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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th February 2025



SAWYERS CLOSE, WINCHESTER, SO22

Offers Over : £550,000

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Property Overview



Property

Type:	Semi-Detached	Offers Over:	£550,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.1 acres		
Year Built :	1960 -70		
Council Tax :	Band D		
Annual Estimate:	£2,143		
Title Number:	HP360682		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	2	49	1000
● Surface Water	Low	mb/s	mb/s	mb/s

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



SAWYERS CLOSE, WINCHESTER, SO22

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft

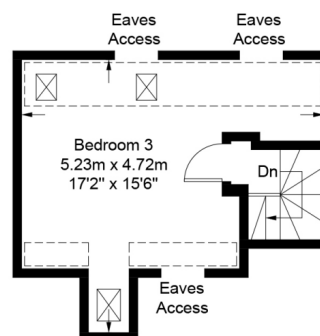
Garage = 14.5 sq m / 156 sq ft

Shed = 4.8 sq m / 52 sq ft

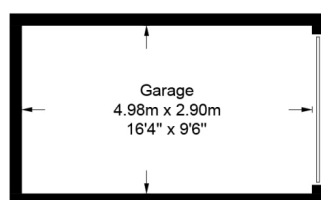
Total = 130.4 sq m / 1404 sq ft



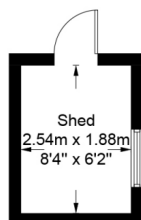
= Reduced headroom below 1.5m / 5'0"



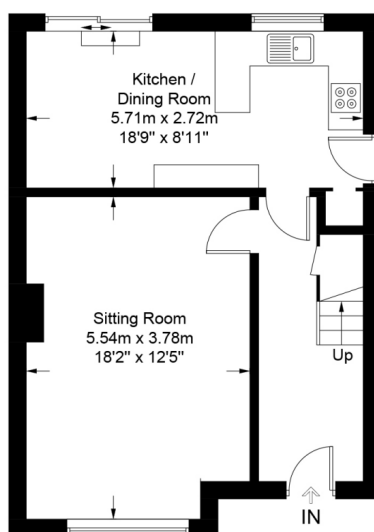
SECOND FLOOR



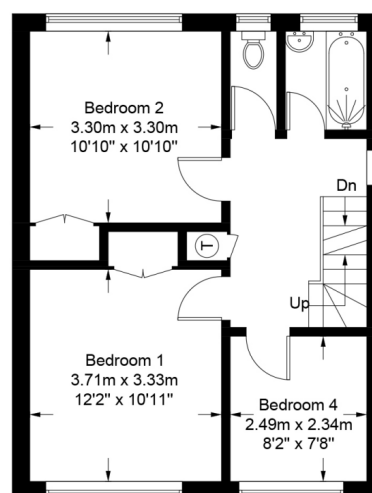
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR

