

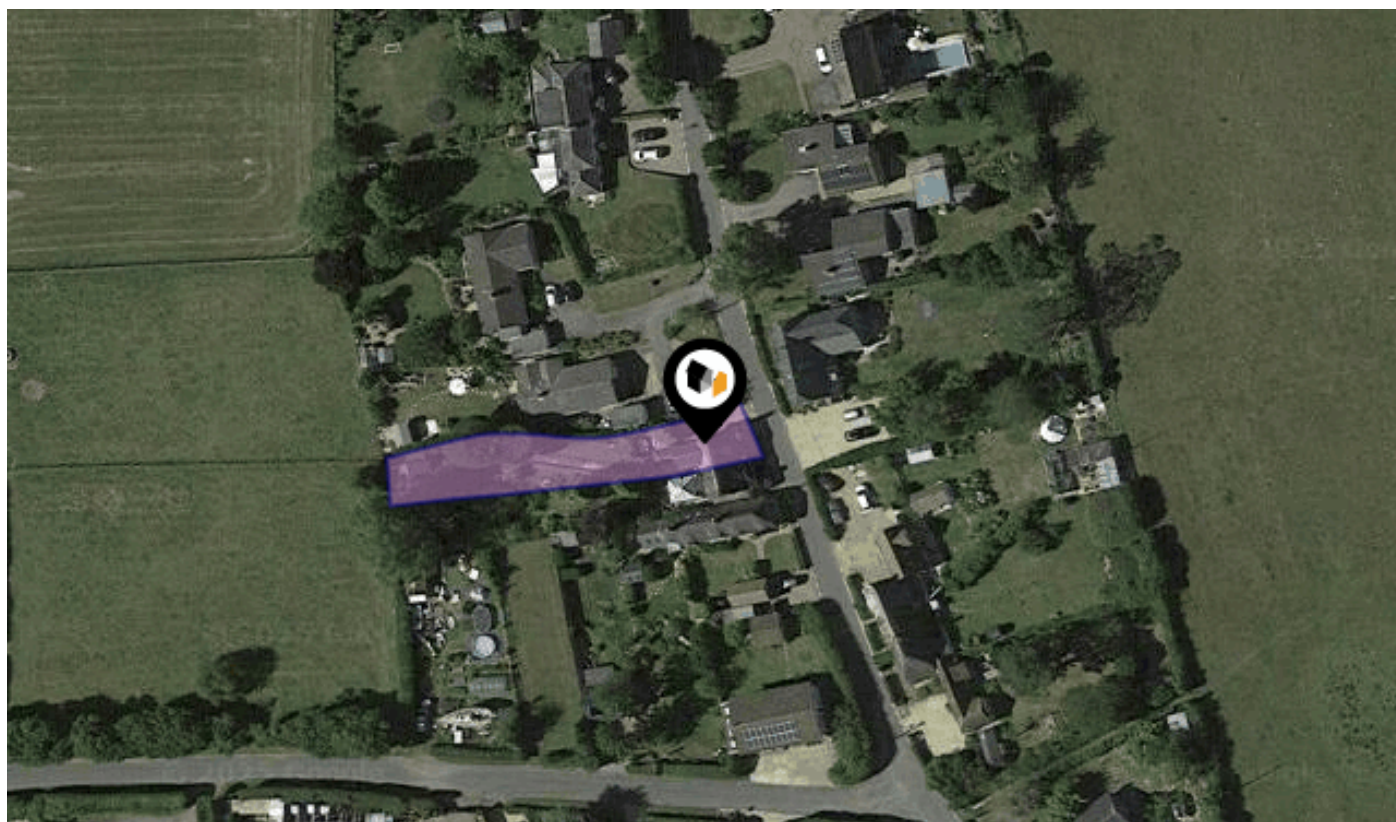


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 26th January 2025



NORTHBROOK, MICHELDEVER, WINCHESTER, SO21

Guide Price : £575,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com

Property Overview



Property

Type:	Terraced	Guide Price:	£575,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,619		
Title Number:	HP502930		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	80	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Medium			

