

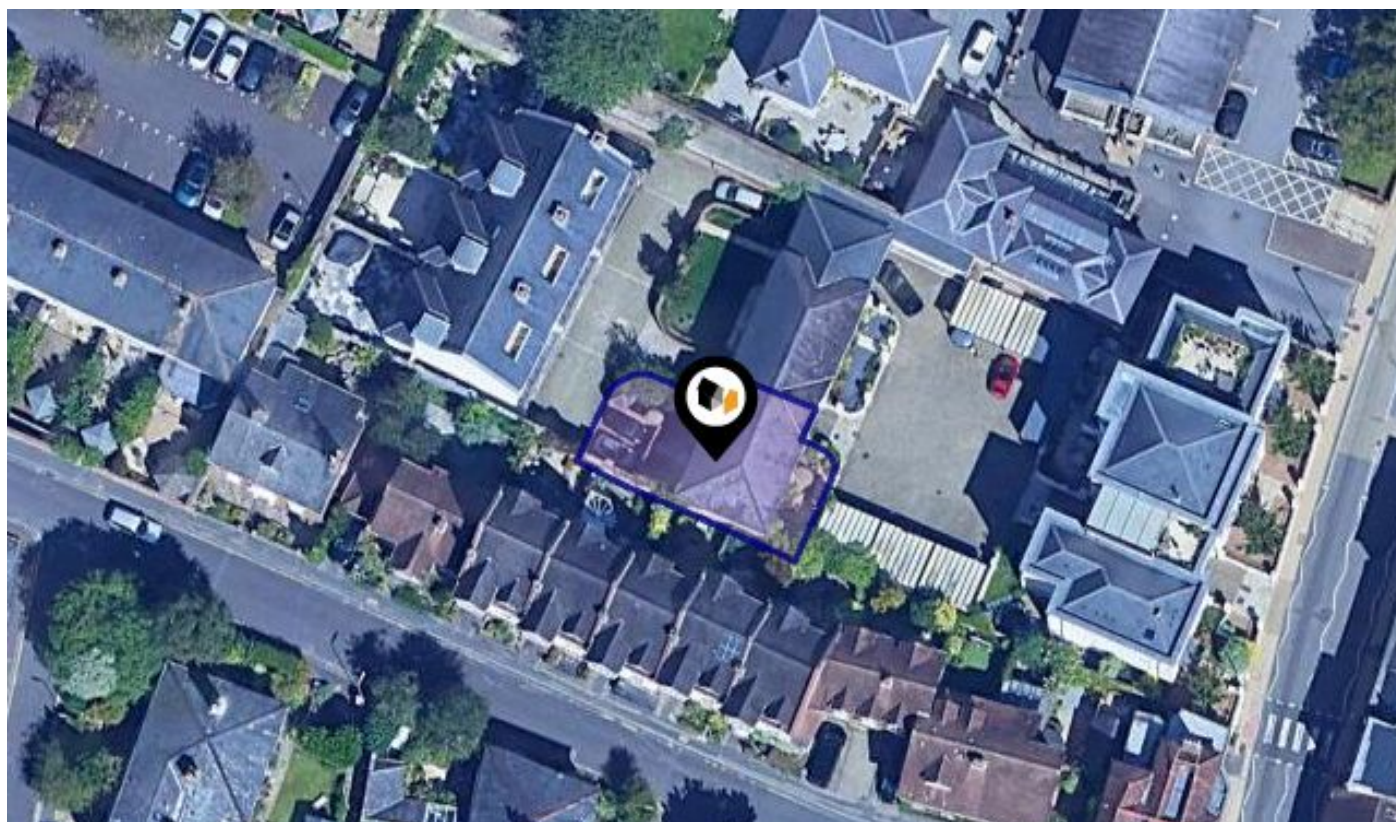


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th January 2025



ST. JAMES MEWS, WINCHESTER, SO23

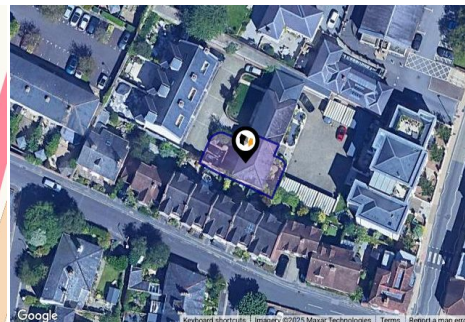
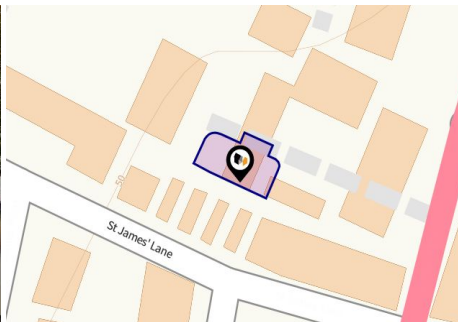
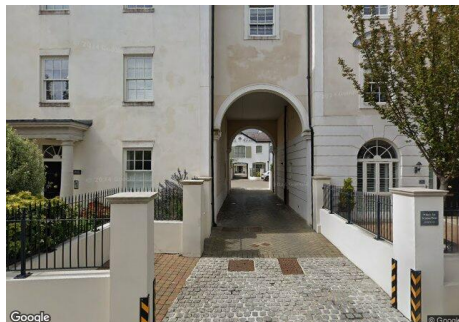
Offers Over : £1,250,000

Sam Kerr-Smiley

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sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,679 ft ² / 156 m ²
Plot Area:	0.05 acres
Year Built :	2015
Council Tax :	Band F
Annual Estimate:	£3,095
Title Number:	HP783463

Offers Over:	£1,250,000
Tenure:	Leasehold
Start Date:	10/06/2015
End Date:	01/01/3013
Lease Term:	999 years from 1 January 2014