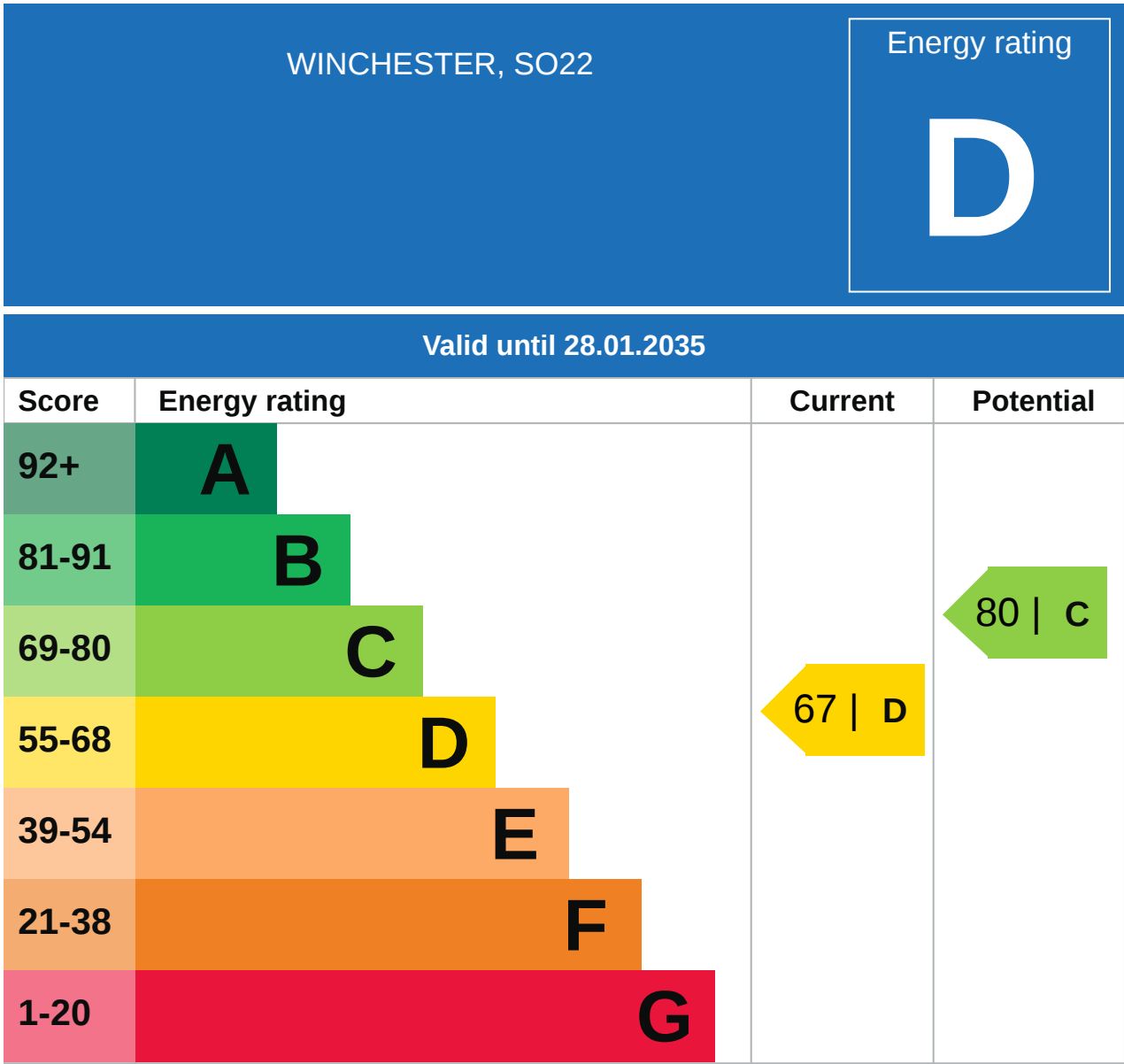


FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

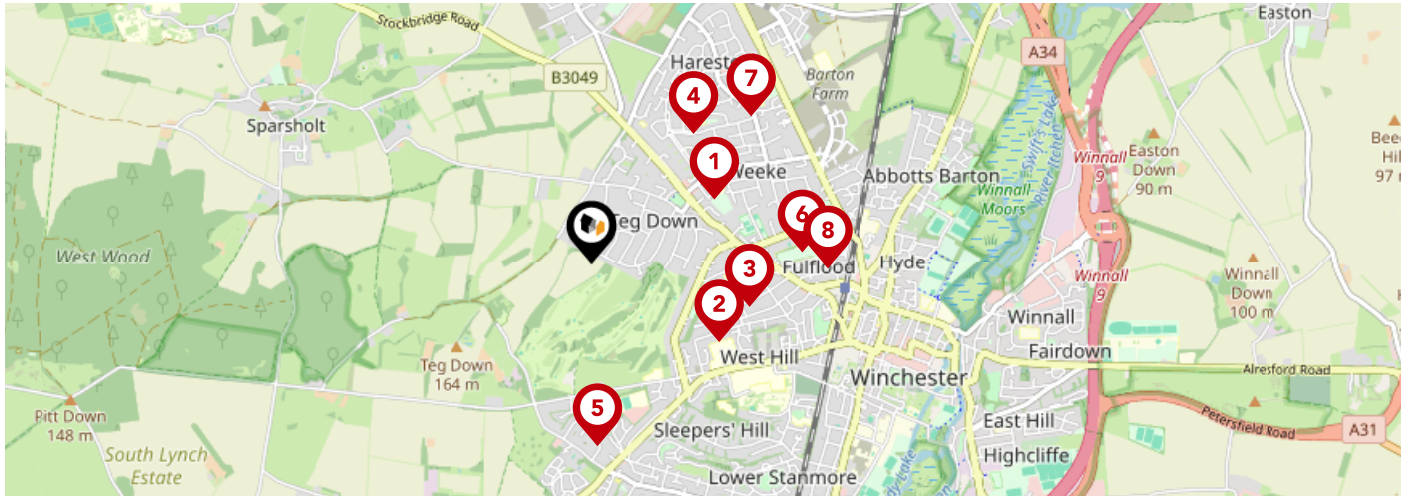
Created by Emzo Marketing (ID1163714)

