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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



35, NORTHBROOK, MICHELDEVER, WINCHESTER, SO21

Offers Over : £525,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com

Property Overview



Property

Type:	Terraced	Offers Over:	£525,000
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:	£2,751		
Title Number:	HP502930		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	48	-
● 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: **35, 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



35, NORTHBROOK, MICHELDEVER, WINCHESTER, SO21

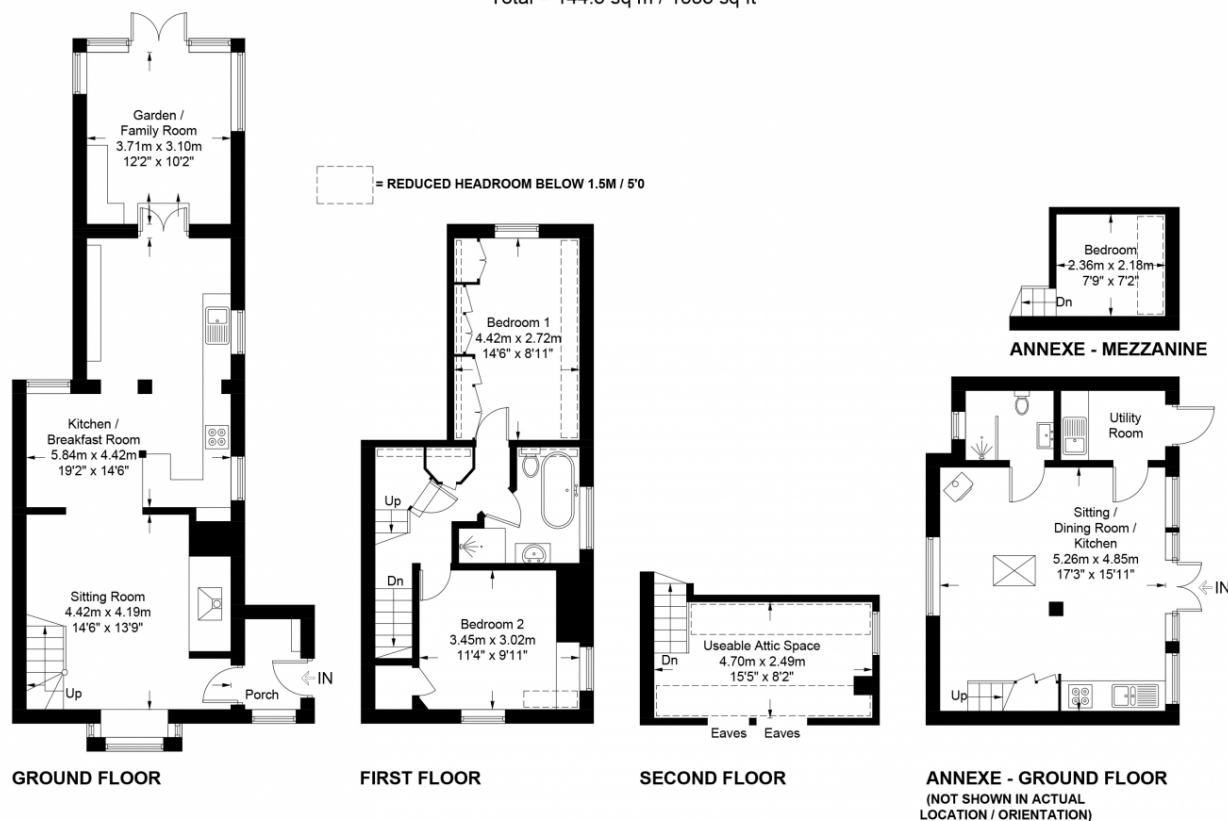
35, Northbrook, SO21 3AJ

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

Annexe = 38.4 sq m / 413 sq ft

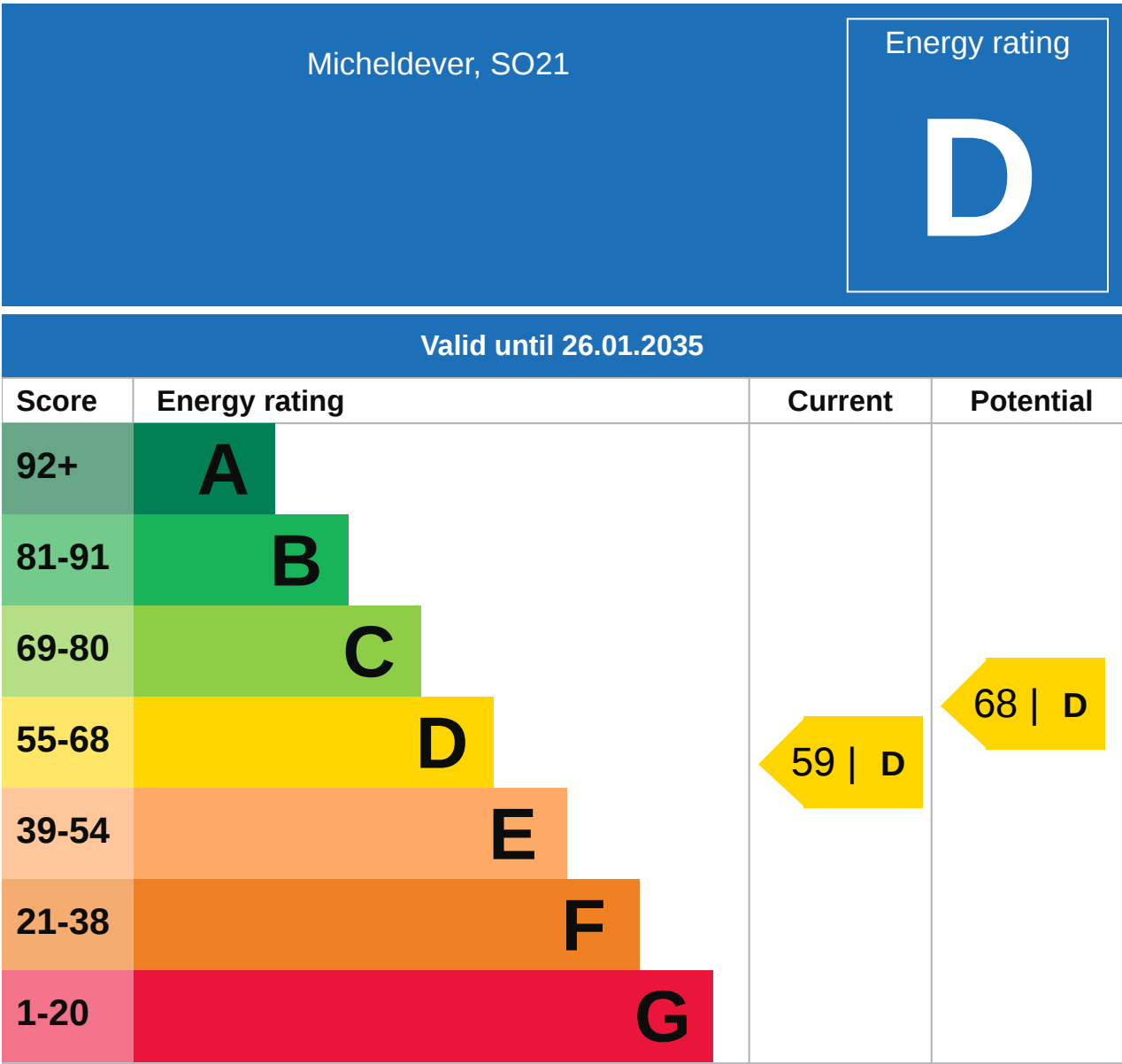
(Including Mezzanine)

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



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Thatched
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 m ²

32, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 11/11/2022
Last Sold Price: £665,000

Jasmine Cottage, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 17/06/2021
Last Sold Price: £690,000

41, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 25/05/2021
Last Sold Price: £462,500

Brook View, Northbrook, Winchester, SO21 3AJ

Last Sold Date:	18/05/2021	20/01/2005
Last Sold Price:	£540,000	£350,000

Watergate Meadow, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 18/11/2020
Last Sold Price: £760,000

Surmai, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 05/10/2020
Last Sold Price: £620,500

Marys Cottage, 35, Northbrook, Winchester, SO21 3AJ

Last Sold Date:	25/06/2020	03/11/2015	21/12/2009	23/05/2008	26/11/2004	08/07/1999
Last Sold Price:	£460,000	£491,500	£375,000	£335,000	£320,000	£127,500

Pemberton Lodge, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 02/08/2019
Last Sold Price: £690,000

Fairstones, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 28/06/2019
Last Sold Price: £425,000

Arthurs Cottage, 38, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 03/06/2019
Last Sold Price: £550,000

The Anchorage, Northbrook, Winchester, SO21 3AJ

Last Sold Date:	14/12/2018	08/09/2015
Last Sold Price:	£487,500	£475,000

Meadowside, Northbrook, Winchester, SO21 3AJ

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.

28, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 03/04/2017
Last Sold Price: £835,000

White House, Northbrook, Winchester, SO21 3AJ

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

Last Sold Date: 22/04/2016
Last Sold Price: £721,250

31, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 28/11/2014
Last Sold Price: £360,000

39, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 07/11/2012
Last Sold Price: £315,000

38, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 04/12/2009
Last Sold Price: £200,000

Northbrook Lodge, Northbrook, Winchester, SO21 3AJ

Last Sold Date:	17/07/2009	18/08/1999
Last Sold Price:	£3,500,000	£1,500,000

Northbrook Meads, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 07/09/2006
Last Sold Price: £511,500

Silver Birch, Northbrook, Winchester, SO21 3AJ

Last Sold Date:	20/03/2002	29/10/1998
Last Sold Price:	£355,000	£194,500

Greytiles, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 15/05/2001
Last Sold Price: £328,500

36, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 27/03/1998
Last Sold Price: £128,500

Tanya, Northbrook, Winchester, SO21 3AJ

Last Sold Date: 21/08/1997
Last Sold Price: £165,000

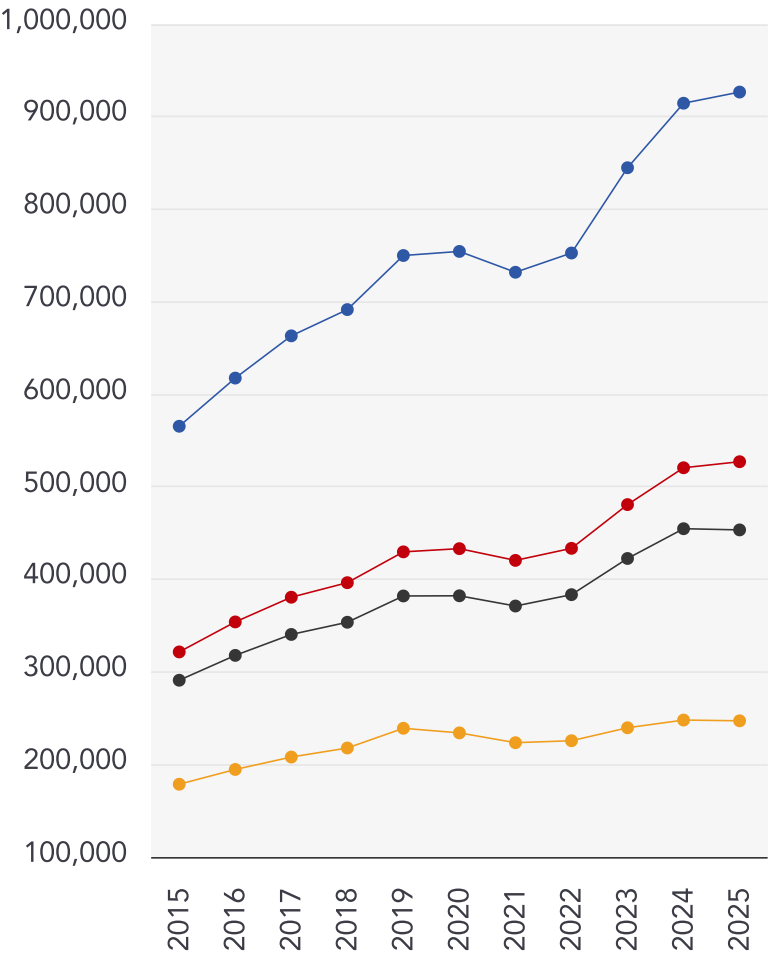
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