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

Planning History This Address

Planning records for: **Northbrook, Micheldever, Winchester, SO21**

Reference - 01/00496/FUL	
Decision:	Decided
Date:	01st March 2001
Description:	Single storey rear extension

Reference - 97/01628/FUL	
Decision:	Decided
Date:	30th September 1997
Description:	Two storey rear extension



NORTHBROOK, MICHELDEVER, WINCHESTER, SO21

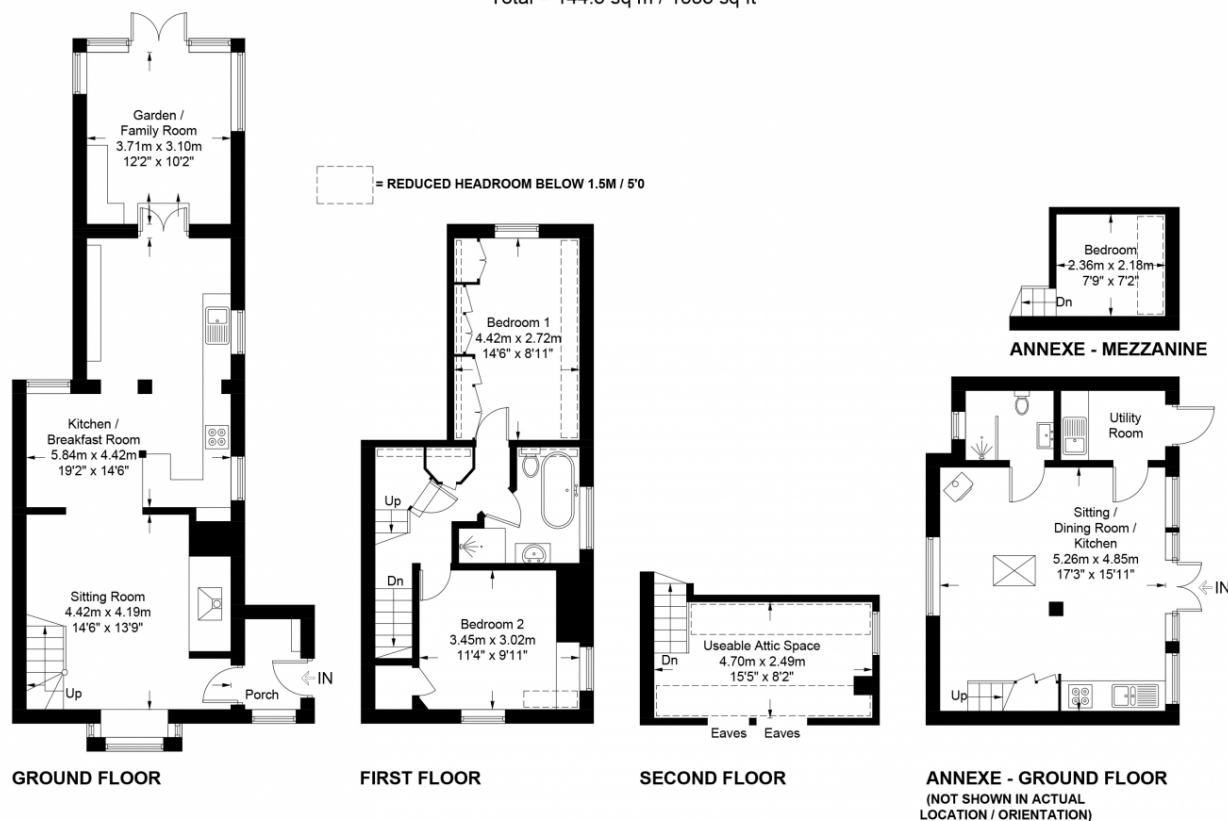
35, Northbrook, SO21 3AJ

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft

Annexe = 38.4 sq m / 413 sq ft

(Including Mezzanine)

Total = 144.3 sq m / 1553 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1162867)

