

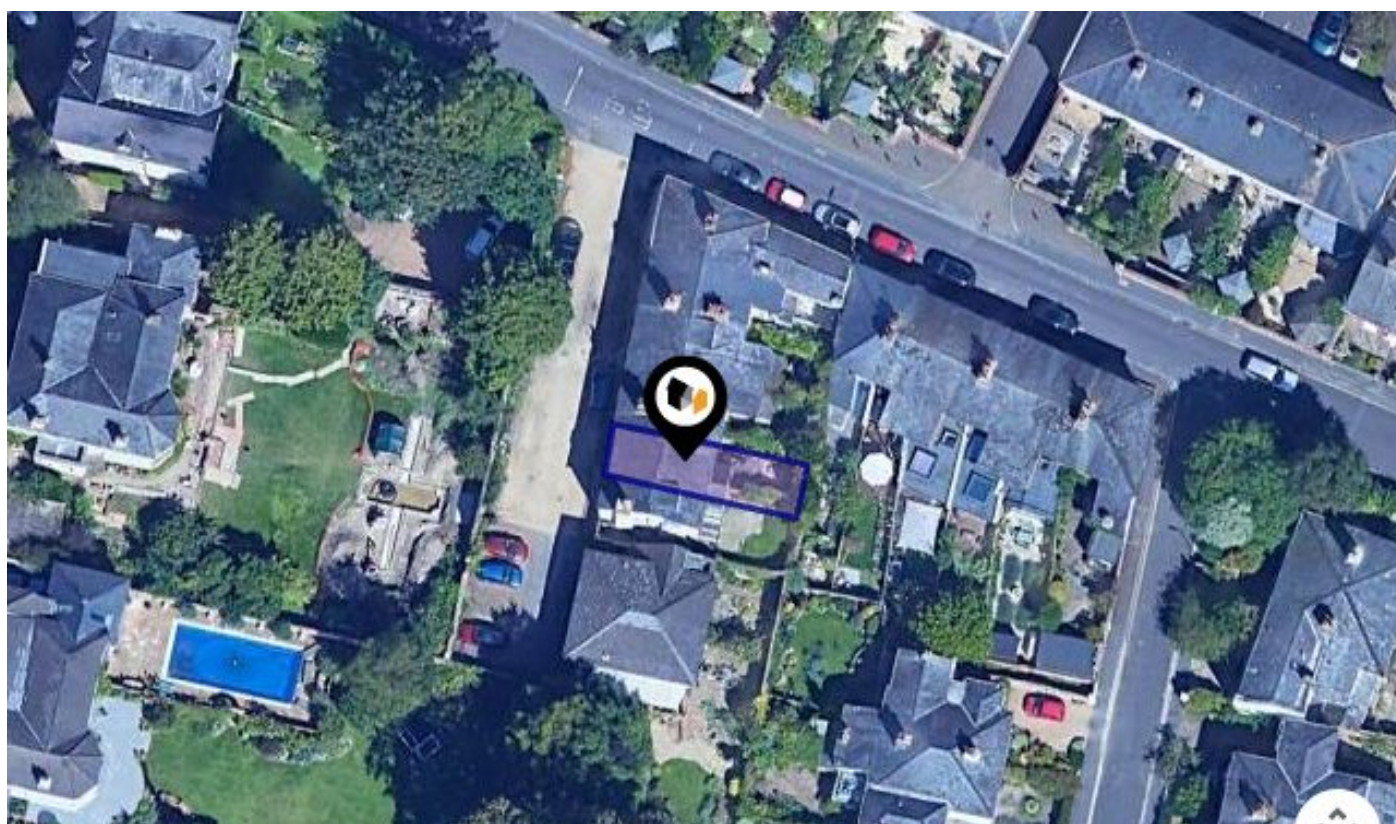


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



ALEXANDRA TERRACE, WINCHESTER, SO23

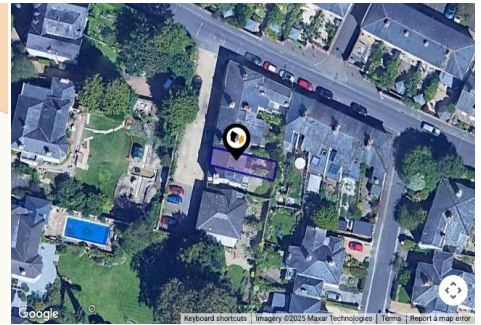
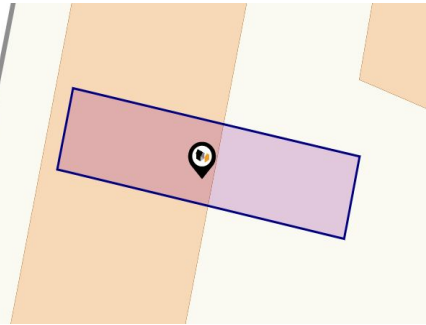
Guide Price : £725,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Terraced	Guide Price:	£725,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,143		
Title Number:	HP593003		

