

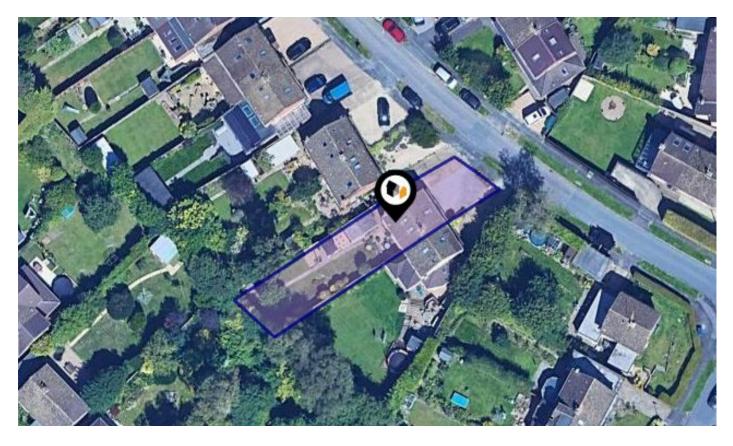


See More Online

## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

## Friday 07<sup>th</sup> February 2025



### SAWYERS CLOSE, WINCHESTER, SO22

Offers Over : £550,000

Sam Kerr-Smiley

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### Property **Overview**





#### Property

Туре:	Semi-Detached	
Bedrooms:	4	
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>	
Plot Area:	0.1 acres	
Year Built :	1960 -70	
Council Tax :	Band D	
Annual Estimate:	£2,143	
Title Number:	HP360682	

Offers Over: Tenure: £550,000 Freehold

#### Local Area

Lo	Local Authority:		
<b>Conservation Area:</b>			
FI	Flood Risk:		
•	Rivers & Seas		
•	Surface Water		

No No Risk Low

Hampshire

**Estimated Broadband Speeds** (Standard - Superfast - Ultrafast)

49

mb/s







\* 7

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:











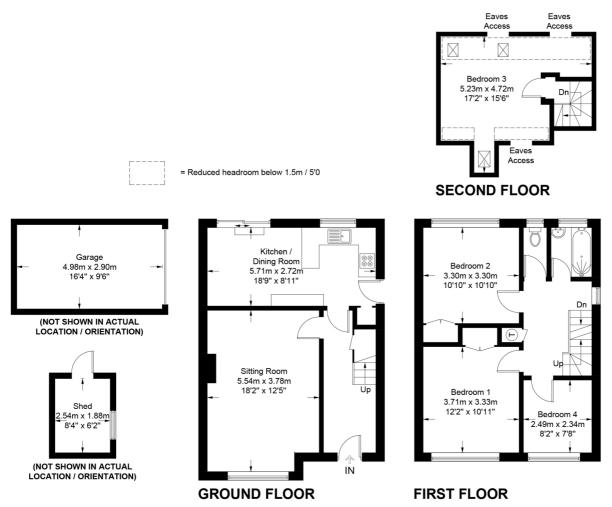


## Gallery Floorplan



### SAWYERS CLOSE, WINCHESTER, SO22

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft Garage = 14.5 sq m / 156 sq ft Shed = 4.8 sq m / 52 sq ft Total = 130.4 sq m / 1404 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. Created by Emzo Marketing (ID1163714)



## Property EPC - Certificate



	WINCHESTER, SO22	Ene	ergy rating
	Valid until 28.01.2035		
Score	Energy rating	Current	Potential
92+	Α		
81-91	B		201.0
69-80	С		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



## Property EPC - Additional Data



#### Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	110 m <sup>2</sup>



## Area Schools



Sparsholt	B3049 Harest 7 Barton 1 Veeke Abbotts Barton Winnall Easton 9 0 m 9 0 m 9 0 m
West Wood	3 Fuillood Hyde 2 Winnall Winnall Down 100 m
Teg Down 164 m	West-Hill Winchester Airesford Road
Pitt Down 148 m South Lynch Estate	5 Sleepers' Hill East Hill Highcliffe A31

		Nursery	Primary	Secondary	College	Private
	Weeke Primary School Ofsted Rating: Good   Pupils: 397   Distance:0.65					
2	Western Church of England Primary School Ofsted Rating: Good   Pupils: 391   Distance:0.7					
3	The Westgate School Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.76			$\checkmark$		
4	Harestock Primary School Ofsted Rating: Good   Pupils: 197   Distance:0.77		$\checkmark$			
5	Kings' School Ofsted Rating: Good   Pupils: 1794   Distance:0.85					
Ø	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding   Pupils: 108   Distance:0.98					
Ø	Henry Beaufort School Ofsted Rating: Good   Pupils: 1047   Distance:1.01					
8	Peter Symonds College Ofsted Rating: Outstanding   Pupils:0   Distance:1.1					