Property
EPC - Certificate

Northbrook, Micheldever, SO21

Energy rating

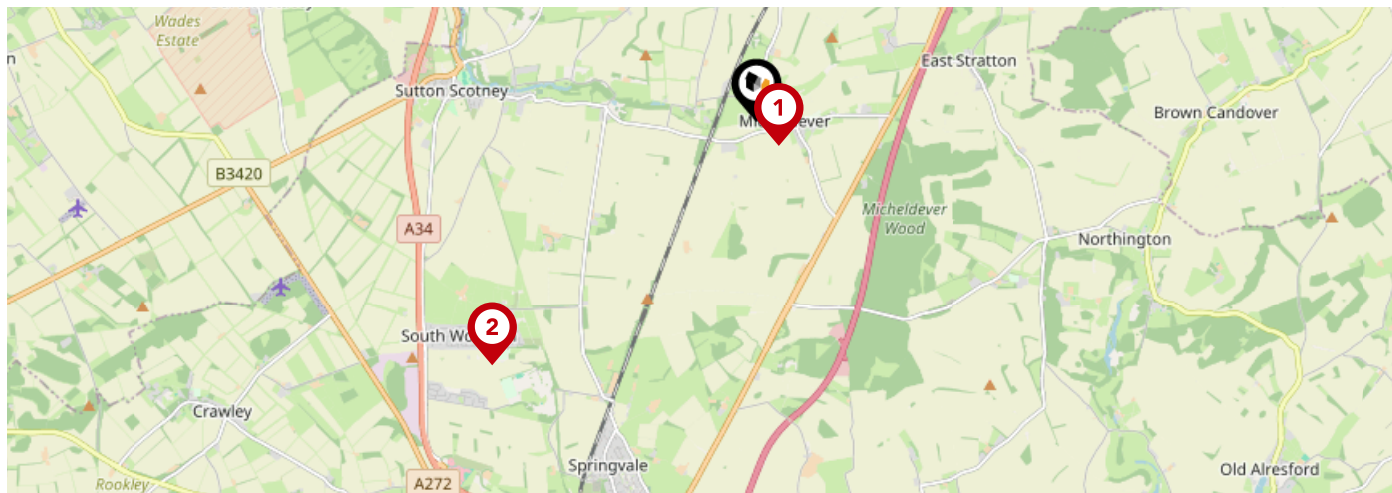
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Valid until 07.07.2025

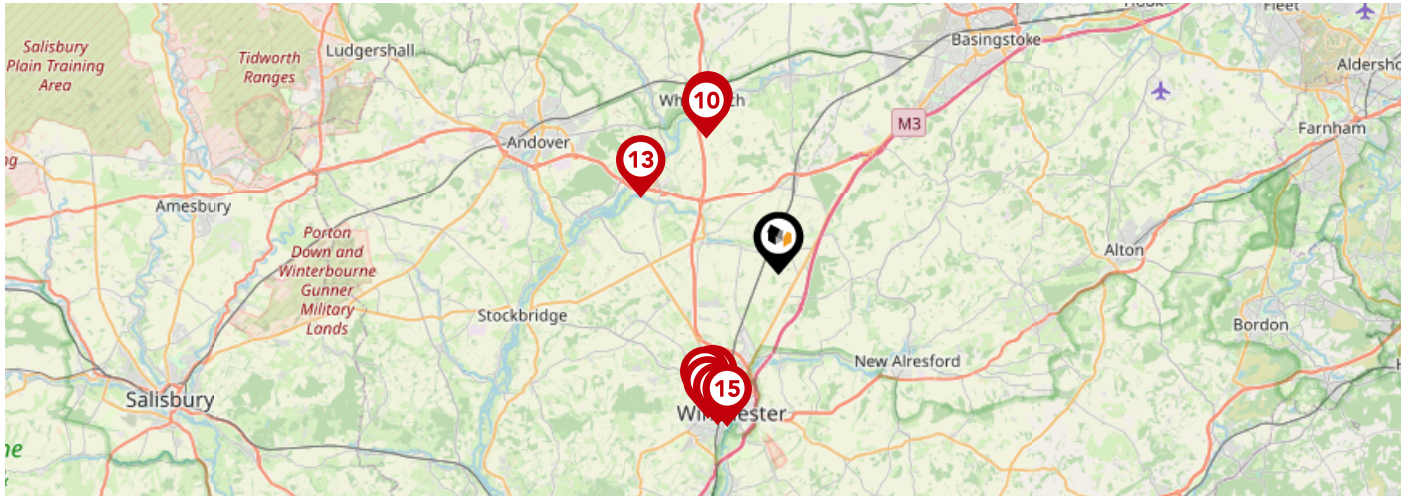
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	59 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²