Local Area

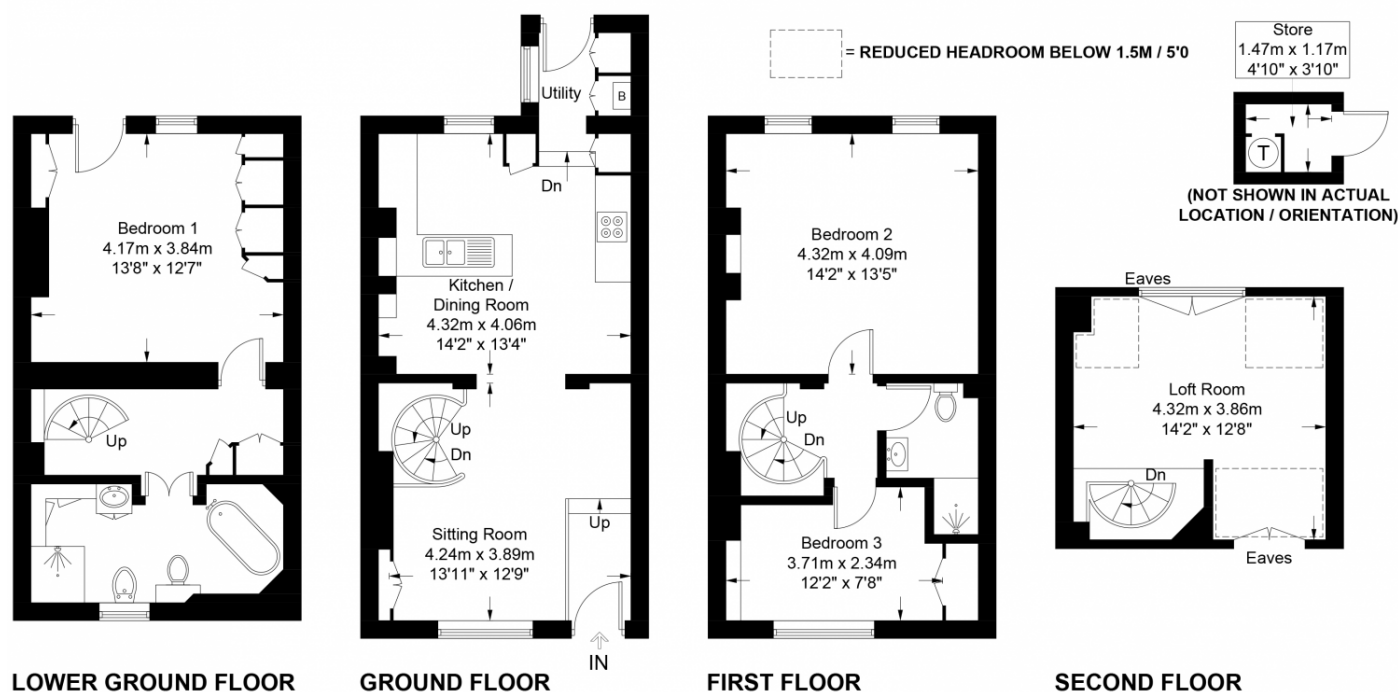
Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	Winchester	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	80	-
● Surface Water	Very low	mb/s	mb/s	mb/s

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



ALEXANDRA TERRACE, WINCHESTER, SO23

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
Store = 1.7 sq m / 18 sq ft
Total = 125.4 sq m / 1349 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1178269)

Property

EPC - Certificate

WINCHESTER, SO23

Energy rating

D

Valid until 10.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Good
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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 84% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	123 m ²

4, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	10/06/2024	10/03/2000	28/01/2000		
Last Sold Price:	£680,000	£173,000	£170,000		
6, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	19/01/2024	30/07/2010			
Last Sold Price:	£585,000	£415,000			
1, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	22/07/2022	10/05/1996			
Last Sold Price:	£670,000	£108,000			
2, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	05/08/2021	22/04/1999			
Last Sold Price:	£550,000	£135,000			
5, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	11/06/2021	28/09/2012	01/12/2006	04/05/2004	08/09/2000
Last Sold Price:	£675,000	£550,000	£490,000	£385,000	£213,500
8, Alexandra Terrace, Winchester, SO23 9SP					Semi-detached House
Last Sold Date:	21/08/2013				
Last Sold Price:	£452,500				
7, Alexandra Terrace, Winchester, SO23 9SP					Detached House
Last Sold Date:	16/09/2004	31/10/1996			
Last Sold Price:	£360,000	£98,000			
3, Alexandra Terrace, Winchester, SO23 9SP					Terraced House
Last Sold Date:	29/07/2004	22/05/1998	19/06/1996		
Last Sold Price:	£380,000	£169,950	£137,500		

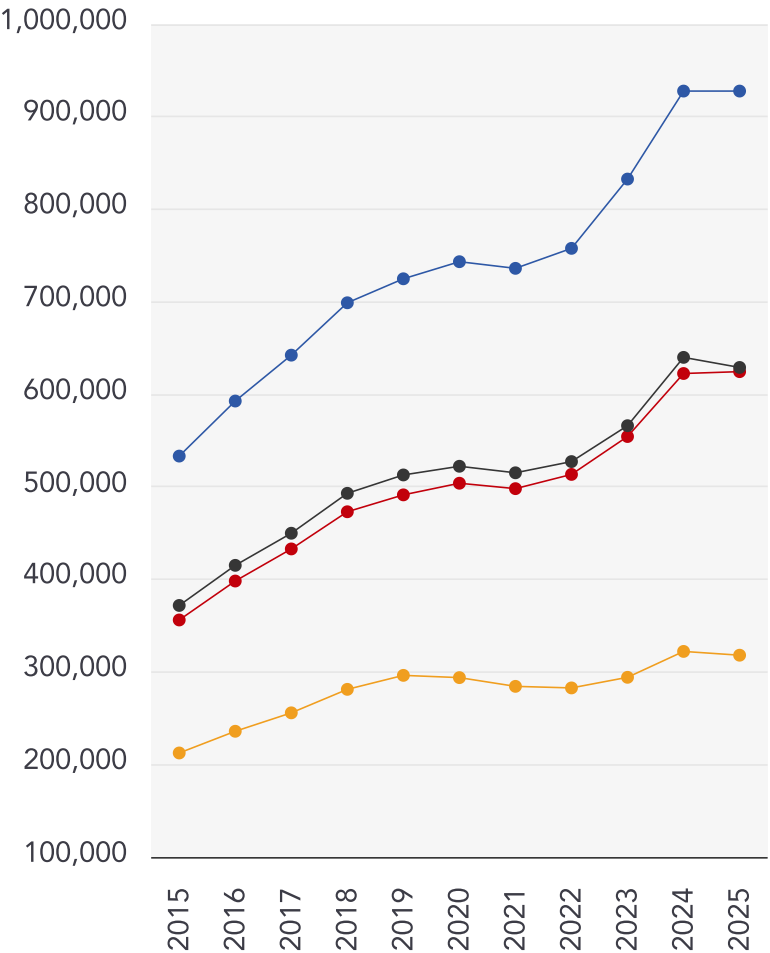
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+73.97%