Term Remaining:	988 years

Local Area

Local Authority:	Winchester
Conservation Area:	Winchester
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

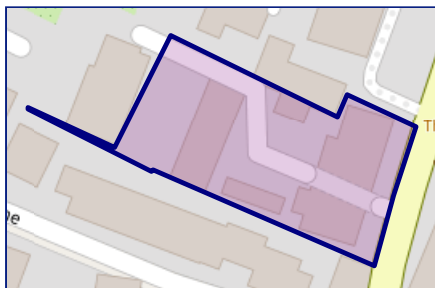
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

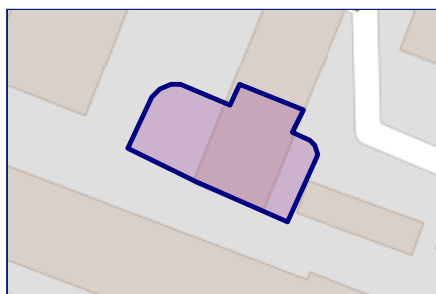


Freehold Title Plan



HP455160

Leasehold Title Plan



HP783463

Start Date: 10/06/2015
End Date: 01/01/3013
Lease Term: 999 years from 1 January 2014
Term Remaining: 988 years



ST. JAMES MEWS, WINCHESTER, SO23

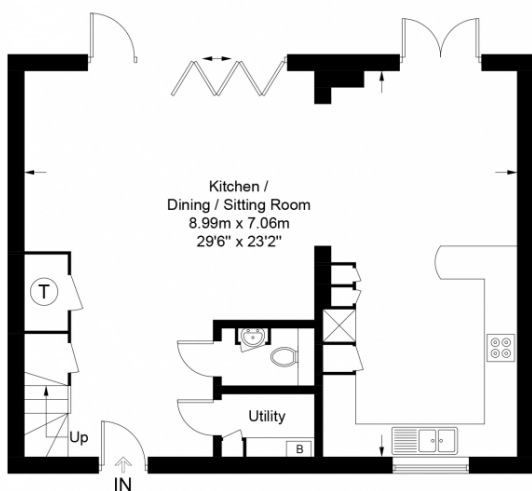
Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft
Shed = 1.8 sq m / 19 sq ft
Total = 152.9 sq m / 1645 sq ft



