

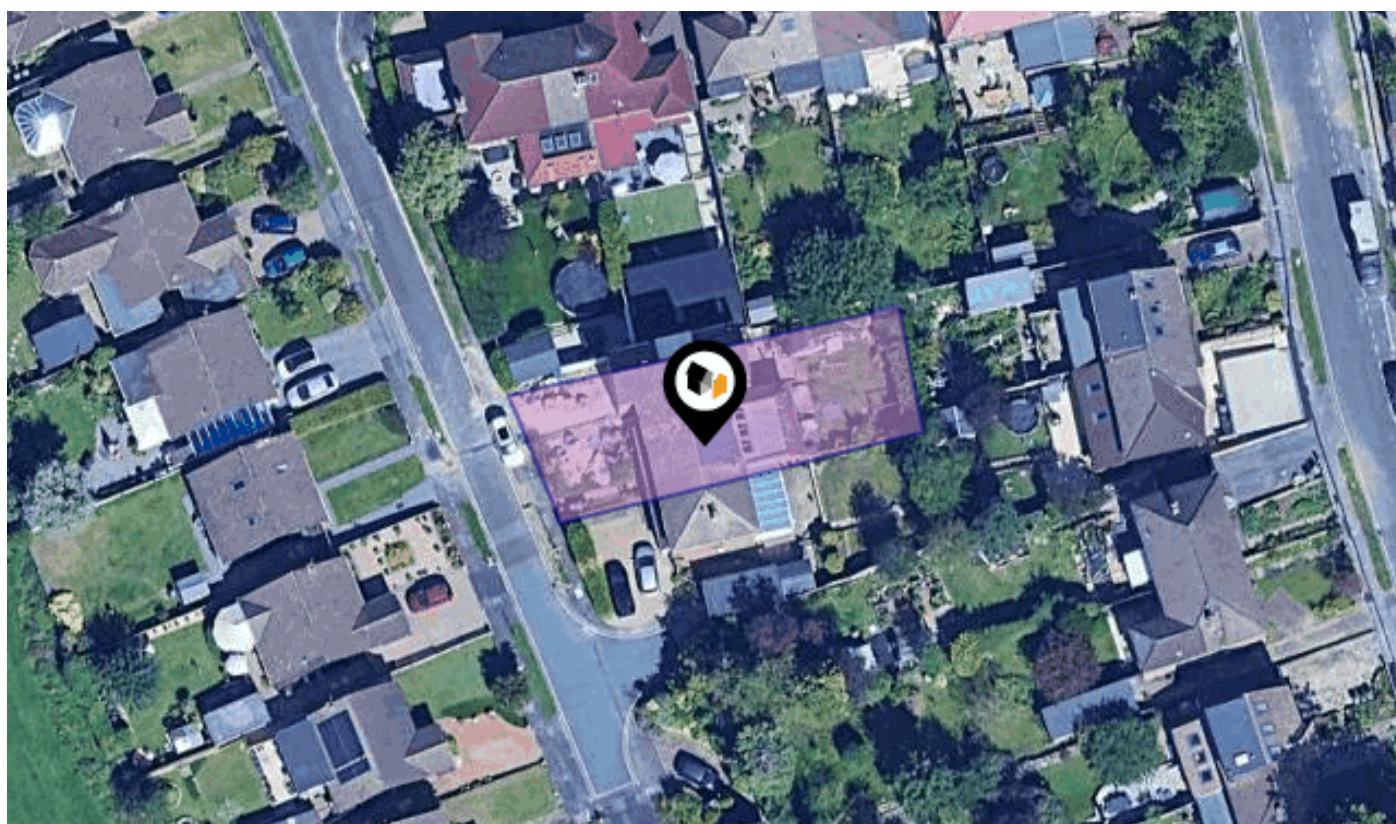


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> March 2025**



**ST. MATTHEWS ROAD, WINCHESTER, SO22**

**Offers Over : £575,000**

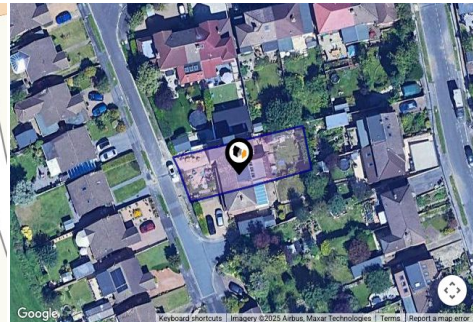
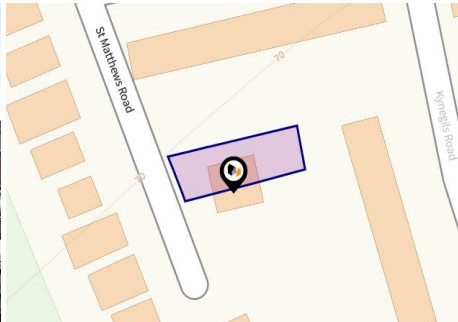
**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com





## Property

Type:	Terraced	Offers Over:	£575,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,143		
Title Number:	HP15780		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	44	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: **St. Matthews Road, Winchester, SO22**

Reference - 18/02238/FUL
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2018
<b>Description:</b> New dwelling adjoining existing property and associated works to no 25 St Matthews Road. (AMENDED PLANS)

Reference - 22/02182/HOU
<b>Decision:</b> Decided
<b>Date:</b> 29th September 2022
<b>Description:</b> Proposed Loft conversion with rear facing Dormer, velux to front, Insertion of windows at first and second floor to east elevation (Amended Plans)

Reference - Winchester/18/02238/FUL
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2018
<b>Description:</b> New dwelling adjoining existing property and associated works to no 25 St Matthews Road.

