

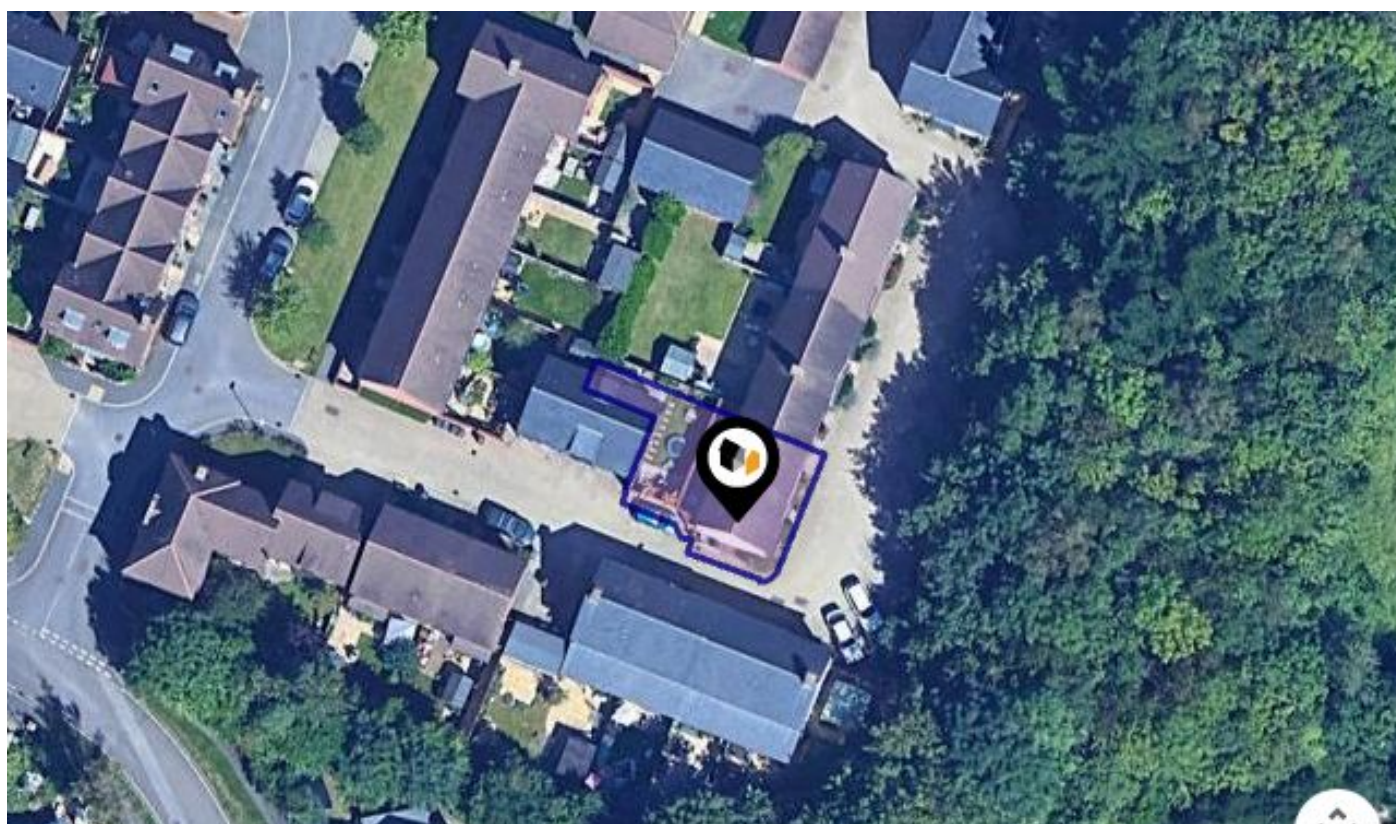


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th April 2025



LEA VIEW, WINCHESTER, SO23

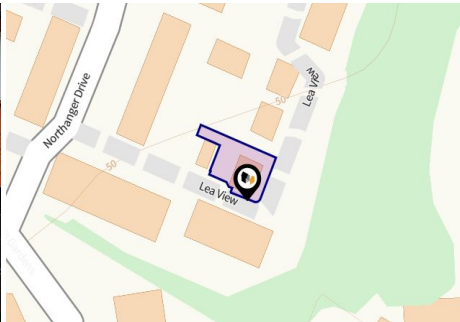
Offers Over : £760,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com



Property

Type:	Terraced	Offers Over:	£760,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.05 acres		
Year Built :	2013		
Council Tax :	Band E		
Annual Estimate:	£2,751		
Title Number:	HP766372		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	8	80	-
● Surface Water	Very low	mb/s	mb/s	mb/s

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



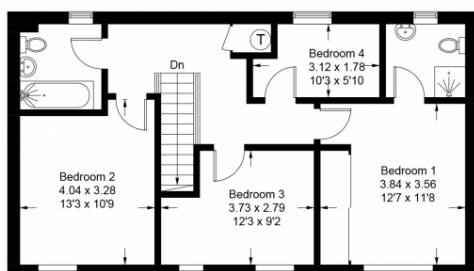
LEA VIEW, WINCHESTER, SO23

5, Lea View, SO23 7FU

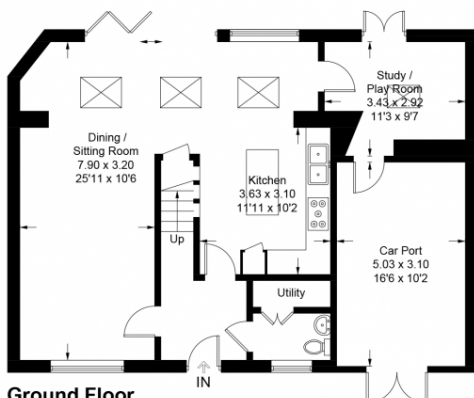
Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft
Annexe = 56.5 sq m / 608 sq ft
Total = 189.7 sq m / 2042 sq ft



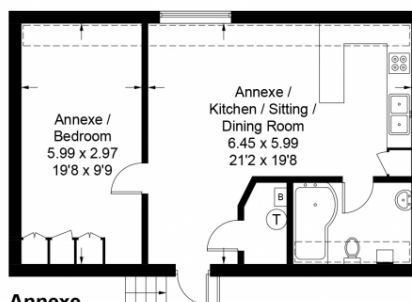
 = Reduced headroom below 1.5m / 5'0"