Terraced

+69.17%

Semi-Detached

+75.35%

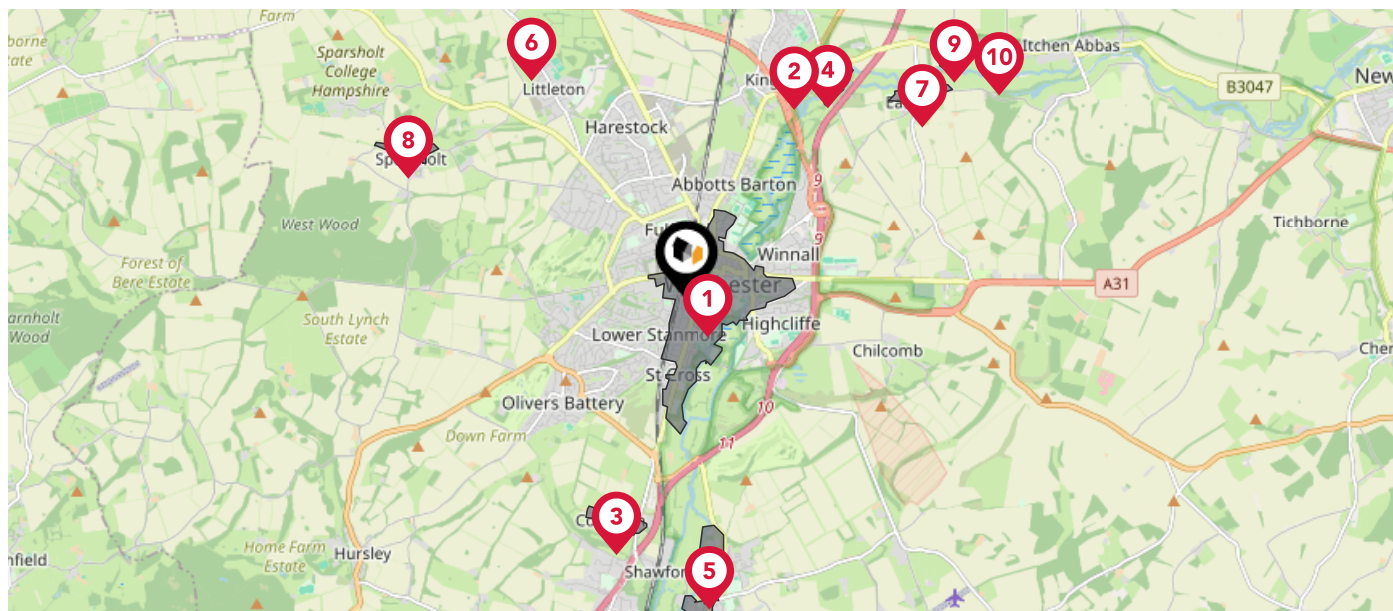
Flat

+49.74%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Winchester

2

Kings Worthy

3

Compton Street

4

Abbots Worthy

5

Twyford

6

Littleton

7