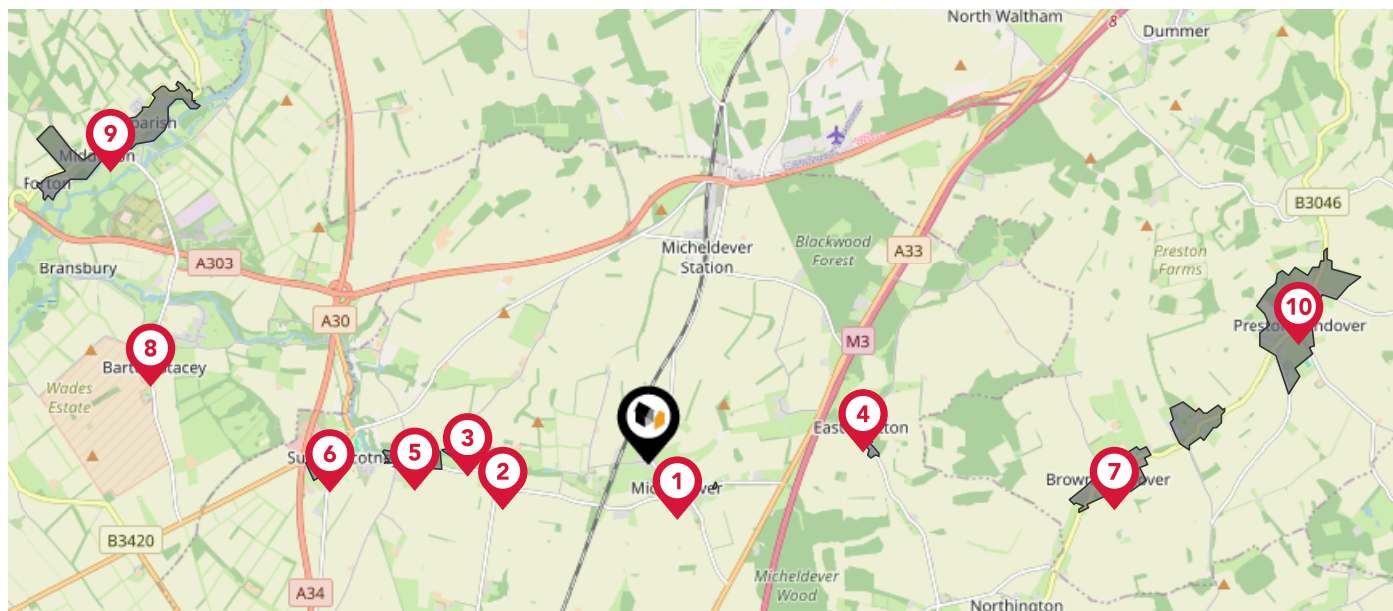
Flat

+38.37%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Micheldever



Stoke Charity



Hunton



East Stratton



Wonston



Sutton Scotney



Brown and Chilton Candover



Barton Stacey

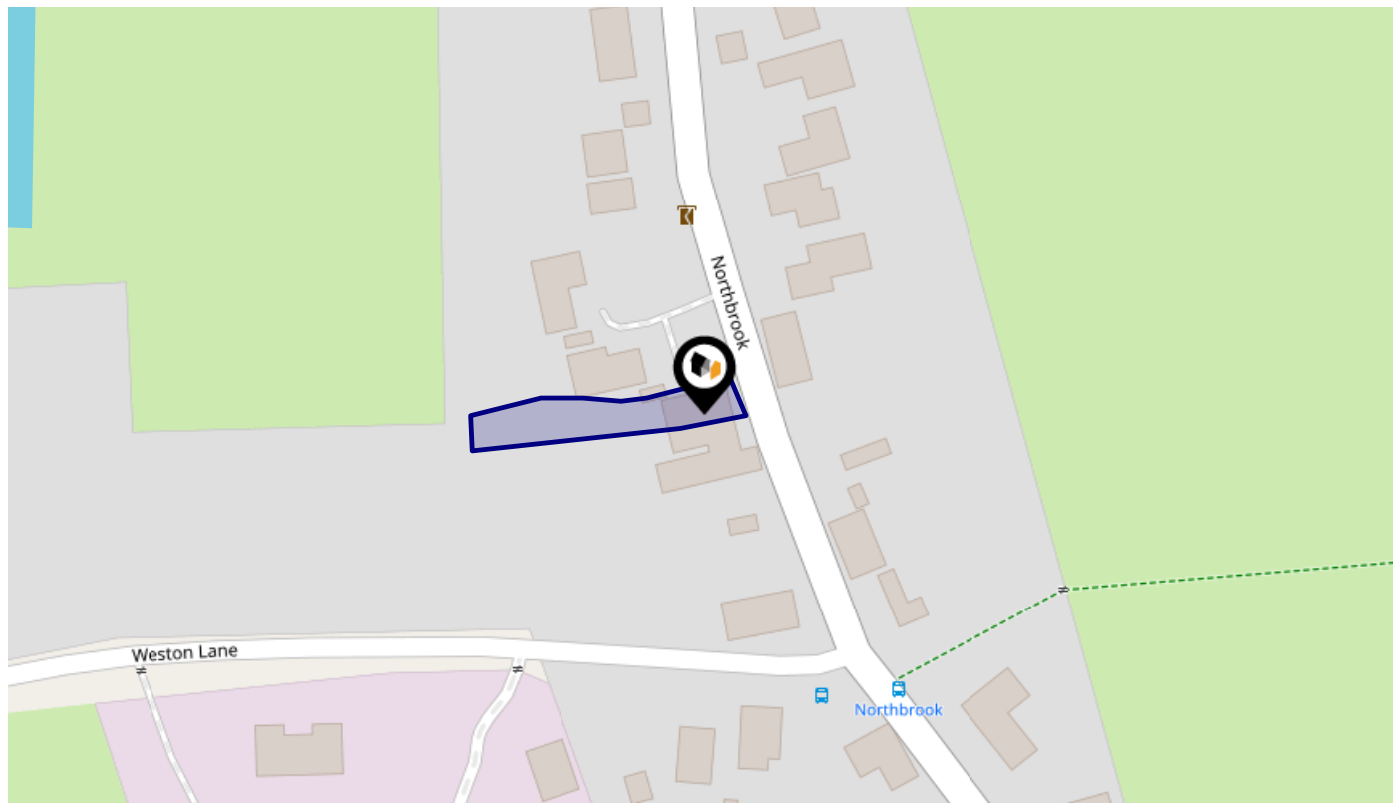


Longparish



Preston Candover

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

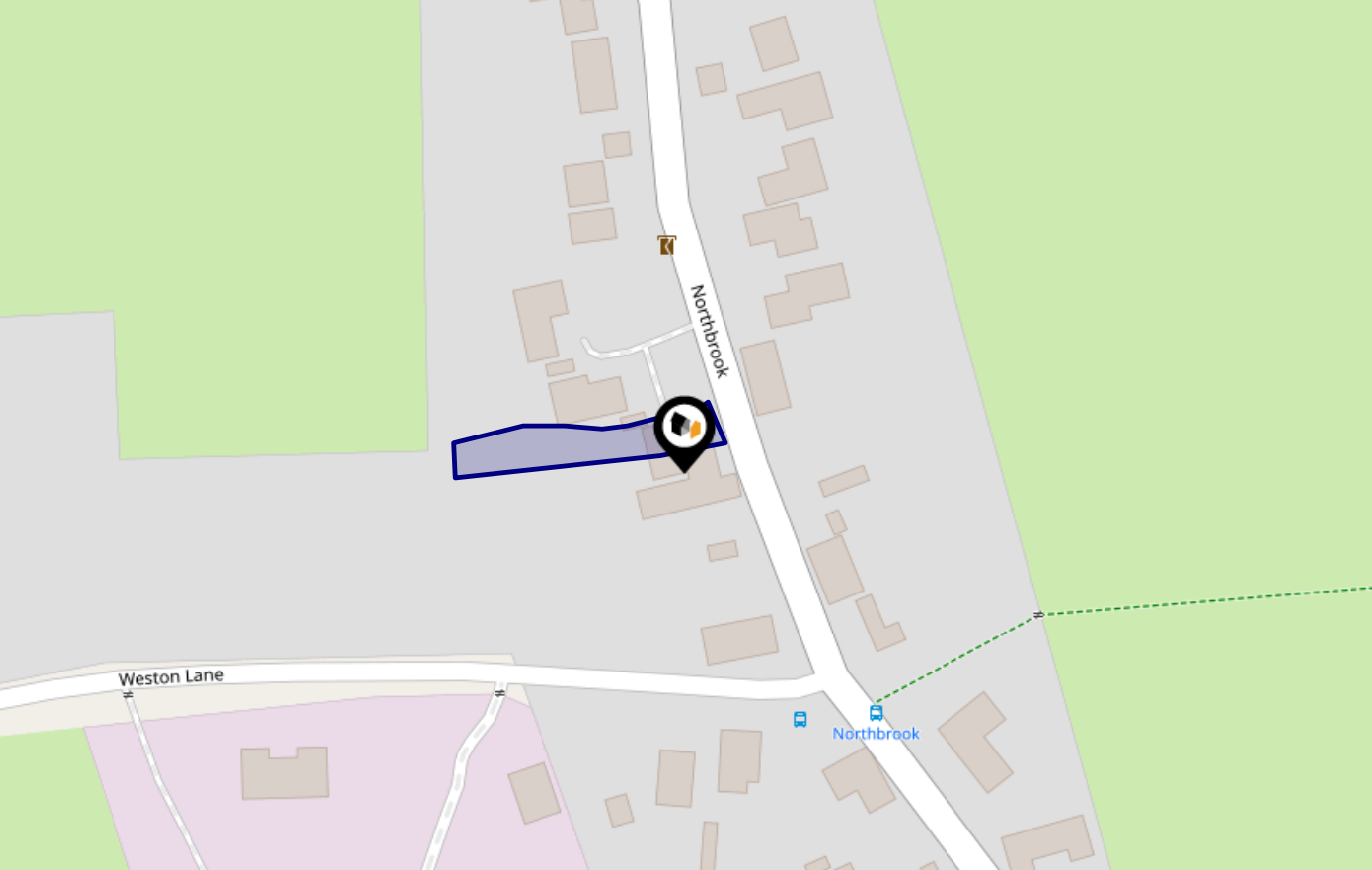
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