First Floor



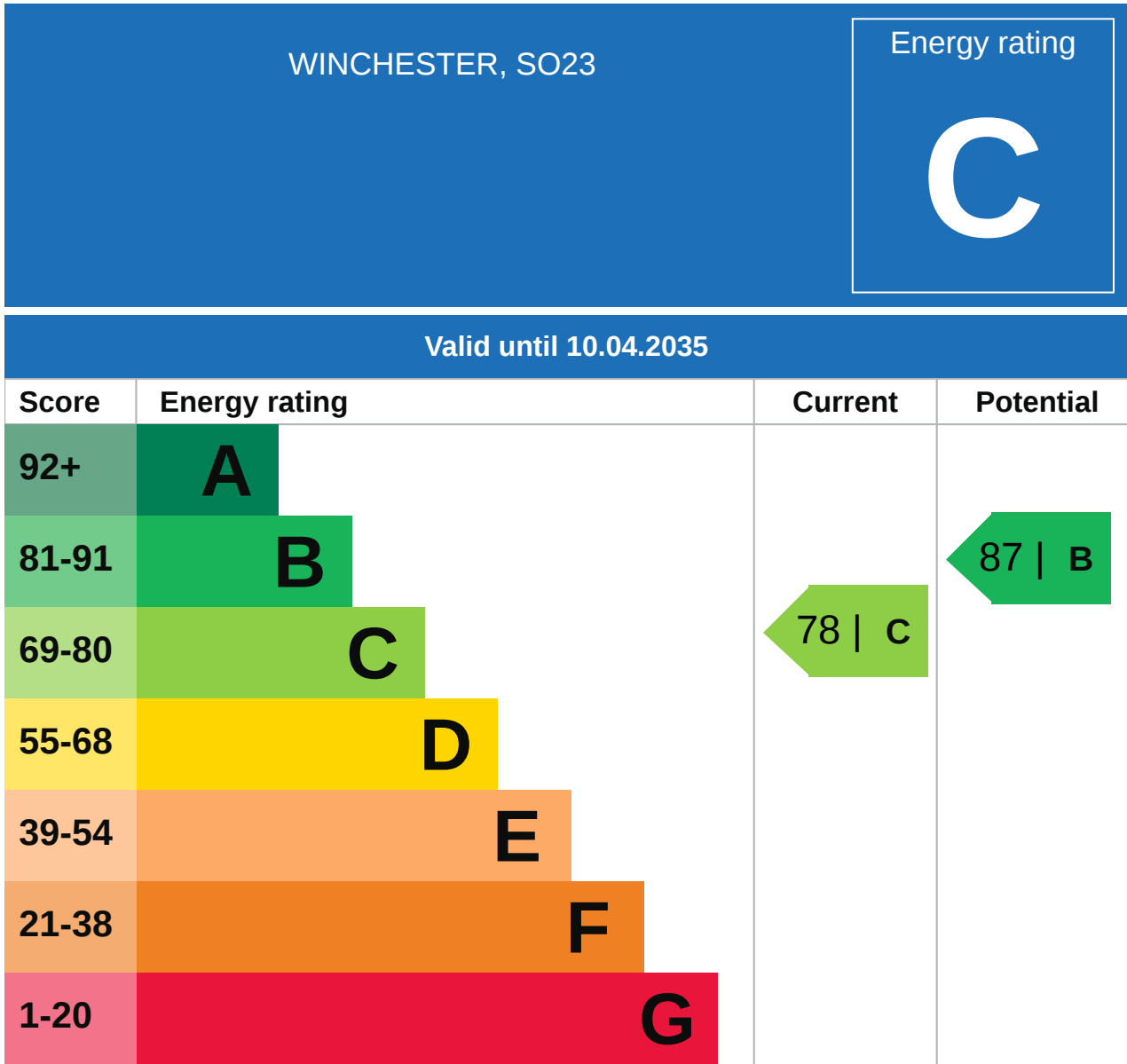
Ground Floor



Annexe

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1190238)

Property EPC - Certificate



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 88% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	132 m ²

Market Sold in Street



4, Lea View, Winchester, SO23 7FU

Last Sold Date:	18/08/2022	24/01/2014
Last Sold Price:	£695,000	£469,950

3, Lea View, Winchester, SO23 7FU

Last Sold Date:	14/07/2017	22/11/2013
Last Sold Price:	£585,000	£462,950

1, Lea View, Winchester, SO23 7FU

Last Sold Date:	29/11/2013
Last Sold Price:	£299,950

5, Lea View, Winchester, SO23 7FU

Last Sold Date:	25/10/2013
Last Sold Price:	£489,950

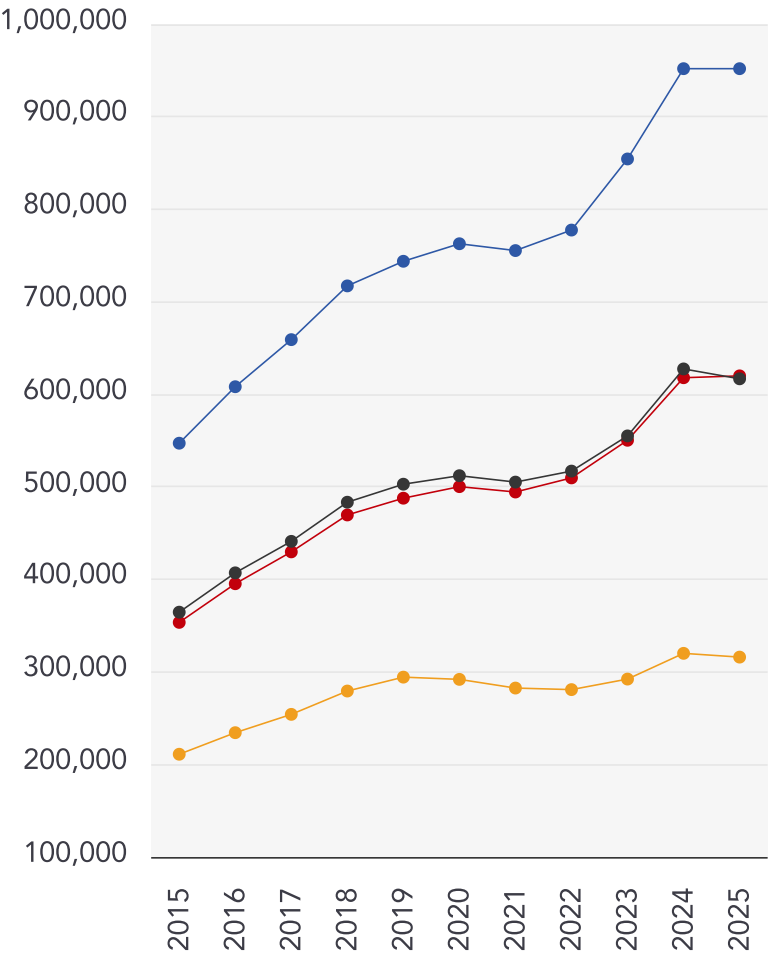
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