Easton

8

Sparsholt

9

Martyr Worthy

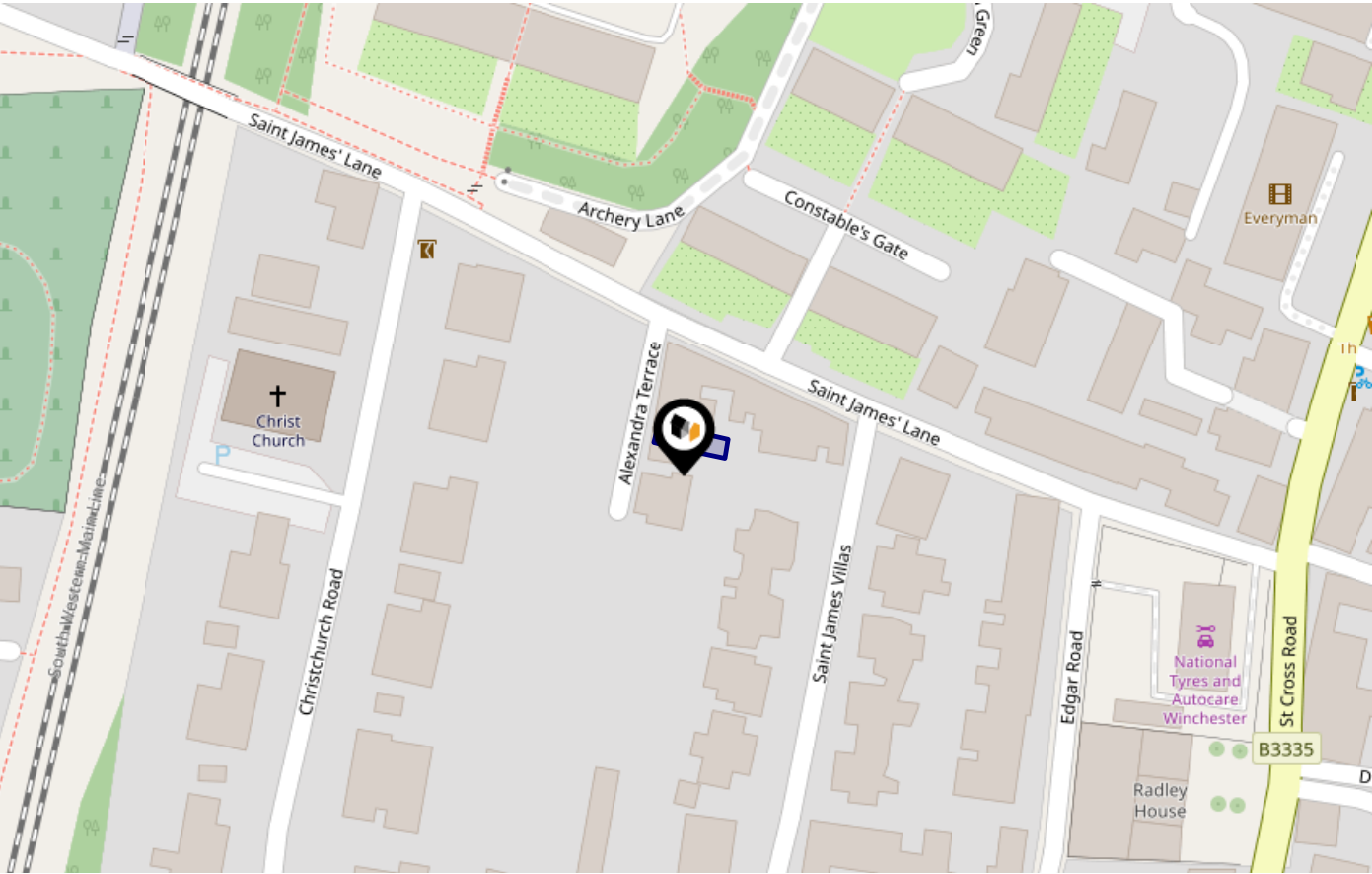
10

Chiland

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

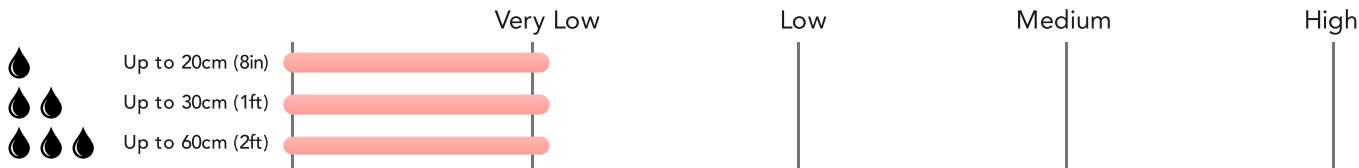


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

