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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th January 2025



FARLEY CLOSE, WINCHESTER, SO22

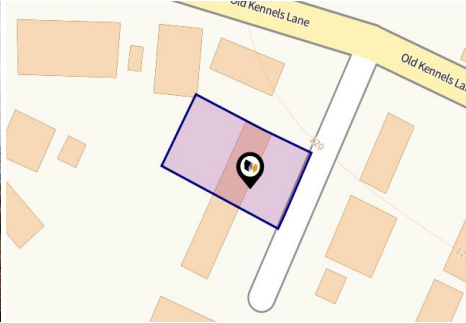
Guide Price : £695,000

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Property

Type:	Detached	Guide Price:	£695,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.17 acres		
Year Built :	1960 approx.		
Council Tax :	Band E		
Annual Estimate:	£2,619		
Title Number:	HP27979		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Low			

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

Planning History This Address

Planning records for: **Farley Close, Winchester, SO22**

Reference - 80/00466/OLD
Decision: Decided
Date: 06th August 1980
Description: Erection of car port

Reference - 86/00415/OLD
Decision: Decided
Date: 14th March 1996
Description: Dormer window at rear, first floor side extension an use of garage as living area (Retrospective)

Reference - 01/02663/FUL
Decision: Decided
Date: 05th November 2001
Description: Garage on side of property

Reference - 79/00533/OLD
Decision: Decided
Date: 29th March 1979
Description: Erection of single storey extension to provide porch and addition to hall and lounge

Planning History This Address



Planning records for: *Farley Close, Winchester, SO22*

Reference - 80/00465/OLD	
Decision:	Decided
Date:	02nd June 1980
Description:	Erection of car port