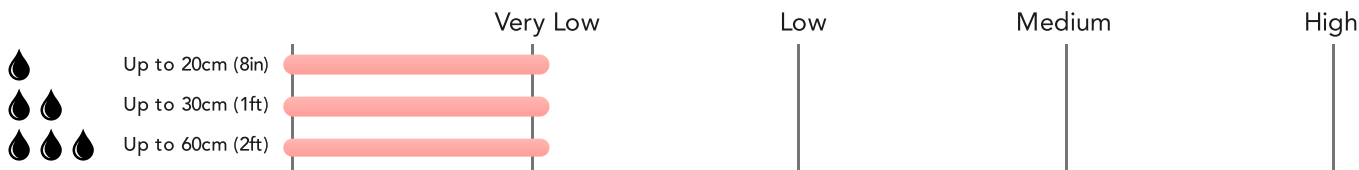


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

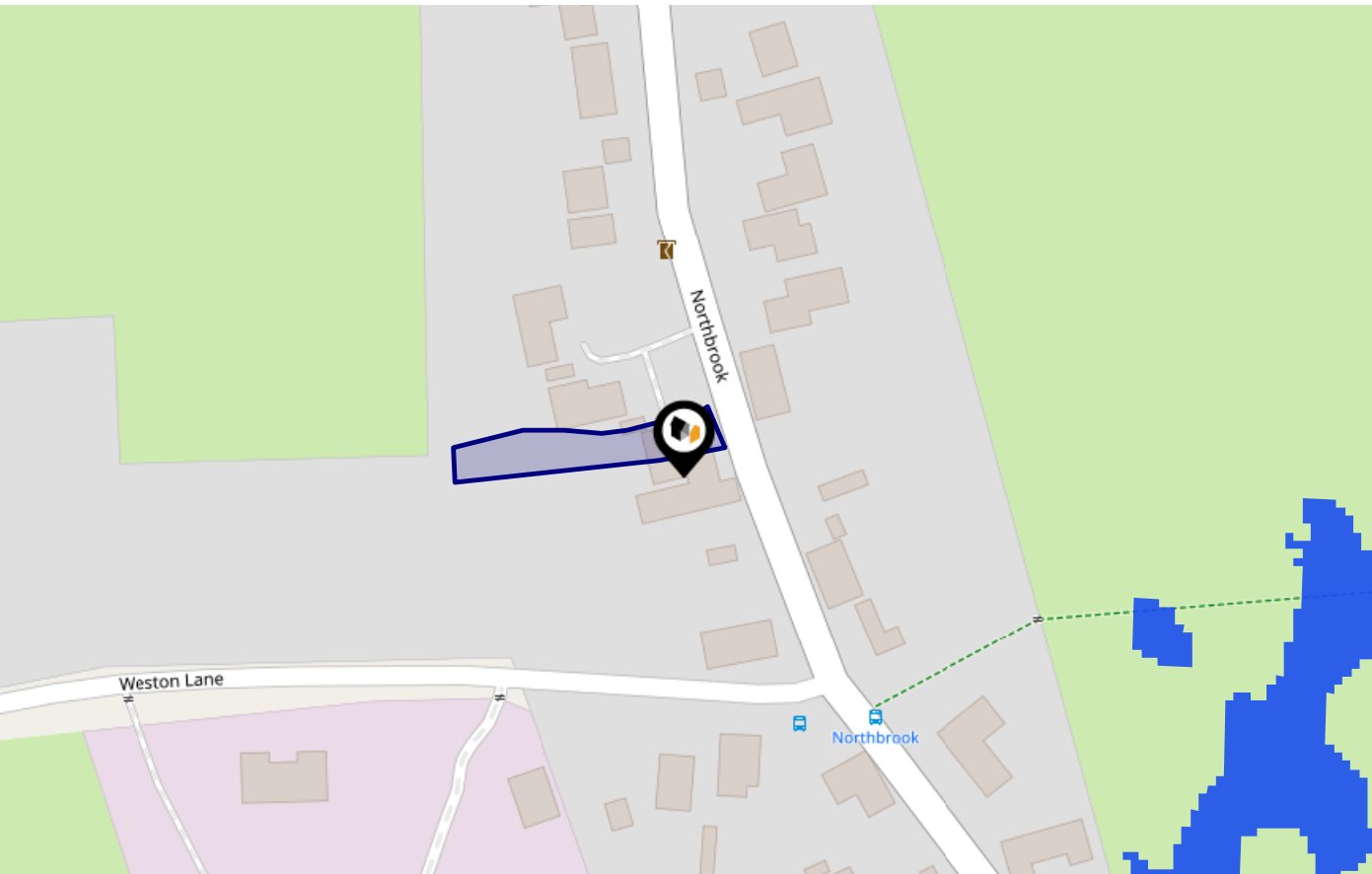
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

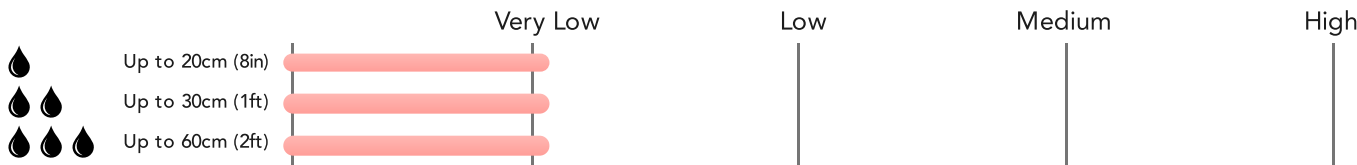


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

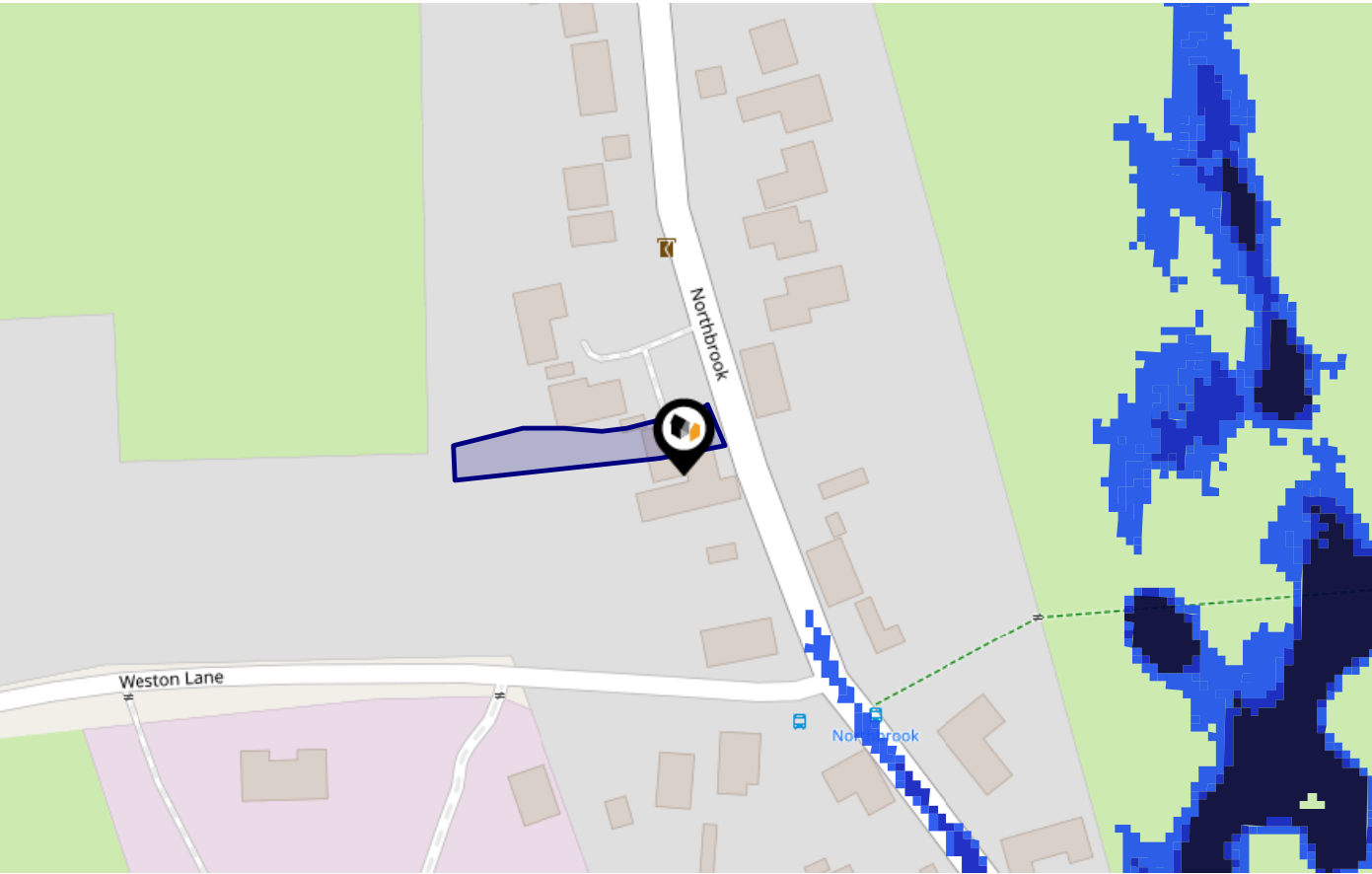
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