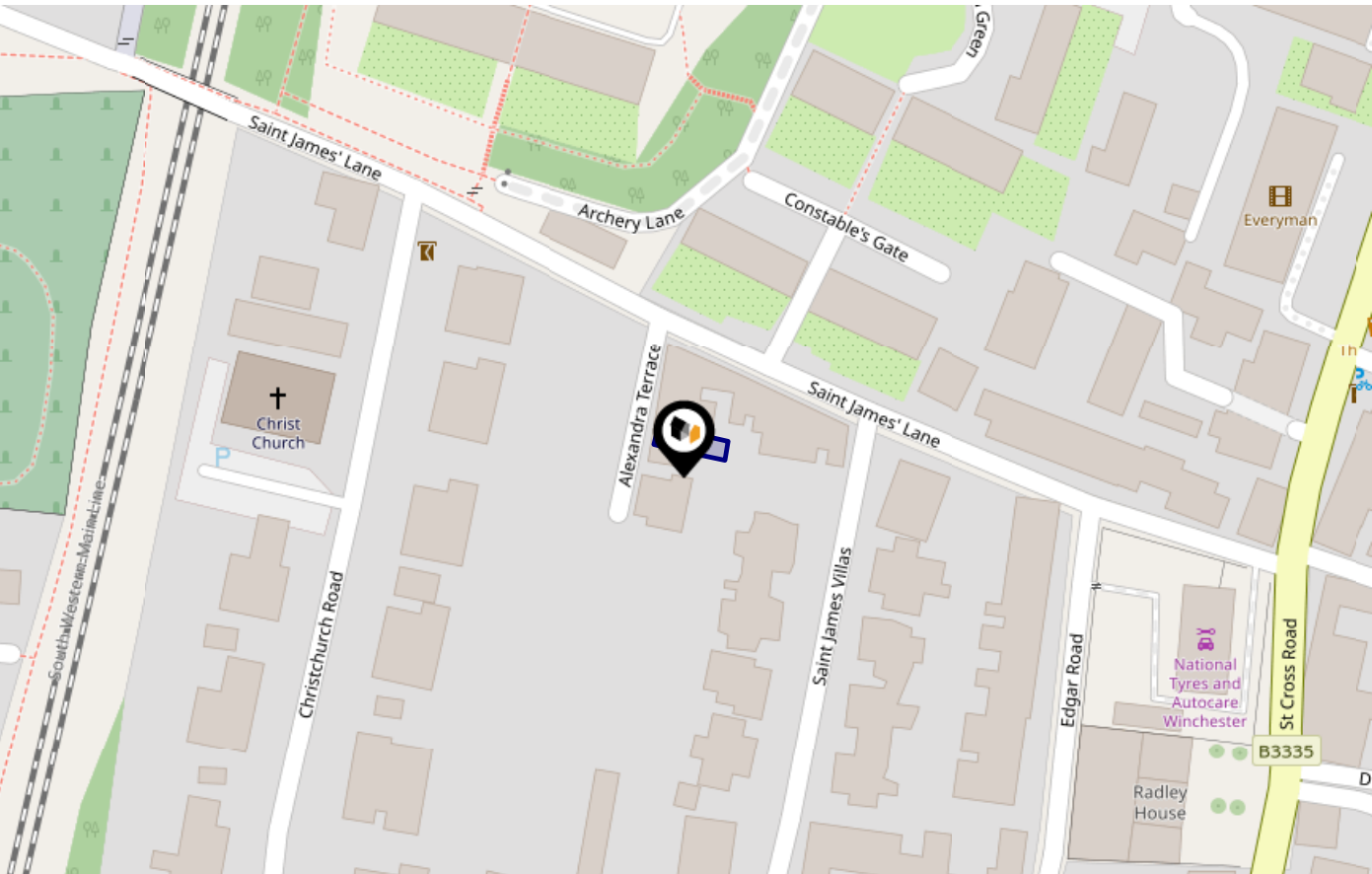
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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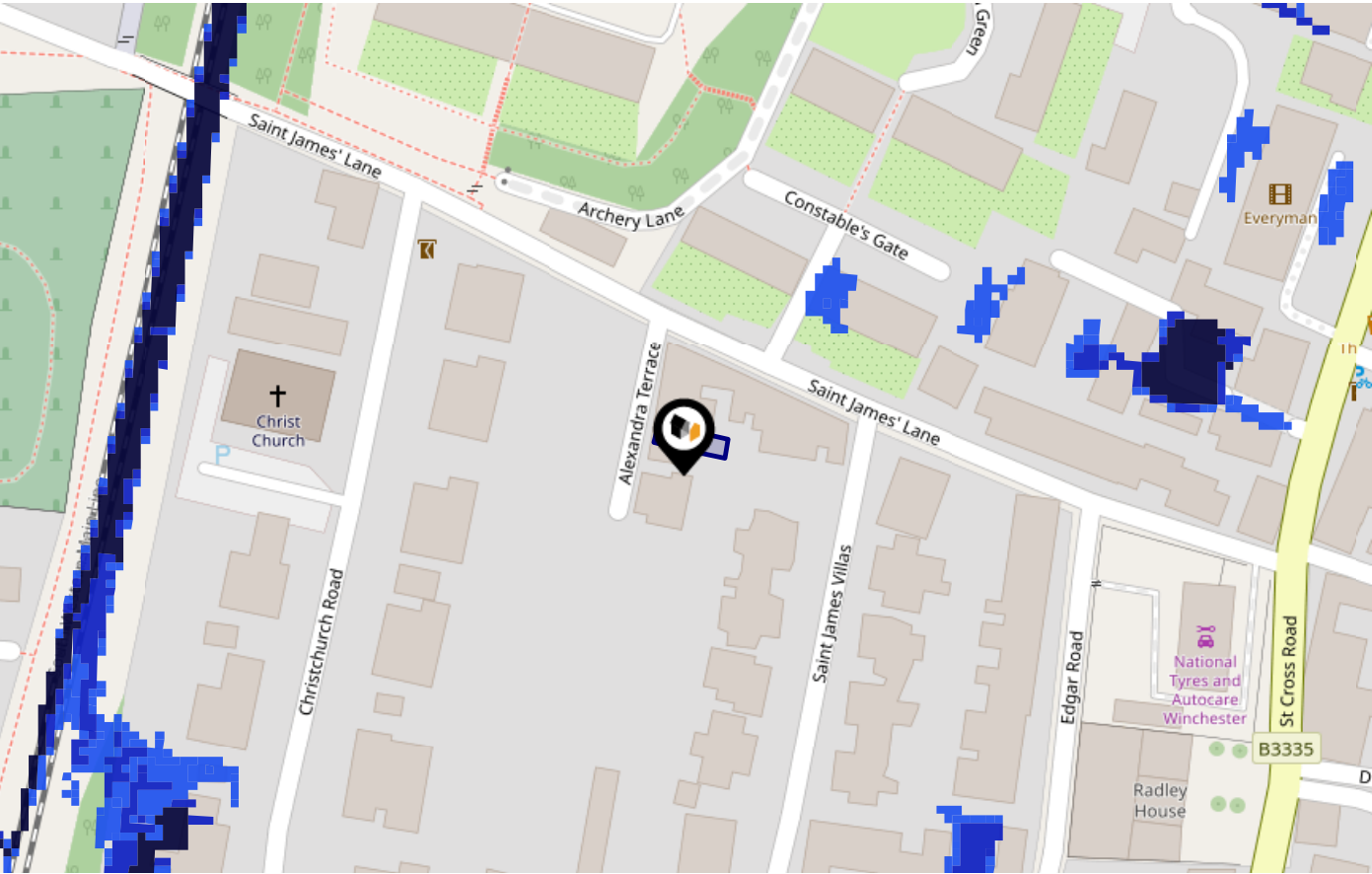
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