Property EPC - Certificate

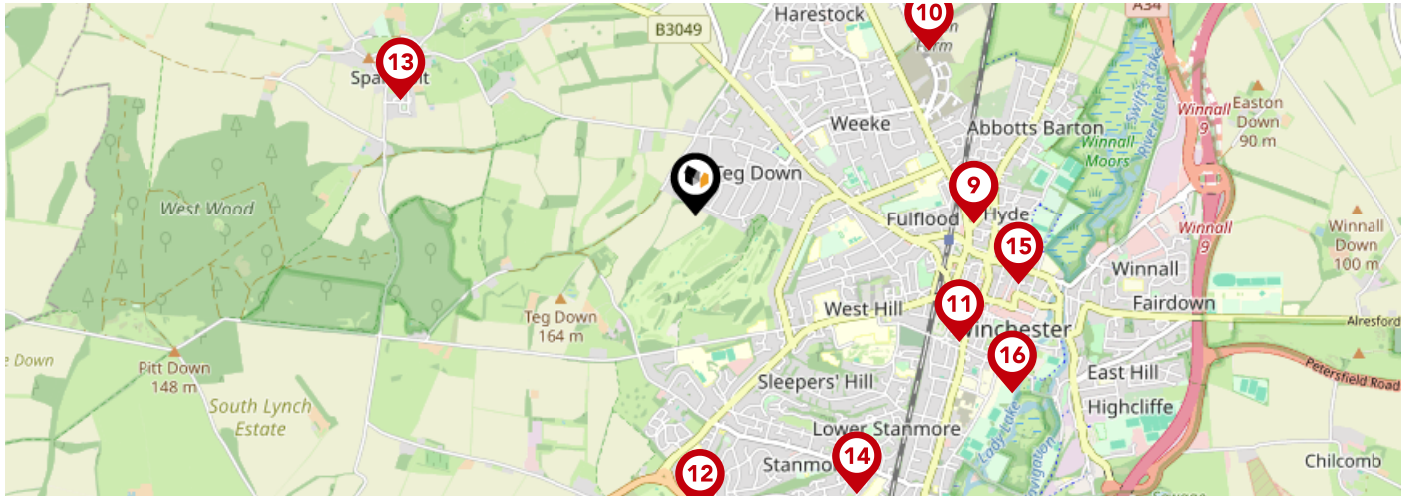


Additional EPC Data

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 ²



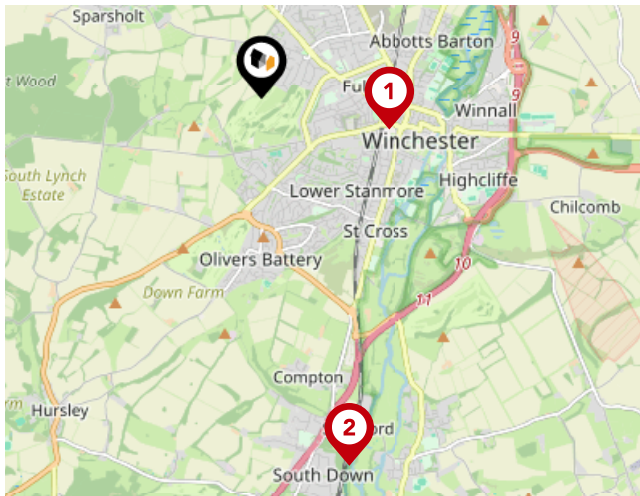
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1	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

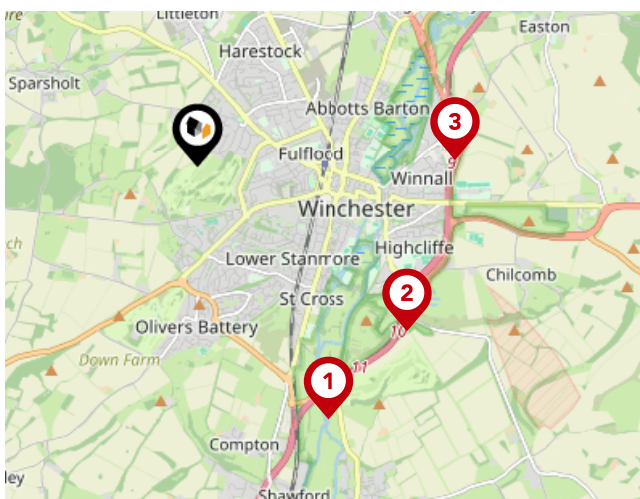
Area

Transport (National)