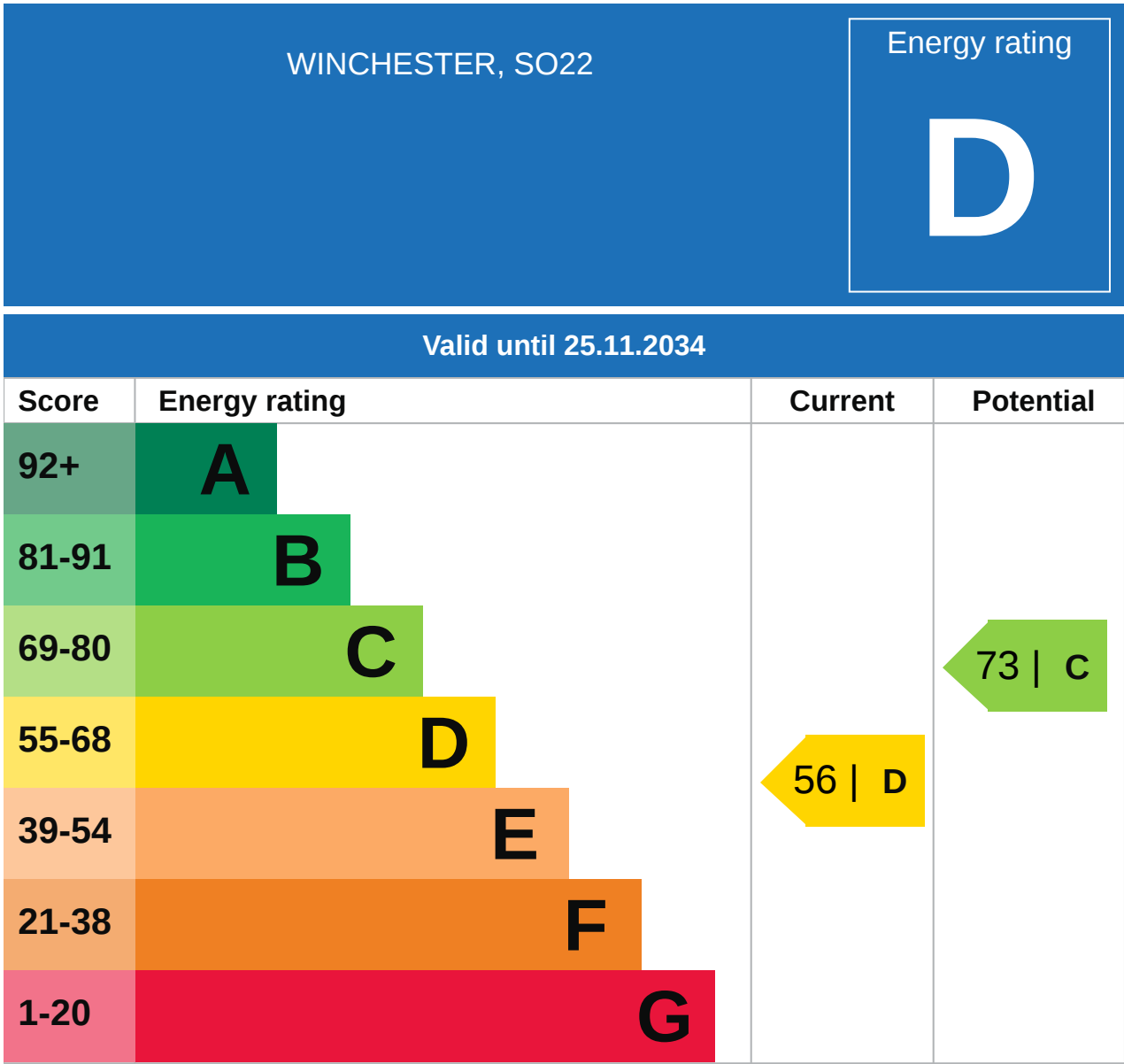


FARLEY CLOSE, WINCHESTER, SO22

Approximate Gross Internal Area = 178.3 sq m / 1919 sq ft
Outbuildings = 25.3 sq m / 272 sq ft (Including Garage)
Total = 203.6 sq m / 2191 sq ft

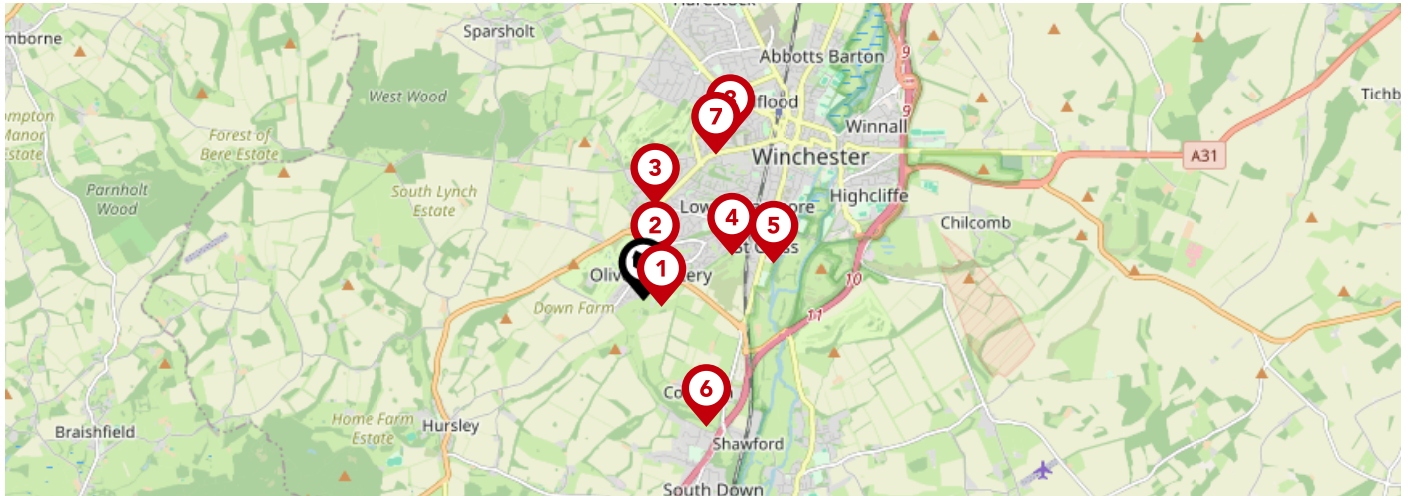


These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID 1149046)

