

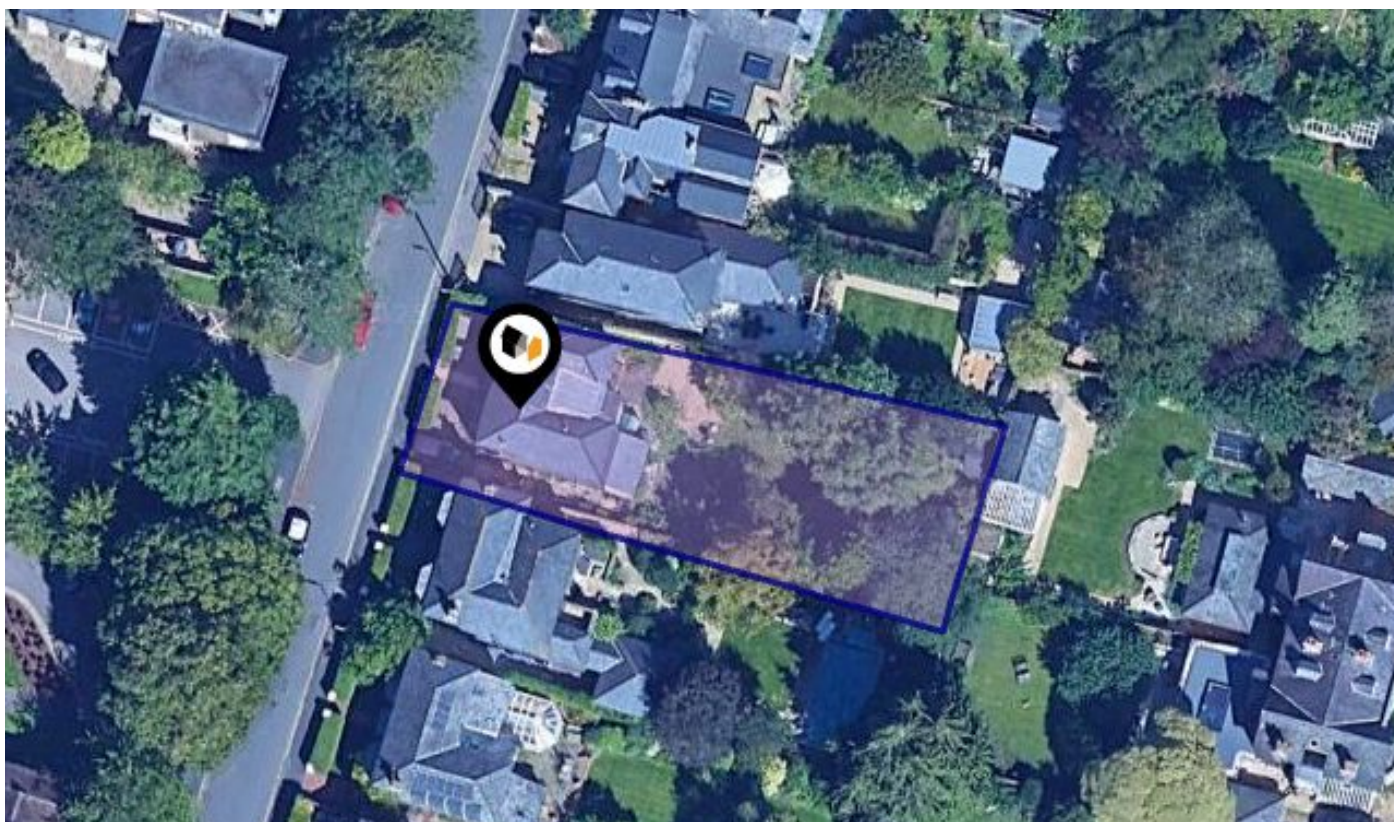


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd February 2025



CHRISTCHURCH ROAD, WINCHESTER, SO23

Guide Price : £1,850,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com

Property Overview



Property

Type:	Detached	Guide Price:	£1,850,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,378 ft ² / 221 m ²		
Plot Area:	0.2 acres		
Year Built :	1860-70		
Council Tax :	Band G		
Annual Estimate:	£3,571		
Title Number:	HP475659		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	Winchester	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	14	42	1000
● Surface Water	High	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