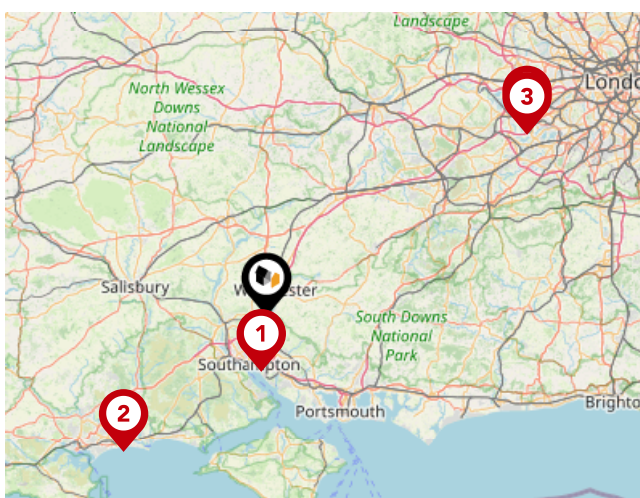
National Rail Stations

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



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

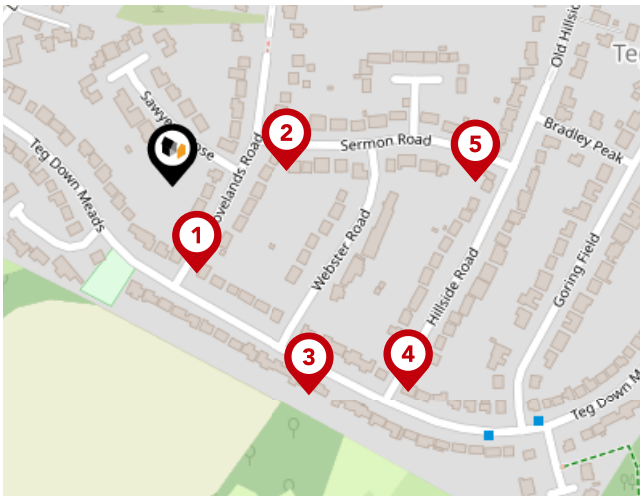


Airports/Helipads

Pin	Name	Distance
1	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

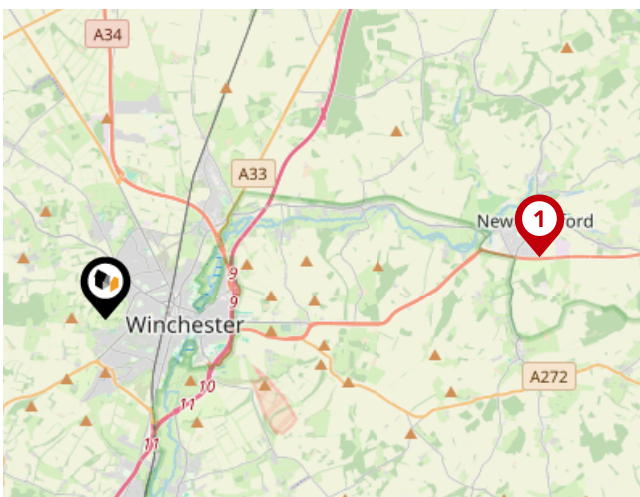
Area

Transport (Local)



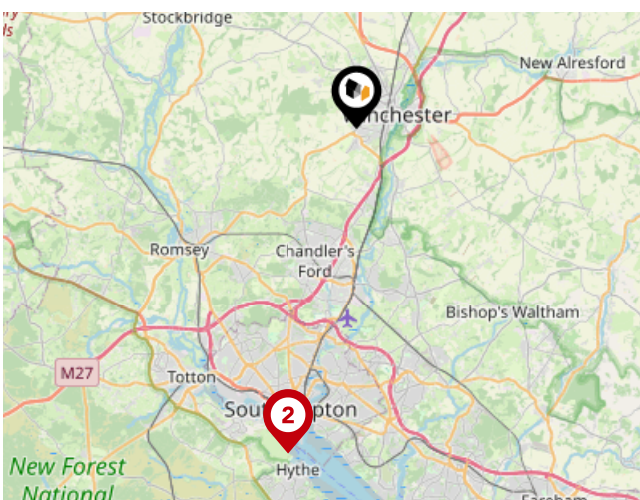
Bus Stops/Stations

Pin	Name	Distance
1	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
1	Alresford (Mid Hants Railway)	8.18 miles



