

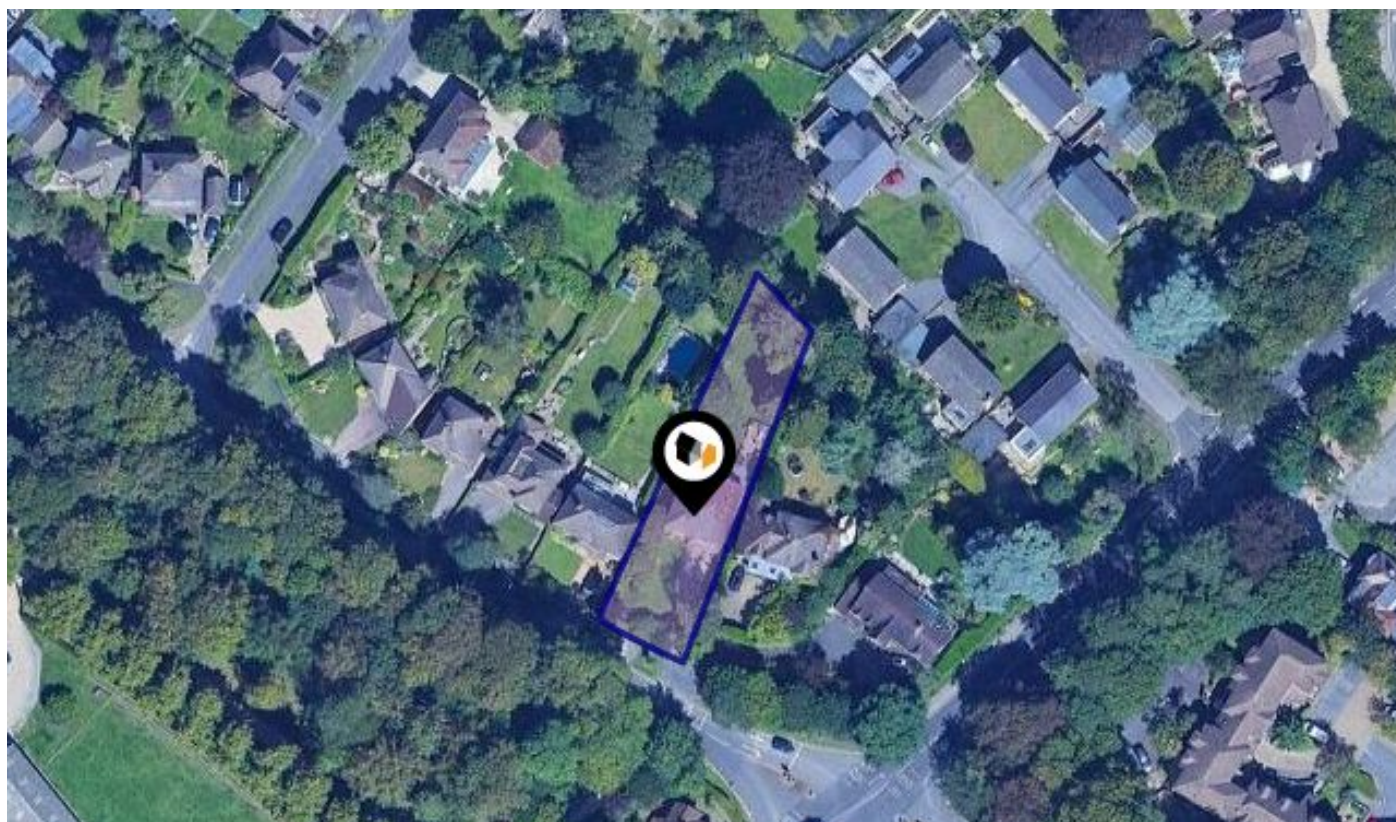


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 08th February 2025



KILHAM LANE, WINCHESTER, SO22

Guide Price : £1,150,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com



Property

Type:	Detached	Guide Price:	£1,150,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,023 ft ² / 188 m ²		
Plot Area:	0.22 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,095		
Title Number:	HP11960		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	9	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s