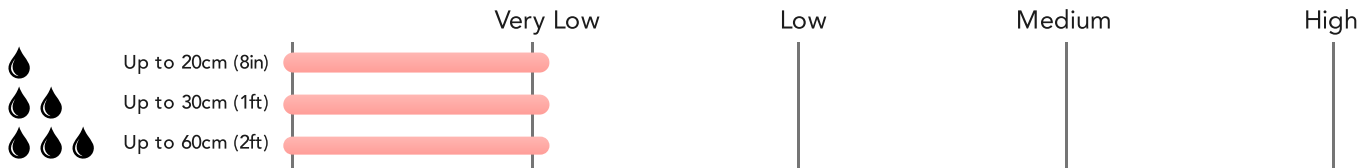


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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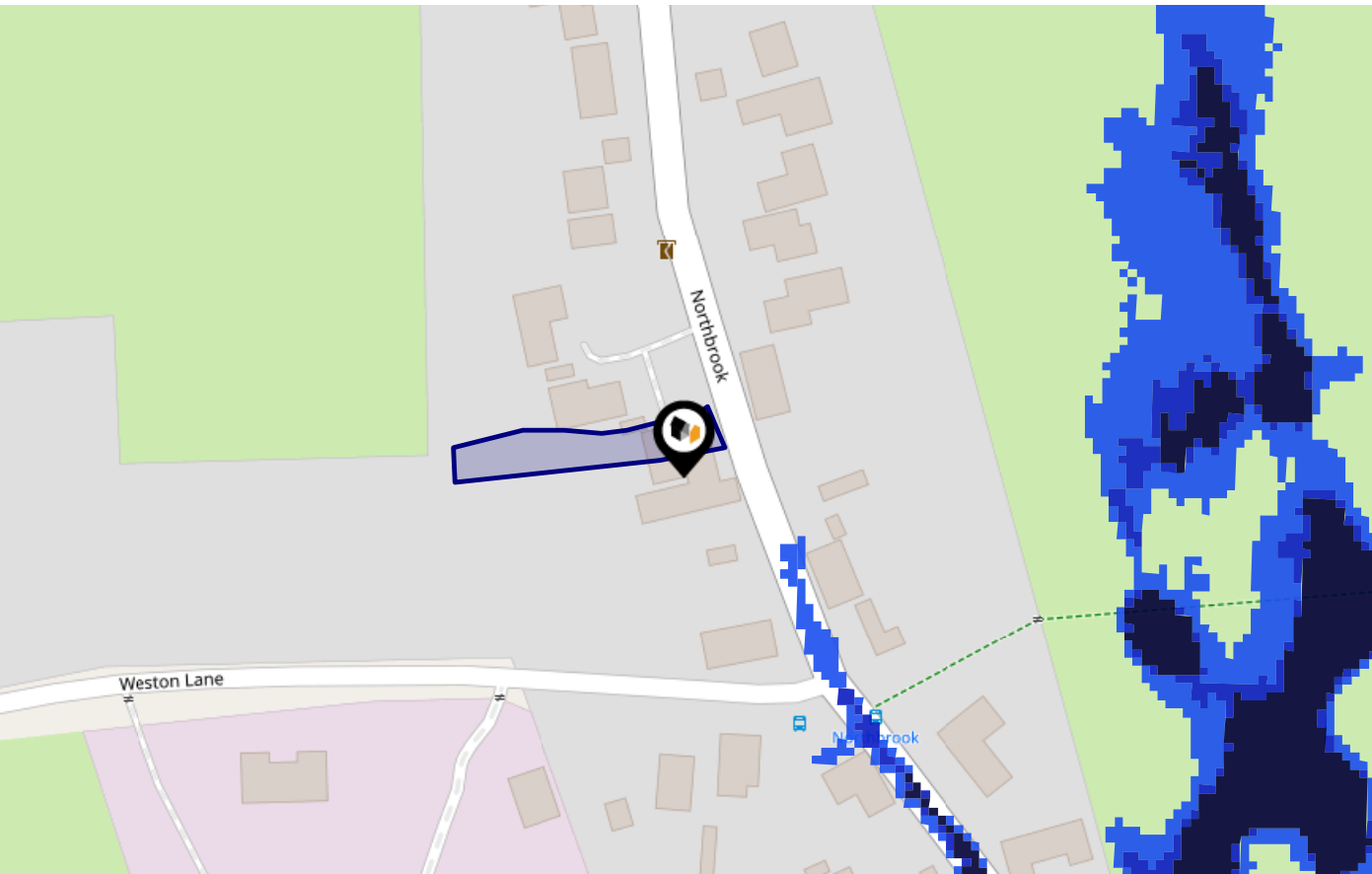
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



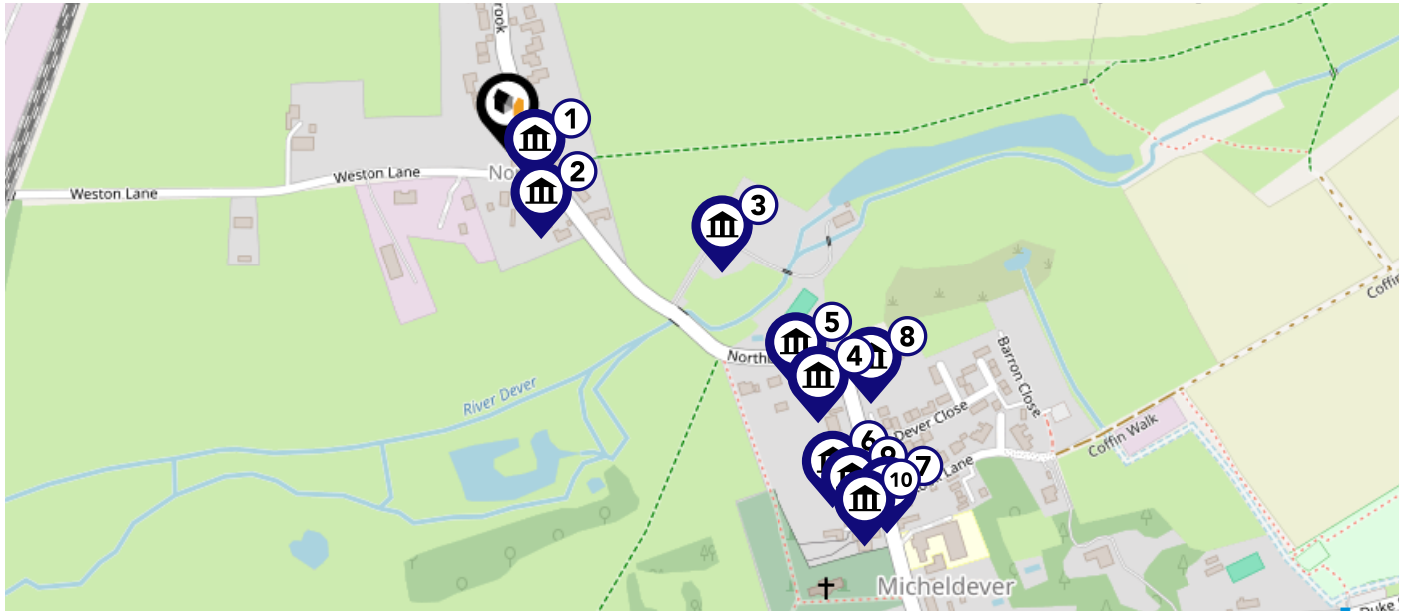
Nearby Landfill Sites











1	Weston Colley-Micheldever, Hampshire	Historic Landfill	
2	Land at Burcot Farm-East Stratton, Winchester	Historic Landfill	
3	Land At Weston Down Clump-Freefold Lane, Micheldever	Historic Landfill	
4	Popham Court Road-Vicarage Road, Popham	Historic Landfill	
5	West Farm-Popham, Hampshire	Historic Landfill	
6	Bullington Tip-Bullington	Historic Landfill	
7	Alresford Drove-Near Winchester, Hampshire	Historic Landfill	
8	West Of A34-North of Tilbury Ring, Bullington	Historic Landfill	
9	Robey's Farm-Brown Candover, Alresford, Hampshire	Historic Landfill	
10	Bullington North-Bullington Cross	Historic Landfill	