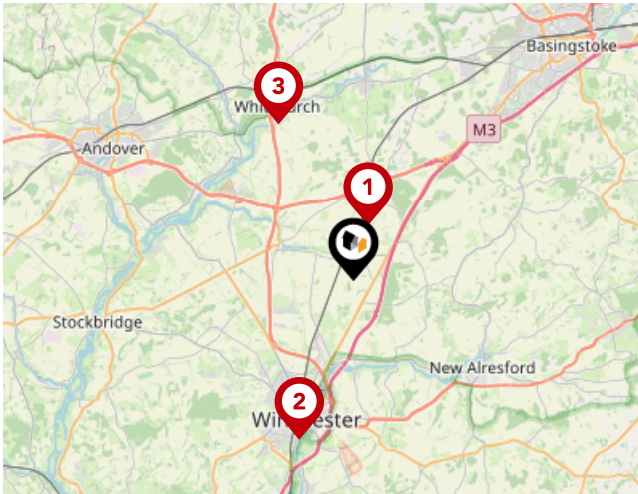
		Nursery	Primary	Secondary	College	Private
1	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South Wonston Primary School Ofsted Rating: Good Pupils: 293 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barton Stacey Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:5.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Testbourne Community School Ofsted Rating: Good Pupils: 941 Distance:5.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Whitchurch Church of England Primary School Ofsted Rating: Good Pupils: 446 Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Longparish Church of England Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:6.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:6.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

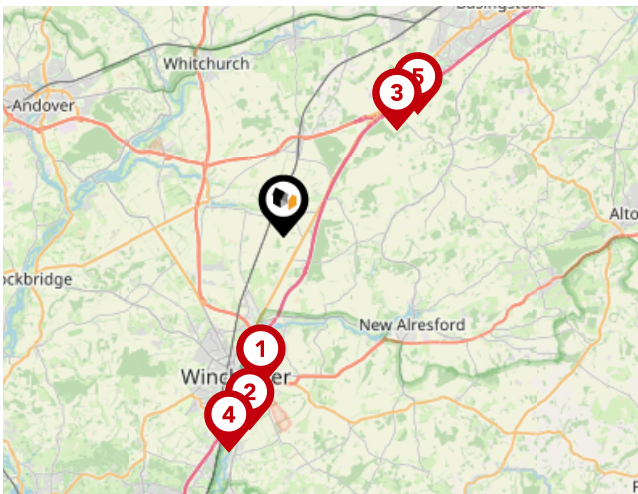
Area

Transport (National)



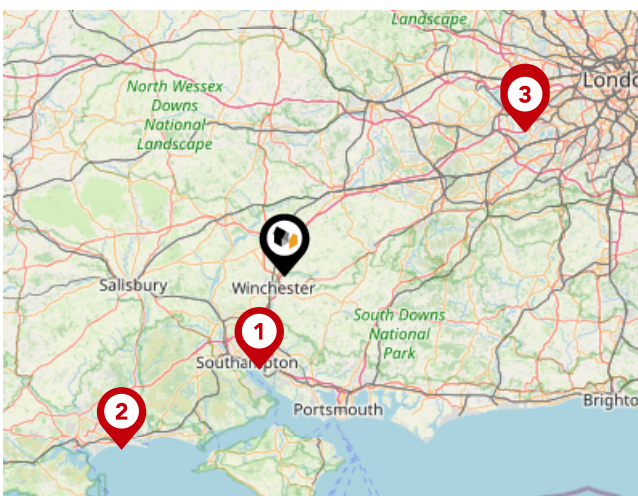
National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	2.09 miles
2	Winchester Rail Station	6.28 miles
3	Whitchurch (Hants) Rail Station	6.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	5.67 miles
2	M3 J10	7.32 miles
3	M3 J8	5.76 miles
4	M3 J11	8.27 miles
5	M3 J7	6.73 miles

