

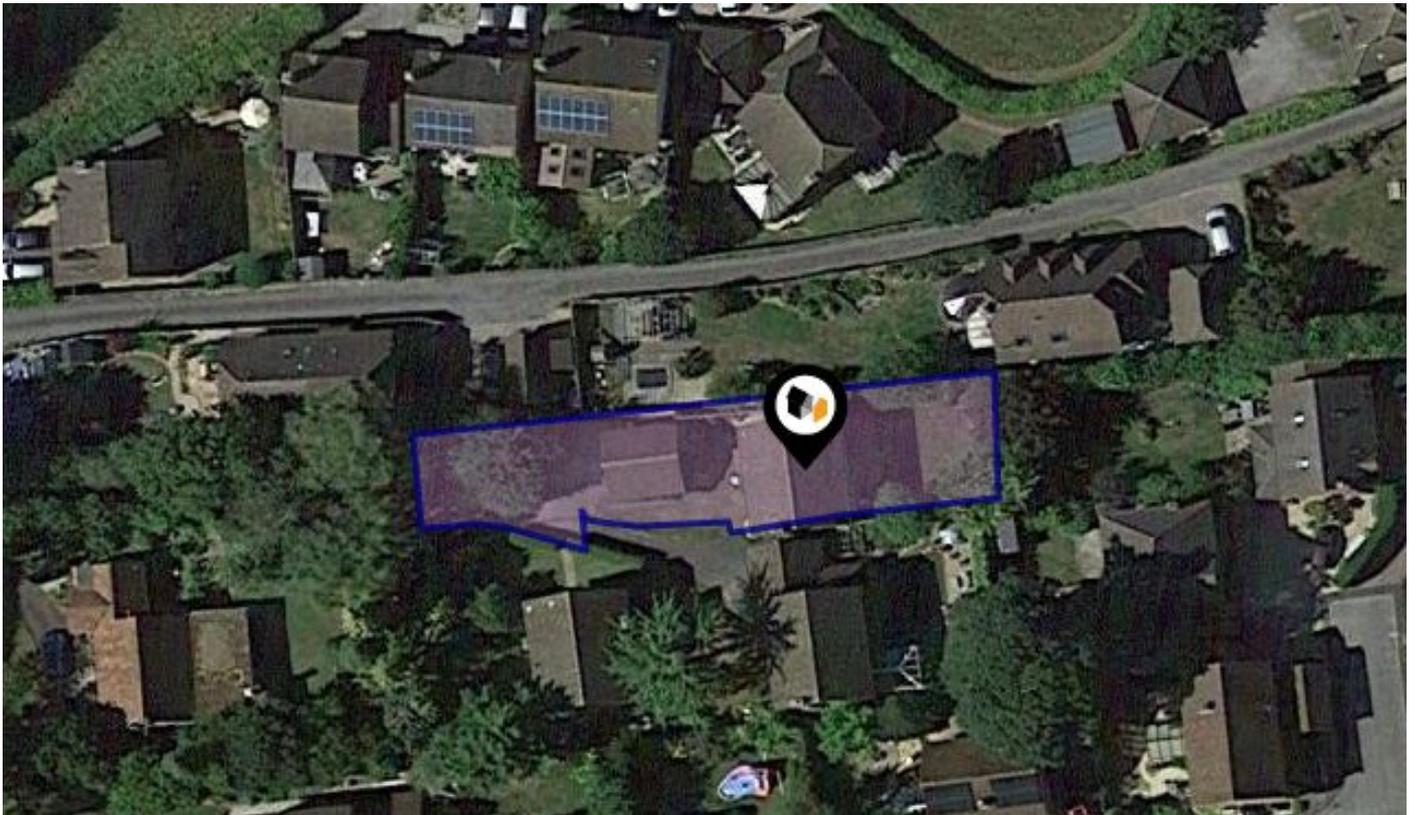


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14<sup>th</sup> January 2025**



**WEST HILL ROAD NORTH, SOUTH WONSTON,  
WINCHESTER, SO21**

**Offers Over : £650,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

# Property Overview

 street-view-image



## Property

<b>Type:</b>	Detached	<b>Offers Over:</b>	£650,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,356 ft <sup>2</sup> / 126 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	1980		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,095		
<b>Title Number:</b>	HP474179		

## Local Area

<b>Local Authority:</b>	Hampshire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>3</b>	<b>80</b>	<b>-</b>
<b>Flood Risk:</b>		mb/s	mb/s	mb/s
● Rivers & Seas	No Risk			
● Surface Water	Very Low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: *West Hill Road North, South Wonston, Winchester, SO21*