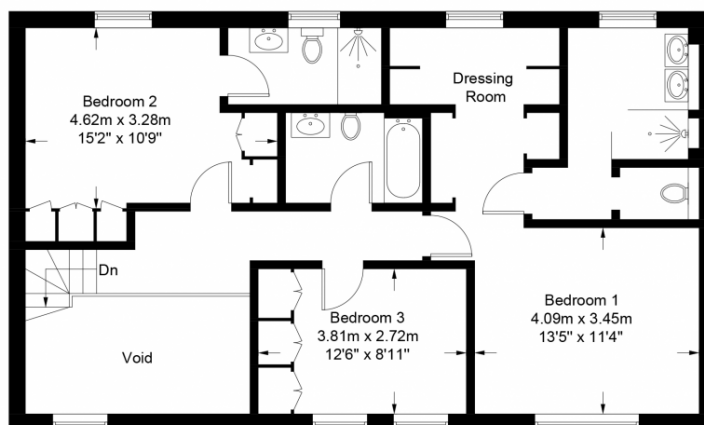
Shed
1.37m x 1.32m
4'6" x 4'4"



(Not Shown In Actual
Location / Orientation)



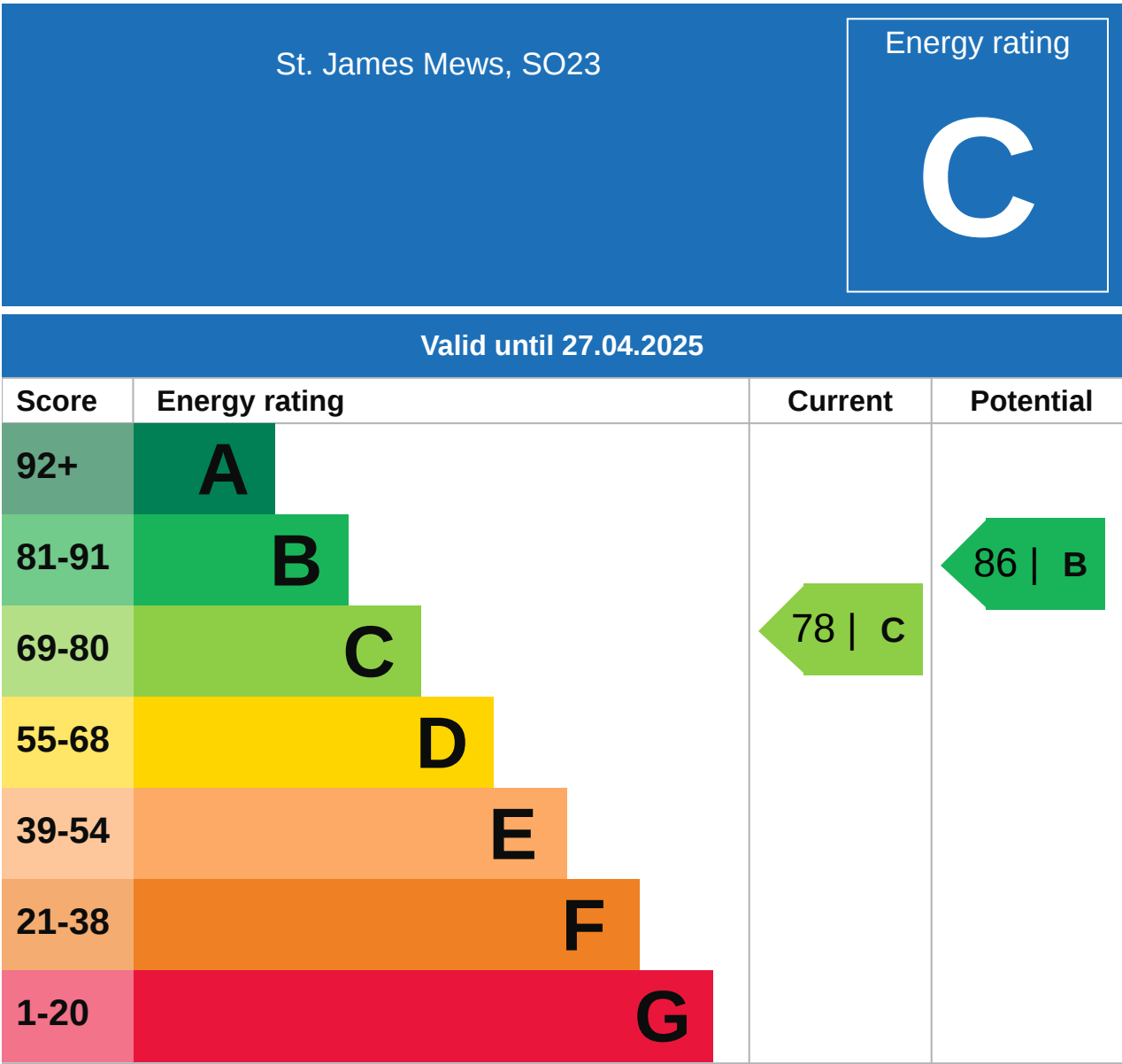