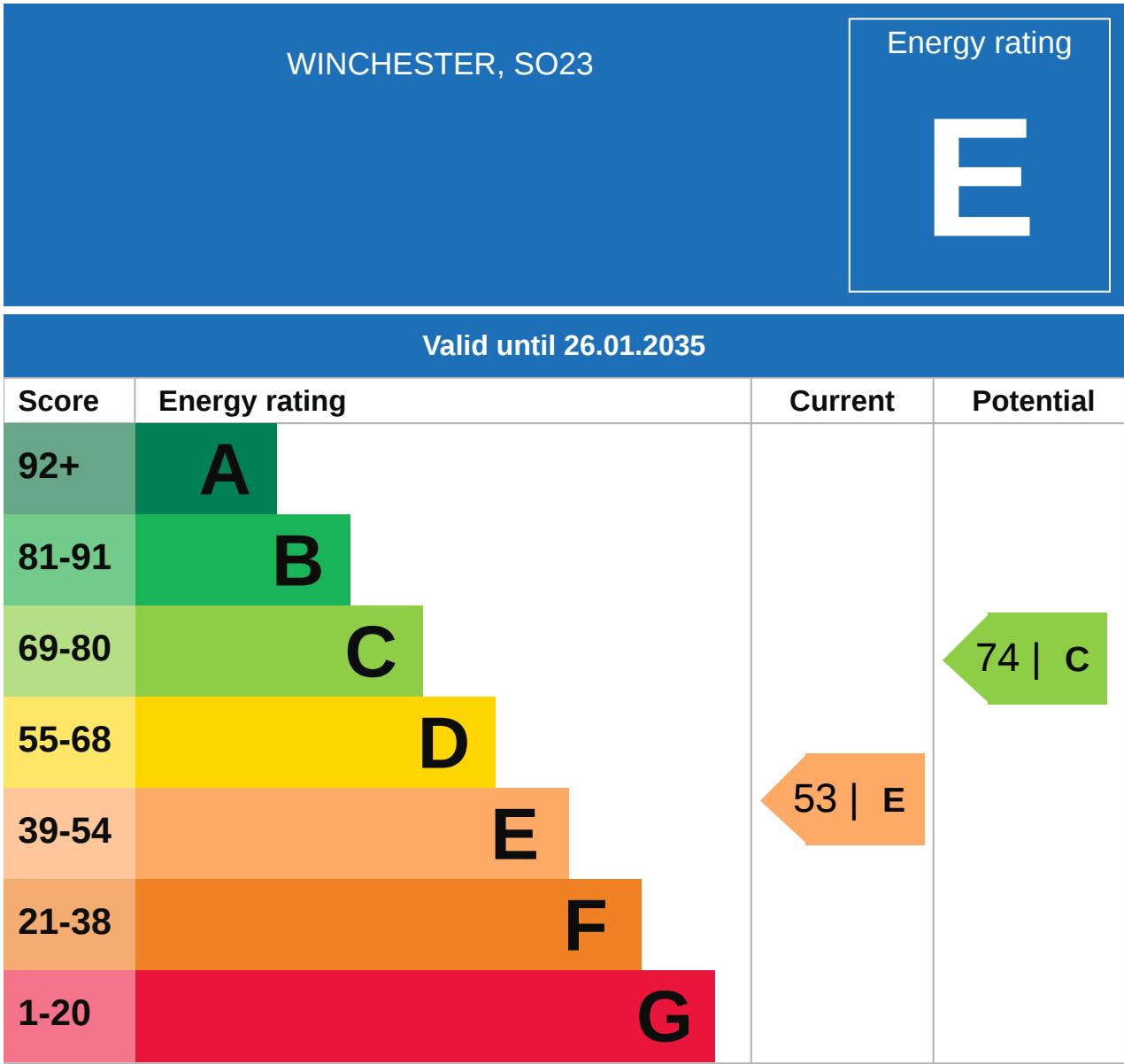
Planning records for: **Christchurch Road, Winchester, SO23**