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

Planning History This Address



Planning records for: *Kilham Lane, Winchester, SO22*

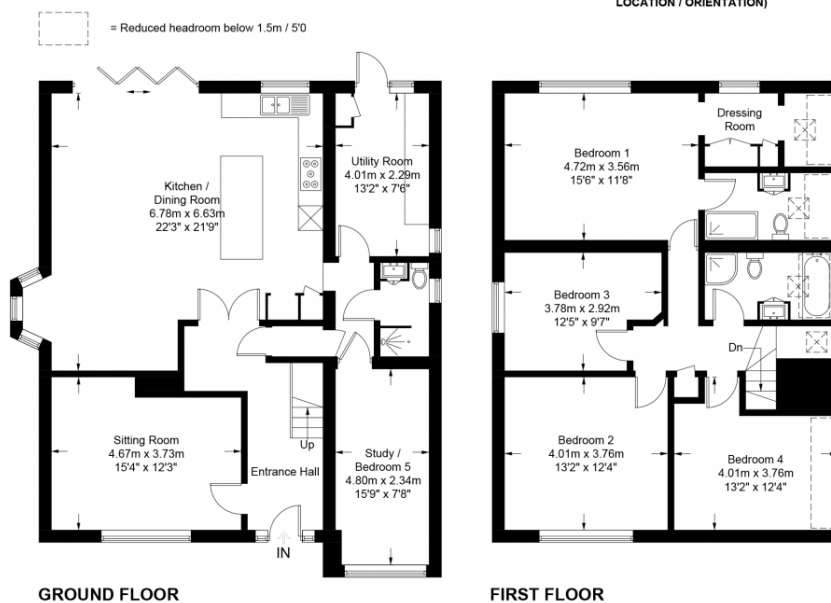
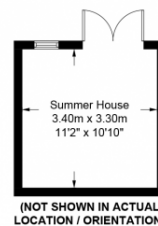
Reference - 85/01642/OLD	
Decision:	Decided
Date:	07th January 1985
Description:	Erection of a single storey rear extension

Reference - 02/02793/FUL	
Decision:	Decided
Date:	12th November 2002
Description:	Two storey side and first floor rear extensions and conservatory to rear