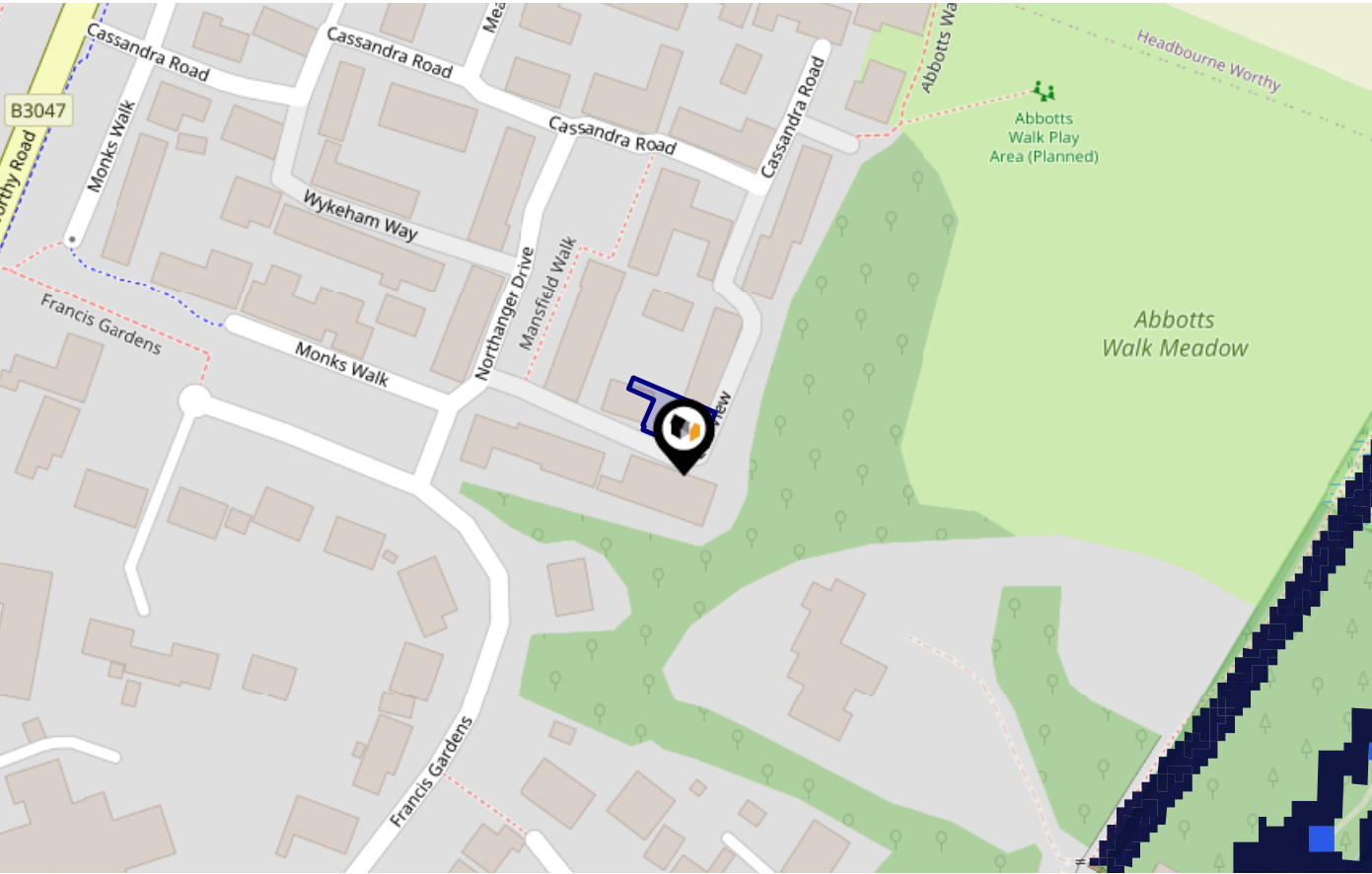
Flat

+49.74%

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.

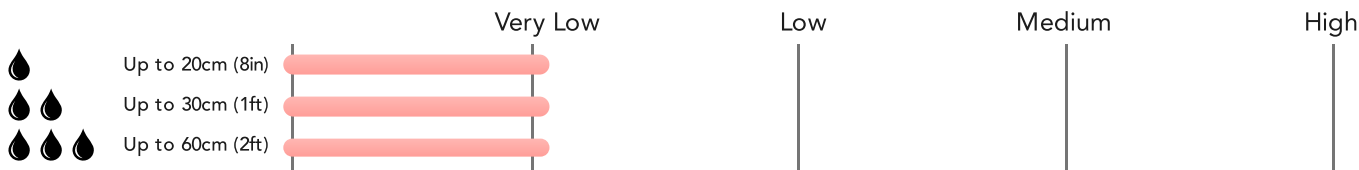


Risk Rating: Very low

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.

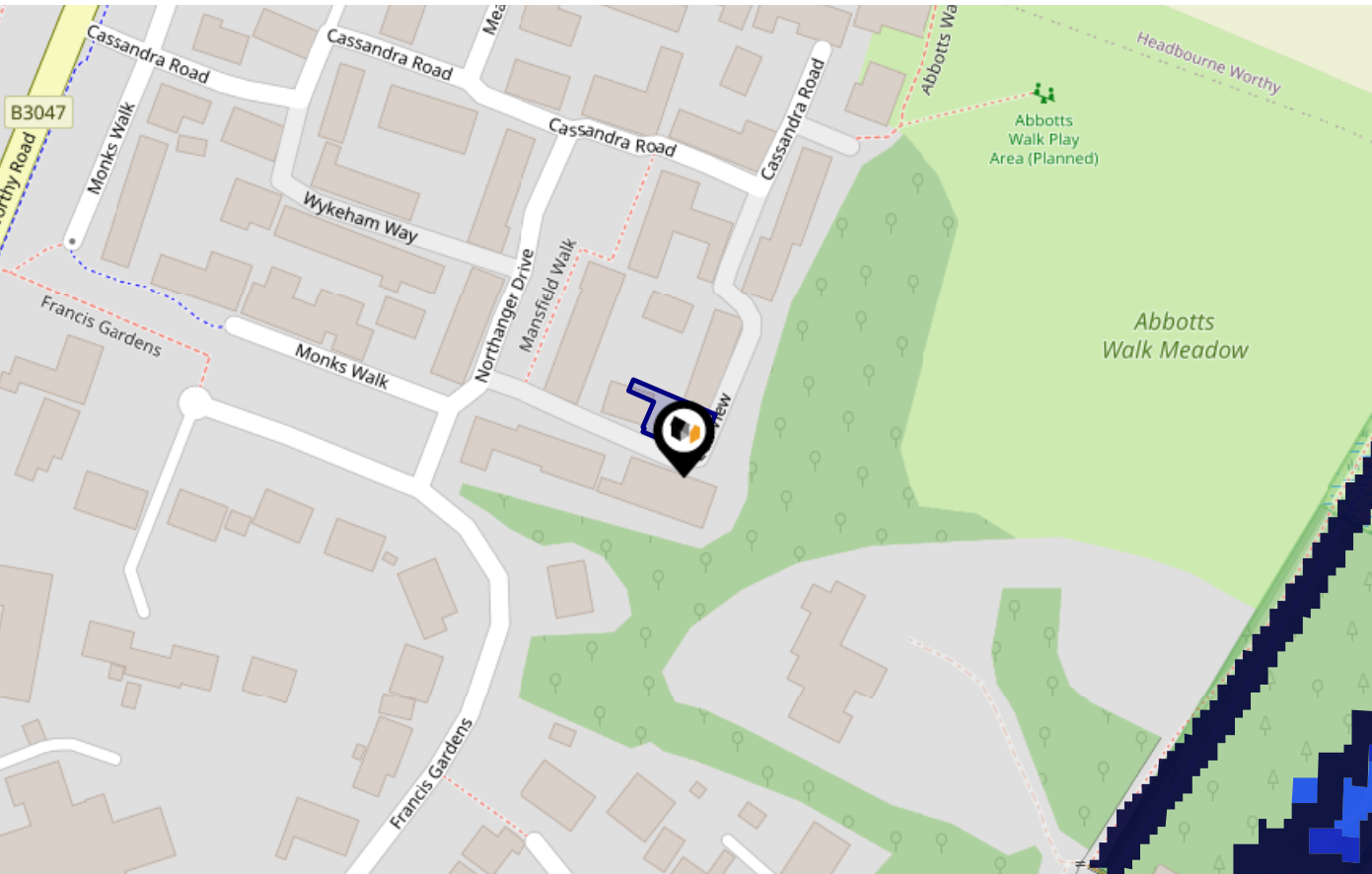
Chance of flooding to the following depths at this property:



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.

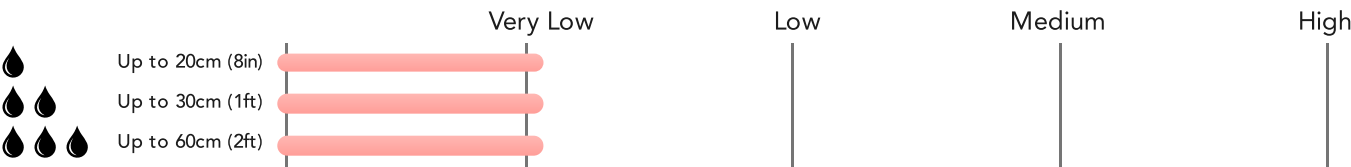


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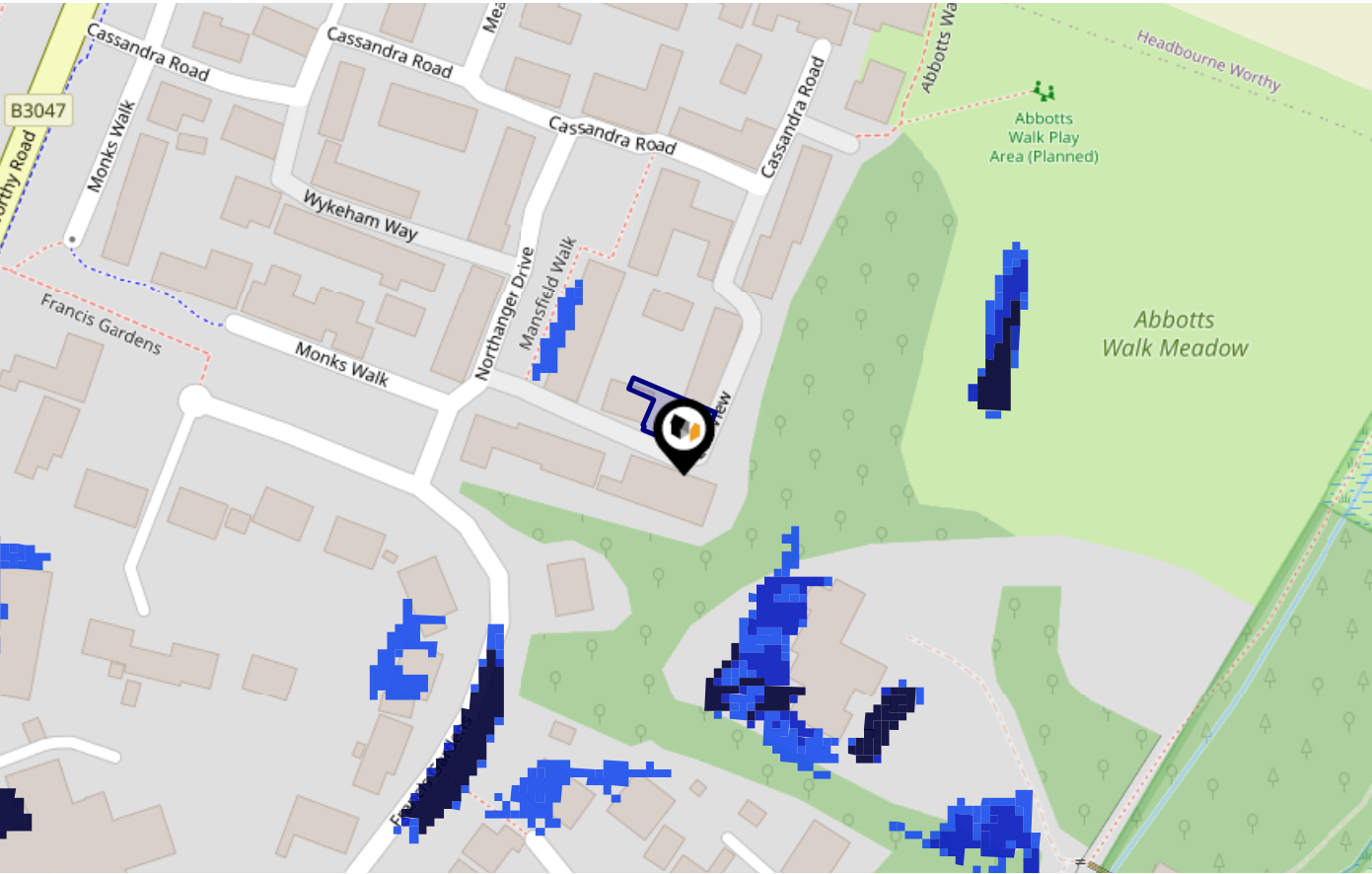
Chance of flooding to the following depths at this property:



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.