Reference - 24/00325/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	09th February 2024
<b>Description:</b>	<p>T1 - Larch sp. Reduce the 1st and 2nd northern laterals over the garage roof by 2m, major deadwood crown and remove some of the Ivy bulk. Sever Ivy at the base. T3 - Elder sp. Dismantle to lowest level, heavily Ivy clad with 80% of the tree being in decline. T4 - Holly ; to reduce in height by 5m leaving stem at 6m. Reduce in lower foliage to behind the driveway and shape in to be future managed as a hedge screen as intended.</p>

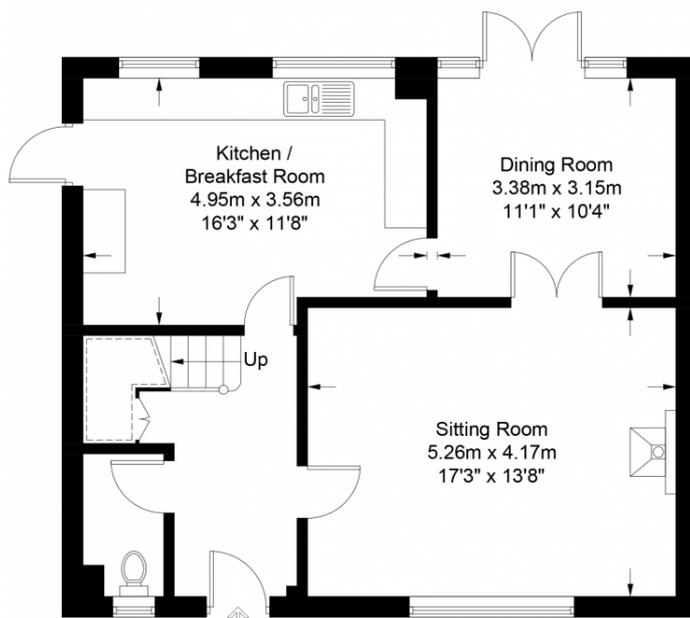


## WEST HILL ROAD NORTH, SOUTH WONSTON, WINCHESTER, SO21

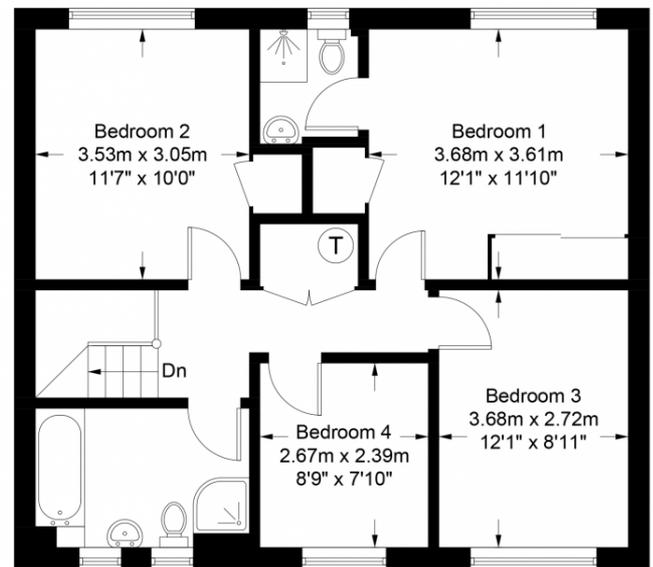
Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft



 = REDUCED HEADROOM BELOW 1.5M / 5'0"