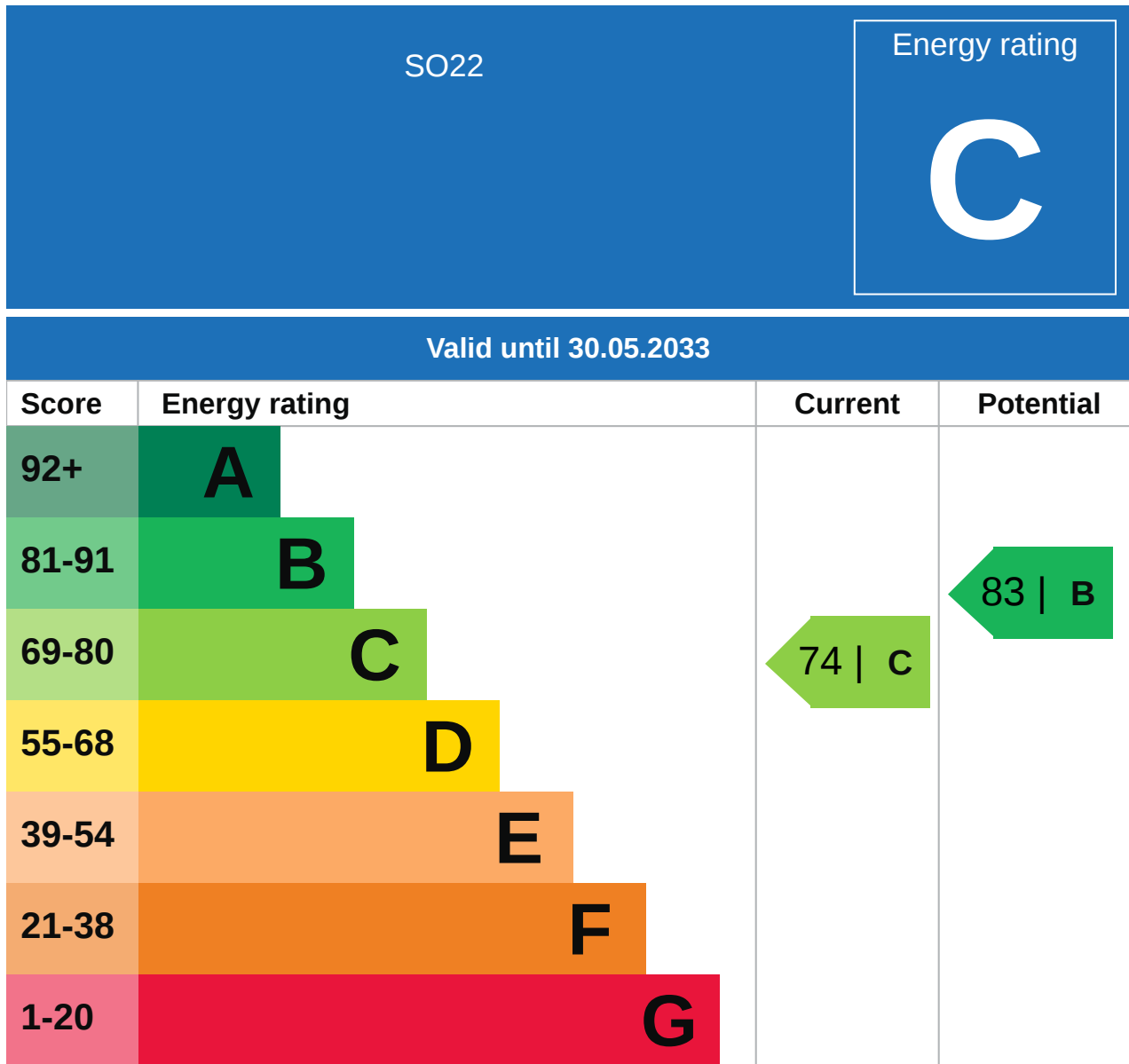
KILHAM LANE, WINCHESTER, SO22

Approximate Gross Internal Area = 189.6 sq m / 2041 sq ft
Summer House = 11.2 sq m / 120 sq ft
Total = 200.8 sq m / 2161 sq ft



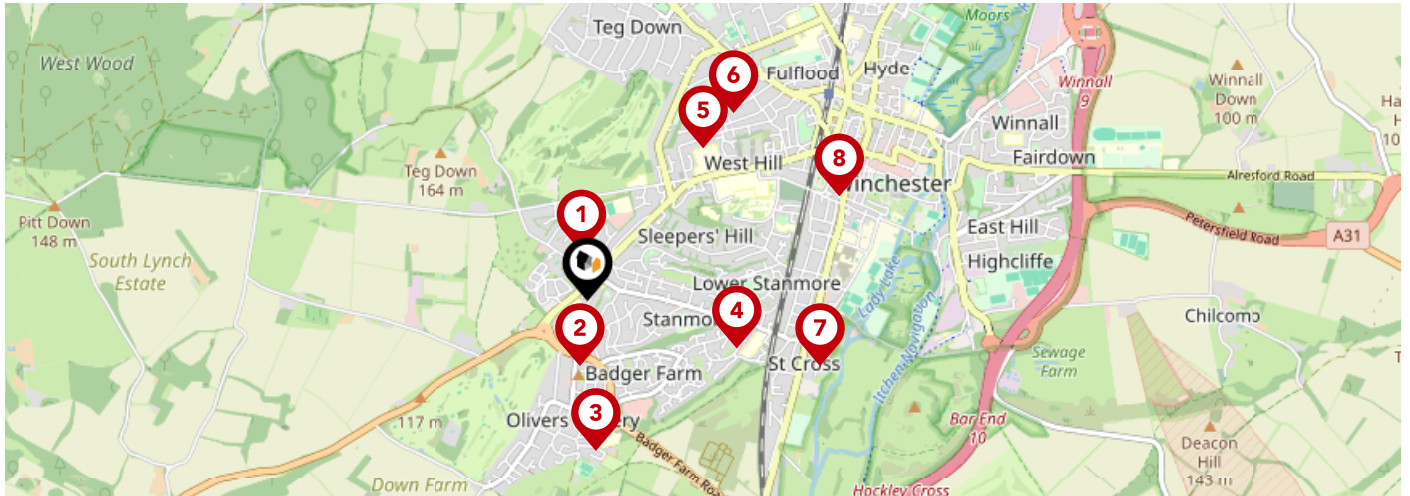
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID972389)