Ground Floor



First Floor

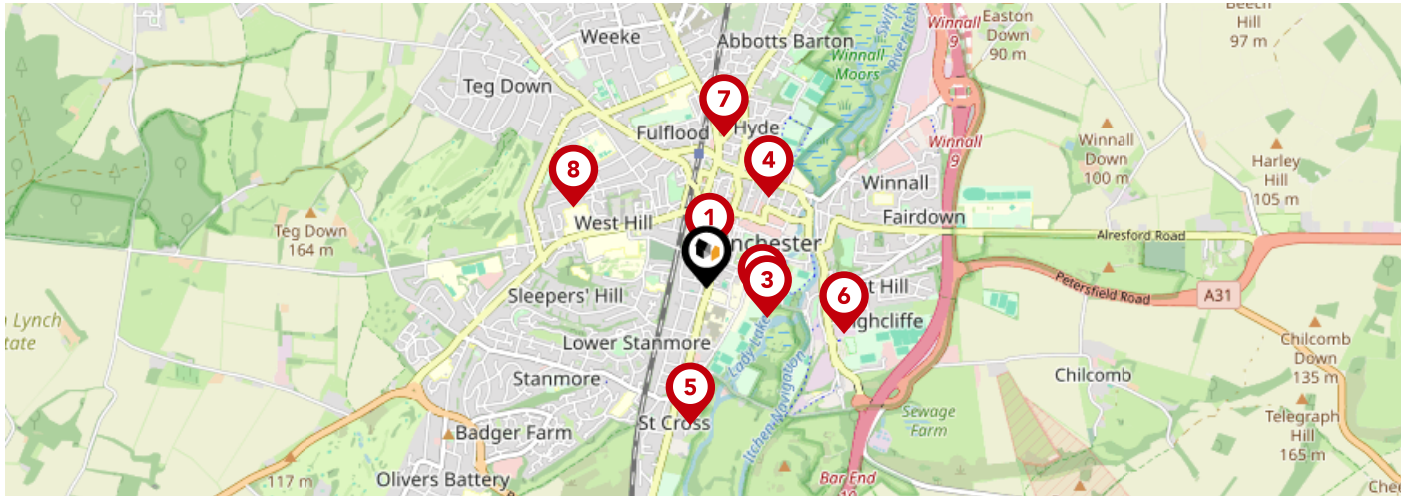
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1164368)