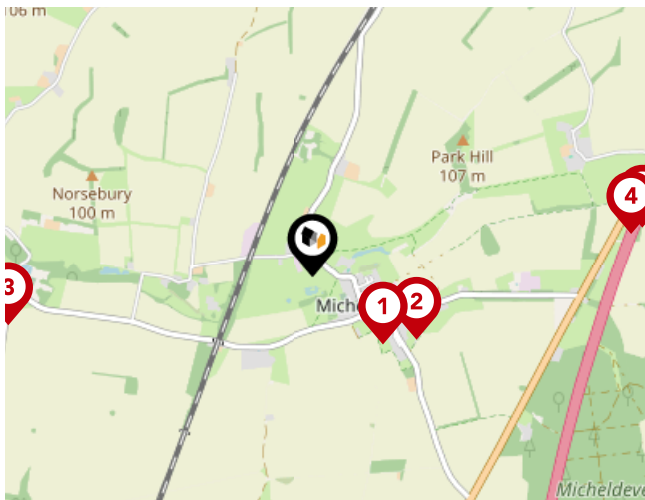


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	14.54 miles
2	Bournemouth International Airport	35.66 miles
3	Heathrow Airport Terminal 4	41.5 miles
4	Heathrow Airport	41.83 miles

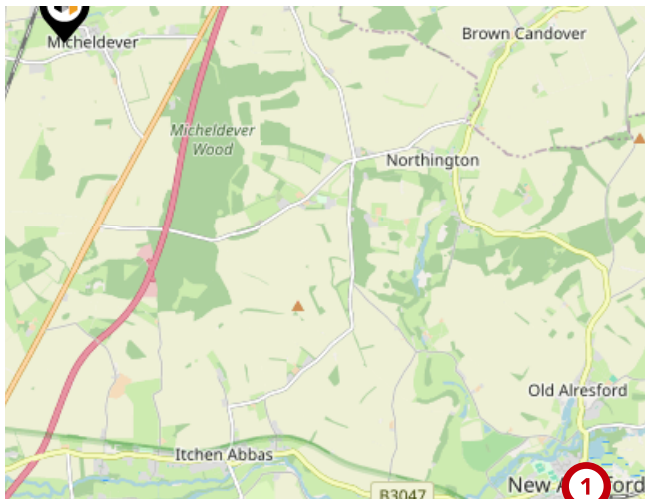
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.45 miles
2	Playing Fields	0.57 miles
3	Stoke Charity	1.43 miles
4	East Stratton Turn	1.5 miles
5	Bridge over M3	1.56 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.61 miles

Market Sold in Street



32, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		11/11/2022					
Last Sold Price:		£665,000					
Jasmine Cottage, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		17/06/2021					
Last Sold Price:		£690,000					
41, Northbrook, Winchester, SO21 3AJ						Semi-detached House	
Last Sold Date:		25/05/2021					
Last Sold Price:		£462,500					
Brook View, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		18/05/2021		20/01/2005			
Last Sold Price:		£540,000		£350,000			
Watergate Meadow, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		18/11/2020					
Last Sold Price:		£760,000					
Surmai, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		05/10/2020					
Last Sold Price:		£620,500					
Marys Cottage, 35, Northbrook, Winchester, SO21 3AJ						Terraced House	
Last Sold Date:		25/06/2020		03/11/2015		21/12/2009	
Last Sold Price:		£460,000		£491,500		£375,000	
Pemberton Lodge, Northbrook, Winchester, SO21 3AJ						other House	
Last Sold Date:		02/08/2019					
Last Sold Price:		£690,000					
Fairstones, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		28/06/2019					
Last Sold Price:		£425,000					
Arthurs Cottage, 38, Northbrook, Winchester, SO21 3AJ						Semi-detached House	
Last Sold Date:		03/06/2019					
Last Sold Price:		£550,000					
The Anchorage, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		14/12/2018		08/09/2015			
Last Sold Price:		£487,500		£475,000			
Meadowside, Northbrook, Winchester, SO21 3AJ						Detached House	
Last Sold Date:		12/06/2017		08/07/2004			
Last Sold Price:		£715,000		£380,000			