Property EPC - Certificate

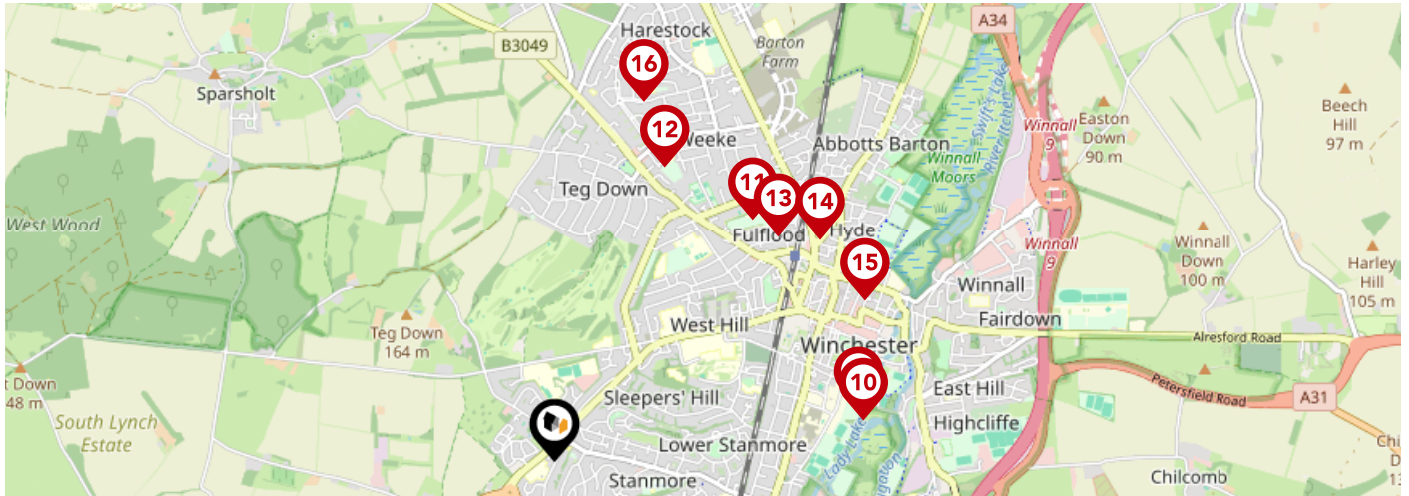










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	188 m ²



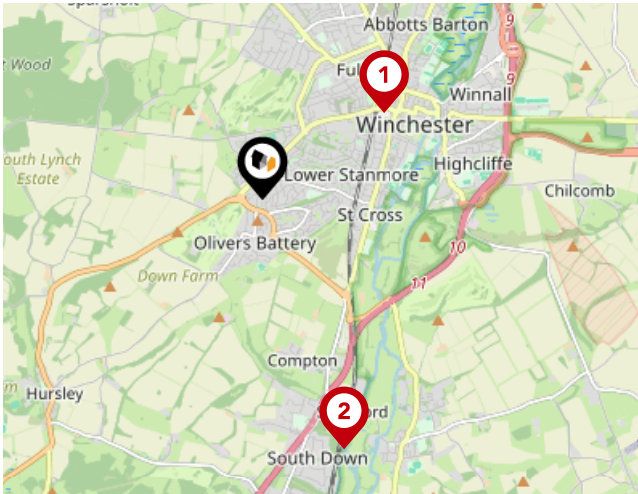
		Nursery	Primary	Secondary	College	Private
1	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

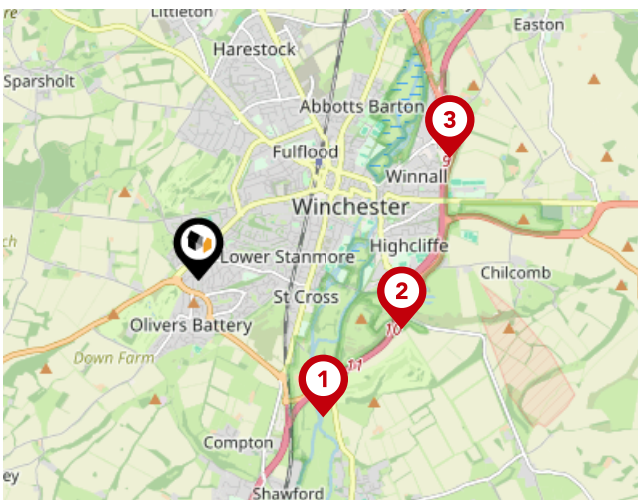
Area

Transport (National)