Reference - 18/02342/TPC
Decision: Decided
Date: 19th October 2018
Description: F: removal of fig tree, two trunks (20cm and 30cm diameter.) Outgrown space available, impinging on house and boundary wall which has partially collapsed and requires repair. B1, B2: removal of two...

Reference - Winchester/18/02342/TPC
Decision: Decided
Date: 08th October 2018
Description: F: removal of fig tree, two trunks (20cm and 30cm diameter.) Outgrown space available, impinging on house and boundary wall which has partially collapsed and requires repair. B1, B2: removal of two self seeded Bay trees (15cm and 30cm trunk diameter.) Outgrown space, crowding out neighbouring Greengage and Magnolia trees. B3: reduction of self-seeded Bay tree to finished height of 4m and crown spread of 3.5m- over crowding neighbouring Apple and Pittisporum and impinging on boundary wall. A: removal of small Apple tree (2m high, 20cm trunk diameter.) Diseased and unproductive. G: removal of one bough of Goat Willow (30cm diameter.) Overhanging and pressing on boundary wall; the wall has cracked as a result. E: removal of Eucalyptus (40cm trunk diameter.) Over crowding and impacting growth of neighbouring Horse Chestnut.

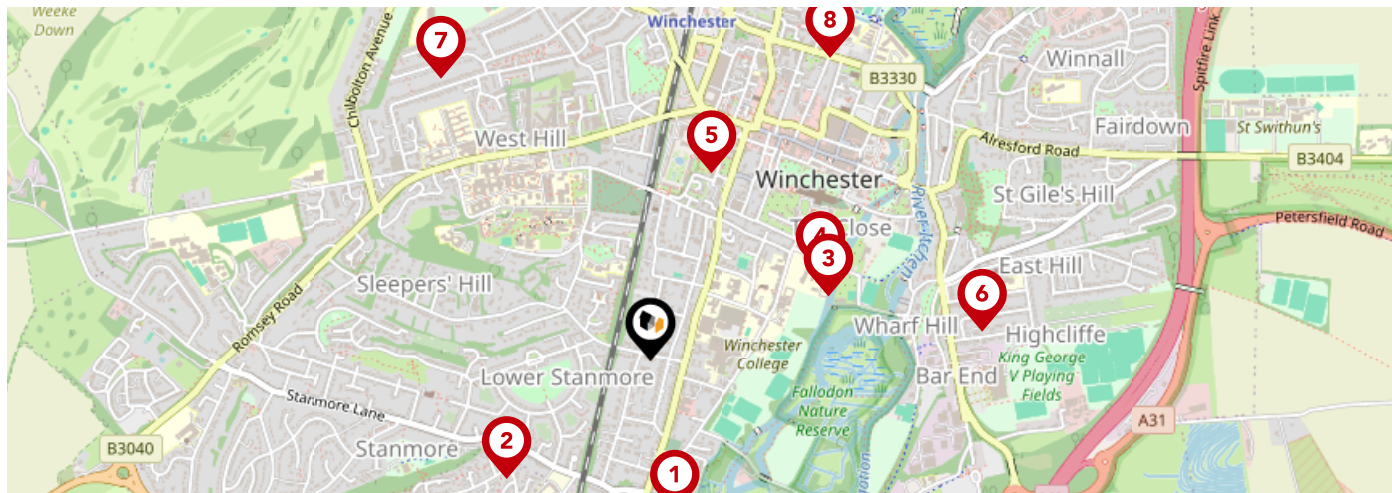
Reference - 05/00703/FUL
Decision: Decided
Date: 15th March 2005
Description: Two storey rear extension