Reference - 13/02874/FUL
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2014
<b>Description:</b> (HOUSEHOLDER) Replace existing rear conservatory with new single storey rear extension, incorporate existing detached garage into living accommodation including first side extension and new basemen...



# Planning History This Address



Planning records for: **St. Matthews Road, Winchester, SO22**

Reference - 22/02181/DIC	
Decision:	Decided
Date:	29th September 2022
Description:	Discharge of conditions 3 (materials), 5 (pre-commencement SAP and BRE calculations), 6 (foul and surface water drainage) and 8 (hard and soft landscape details) of 21/03141/FUL.

Reference - Winchester/13/02874/FUL	
Decision:	Decided
Date:	20th December 2013
Description:	(HOUSEHOLDER) Replace existing rear conservatory with new single storey rear extension, incorporate existing detached garage into living accommodation including first side extension and new basement living accommodation



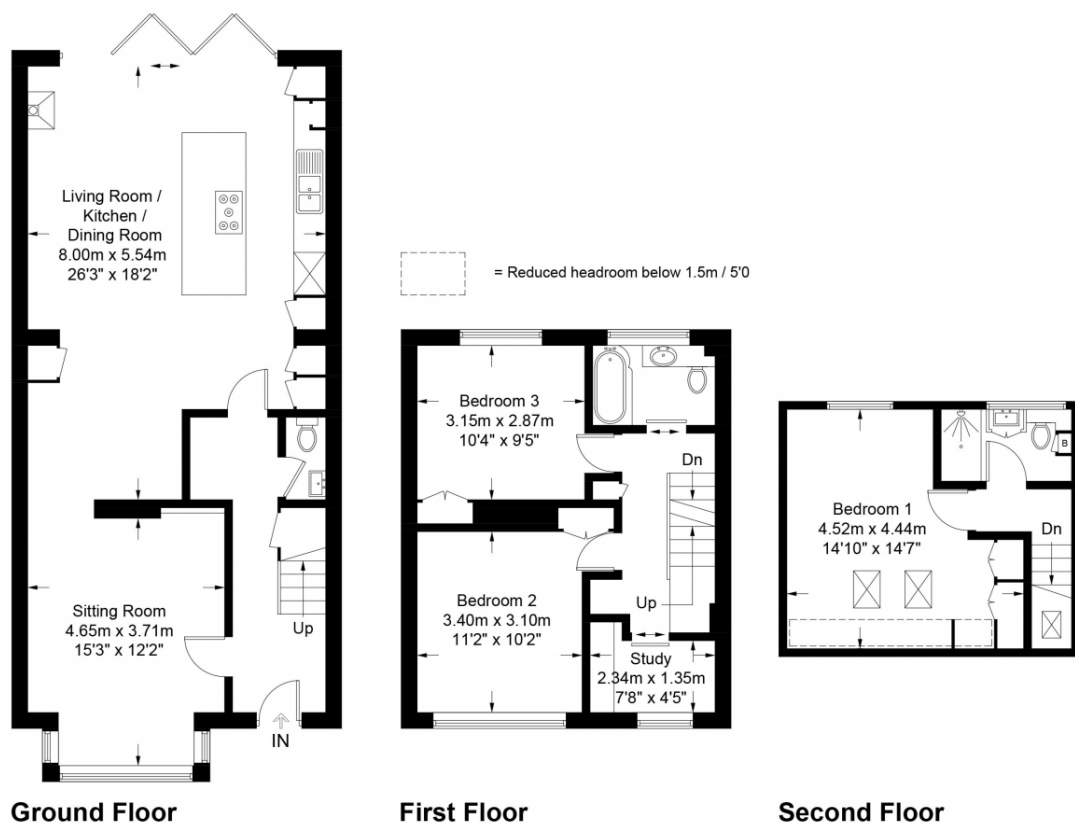




## ST. MATTHEWS ROAD, WINCHESTER, SO22



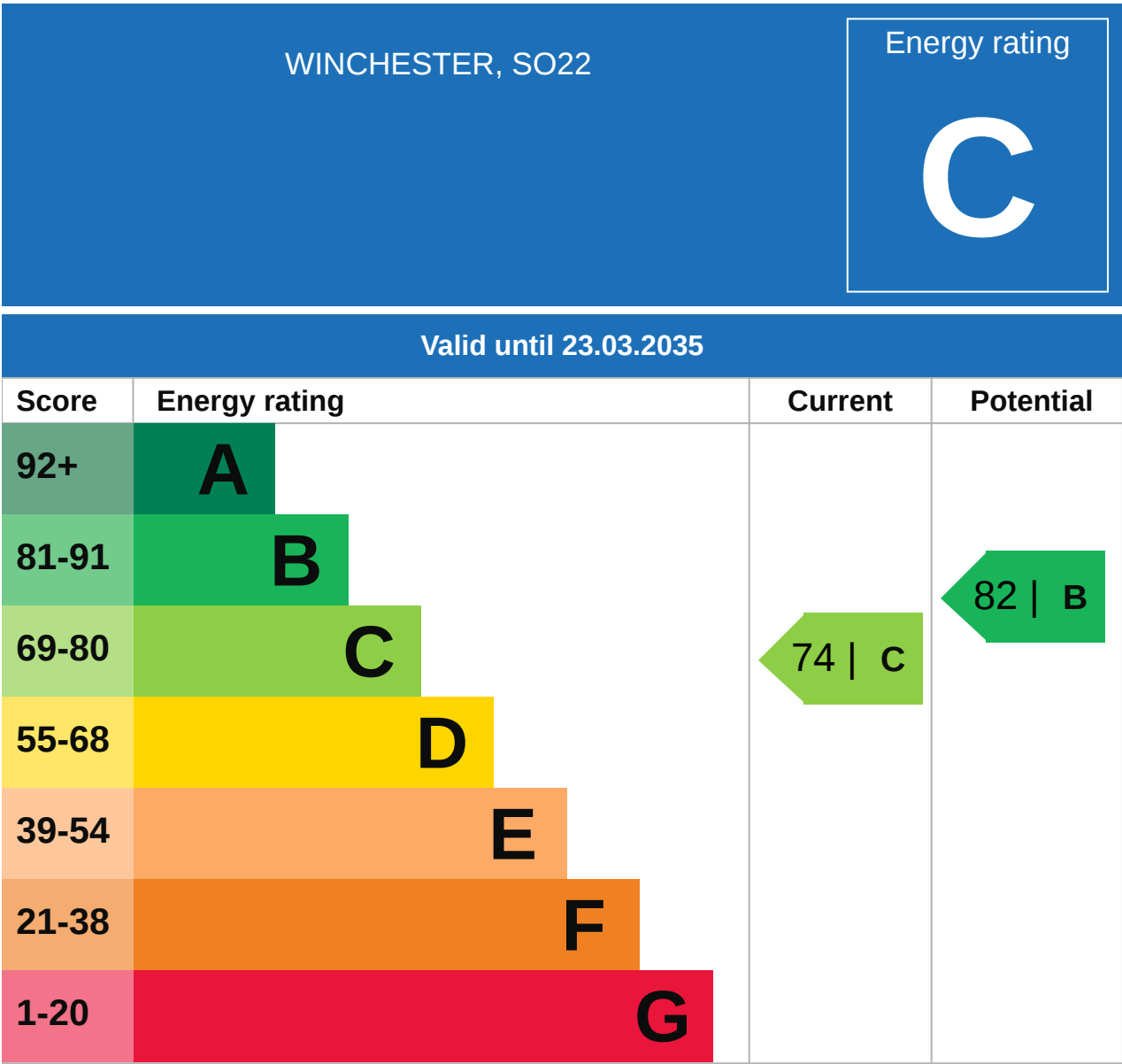
Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1182510)



Property  
**EPC - Certificate**





## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	133 m <sup>2</sup>



# Market Sold in Street



<b>19, St Matthews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 20/01/2021	
Last Sold Price: £475,000	
<b>16, St Matthews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 08/11/2017   24/03/2011	