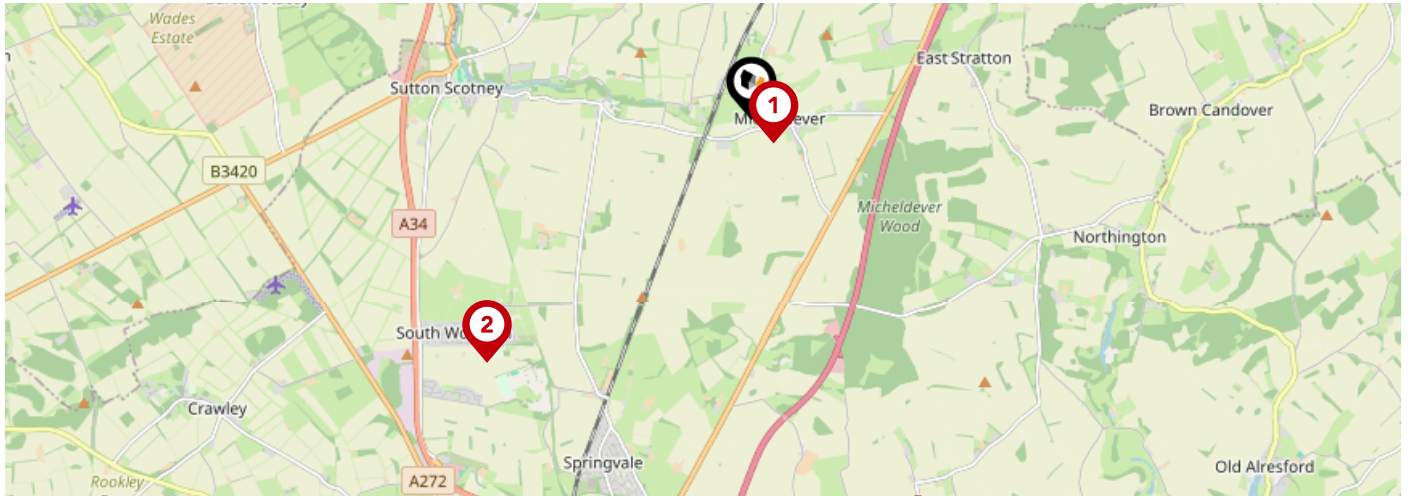
Maps

Listed Buildings

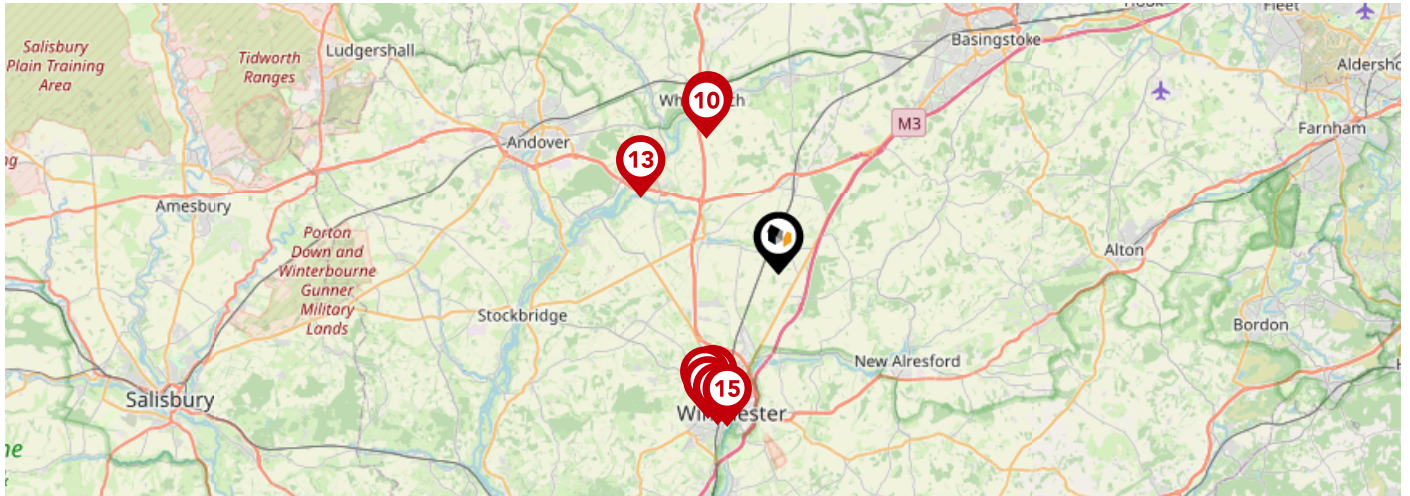
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1155701 - 39-41, Northbrook	Grade II	0.0 miles
	1095279 - Jasmine Cottage	Grade II	0.1 miles
	1095278 - Waterside Cottages	Grade II	0.1 miles
	1303345 - Westbrook Cottage	Grade II	0.2 miles
	1155408 - Riverside Cottage	Grade II	0.2 miles
	1095306 - Barn Attached To Field Barn House	Grade II	0.3 miles
	1095264 - Southbrook The Cottage And Southbrook	Grade II	0.3 miles
	1350748 - Waterloo Cottages	Grade II	0.3 miles
	1095263 - Barn Cottage	Grade II	0.3 miles
	1350766 - 60 And 61, Church Street	Grade II	0.3 miles



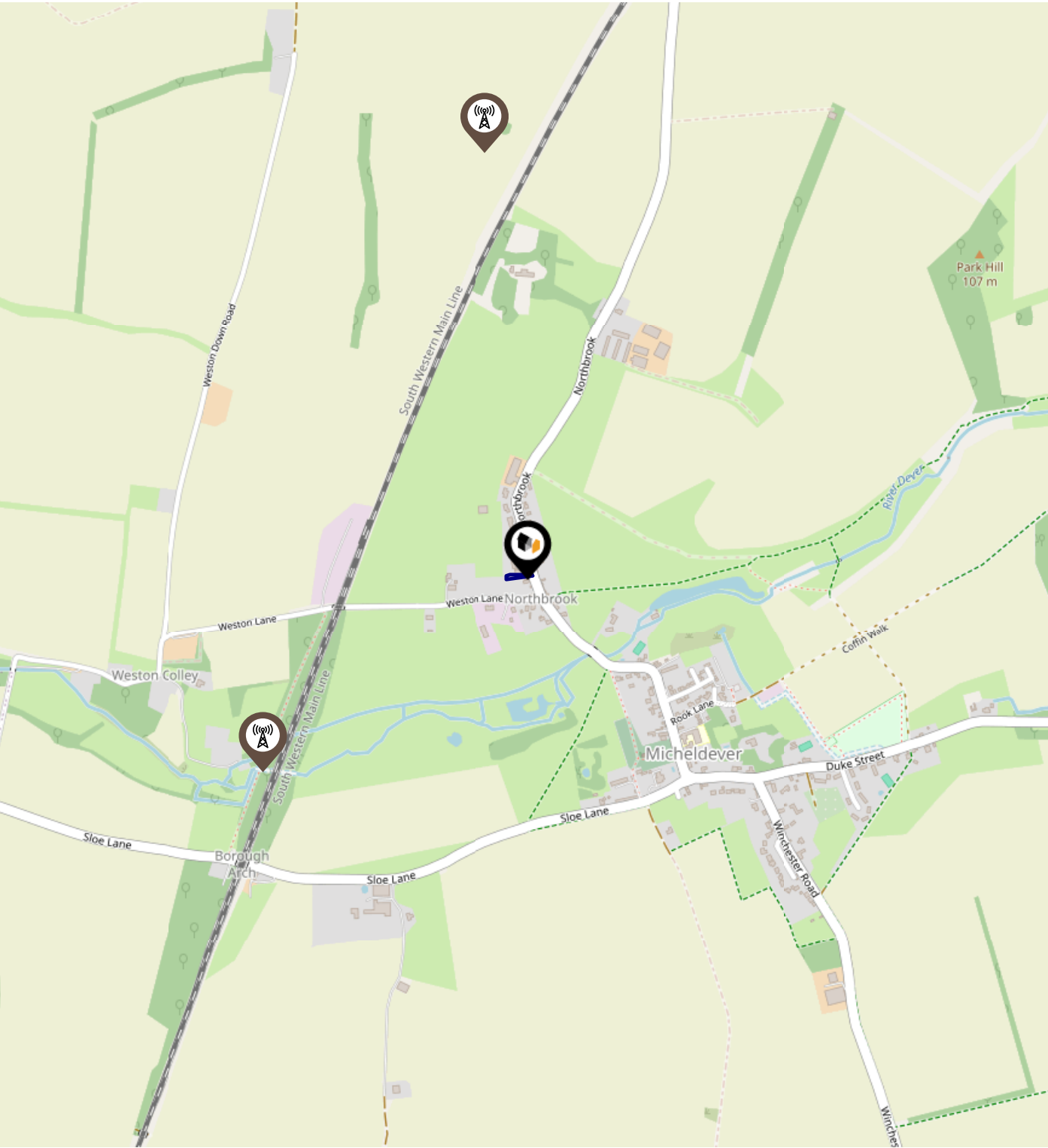
		Nursery	Primary	Secondary	College	Private
1	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South Wonston Primary School Ofsted Rating: 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"/>