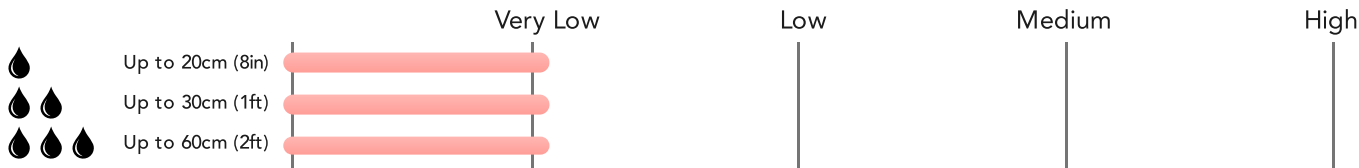


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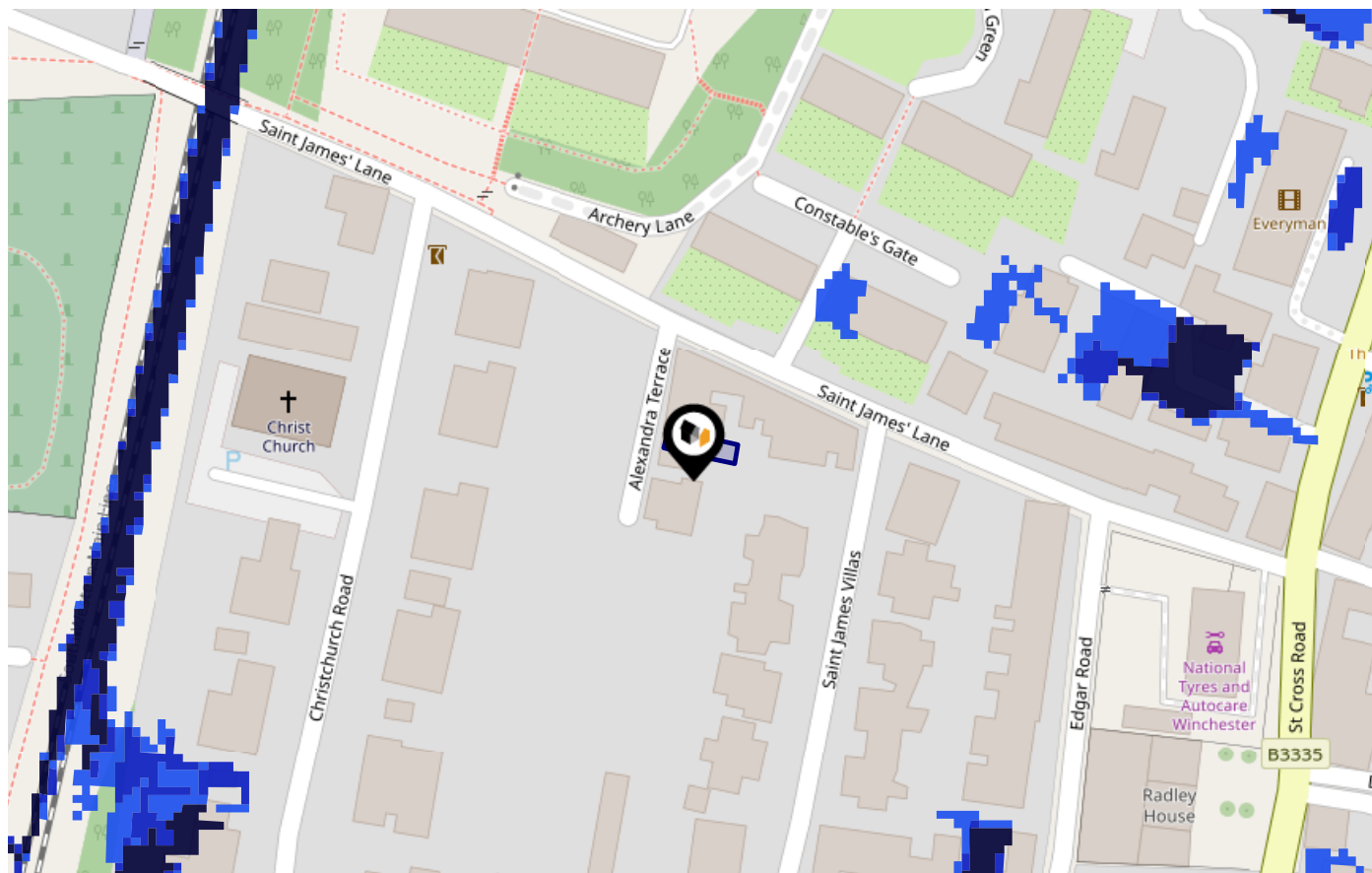
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

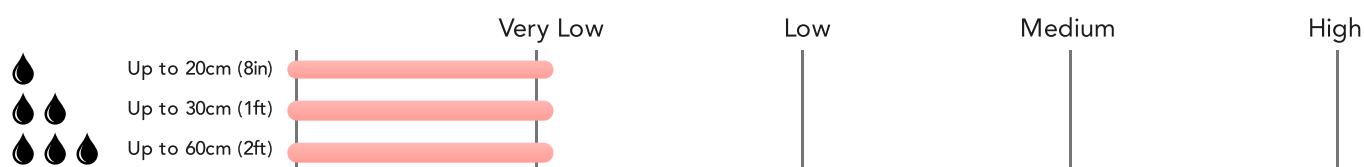


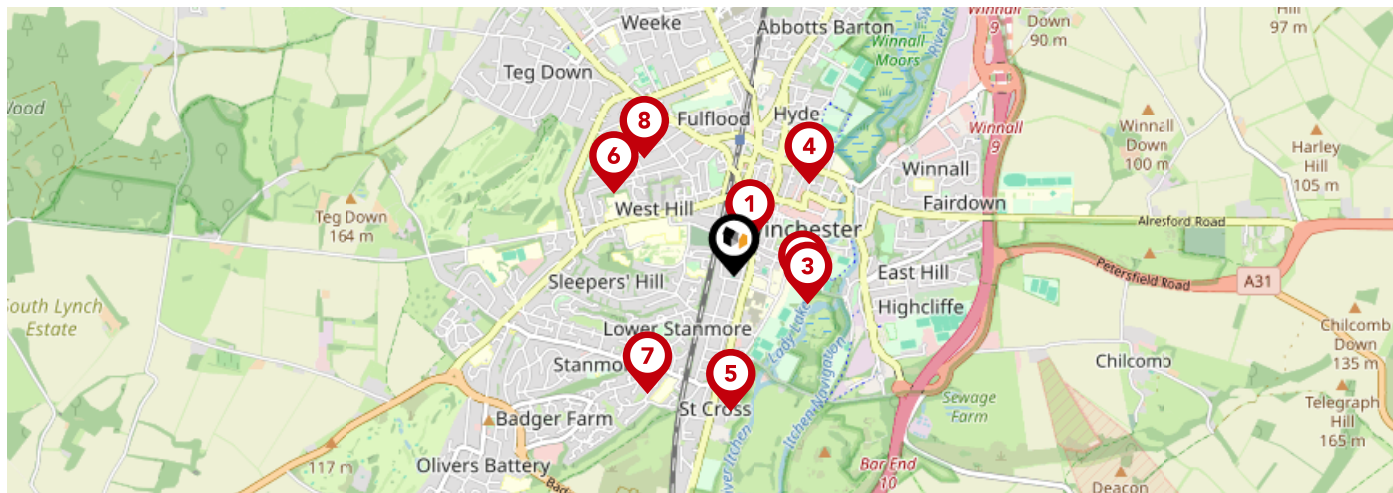
Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