# Area Schools



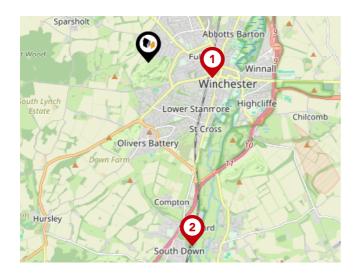
Spa <sup>13</sup> t B3049	Harestock 10		
	Weeke	Abbotts Barton Winnall Moors	nEaston Down 90 m
West Wood	Fulfloor	15 Winnall	Winnall Down 100 m
2 Down Pitt Down 164 m	West Hill Sleepers' Hill	Fairdown Tinchester 10 East Hill	Alresford Petersfield Road
South Lynch Estate	Lower Stanmor Stanmo	e Highcliffe	Chilcomb

		Nursery	Primary	Secondary	College	Private
9	Osborne School Ofsted Rating: Outstanding   Pupils: 223   Distance:1.3					
10	Barton Farm Primary Academy Ofsted Rating: Outstanding   Pupils: 168   Distance:1.33					
	Swanwick Lodge Ofsted Rating: Not Rated   Pupils:0   Distance:1.36			$\checkmark$		
12	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:1.38					
13	Sparsholt Church of England Primary School Ofsted Rating: Good   Pupils: 114   Distance:1.47					
14	Stanmore Primary School Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.5					
15	St Bede Church of England Primary School Ofsted Rating: Outstanding   Pupils: 415   Distance:1.54					
16	The Pilgrims School Ofsted Rating: Not Rated   Pupils: 235   Distance:1.7					



## Area Transport (National)





#### National Rail Stations

Pin	Name	Distance
•	Winchester Rail Station	1.22 miles
2	Shawford Rail Station	3.51 miles
3	Chandlers Ford Rail Station	6.3 miles



#### North Wessex Downs National Landscape Sallsbury Sallsbury 0 Southal gton Portsmouth Brighton

#### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	2.65 miles
2	M3 J10	2.49 miles
3	M3 J9	2.4 miles
4	M3 J12	5.29 miles
5	M3 J13	6.85 miles

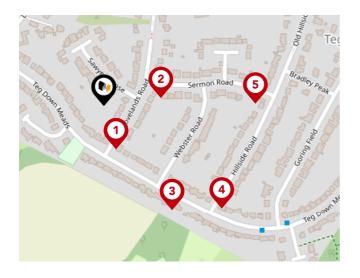
#### Airports/Helipads

Pin	Name	Distance
	Southampton Airport	8.38 miles
2	Bournemouth International Airport	29.36 miles
3	Heathrow Airport Terminal 4	47.31 miles
4	Heathrow Airport	47.71 miles



## Area Transport (Local)





#### Bus Stops/Stations

Pin	Name	Distance
	Sawyers Close	0.05 miles
2	Grovelands Road	0.07 miles
3	Webster Road	0.14 miles
4	Teg Down Meads	0.18 miles
5	Hillside Road	0.18 miles



#### Local Connections

Pin	Name	Distance
	Alresford (Mid Hants Railway)	8.18 miles



#### Ferry Terminals

Pin	Name	Distance
	Southampton Vehicle Ferry Terminal	12.4 miles
2	Southampton Vehicle Ferry Terminal	12.41 miles