Local Area

Masts & Pylons

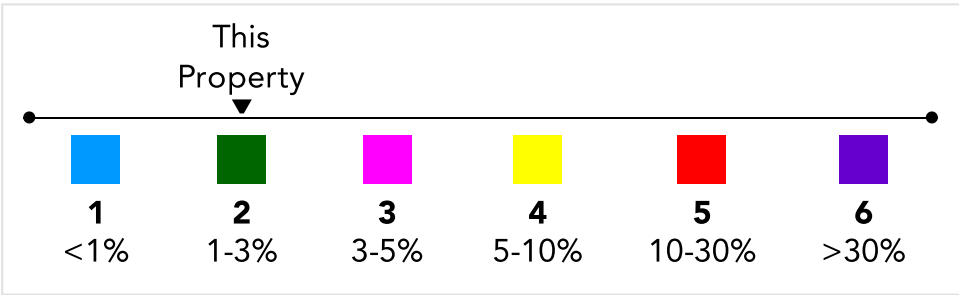
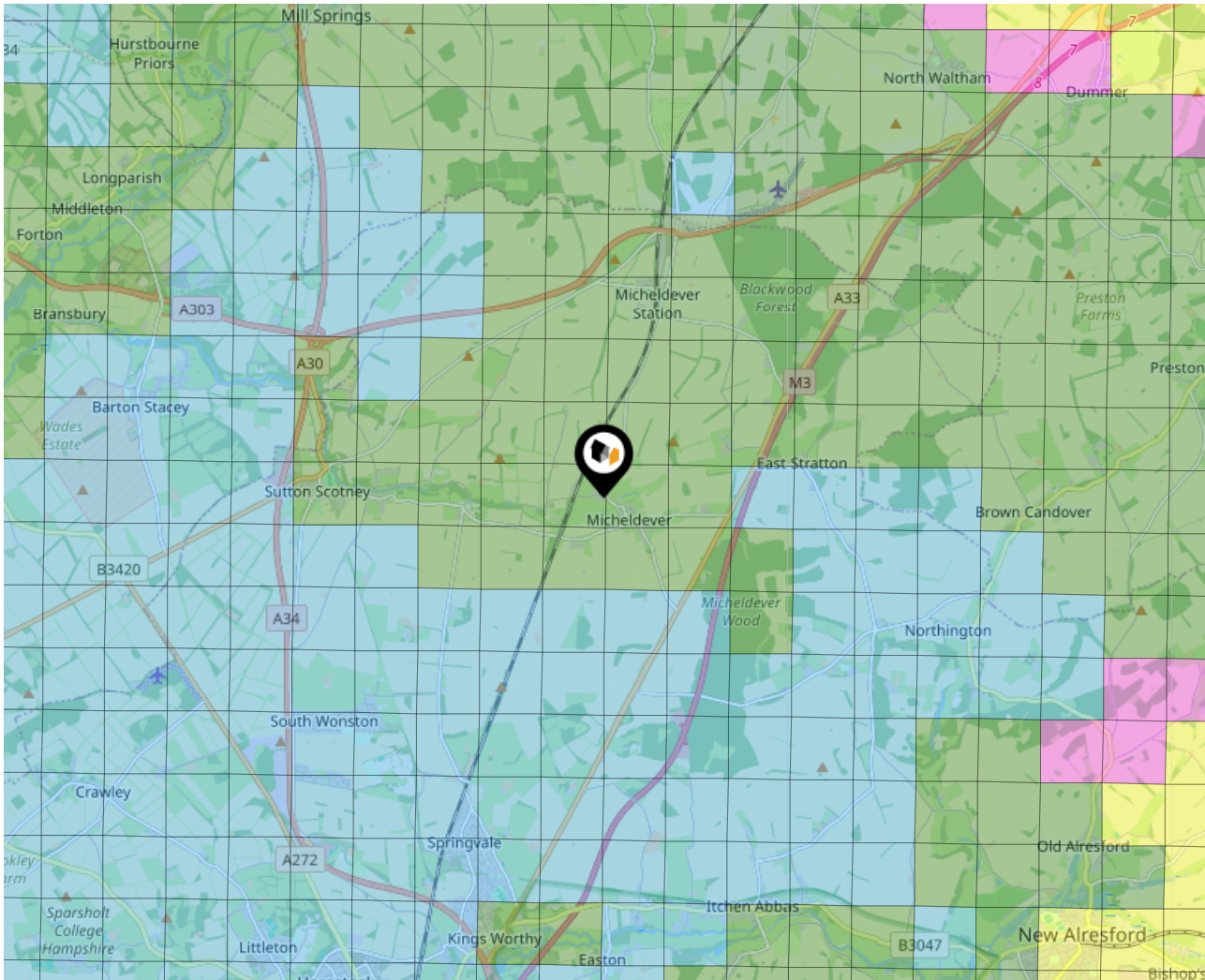


Key:

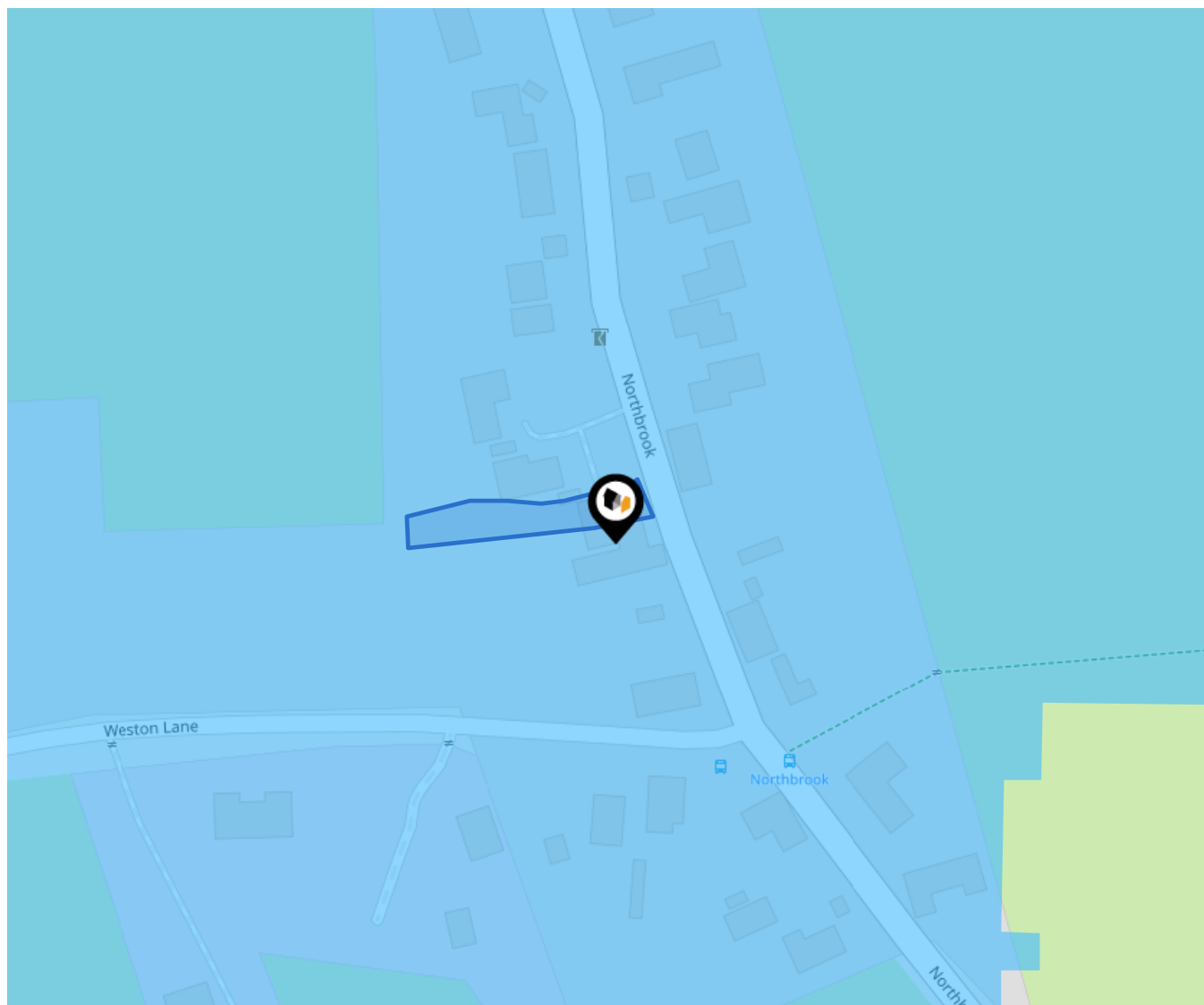
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