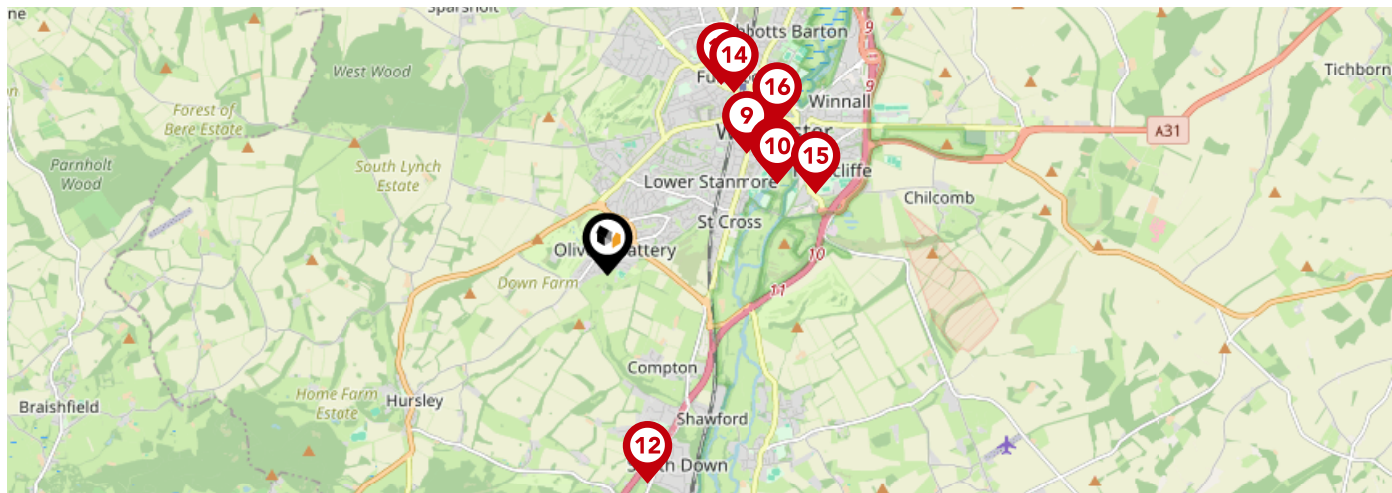


Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 21% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	144 m ²



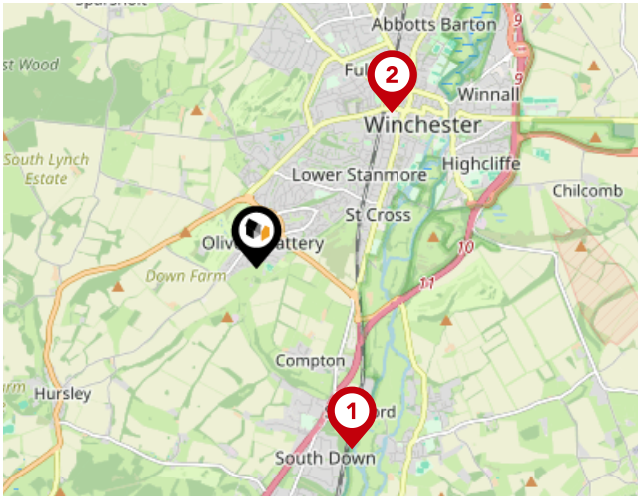
		Nursery	Primary	Secondary	College	Private
1	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Compton All Saints Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Shepherds Down Special School Ofsted Rating: Good Pupils: 172 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:2.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