# Market Sold in Street



Last Sold Date:         28/04/2022           Last Sold Date:         £405,000           22, Sawyers Close, Winchester, SO22 5JX         Semi-detached House           Last Sold Date:         06/01/2022         30/04/2015           Last Sold Date:         £622,500         £392,000           17, Sawyers Close, Winchester, SO22 5JX         Semi-detached House           Last Sold Date:         £6/03/2021         24/08/2007           Last Sold Date:         £6/03/2021         24/08/2007           Last Sold Date:         £6/03/2021         24/08/2007           Last Sold Date:         £0/02/2021         East Sold Date:         550,000           24, Sawyers Close, Winchester, SO22 5JX         Semi-detached House         Semi-detached House           Last Sold Date:         £375,000         62/09/2012         18/08/2000         02/10/1998           Last Sold Date:         £375,000         £167,950         £120,000         23/08/2011         19/02/2001           Last Sold Date:         £21/02/2020         23/08/2011         19/02/2001         £167,950         £120,000           23, Sawyers Close, Winchester, SO22 5JX         Detached House         Last Sold Price:         £370,000         £20,000         £170,000           26, Sawyers Close, Winchester, SO22 5JX         Se	20 Sawyers Close	Winchester SO	22 5 IX			Terraced House
Last Sold Price:       £405,000         22, Sawyers Close, Winchester, SO22       5JX       Semi-detached House         Last Sold Date:       0/01/2022       30/04/2015         Last Sold Date:       622,500       £392,000         17, Sawyers Close, Winchester, SO22       5JX       Semi-detached House         Last Sold Date:       26/03/2021       24/08/2007       East Sold Date:         Last Sold Date:       26/03/2021       24/08/2007       East Sold Date:         Last Sold Date:       05/02/2021       East Sold Date:       05/02/2021         Last Sold Date:       05/02/2021       East Sold Date:       05/02/2021         Last Sold Date:       28/05/2020       06/09/2012       18/08/2000       02/10/1998         Last Sold Date:       28/05/2020       06/09/2012       18/08/2000       02/10/1998         Last Sold Date:       21/02/2020       £377,500       £167,950       £120,000         23, Sawyers Close, Winchester, SO22 5JX       Detached House       Last Sold Date:       21/02/2020         Last Sold Date:       21/02/2020       £30,000       £170,000       East Sold Price:       £480,000         Last Sold Date:       29/11/2019       Last Sold Price:       £370,000       £170,000       East Sold Price:       <	-					
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Last Sold Date:         28/05/2020 f 575,000         06/09/2012 f 377,500         18/08/2000 f 167,950         02/10/1998 f 120,000           23, Sawyers Close, Winchester, SO22 5JX         Detached House           Last Sold Date:         21/02/2020 f 480,000         23/08/2011 f 250,000         19/02/2001 f 170,000           26, Sawyers Close, Winchester, SO22 5JX         Semi-detached House           Last Sold Date:         29/11/2019 f 370,000         Semi-detached House           Last Sold Date:         29/11/2019 f 370,000         Detached House           Sold Date:         29/10/2018 f 370,000         Semi-detached House           Sold Date:         29/11/2019 f 300,000         Detached House           Last Sold Date:         27/07/2018 f 300,000         17/01/2017 f 300,000         Detached House           Last Sold Date:         27/07/2018 f 300,000         17/01/2017 f 300,000         Detached House           Last Sold Date:         21/02/10/2016 f 300,000         12/09/1995 f 300,000         Detached House           Last Sold Date:         31/10/2016 f 375,000         21/09/1995 f 84,995         Detached House	Last Sold Price:	£375,000				
Last Sold Date:         28/05/2020 f 575,000         06/09/2012 f 377,500         18/08/2000 f 167,950         02/10/1998 f 120,000           23, Sawyers Close, Winchester, SO22 5JX         Detached House           Last Sold Date:         21/02/2020 f 480,000         23/08/2011 f 250,000         19/02/2001 f 170,000           26, Sawyers Close, Winchester, SO22 5JX         Semi-detached House           Last Sold Date:         29/11/2019 f 370,000         Semi-detached House           Last Sold Date:         29/11/2019 f 370,000         Detached House           Sold Date:         29/10/2018 f 370,000         Semi-detached House           Sold Date:         29/11/2019 f 300,000         Detached House           Last Sold Date:         27/07/2018 f 300,000         17/01/2017 f 300,000         Detached House           Last Sold Date:         27/07/2018 f 300,000         17/01/2017 f 300,000         Detached House           Last Sold Date:         21/02/10/2016 f 300,000         12/09/1995 f 300,000         Detached House           Last Sold Date:         31/10/2016 f 375,000         21/09/1995 f 84,995         Detached House	4. Sawvers Close.	Winchester, SO2	2 5JX			Semi-detached House
Last Sold Price:       £575,000       £377,500       £167,950       £120,000         23, Sawyers Close, Winchester, SO22 5.JX       Detached House         Last Sold Date:       21/02/2020       23/08/2011       19/02/2001         Last Sold Price:       £480,000       £250,000       £170,000         26, Sawyers Close, Winchester, SO22 5.JX       Semi-detached House         Last Sold Date:       29/11/2019         Last Sold Price:       £370,000         30, Sawyers Close, Winchester, SO22 5.JX       Detached House         Last Sold Date:       27/07/2018         17/01/2017       Last Sold Date:       27/07/2018         Last Sold Price:       £580,000       £300,000         25, Sawyers Close, Winchester, SO22 5.JX       Detached House         Last Sold Date:       27/07/2018       17/01/2017         Last Sold Price:       £580,000       £300,000         25, Sawyers Close, Winchester, SO22 5.JX       Detached House         Last Sold Date:       31/10/2016       21/09/1995         Last Sold Date:       31/10/2016       21/09/1995         Last Sold Price:       £375,000       £84,995	-		1	18/08/2000	02/10/1998	
23, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       21/02/2020       23/08/2011       19/02/2001         Last Sold Price:       £480,000       £250,000       £170,000         26, Sawyers Close, Winchester, SO22 5JX       Semi-detached House         Last Sold Date:       29/11/2019         Last Sold Price:       £370,000         30, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       27/07/2018         17/01/2017       Last Sold Date:         Last Sold Price:       £380,000         25, Sawyers Close, Winchester, SO22 5JX         Detached House         Last Sold Date:       27/07/2018         17/01/2017       £300,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       31/10/2016         Last Sold Date:       31/10/2016         Last Sold Price:       £375,000         f84,995       £84,995						
Last Sold Date:       21/02/2020       23/08/2011       19/02/2001         Last Sold Price:       £480,000       £250,000       £170,000         26, Sawyers Close, Winchester, SO22 5JX       Semi-detached House         Last Sold Date:       29/11/2019         Last Sold Price:       £370,000         30, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       27/07/2018         Last Sold Date:       27/07/2018         17/01/2017       1300,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       21/02/108         Last Sold Price:       £580,000       £300,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       31/10/2016       21/09/1995         Last Sold Price:       £375,000       £84,995		-	I		,	
Last Sold Price:£480,000£250,000£170,00026, Sawyers Close, Winchester, SO22 5JXSemi-detached HouseLast Sold Date:29/11/2019Last Sold Price:£370,00030, Sawyers Close, Winchester, SO22 5JXDetached HouseLast Sold Date:27/07/2018Last Sold Date:27/07/2018£580,000£300,00025, Sawyers Close, Winchester, SO22 5JXDetached HouseLast Sold Price:£31/10/2017£300,000£300,000	-		1	1		Detached House
26, Sawyers Close, Winchester, SO22 5JX       Semi-detached House         Last Sold Date:       29/11/2019         Last Sold Price:       £370,000         30, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       27/07/2018         17/01/2017       17/01/2017         Last Sold Price:       £580,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Price:       £31/10/2016         Last Sold Date:       31/10/2016         Last Sold Price:       £375,000		,,				
Last Sold Date: 29/11/2019 Last Sold Price: £370,000 30, Sawyers Close, Winchester, SO22 5JX Detached House Last Sold Date: 27/07/2018 17/01/2017 Last Sold Price: £580,000 £300,000 25, Sawyers Close, Winchester, SO22 5JX Detached House Last Sold Date: 31/10/2016 21/09/1995 Last Sold Date: £375,000 £84,995	Last Sold Price:	£480,000	£250,000	£170,000		
Last Sold Price:£370,000 <b>30, Sawyers Close, Winchester, SO22 5JX</b> Detached HouseLast Sold Date:27/07/201817/01/2017Last Sold Price:£580,000£300,000 <b>25, Sawyers Close, Winchester, SO22 5JX</b> Detached HouseLast Sold Date:31/10/201621/09/1995Last Sold Price:£375,000£84,995	26, Sawyers Close,	, Winchester, SO	22 5JX			Semi-detached House
30, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       27/07/2018       17/01/2017         Last Sold Price:       £580,000       £300,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       31/10/2016       21/09/1995         Last Sold Price:       £375,000       £84,995	Last Sold Date:	29/11/2019				
Last Sold Date:       27/07/2018       17/01/2017         Last Sold Price:       £580,000       £300,000         25, Sawyers Close, Winchester, SO22 5JX       Detached House         Last Sold Date:       31/10/2016       21/09/1995         Last Sold Price:       £375,000       £84,995	Last Sold Price:	£370,000				
Last Sold Price:         £580,000         £300,000           25, Sawyers Close, Winchester, SO22 5JX         Detached House           Last Sold Date:         31/10/2016         21/09/1995           Last Sold Price:         £375,000         £84,995	30, Sawyers Close	, Winchester, SO	22 5JX			Detached House
25, Sawyers Close, Winchester, SO22 5JX         Detached House           Last Sold Date:         31/10/2016         21/09/1995           Last Sold Price:         £375,000         £84,995	Last Sold Date:	27/07/2018	17/01/2017			
Last Sold Date:         31/10/2016         21/09/1995           Last Sold Price:         £375,000         £84,995	Last Sold Price:	£580,000	£300,000			
Last Sold Date:         31/10/2016         21/09/1995           Last Sold Price:         £375,000         £84,995	25, Sawyers Close	, Winchester, SO	22 5JX			Detached House
			1			
2 Sources Close Winshester SO22 5 IV	Last Sold Price:	£375,000	£84,995			
	2 Sawyers Close	Winchester SO2	251X			Detached House
Last Sold Date: 05/04/2011	•					Detached House
Last Sold Price: £355,000						
	•		2 5JX			Semi-detached House
Last Sold Date: 06/11/2009						
Last Sold Price:£280,000	Last Sold Price:	±280,000				
8, Sawyers Close, Winchester, SO22 5JX Semi-detached House	8, Sawyers Close,	Winchester, SO2	2 5JX			Semi-detached House
Last Sold Date: 29/10/2009 20/09/2002	Last Sold Date:	29/10/2009	20/09/2002			
Last Sold Price: £300,000 £179,950	Last Sold Price:	£300,000	£179,950			