**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1144290)

# Property EPC - Certificate

West Hill Road North, South Wonston, WINCHESTER,  
SO21

Energy rating

**C**

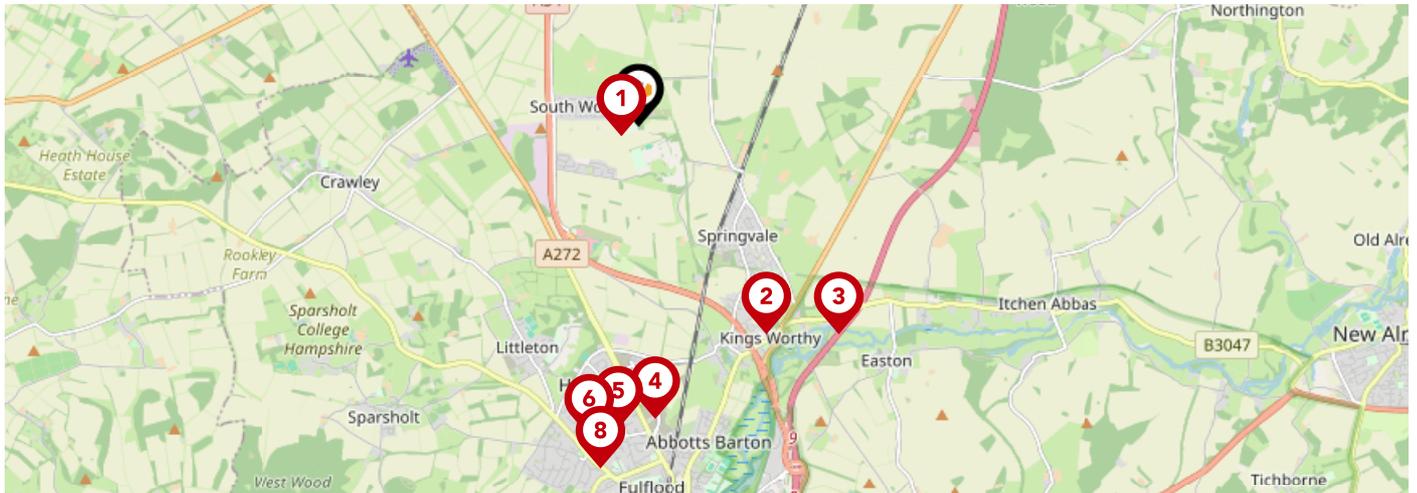
Valid until 06.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

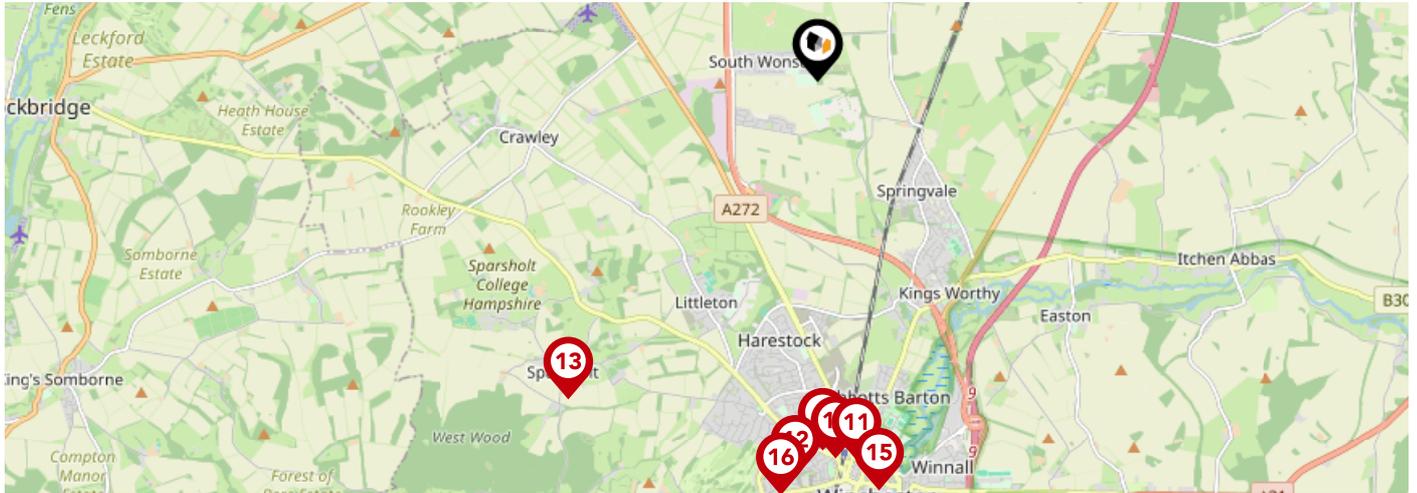
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	126 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>South Wonston Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Micheldever CofE Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