Ferry Terminals

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

20, Sawyers Close, Winchester, SO22 5JX					Terraced House
Last Sold Date:		28/04/2022			
Last Sold Price:		£405,000			
22, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		06/01/2022	30/04/2015		
Last Sold Price:		£622,500	£392,000		
17, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		26/03/2021	24/08/2007		
Last Sold Price:		£595,000	£355,000		
24, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		05/02/2021			
Last Sold Price:		£375,000			
4, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		28/05/2020	06/09/2012	18/08/2000	02/10/1998
Last Sold Price:		£575,000	£377,500	£167,950	£120,000
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 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		
2, Sawyers Close, Winchester, SO22 5JX					Detached House
Last Sold Date:		05/04/2011			
Last Sold Price:		£355,000			
5, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		06/11/2009			
Last Sold Price:		£280,000			
8, Sawyers Close, Winchester, SO22 5JX					Semi-detached House
Last Sold Date:		29/10/2009	20/09/2002		
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, SO22 5JX			Detached House
Last Sold Date:	21/08/2009	01/02/2001	
Last Sold Price:	£285,000	£145,000	
15, Sawyers Close, Winchester, SO22 5JX			Semi-detached House
Last Sold Date:	24/07/2008	04/03/1996	
Last Sold Price:	£315,000	£74,500	
12, Sawyers Close, Winchester, SO22 5JX			Terraced House
Last Sold Date:	24/08/2007	05/05/2000	
Last Sold Price:	£330,000	£130,000	
7, Sawyers Close, Winchester, SO22 5JX			Semi-detached House
Last Sold Date:	01/06/2007		
Last Sold Price:	£280,000		
19, Sawyers Close, Winchester, SO22 5JX			Detached House
Last Sold Date:	10/08/2006	06/04/1995	
Last Sold Price:	£290,000	£76,000	
3, Sawyers Close, Winchester, SO22 5JX			Semi-detached House
Last Sold Date:	02/09/2005		
Last Sold Price:	£265,000		
10, Sawyers Close, Winchester, SO22 5JX			Semi-detached House
Last Sold Date:	14/09/2001		
Last Sold Price:	£179,950		
1, Sawyers Close, Winchester, SO22 5JX			Detached House
Last Sold Date:	11/04/2001		
Last Sold Price:	£190,000		

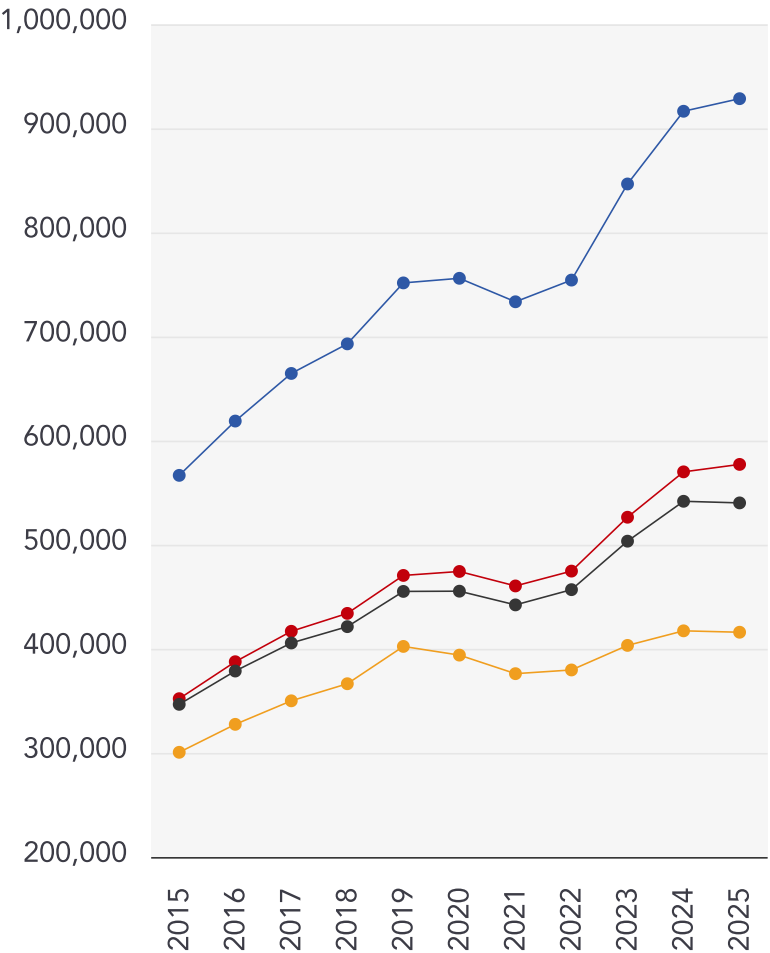
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%



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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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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