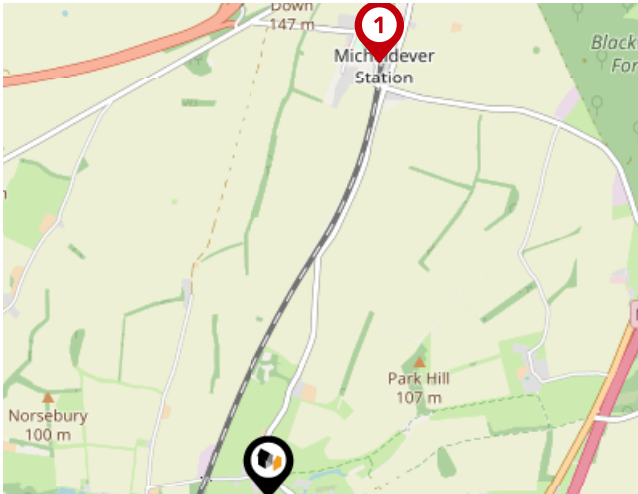
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

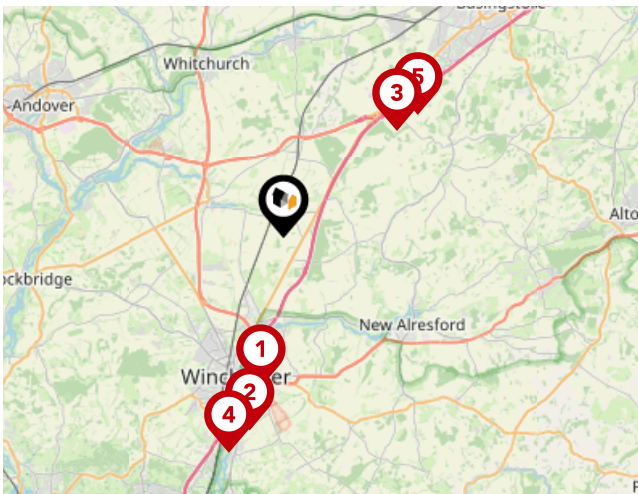
Area

Transport (National)



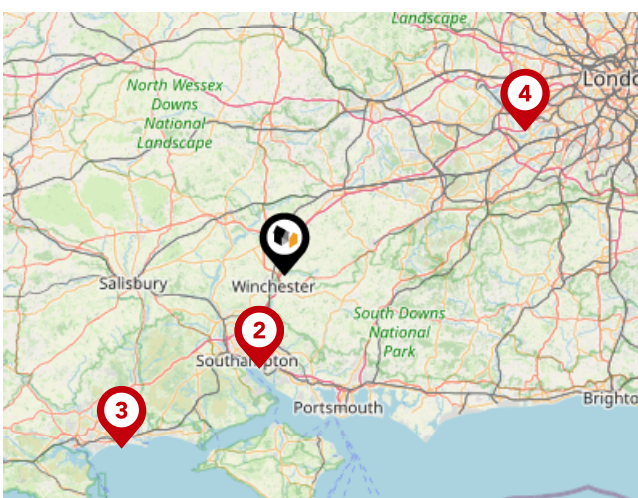
National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	2.09 miles
2	Winchester Rail Station	6.28 miles
3	Winchester Rail Station	6.28 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

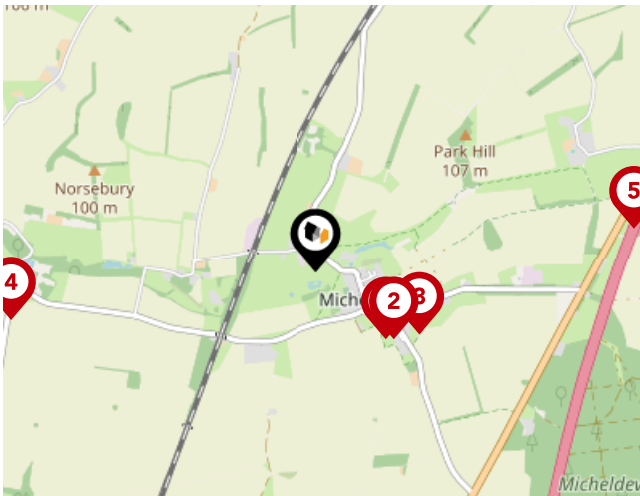


Airports/Helipads

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

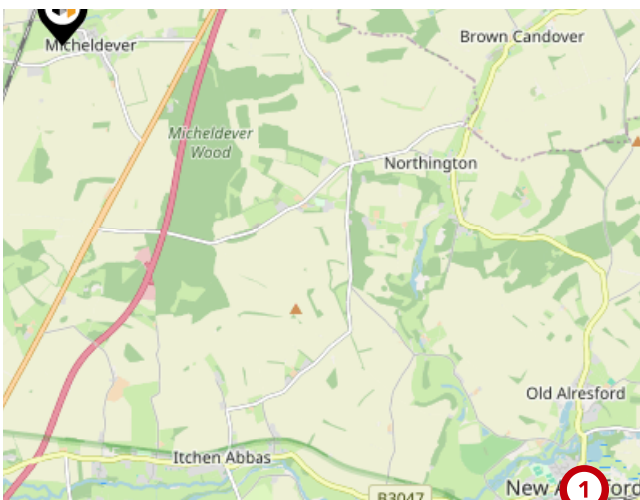
Area

Transport (Local)



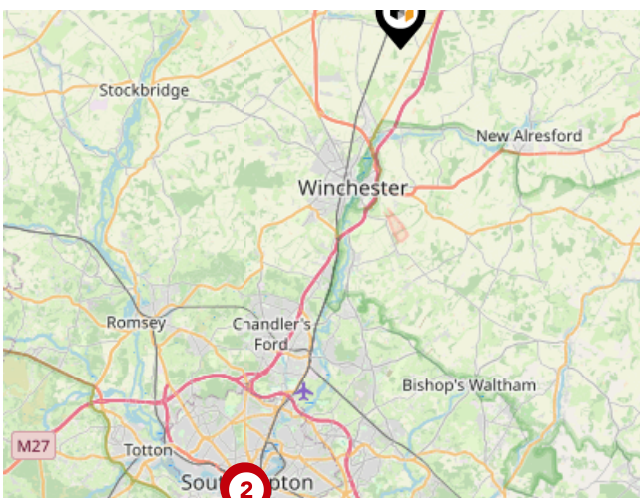
Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.45 miles
2	War Memorial	0.48 miles
3	Playing Fields	0.57 miles
4	Stoke Charity	1.43 miles
5	East Stratton Turn	1.5 miles



Local Connections

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



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	18.73 miles
2	Southampton Passenger Ferry Terminal	18.8 miles



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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