Last Sold Price: £545,000   £299,950	
<b>14, St Matthews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 14/08/2017	
Last Sold Price: £475,000	
<b>25, St Matthews Road, Winchester, SO22 6BT</b>	Semi-detached House
Last Sold Date: 21/05/2010	
Last Sold Price: £288,500	
<b>13, St Matthews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 29/04/2010	
Last Sold Price: £290,000	
<b>21, St Matthews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 23/10/2009	
Last Sold Price: £260,000	
<b>15, St Mathews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 12/06/2008	
Last Sold Price: £268,000	
<b>18, St Mathews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 20/07/2005	
Last Sold Price: £267,500	
<b>16, St Mathews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 16/05/2002	
Last Sold Price: £207,500	
<b>23, St Mathews Road, Winchester, SO22 6BT</b>	Semi-detached House
Last Sold Date: 30/04/2001   11/06/1999	
Last Sold Price: £185,000   £142,500	
<b>14, St Mathews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 30/11/2000	
Last Sold Price: £147,000	
<b>19, St Mathews Road, Winchester, SO22 6BT</b>	Detached House
Last Sold Date: 29/04/1999	
Last Sold Price: £128,000	

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



# Market Sold in Street



17, St Mathews Road, Winchester, SO22 6BT		Detached House
Last Sold Date:	02/07/1998	
Last Sold Price:	£104,000	
24, St Mathews Road, Winchester, SO22 6BT		Semi-detached House
Last Sold Date:	10/10/1997	
Last Sold Price:	£96,000	