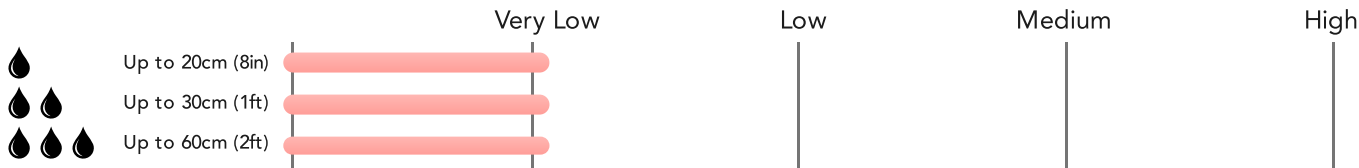


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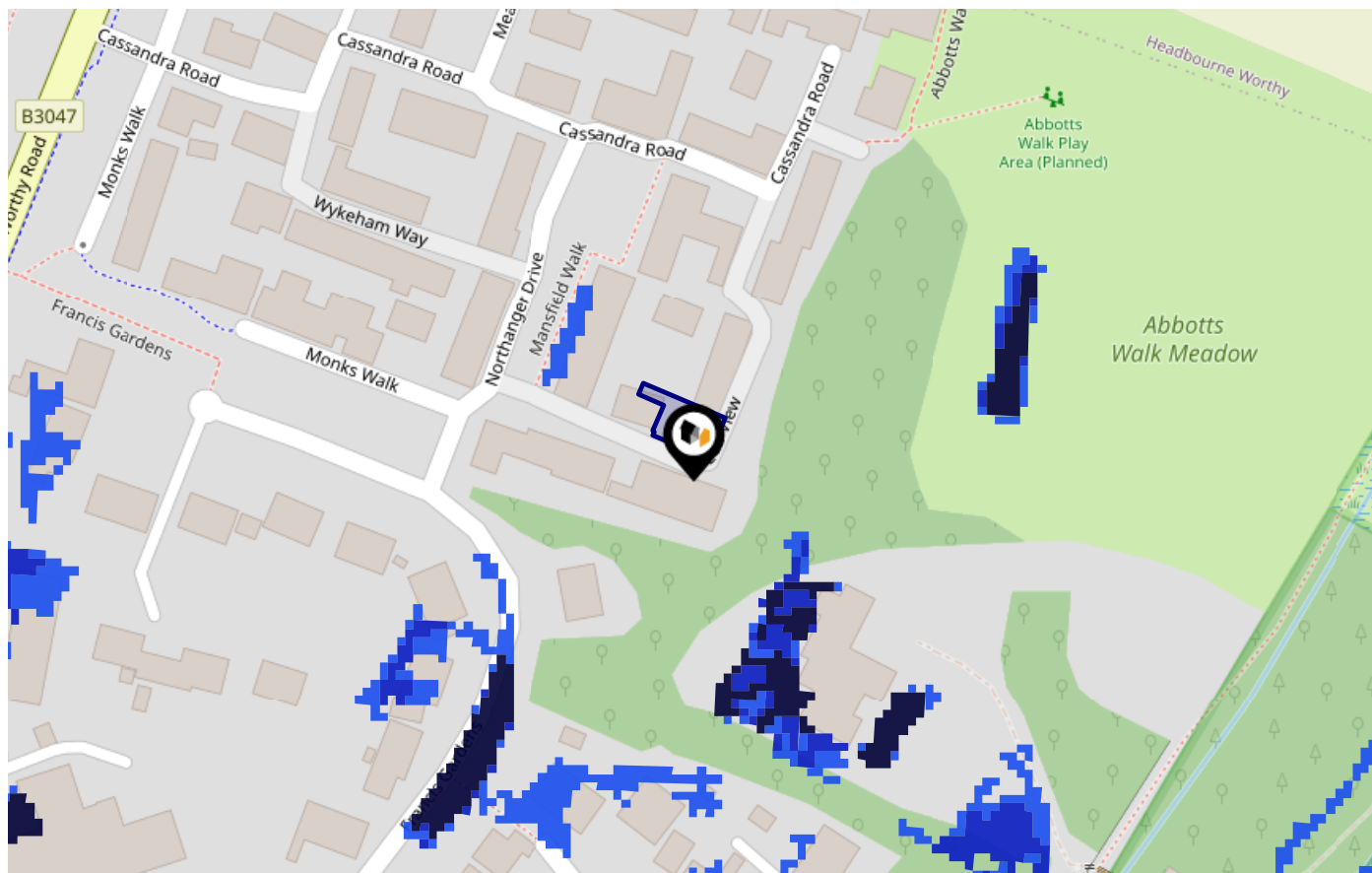
Chance of flooding to the following depths at this property:



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.