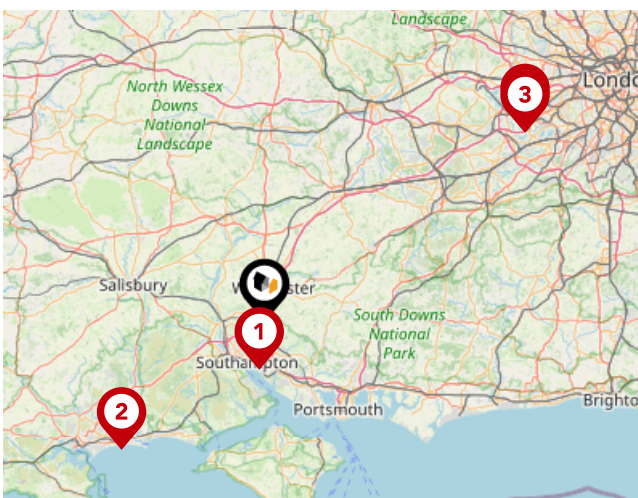
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.39 miles
2	Shawford Rail Station	2.45 miles
3	Chandlers Ford Rail Station	5.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	1.72 miles
2	M3 J10	1.95 miles
3	M3 J9	2.61 miles
4	M3 J12	4.23 miles
5	M3 J13	5.81 miles

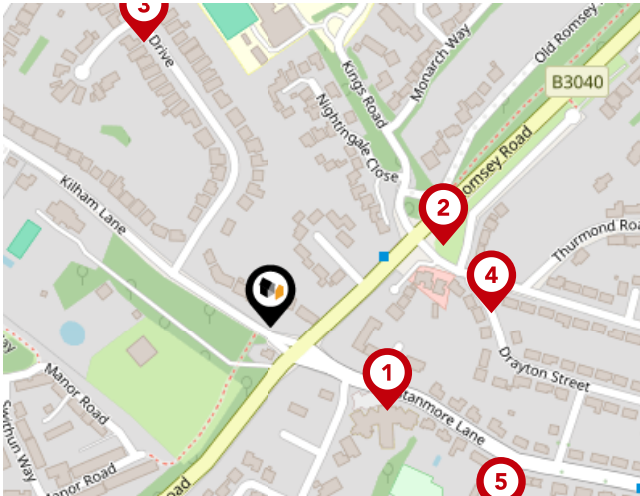


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	7.31 miles
2	Bournemouth International Airport	28.67 miles
3	Heathrow Airport Terminal 4	47.89 miles
4	Heathrow Airport	48.3 miles

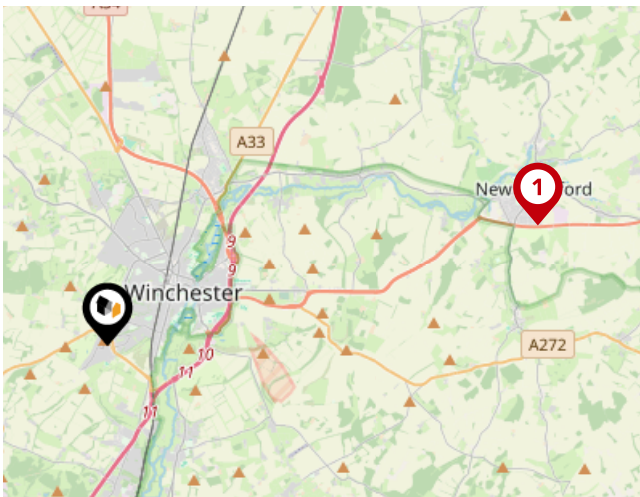
Area

Transport (Local)