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

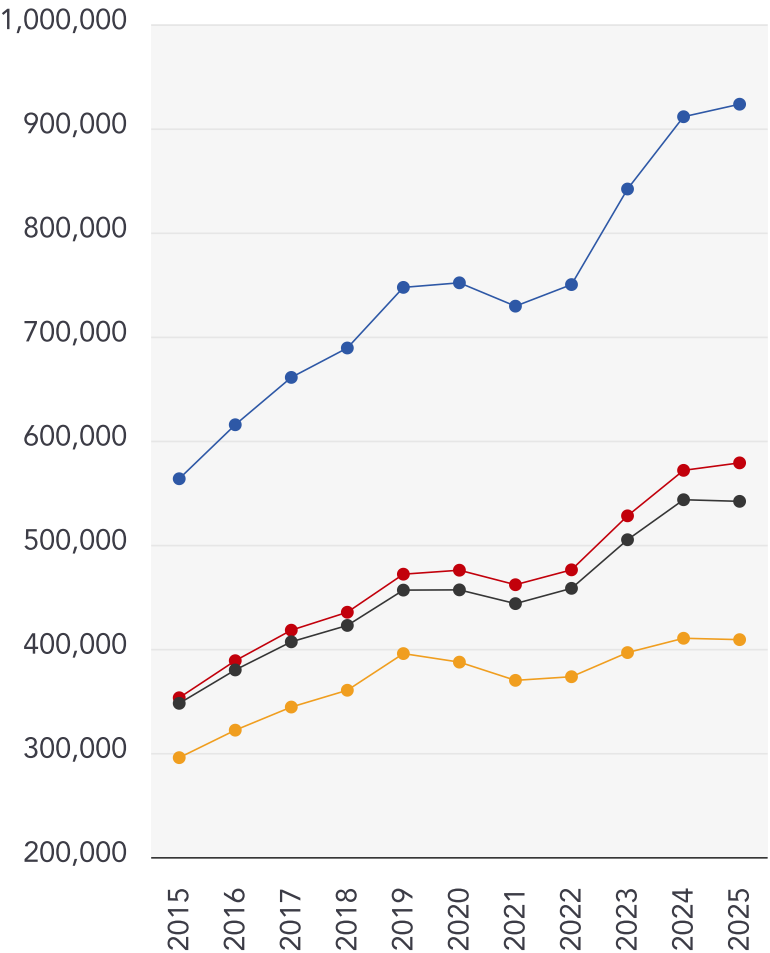


# Market

## 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

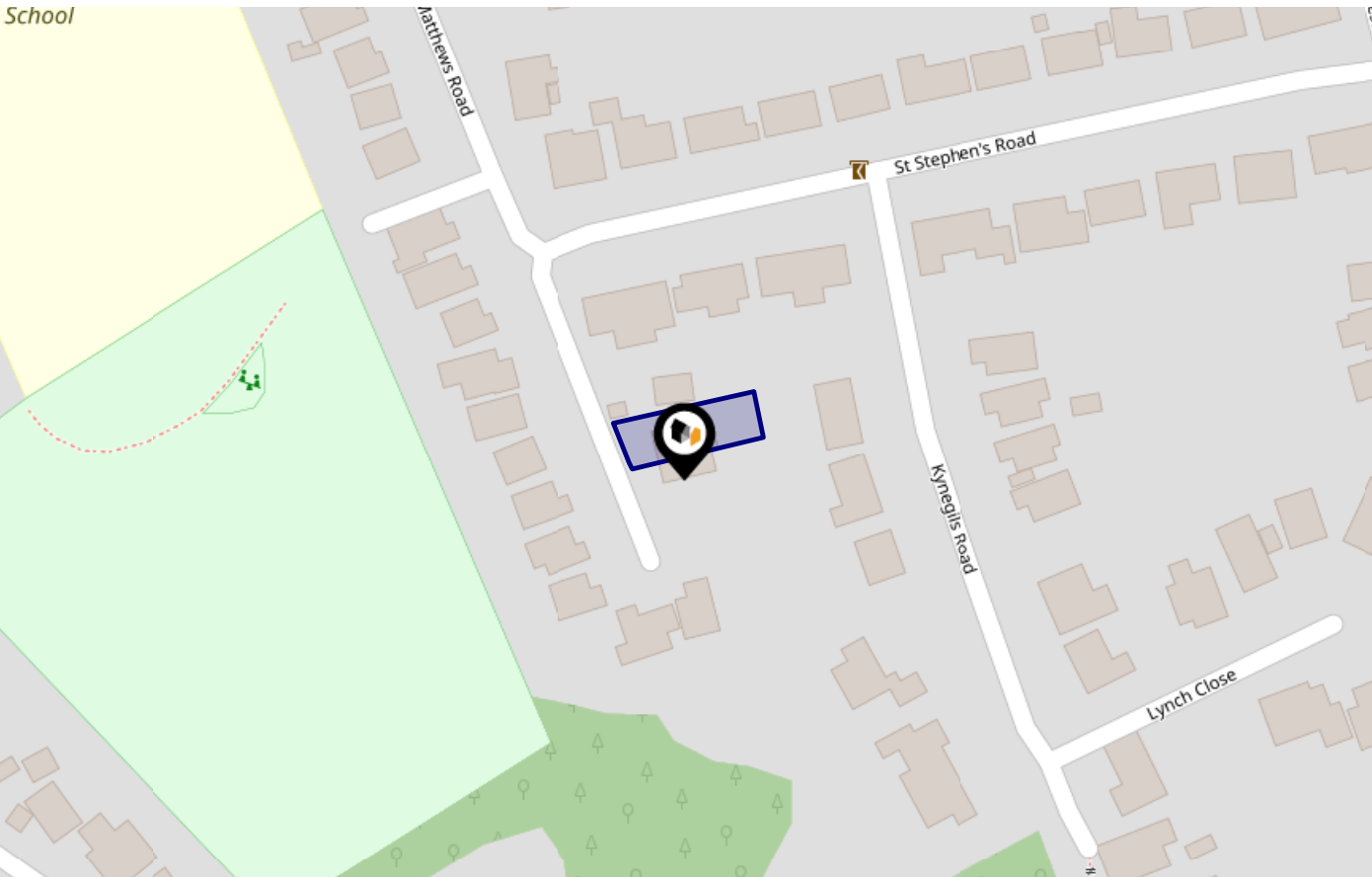
**+38.37%**



# 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.

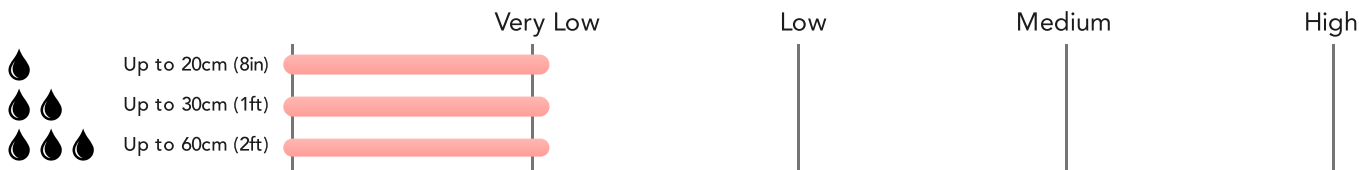


**Risk Rating:** Very low

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:

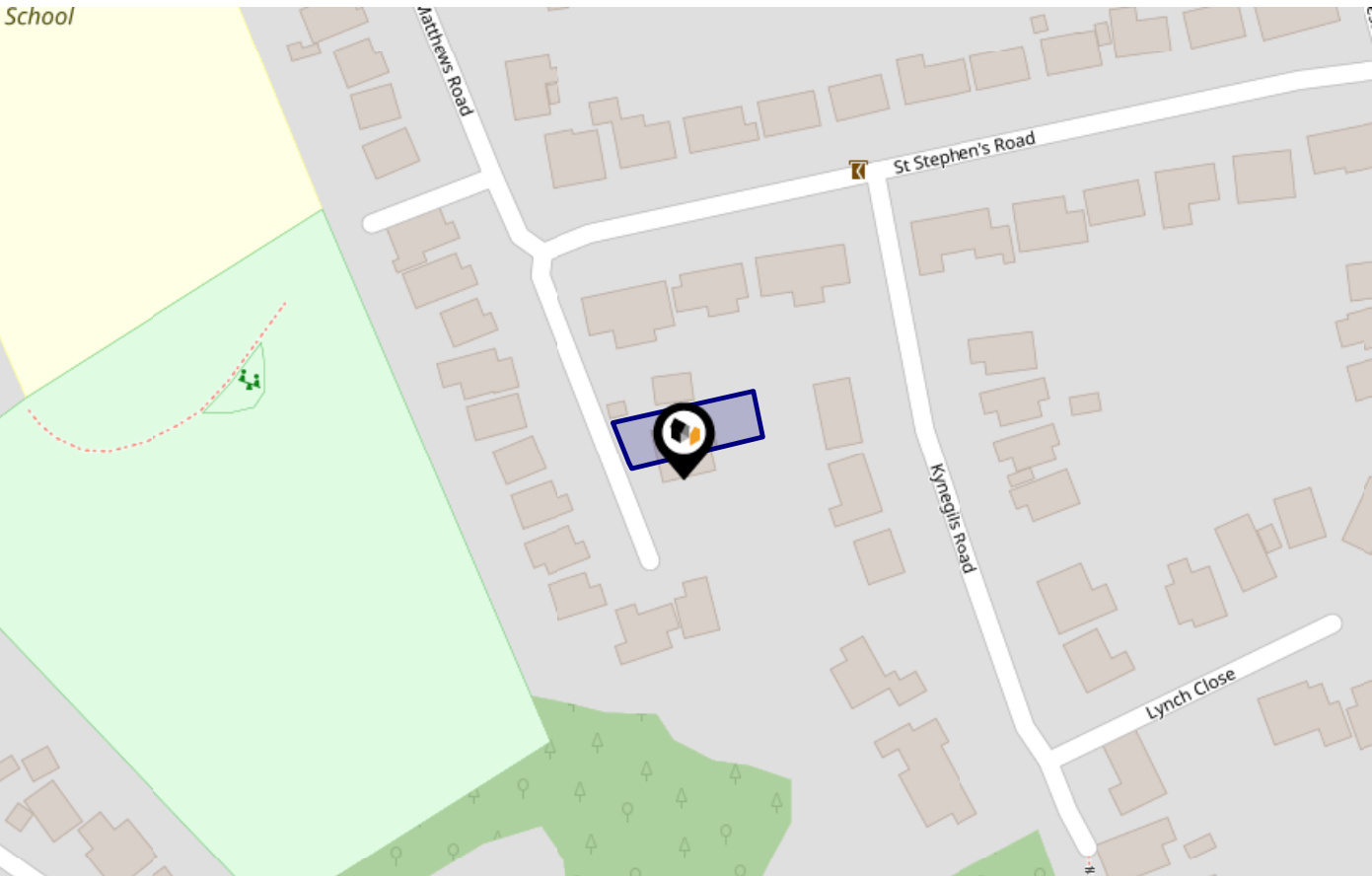




# Flood Risk

## 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.

- 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

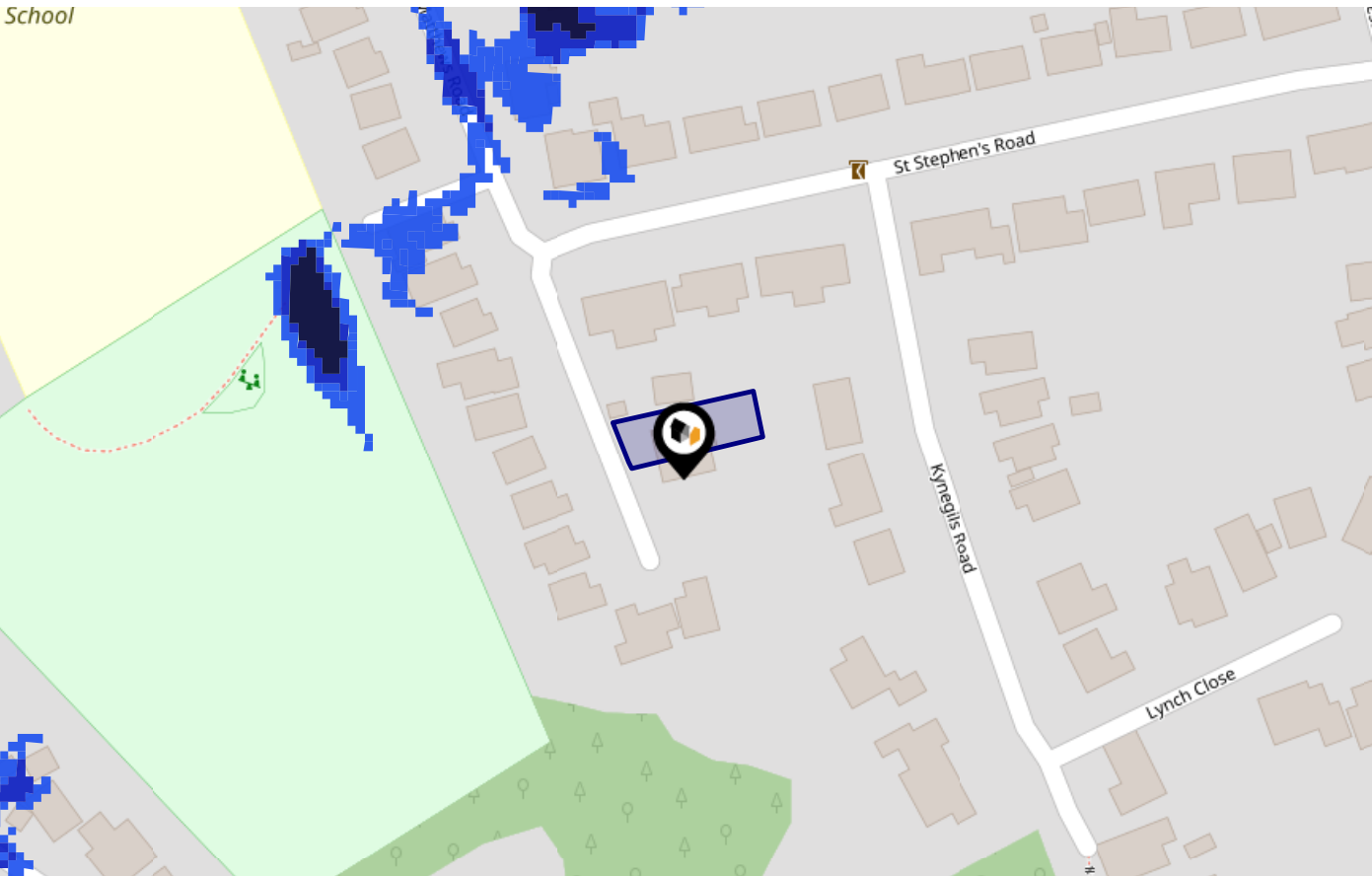




# Flood Risk

## 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.

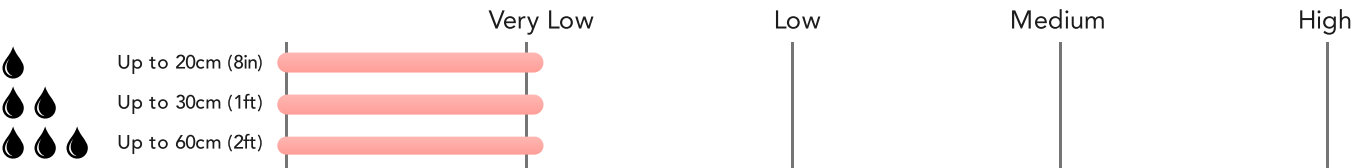


Risk Rating: Very low

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:

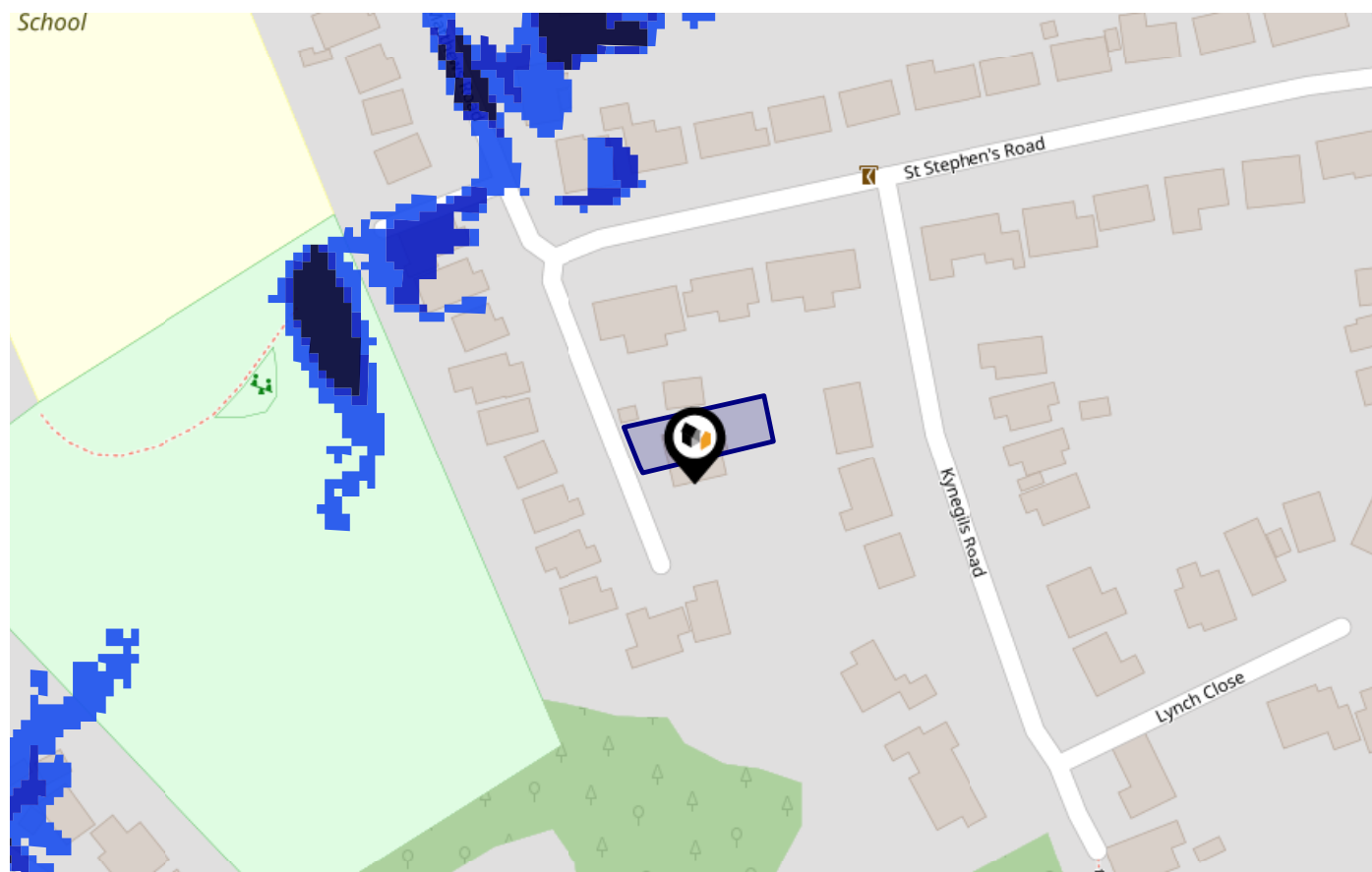




# Flood Risk

## 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.

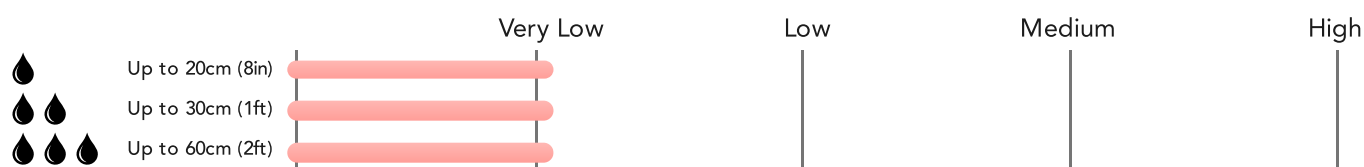


**Risk Rating:** Very low

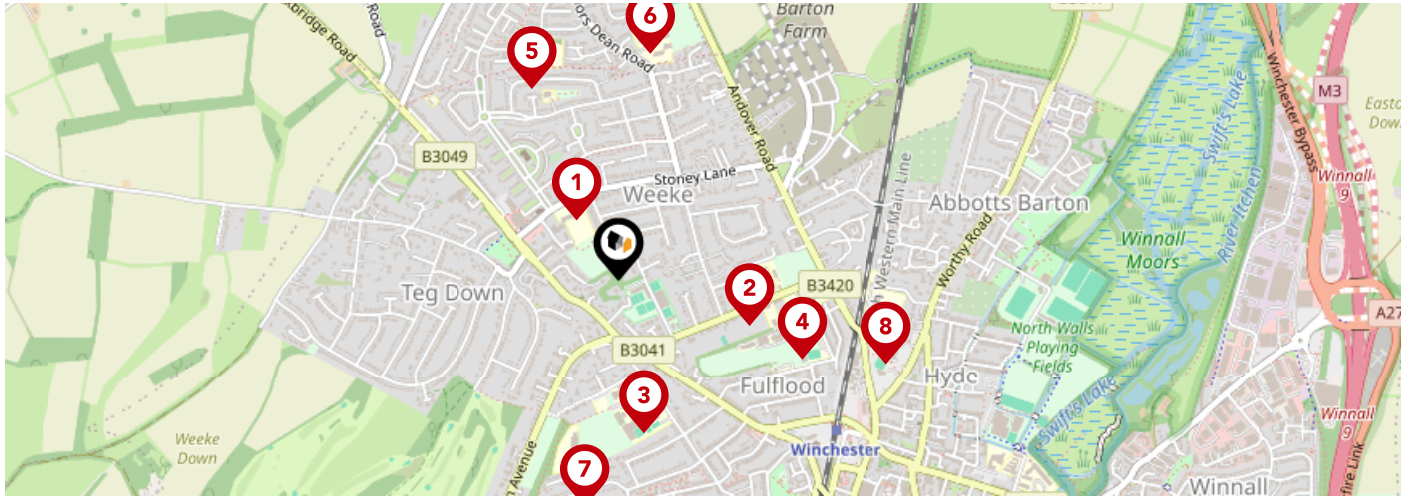
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