Property
EPC - Certificate

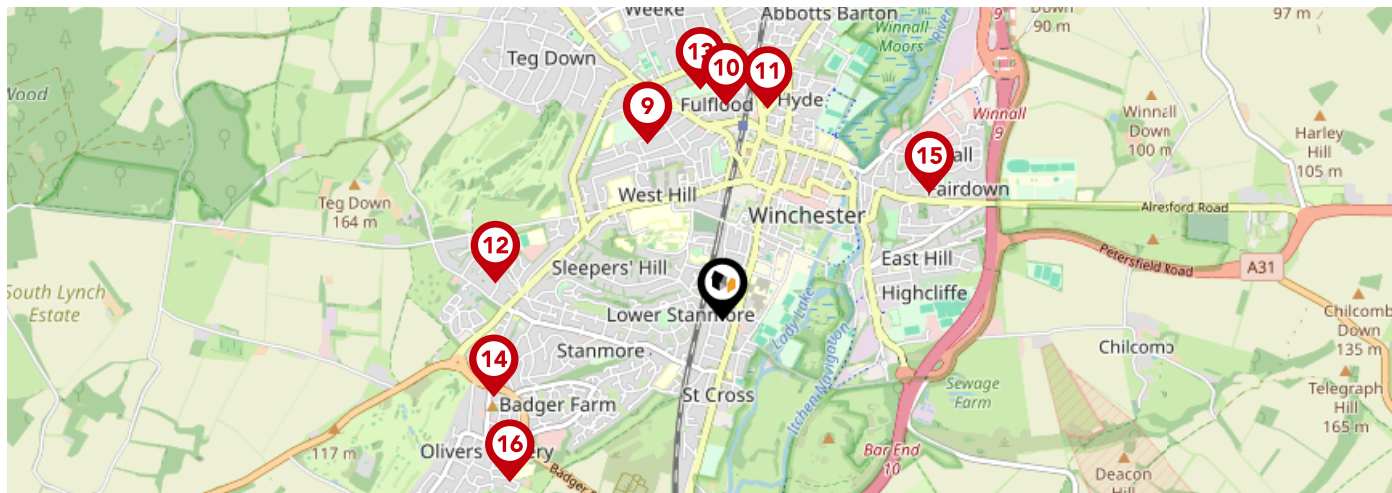


Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Poor
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, plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	221 m ²



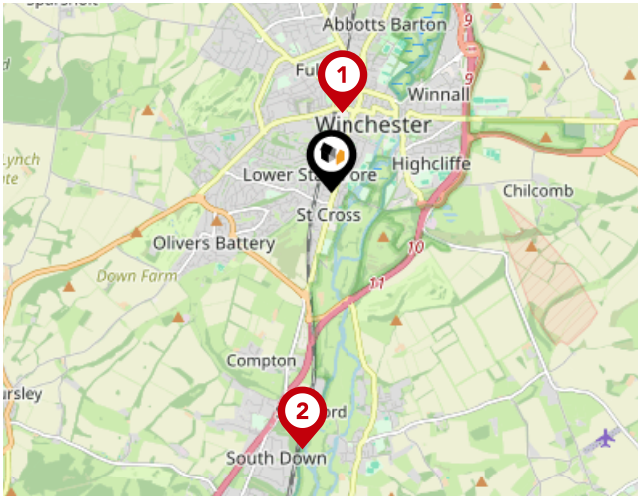
		Nursery	Primary	Secondary	College	Private
1	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.78	<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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