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

Market Sold in Street



28, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 03/04/2017	
Last Sold Price: £835,000	
White House, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 30/09/2016 09/05/2005 16/09/1997	
Last Sold Price: £785,000 £465,000 £174,200	
Dove Cottage, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 22/04/2016	
Last Sold Price: £721,250	
31, Northbrook, Winchester, SO21 3AJ	Semi-detached House
Last Sold Date: 28/11/2014	
Last Sold Price: £360,000	
39, Northbrook, Winchester, SO21 3AJ	Terraced House
Last Sold Date: 07/11/2012	
Last Sold Price: £315,000	
38, Northbrook, Winchester, SO21 3AJ	Semi-detached House
Last Sold Date: 04/12/2009	
Last Sold Price: £200,000	
Northbrook Lodge, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 17/07/2009 18/08/1999	
Last Sold Price: £3,500,000 £1,500,000	
Northbrook Meads, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 07/09/2006	
Last Sold Price: £511,500	
Silver Birch, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 20/03/2002 29/10/1998	
Last Sold Price: £355,000 £194,500	
Greytiles, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 15/05/2001	
Last Sold Price: £328,500	
36, Northbrook, Winchester, SO21 3AJ	Semi-detached House
Last Sold Date: 27/03/1998	
Last Sold Price: £128,500	
Tanya, Northbrook, Winchester, SO21 3AJ	Detached House
Last Sold Date: 21/08/1997	
Last Sold Price: £165,000	

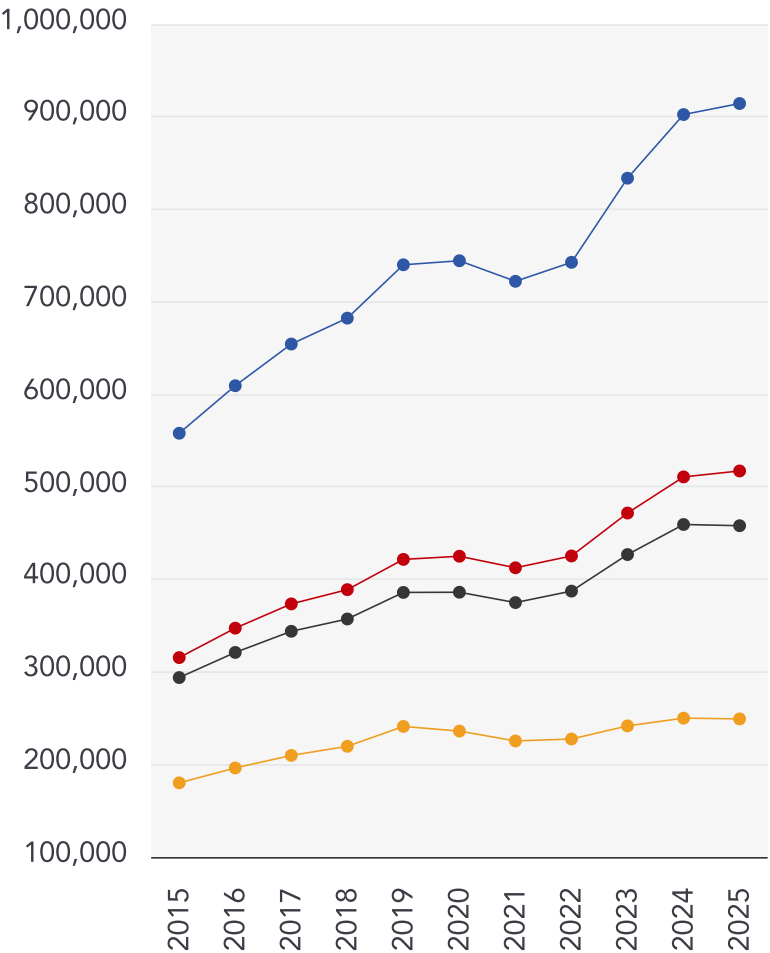
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO21



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

Flat

+38.37%



Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

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

Important - Please Read

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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