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

# Market Sold in Street



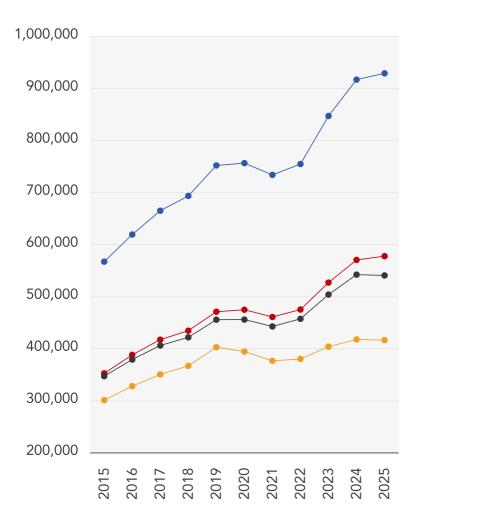
28, Sawyers Close,	, Winchester, SO	22 5JX	Detached House
Last Sold Date:	21/08/2009	01/02/2001	
Last Sold Price:	£285,000	£145,000	
15, Sawyers Close,	Winchester, SO	22 5JX	Semi-detached House
Last Sold Date:	24/07/2008	04/03/1996	
Last Sold Price:	£315,000	£74,500	
12, Sawyers Close,	, Winchester, SO	22 5JX	Terraced House
Last Sold Date:	24/08/2007	05/05/2000	
Last Sold Price:	£330,000	£130,000	
7, Sawyers Close,	Winchester, SO2	2 5JX	Semi-detached House
Last Sold Date:	01/06/2007		
Last Sold Price:	£280,000		
19, Sawyers Close	, Winchester, SO	22 5JX	Detached House
Last Sold Date:	10/08/2006	06/04/1995	
Last Sold Price:	£290,000	£76,000	
Last Sold Price: <b>3, Sawyers Close,</b>			Semi-detached House
			Semi-detached House
3, Sawyers Close,	Winchester, SO2		Semi-detached House
<b>3, Sawyers Close,</b> Last Sold Date:	Winchester, SO2 02/09/2005 £265,000	2 5JX	Semi-detached House Semi-detached House
<b>3, Sawyers Close,</b> Last Sold Date: Last Sold Price:	Winchester, SO2 02/09/2005 £265,000	2 5JX	
3, Sawyers Close, Last Sold Date: Last Sold Price: 10, Sawyers Close,	Winchester, SO2 02/09/2005 £265,000 , Winchester, SO	2 5JX	
<ul> <li>3, Sawyers Close, Y Last Sold Date: Last Sold Price:</li> <li>10, Sawyers Close, Last Sold Date:</li> </ul>	Winchester, SO2 02/09/2005 £265,000 , Winchester, SO 14/09/2001 £179,950	2 5JX 22 5JX	Semi-detached House
3, Sawyers Close, Y Last Sold Date: Last Sold Price: 10, Sawyers Close, Last Sold Date: Last Sold Price:	Winchester, SO2 02/09/2005 £265,000 , Winchester, SO 14/09/2001 £179,950	2 5JX 22 5JX	

**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 About Us





#### 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.



### Sam Kerr-Smiley **Testimonials**

#### **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**

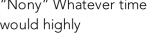
Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she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



/MartinCoWinchester







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/MAC\_Winchester

## Agent **Disclaimer**



#### 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 propertyspecific data.



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Land Registry







Historic England







Valuation Office Agency