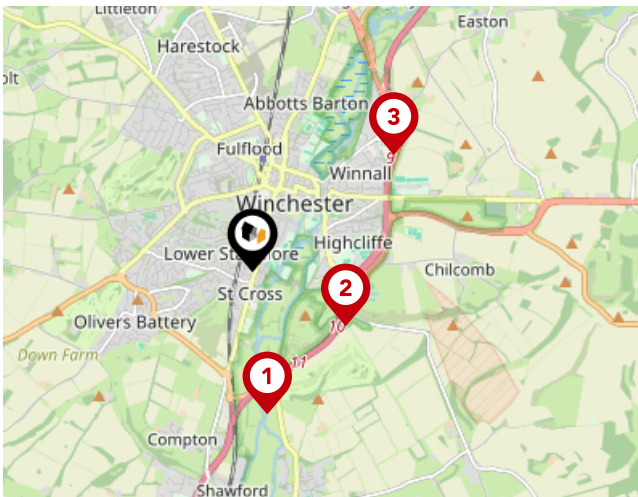
Area

Transport (National)



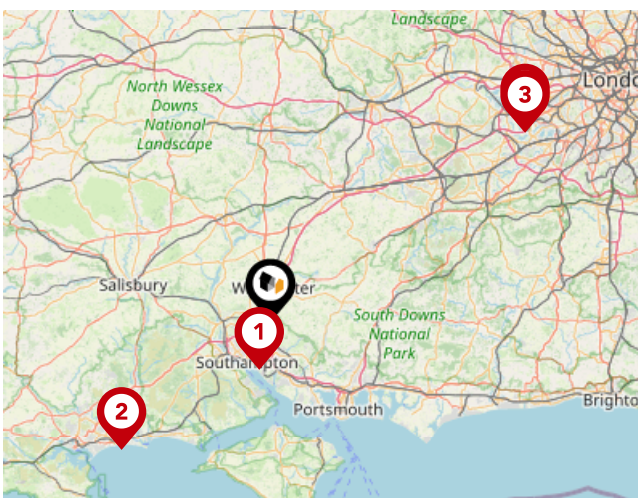
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.76 miles
2	Shawford Rail Station	2.4 miles
3	Chandlers Ford Rail Station	5.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	1.33 miles
2	M3 J10	1.01 miles
3	M3 J9	1.71 miles
4	M3 J12	4.53 miles
5	M3 J13	6.16 miles

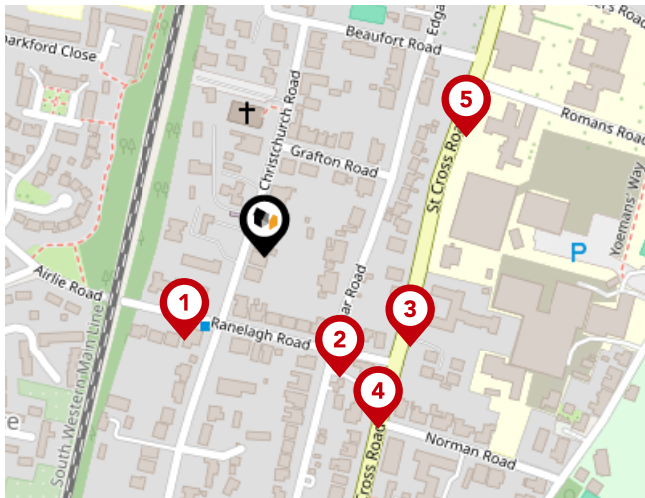


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	7.52 miles
2	Bournemouth International Airport	29.47 miles
3	Heathrow Airport Terminal 4	47.04 miles
4	Heathrow Airport	47.46 miles

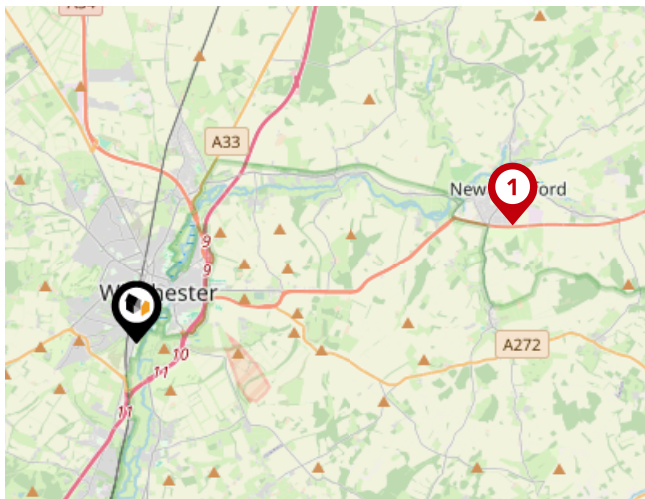
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Christchurch Road	0.07 miles
2	Edgar Road	0.08 miles
3	Ranelagh Road	0.1 miles
4	Ranelagh Road	0.12 miles
5	Romans Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.36 miles