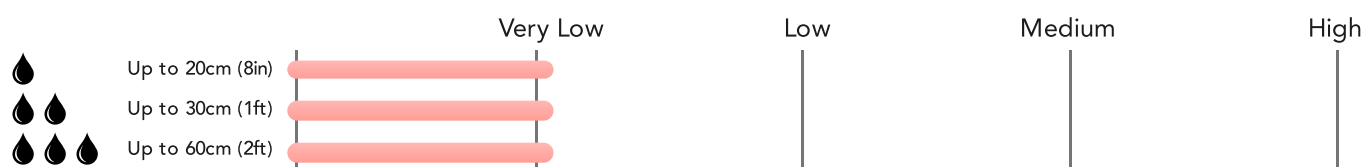


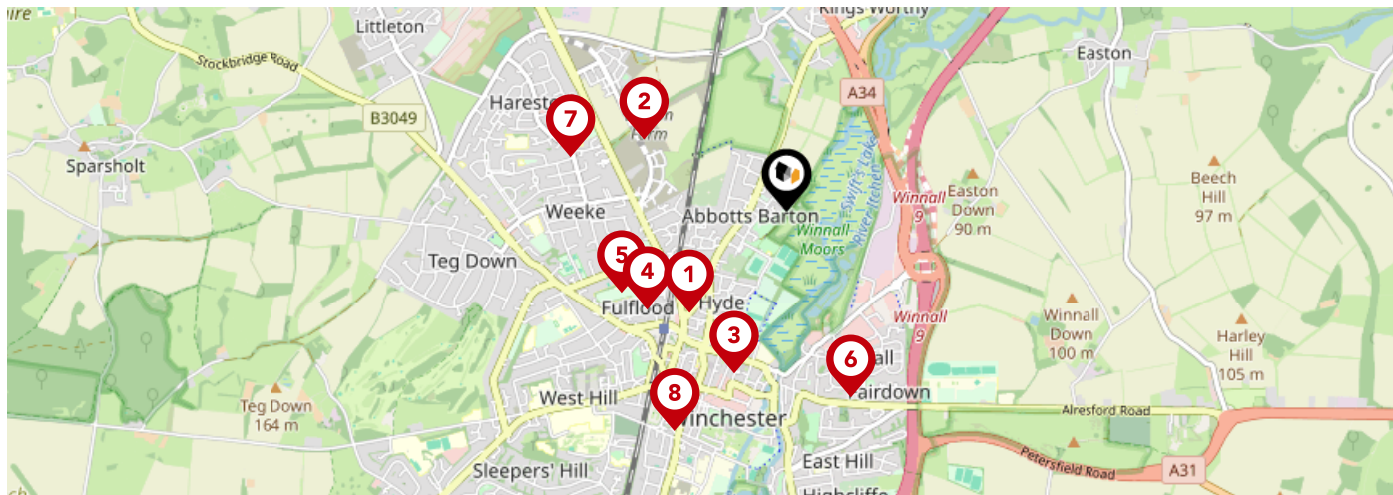
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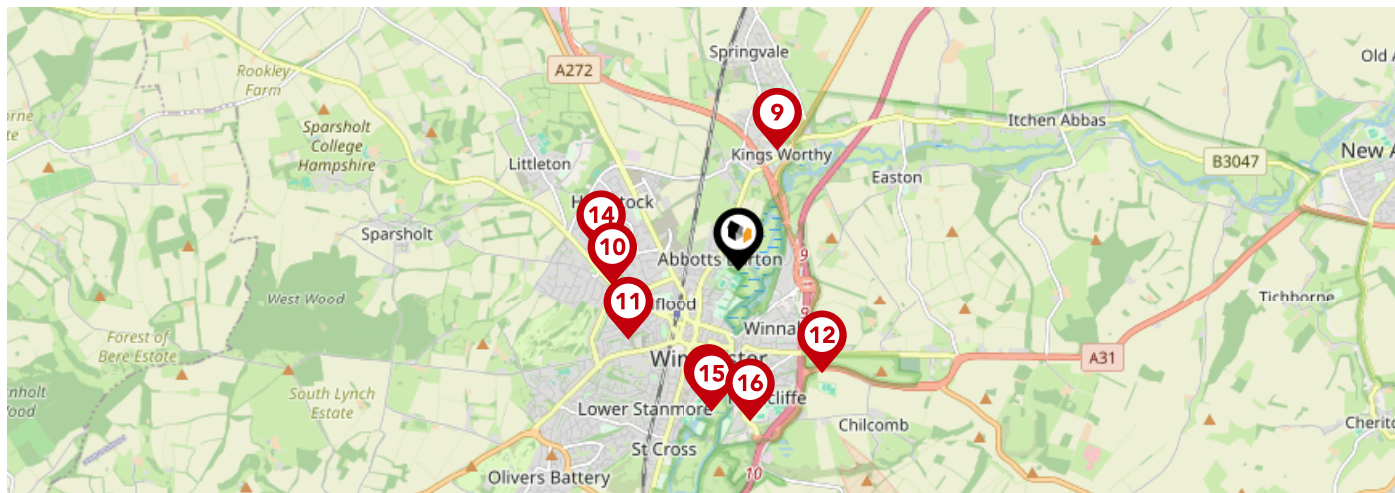
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Chance of flooding to the following depths at this property:





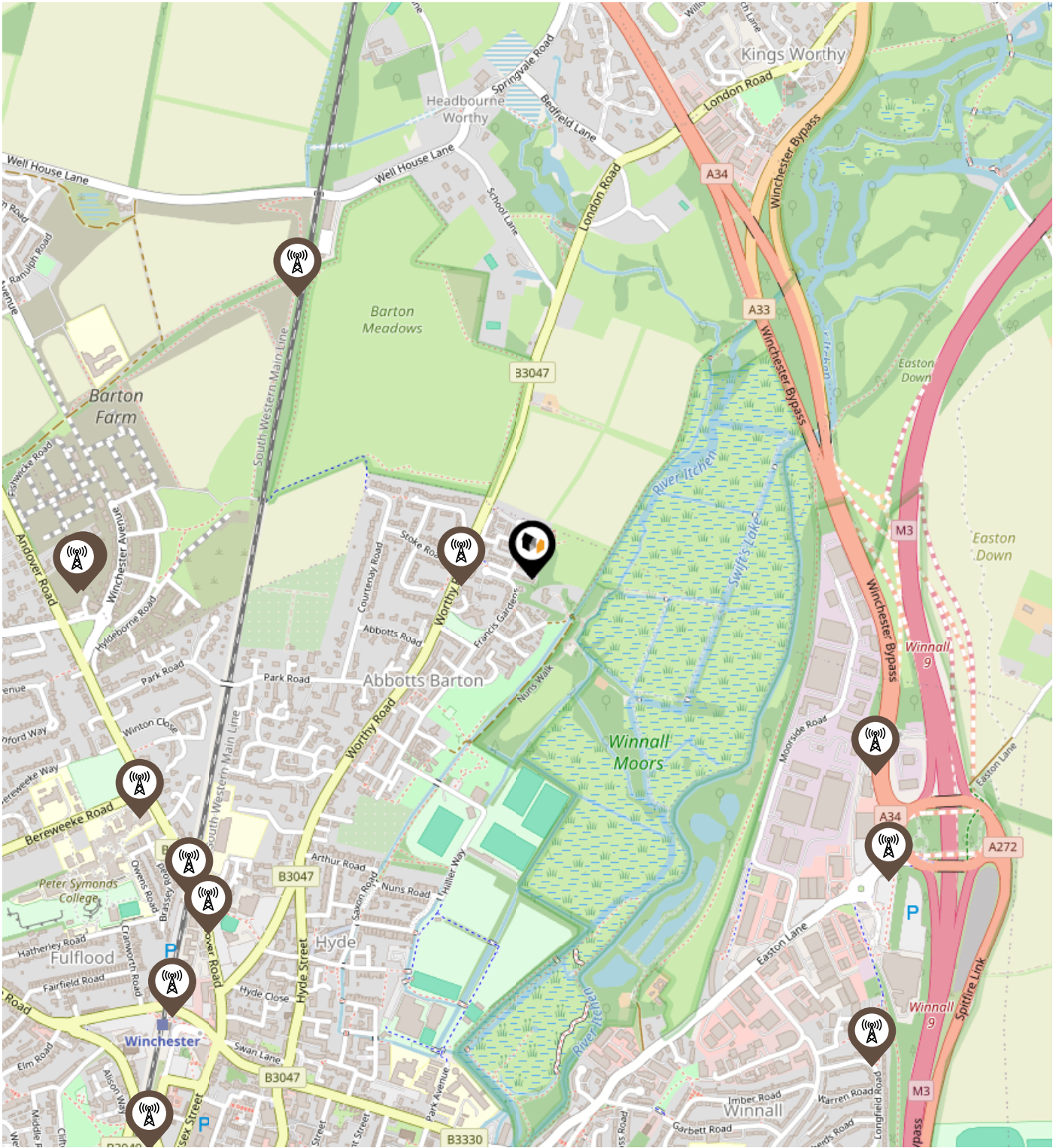
		Nursery	Primary	Secondary	College	Private
1	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.66	☐	☐	☒	☐	☐
2	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:0.75	☐	☒	☐	☐	☐
3	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.79	☐	☒	☐	☐	☐
4	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
5	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.86	☒	☐	☐	☐	☐
6	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.92	☐	☒	☐	☐	☐
7	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:1.04	☐	☐	☒	☐	☐
8	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.15	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.18	☐	☒	☐	☐	☐
10	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.18	☐	☒	☐	☐	☐
11	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:1.2	☐	☒	☒	☐	☐
12	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:1.23	☐	☐	☒	☐	☐
13	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.29	☐	☐	☒	☐	☐
14	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:1.29	☐	☒	☐	☐	☐
15	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.34	☐	☐	☒	☐	☐
16	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.39	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