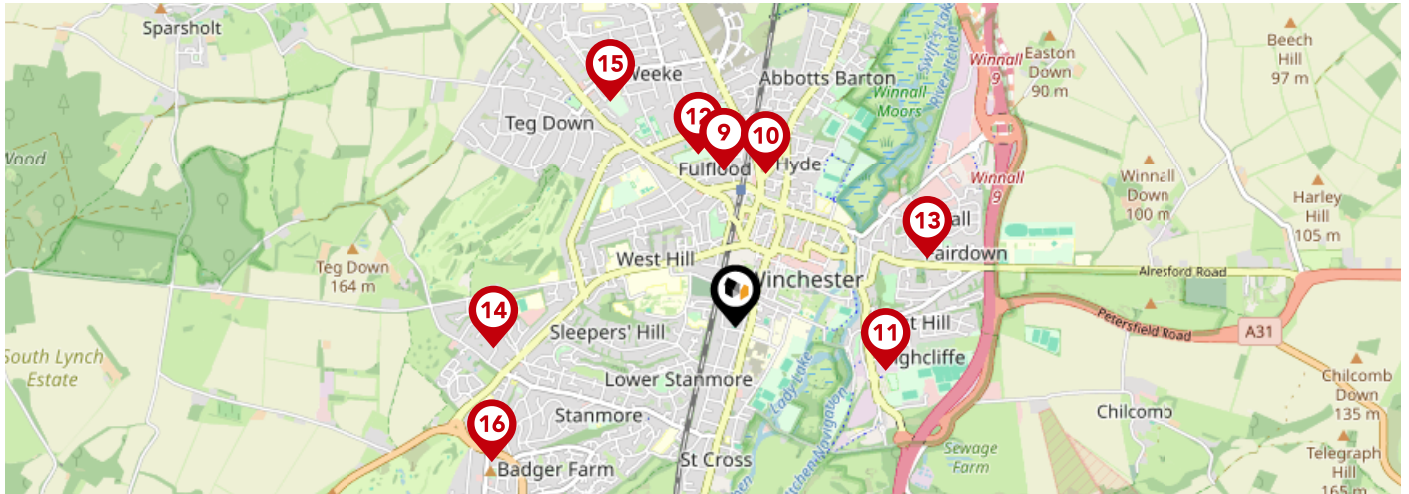
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:





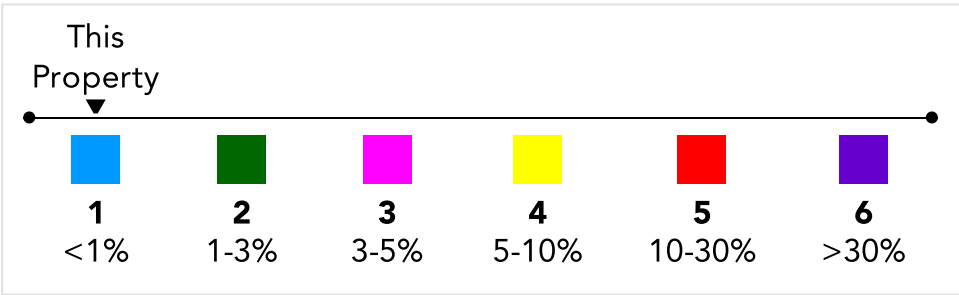
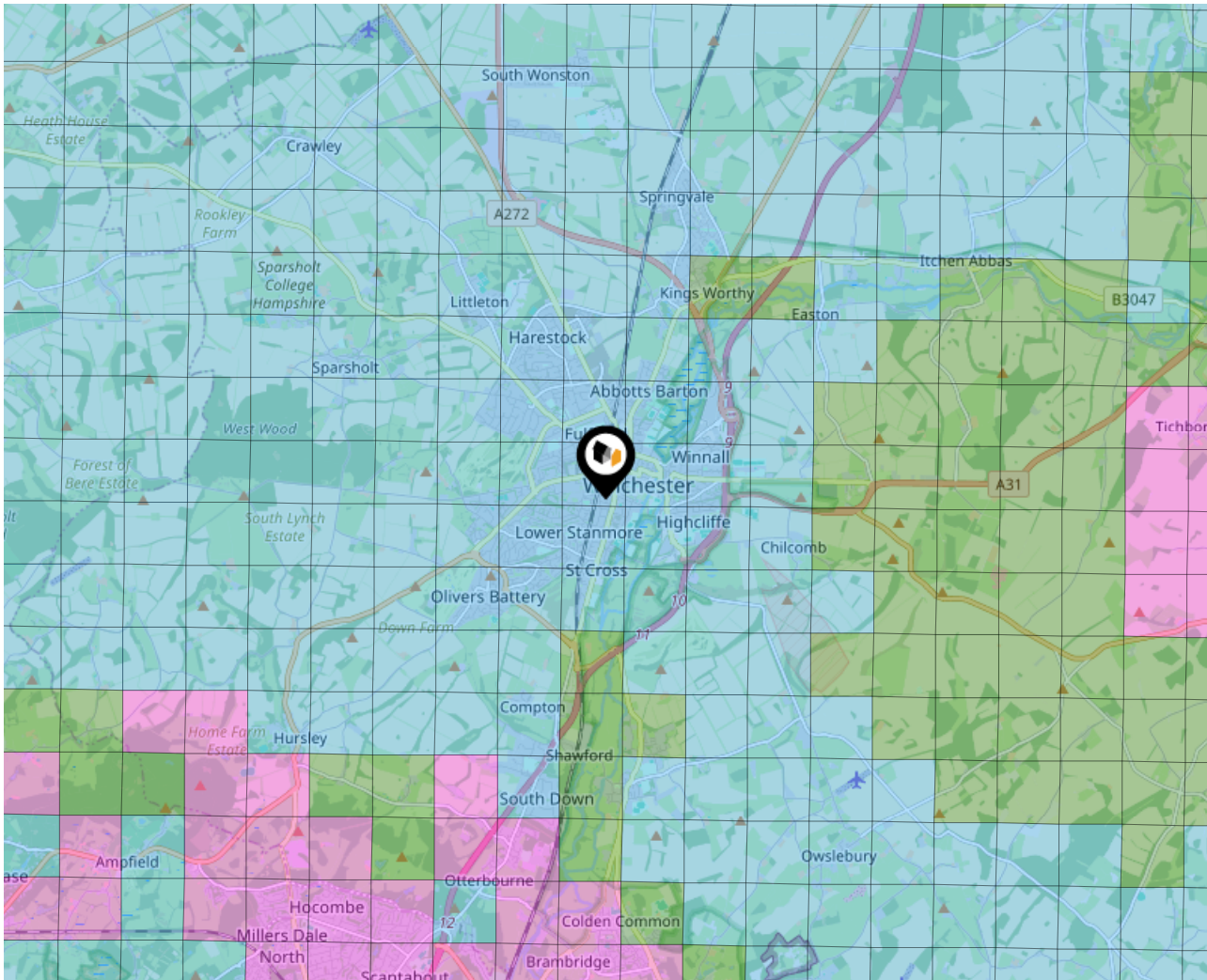
		Nursery	Primary	Secondary	College	Private
1	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.33	<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:0.37	<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:0.56	<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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	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"/>
10	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.82	<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:0.95	<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:1.13	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