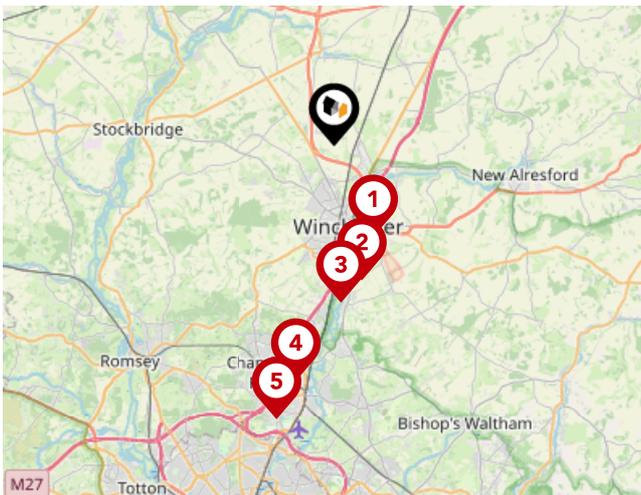
		Nursery	Primary	Secondary	College	Private
	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:3.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sparsholt Church of England Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton Stacey Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:3.89	<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	3.78 miles
2	Micheldever Rail Station	5.05 miles
3	Shawford Rail Station	6.91 miles



## Trunk Roads/Motorways

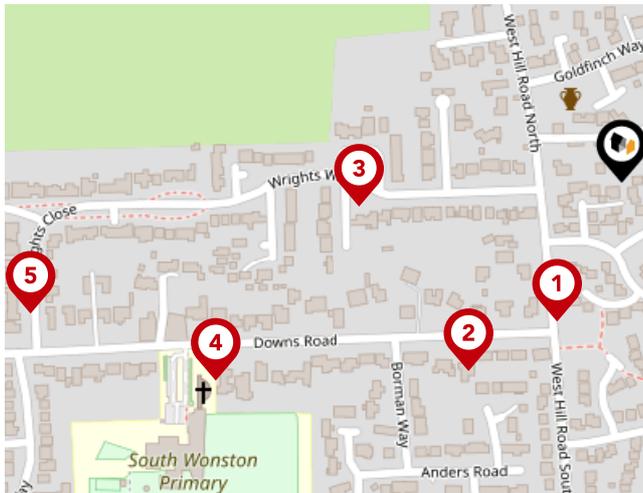
Pin	Name	Distance
1	M3 J9	3.73 miles
2	M3 J10	5.14 miles
3	M3 J11	5.86 miles
4	M3 J12	8.89 miles
5	M3 J13	10.47 miles



## Airports/Helipads

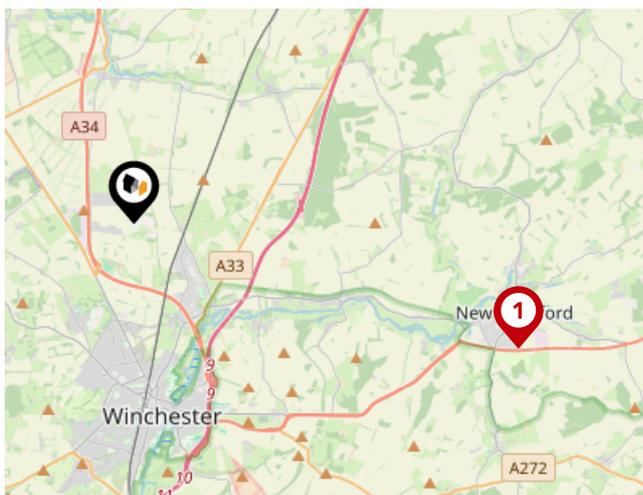
Pin	Name	Distance
1	Southampton Airport	11.96 miles
2	Bournemouth International Airport	32.51 miles
3	Heathrow Airport Terminal 4	44.6 miles
4	Heathrow Airport	44.94 miles

# Area Transport (Local)



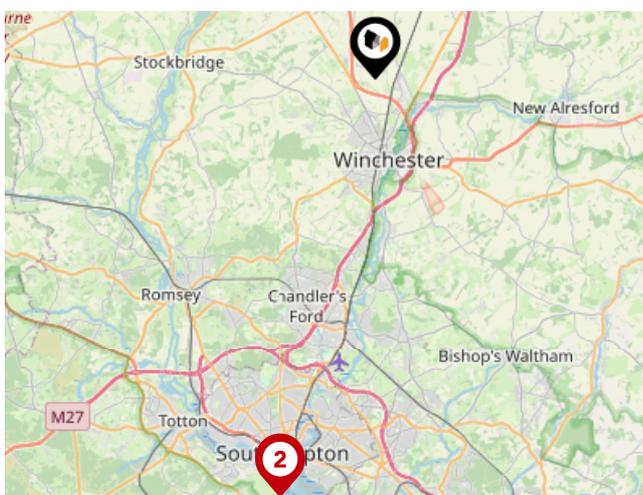
## Bus Stops/Stations

Pin	Name	Distance
1	Waverley Drive	0.09 miles
2	Borman Way	0.14 miles
3	Burns Close	0.15 miles
4	Primary School	0.26 miles
5	Downs Road	0.35 miles



## Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.52 miles



## Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	16.02 miles
2	Southampton Vehicle Ferry Terminal	16.03 miles

# Market Sold in Street



<b>Westfield, West Hill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 15/01/2016	
Last Sold Price: £470,000	
<b>Hei Mat, West Hill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 02/10/2015	
Last Sold Price: £400,000	
<b>The Bramblings, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 10/08/2012	
Last Sold Price: £330,000	
<b>Grindelwald, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 16/02/2007	
Last Sold Price: £380,000	
<b>Maytree Lodge, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 08/12/2006   13/03/2000   30/04/1997	
Last Sold Price: £525,000   £280,000   £72,500	
<b>St Catherines, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 12/07/2005	
Last Sold Price: £495,000	
<b>Meadow View, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 08/12/2003   27/05/1998	
Last Sold Price: £350,000   £193,000	
<b>The Anchorage, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 03/11/2003	
Last Sold Price: £585,000	
<b>Manar, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 29/04/2002	
Last Sold Price: £265,000	
<b>The Ridding, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 11/07/2001	
Last Sold Price: £245,000	
<b>Westfield, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 25/10/2000	
Last Sold Price: £250,000	
<b>St Catherines Lodge, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date: 15/07/1999	
Last Sold Price: £312,500	

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

# Market Sold in Street



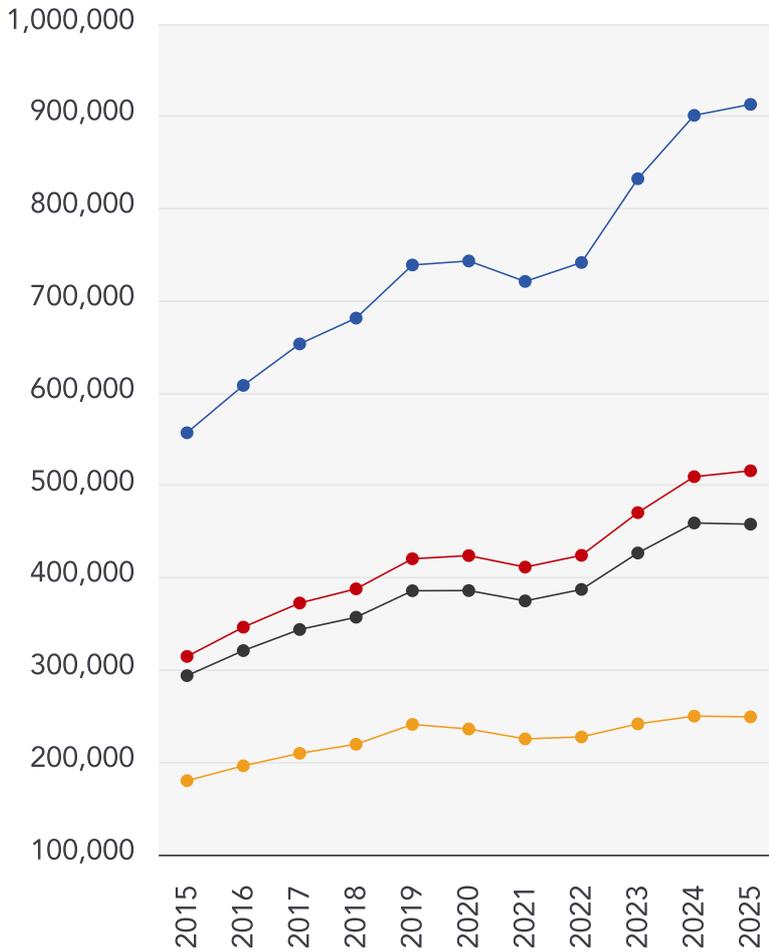
<b>Purbeck House, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date:	05/01/1998
Last Sold Price:	£147,000
<b>Arcadia, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date:	30/04/1997
Last Sold Price:	£80,000
<b>Beacon Hill View, Westhill Road North, Winchester, SO21 3HH</b>	Detached House
Last Sold Date:	30/04/1997
Last Sold Price:	£60,000

**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 SO21



Detached

**+63.86%**

Semi-Detached

**+63.92%**

Terraced

**+55.82%**

Flat

**+38.37%**

## 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

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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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