Property
EPC - Certificate

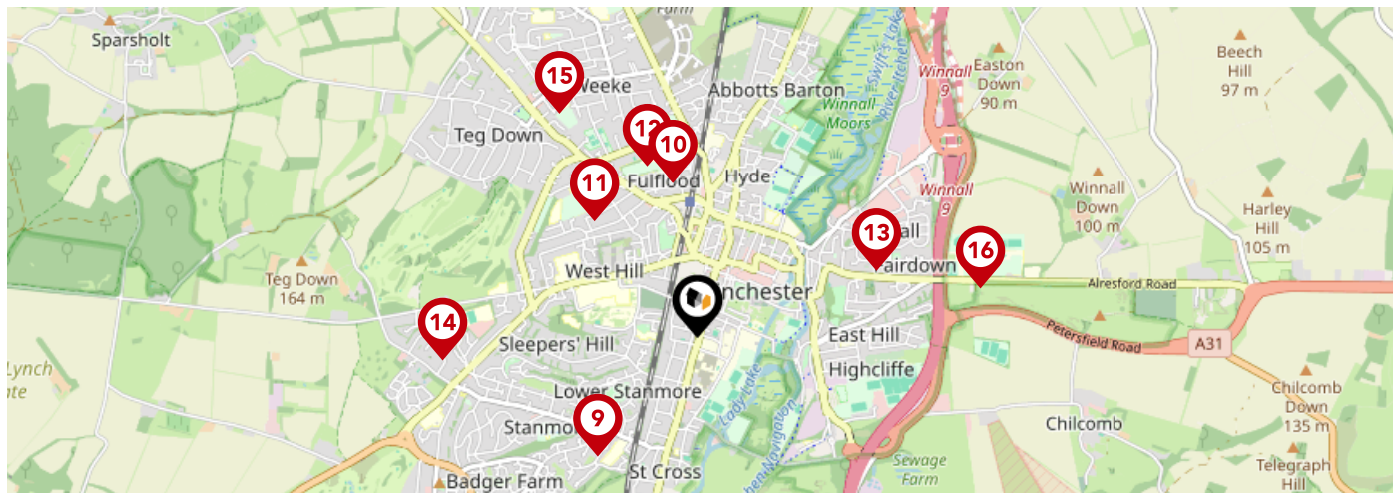


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-Â°K
Total Floor Area:	156 m ²



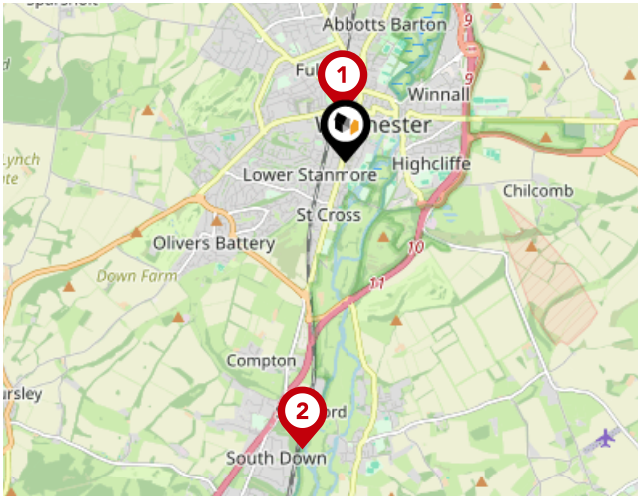
		Nursery	Primary	Secondary	College	Private
1	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.51	<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:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