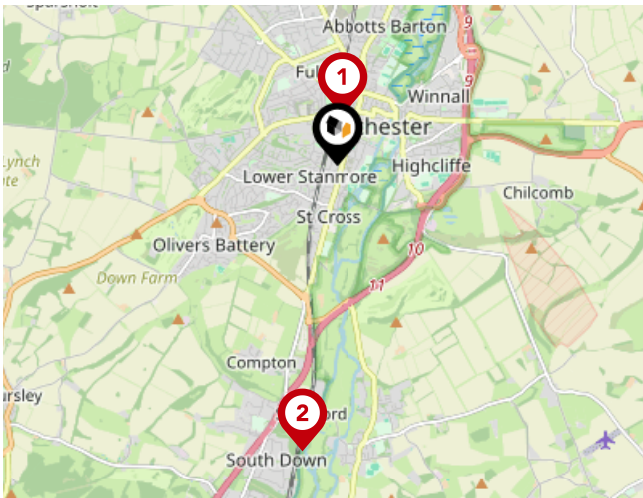
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



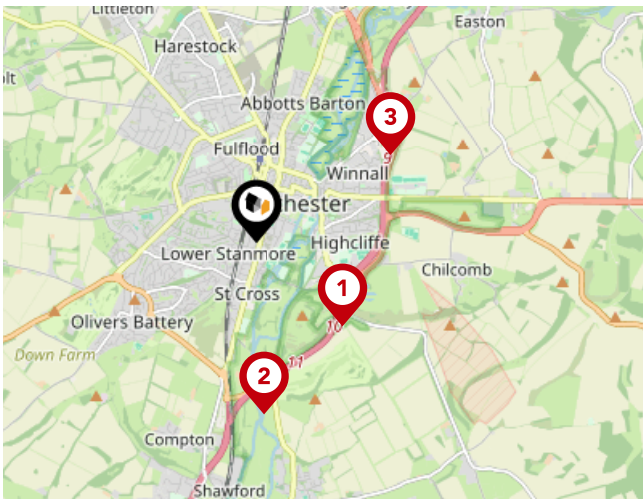
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.49 miles
2	Shawford Rail Station	2.67 miles
3	Chandlers Ford Rail Station	6.02 miles

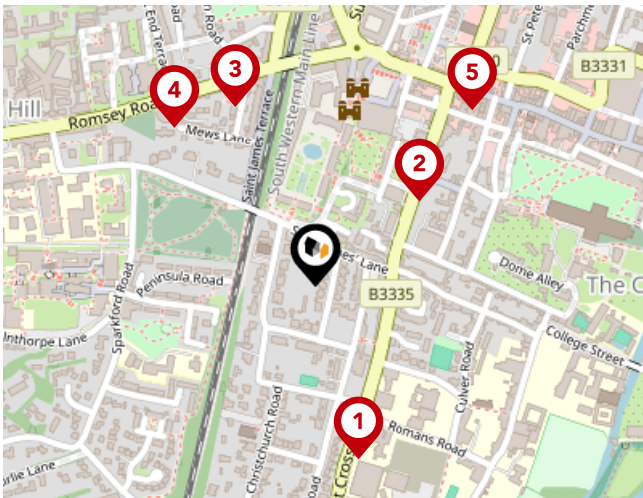


Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J10	1.12 miles
2	M3 J11	1.6 miles
3	M3 J9	1.49 miles
4	M3 J12	4.81 miles
5	M3 J13	6.44 miles

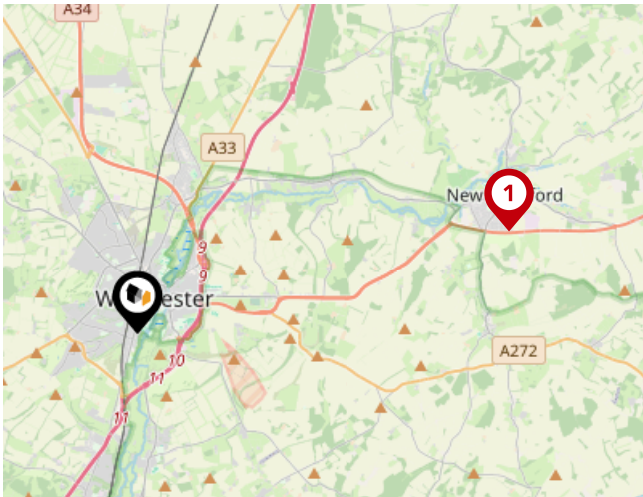
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Romans Road	0.21 miles
2	St. Thomas Church	0.16 miles
3	Clifton Hill	0.23 miles
4	Pump House Mews	0.25 miles
5	Jewry Street	0.27 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.21 miles



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

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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