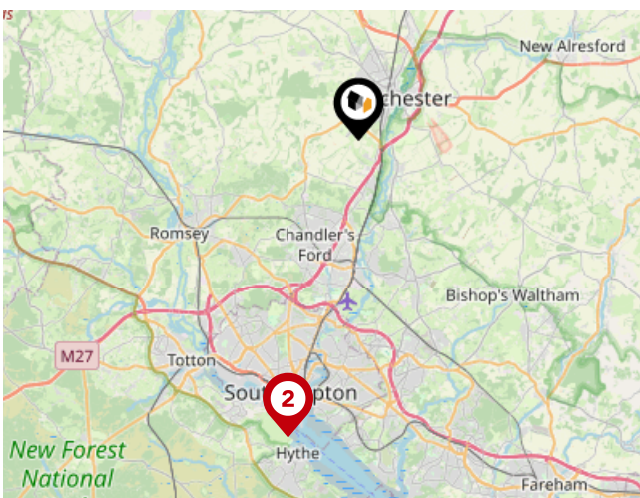
Bus Stops/Stations

Pin	Name	Distance
1	Queens Mead	0.08 miles
2	Battery Hill	0.11 miles
3	Branksome Close	0.18 miles
4	Battery Hill	0.13 miles
5	Walpole Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.35 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	11.36 miles
2	Southampton Vehicle Ferry Terminal	11.37 miles

Market Sold in Street



10, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		31/05/2022			
Last Sold Price:		£924,000			
4, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		09/01/2015	10/12/1999	29/03/1996	
Last Sold Price:		£700,000	£250,000	£157,000	
2a, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		04/07/2012	15/02/2002		
Last Sold Price:		£695,000	£375,000		
2, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		31/07/2007			
Last Sold Price:		£711,000			
6, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		09/08/2002	19/07/2001		
Last Sold Price:		£350,000	£320,000		
8, Kilham Lane, Winchester, SO22 5PS					Detached House
Last Sold Date:		11/06/1999	27/10/1995		
Last Sold Price:		£229,950	£146,000		

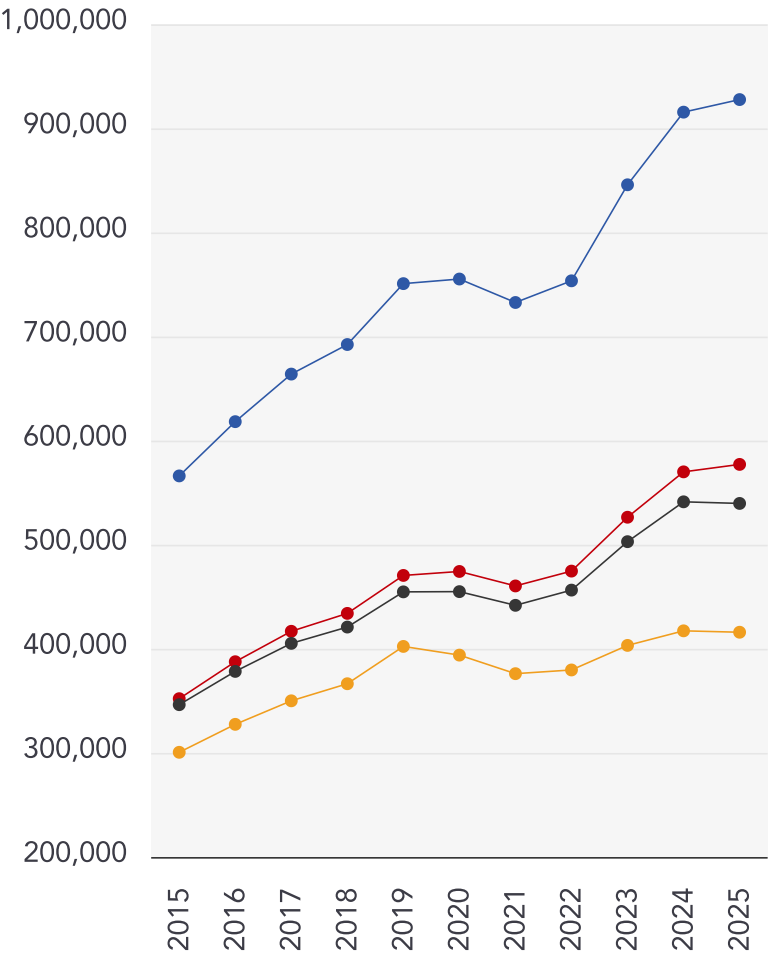
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

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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