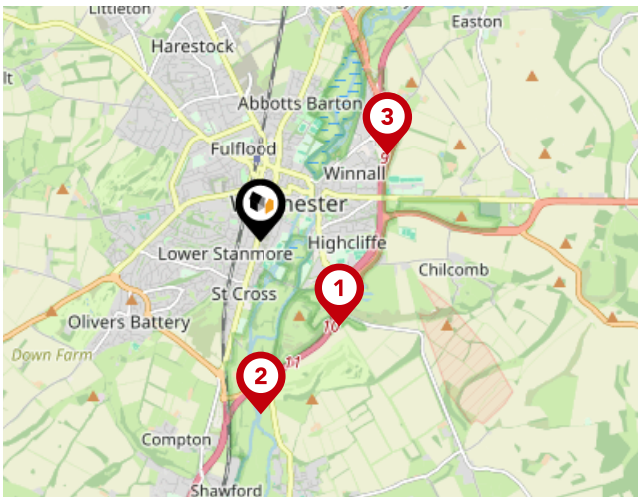
Area

Transport (National)



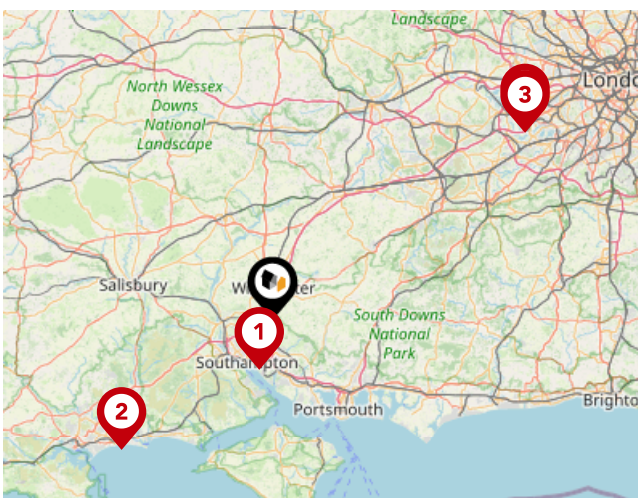
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.48 miles
2	Shawford Rail Station	2.69 miles
3	Chandlers Ford Rail Station	6.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J10	1.08 miles
2	M3 J11	1.6 miles
3	M3 J9	1.44 miles
4	M3 J12	4.83 miles
5	M3 J13	6.47 miles

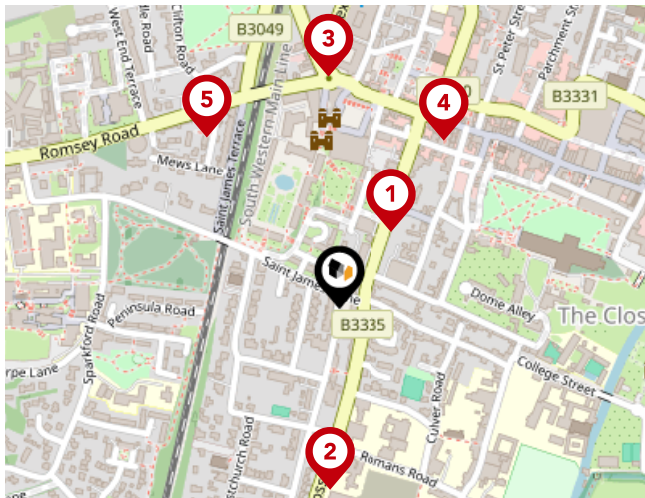


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	7.82 miles
2	Bournemouth International Airport	29.76 miles
3	Heathrow Airport Terminal 4	46.77 miles
4	Heathrow Airport	47.18 miles

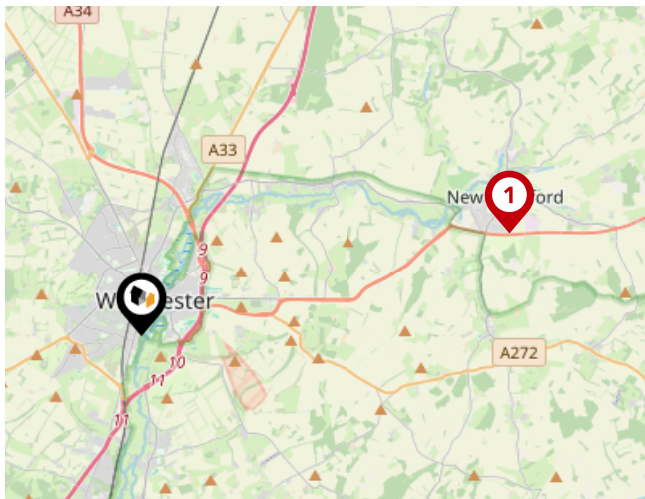
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St. Thomas Church	0.11 miles
2	Romans Road	0.21 miles
3	Westgate	0.27 miles
4	Jewry Street	0.23 miles
5	Clifton Hill	0.25 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.15 miles