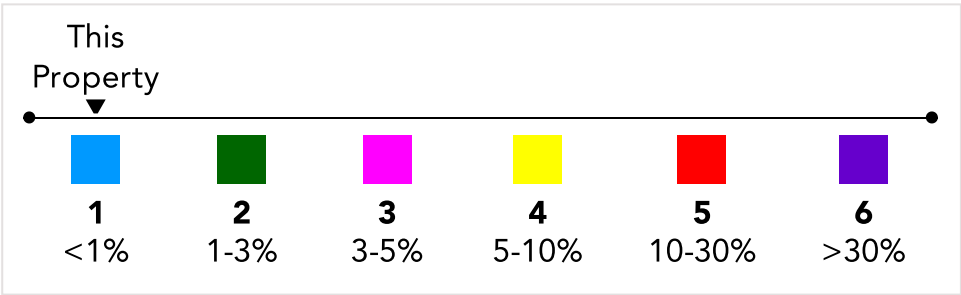
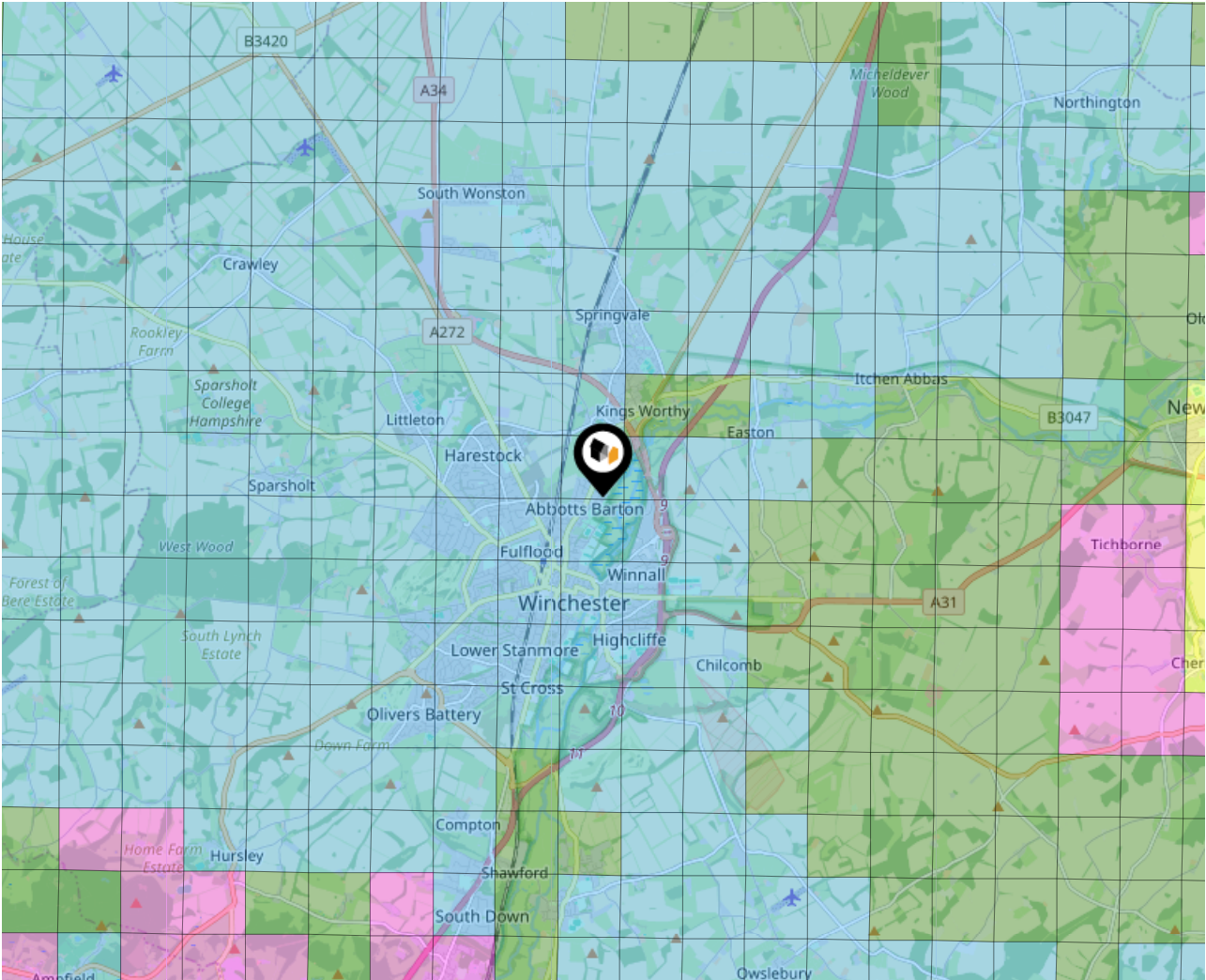


Key:

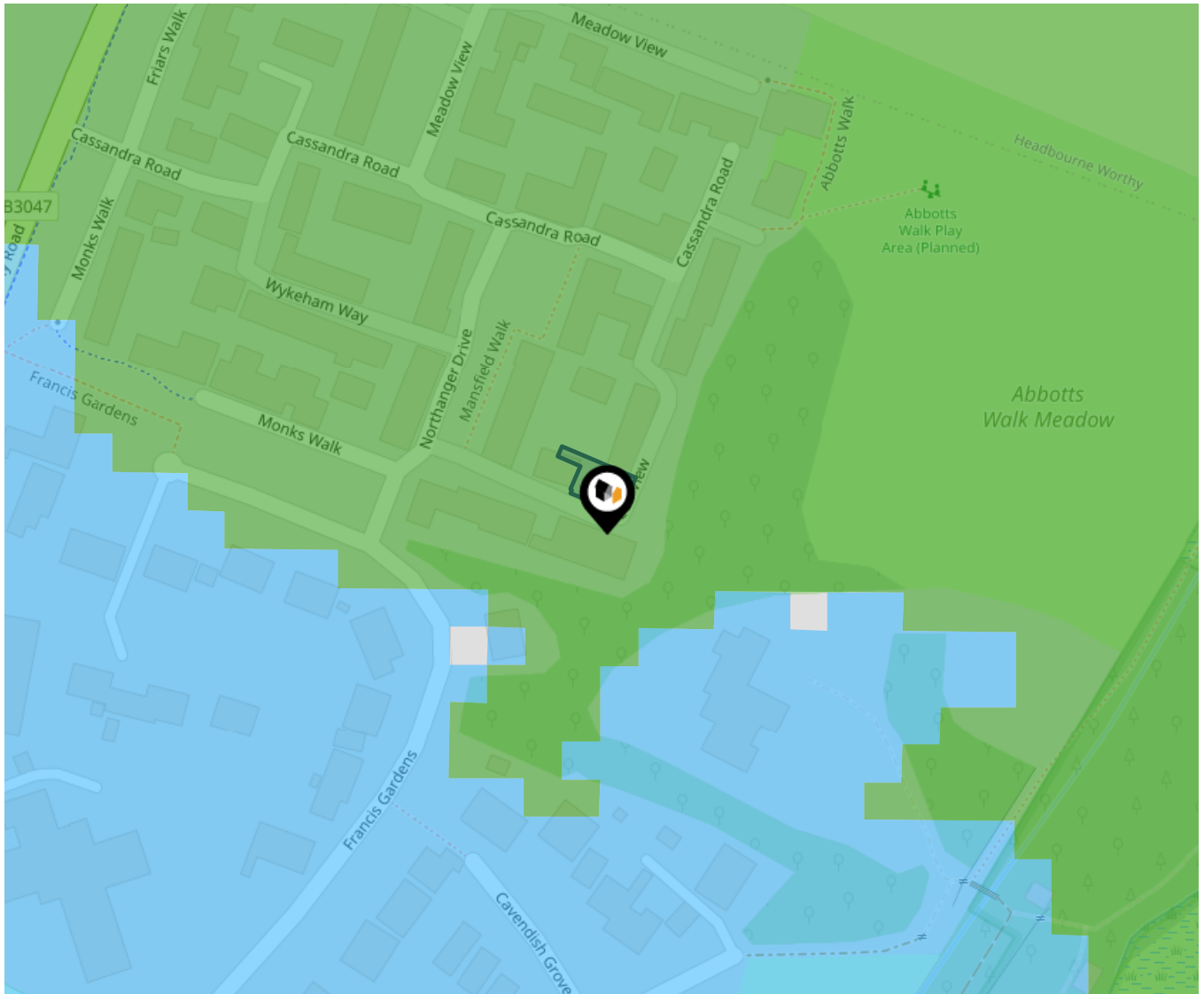
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



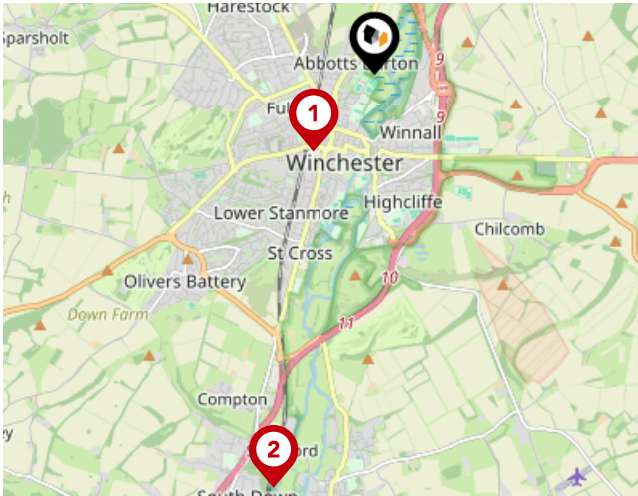
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

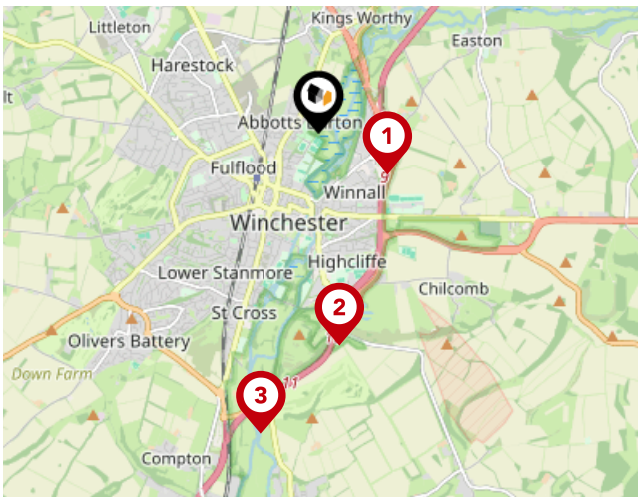
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.9 miles
2	Shawford Rail Station	3.95 miles
3	Chandlers Ford Rail Station	7.35 miles

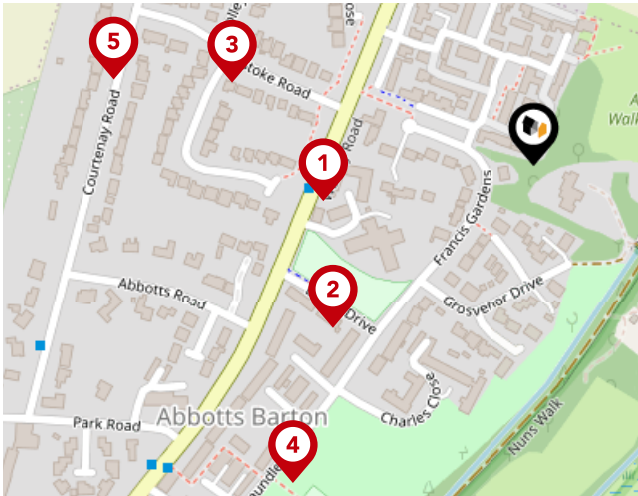


Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	0.74 miles
2	M3 J10	1.98 miles
3	M3 J11	2.83 miles
4	M3 J12	6.13 miles
5	M3 J13	7.76 miles

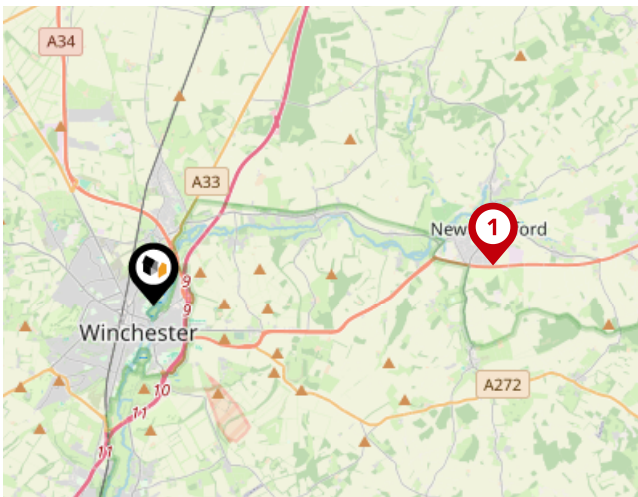
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoke Road	0.12 miles
2	Worthy Road	0.15 miles
3	Colley Close	0.18 miles
4	Coram Close	0.23 miles
5	Stoke Road	0.25 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.39 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

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office
Agency