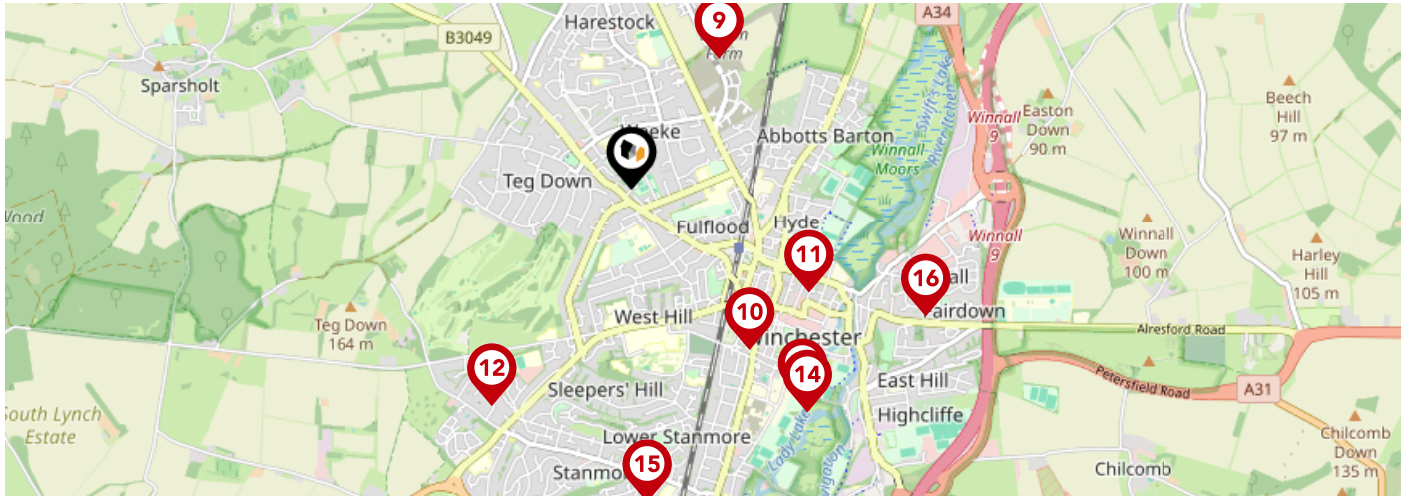






		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



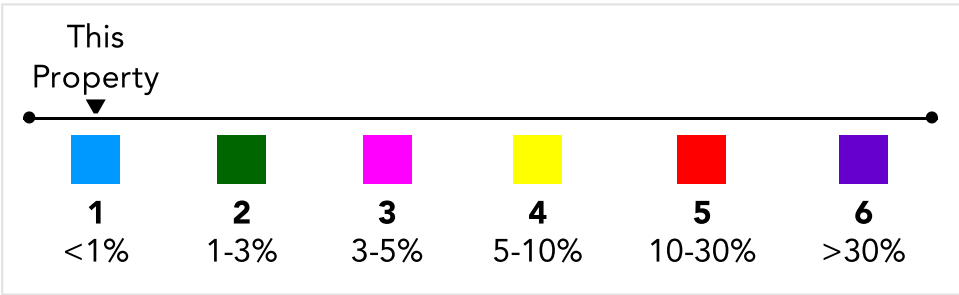
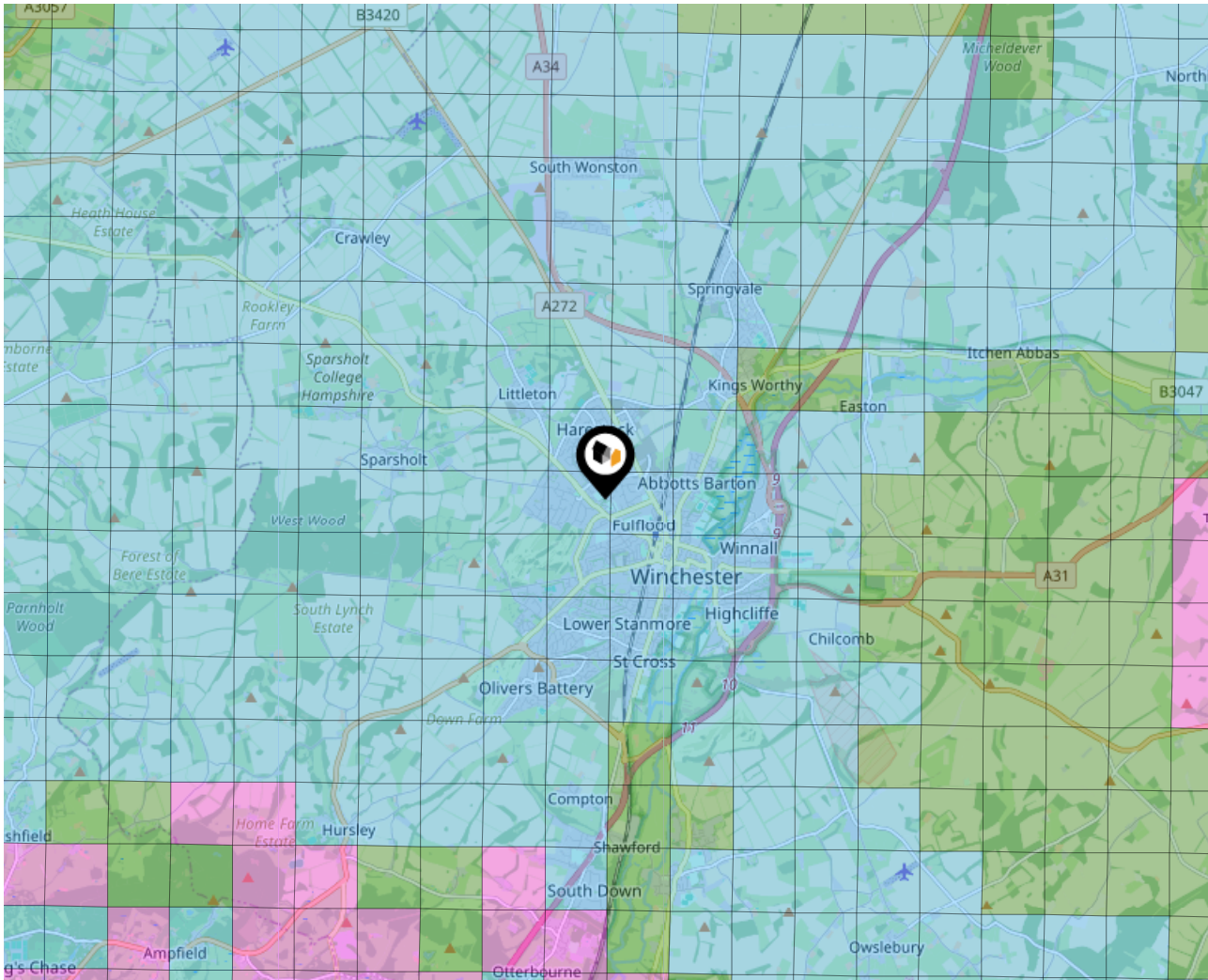


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Winnall Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.5	<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/m<sup>3</sup>).







### Sam Kerr-Smiley

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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



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## Important - Please Read

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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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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