Market Sold in Street



Novus, Christchurch Road, Winchester, SO23 9SY			Detached House
Last Sold Date:	16/12/2022	15/10/2014	
Last Sold Price:	£1,800,000	£1,960,000	
31, Christchurch Road, Winchester, SO23 9SY			Detached House
Last Sold Date:	10/12/2015		
Last Sold Price:	£1,550,000		
37, Christchurch Road, Winchester, SO23 9SY			Terraced House
Last Sold Date:	15/07/2015	26/03/2007	
Last Sold Price:	£1,300,000	£570,000	
35, Christchurch Road, Winchester, SO23 9SY			Terraced House
Last Sold Date:	30/03/2007	14/02/2002	
Last Sold Price:	£745,000	£440,000	
60a, Christchurch Road, Winchester, SO23 9SY			Detached House
Last Sold Date:	05/09/1996		
Last Sold Price:	£245,000		

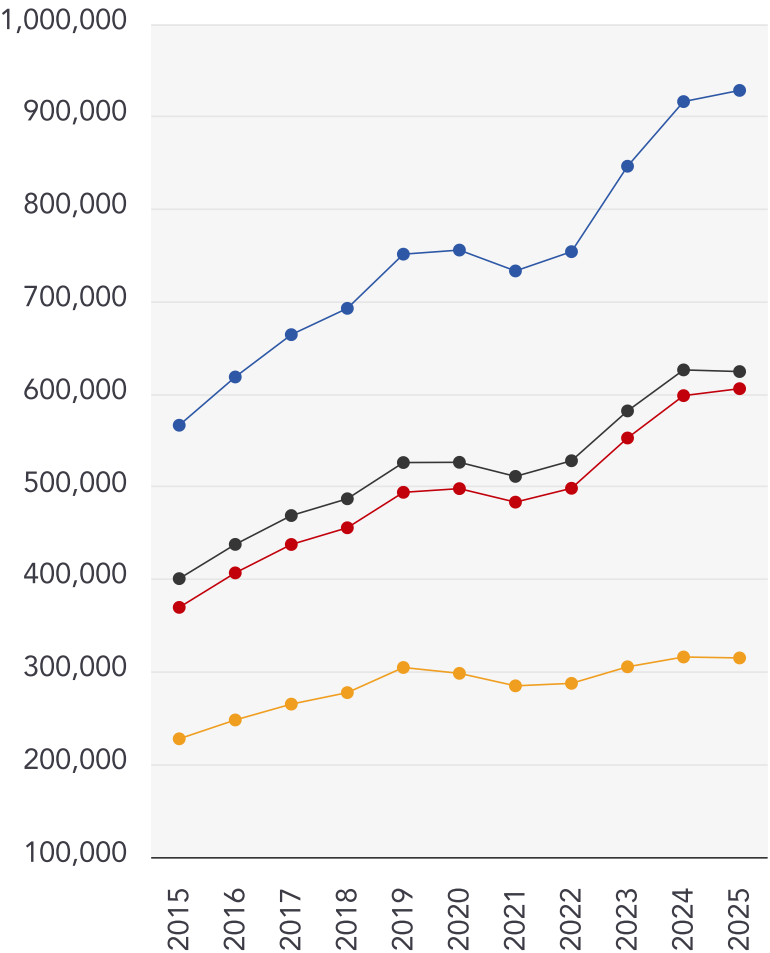
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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