Market Sold in Street



2, St James Mews, Winchester, SO23 9DW			Detached House
Last Sold Date:	03/07/2024	27/05/2015	
Last Sold Price:	£2,067,000	£1,400,000	
5, St James Mews, Winchester, SO23 9DW			Semi-detached House
Last Sold Date:	18/09/2015		
Last Sold Price:	£875,000		
3, St James Mews, Winchester, SO23 9DW			Detached House
Last Sold Date:	03/07/2015		
Last Sold Price:	£1,350,000		
4, St James Mews, Winchester, SO23 9DW			Detached House
Last Sold Date:	19/06/2015		
Last Sold Price:	£1,500,000		
1, St James Mews, Winchester, SO23 9DW			Detached House
Last Sold Date:	11/06/2015		
Last Sold Price:	£850,000		

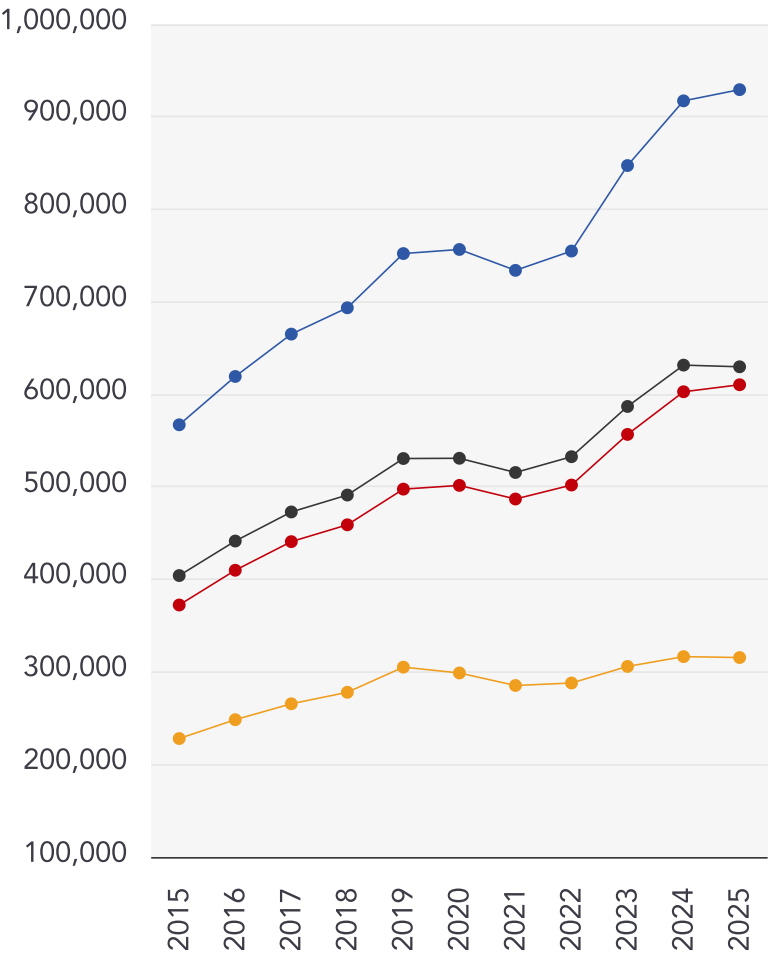
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO23



Detached

+63.86%

Terraced

+55.82%

Semi-Detached

+63.92%

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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