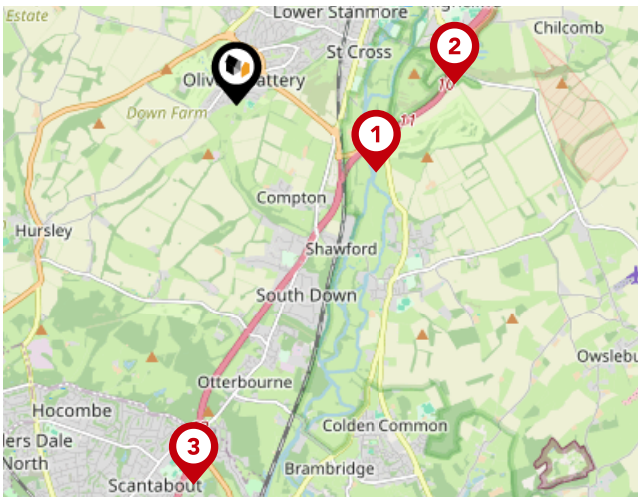
Area

Transport (National)



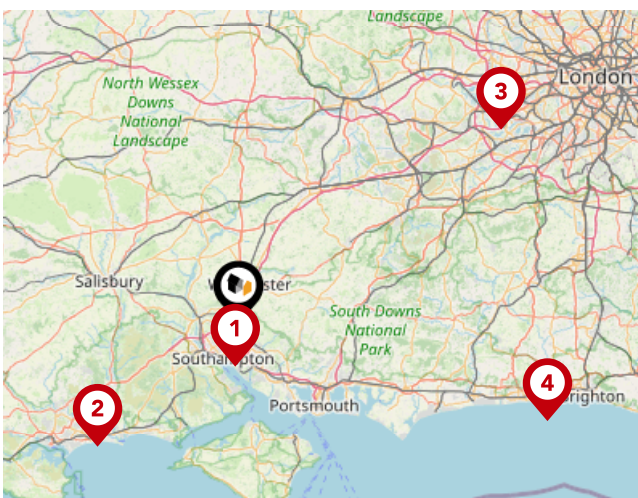
National Rail Stations

Pin	Name	Distance
1	Shawford Rail Station	1.91 miles
2	Winchester Rail Station	1.93 miles
3	Chandlers Ford Rail Station	4.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	1.44 miles
2	M3 J10	2.05 miles
3	M3 J12	3.57 miles
4	M3 J9	3.06 miles
5	M3 J13	5.14 miles

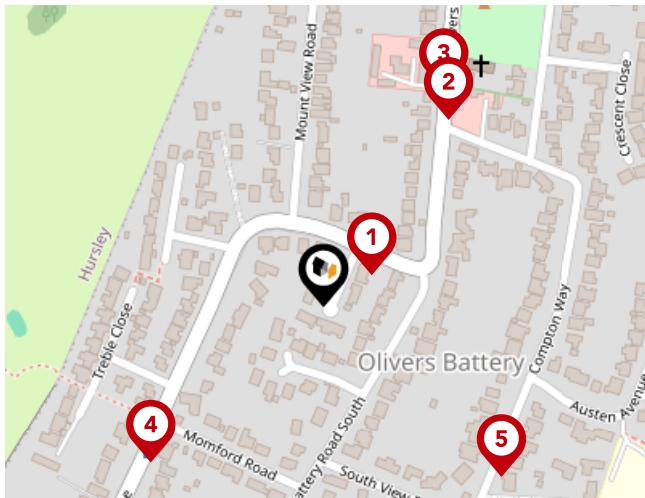


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	6.65 miles
2	Bournemouth International Airport	28.14 miles
3	Heathrow Airport Terminal 4	48.39 miles
4	Shoreham-by-Sea	48.43 miles

