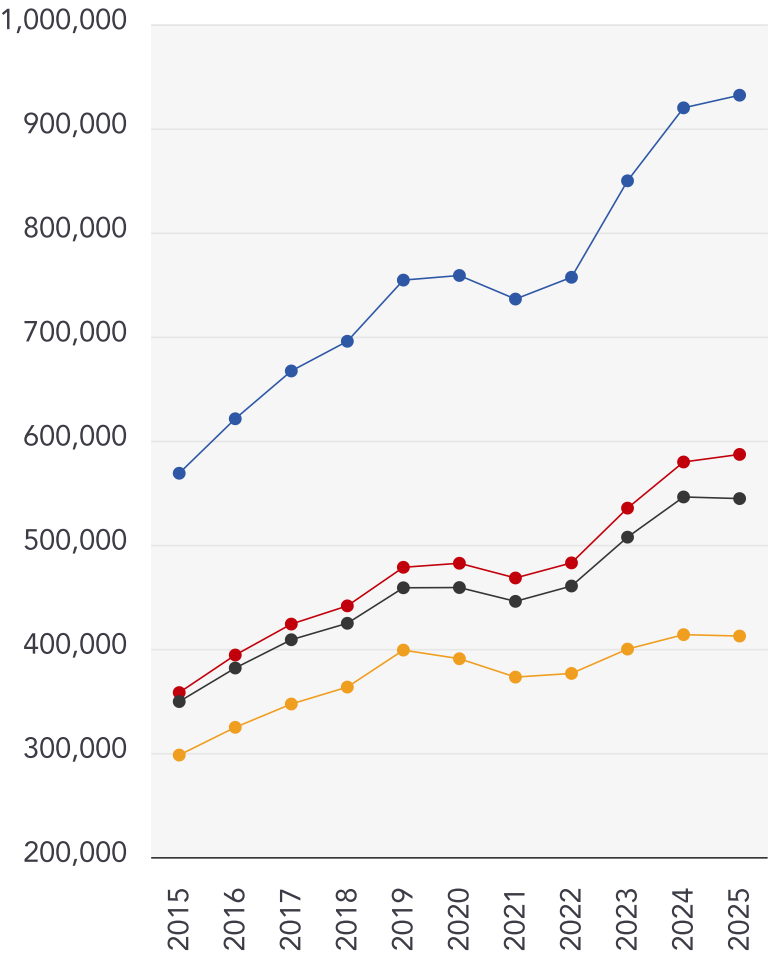


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

**+63.86%**

Semi-Detached

**+63.92%**

Terraced

**+55.82%**

Flat

**+38.37%**

## Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

## Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

## Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC\_Winchester

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Sam Kerr-Smiley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

# Sam Kerr-Smiley

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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