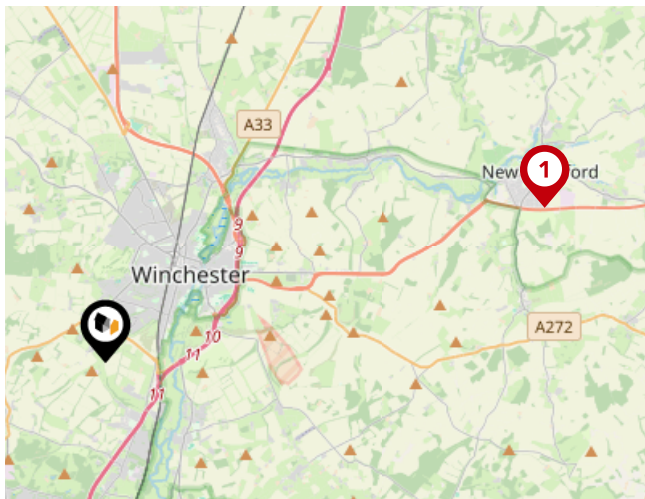
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farley Close	0.03 miles
2	Shopping Parade	0.13 miles
3	Shopping Parade	0.14 miles
4	Momford Road	0.14 miles
5	Austen Avenue	0.14 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.68 miles

Market Sold in Street



Jaspers, 4, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	28/07/2015	08/11/2002		
Last Sold Price:	£409,500	£250,000		
3, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	25/02/2015	15/02/2005		
Last Sold Price:	£425,000	£317,500		
5, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	24/06/2014	31/10/2008	09/08/2001	
Last Sold Price:	£485,000	£420,000	£220,000	
7, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	27/08/2013	24/11/2010		
Last Sold Price:	£425,000	£325,000		
1, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	16/03/2012	28/05/1999		
Last Sold Price:	£415,000	£133,000		
6, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	08/12/2000			
Last Sold Price:	£267,450			
2, Farley Close, Winchester, SO22 4JH				Detached House
Last Sold Date:	08/12/1995			
Last Sold Price:	£114,500			

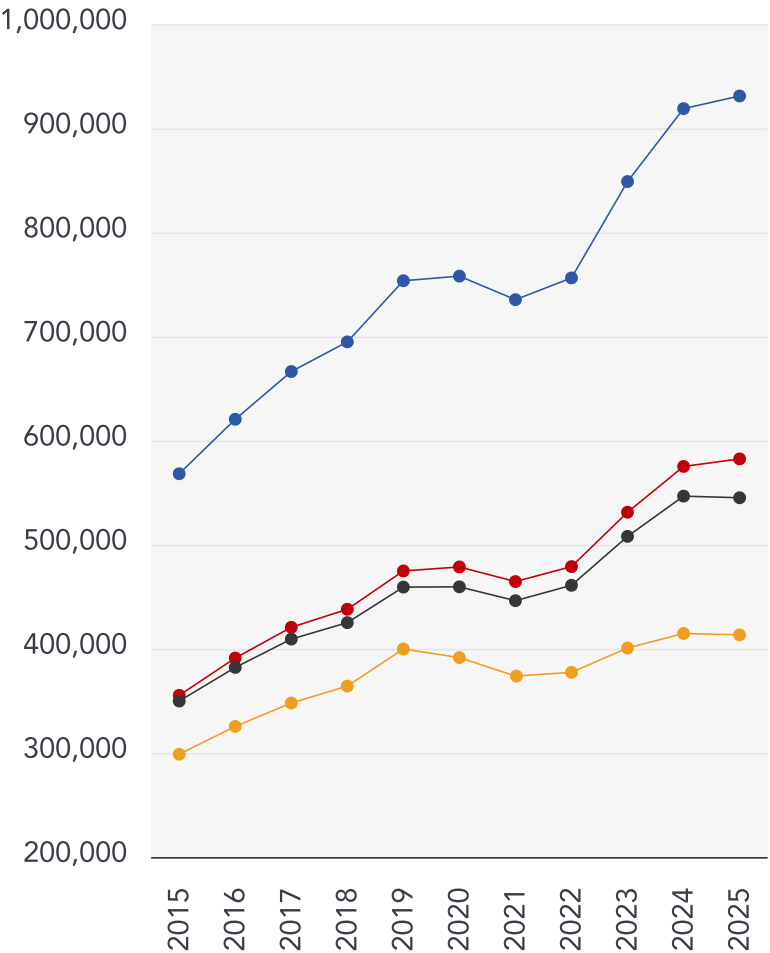
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%



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

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