

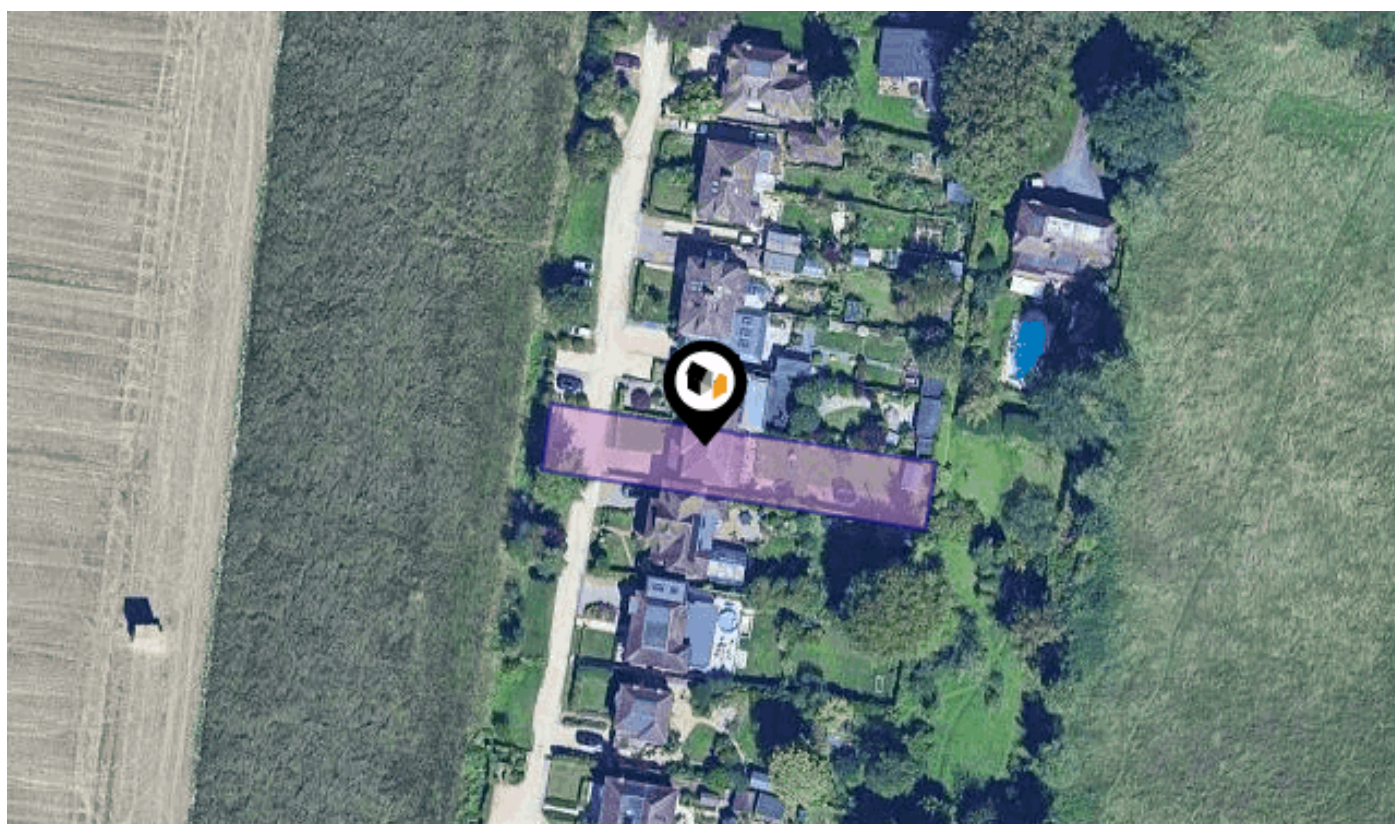


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd April 2025



WESTVIEW ROAD, SPARSHOLT, WINCHESTER, SO22

Guide Price : £995,000

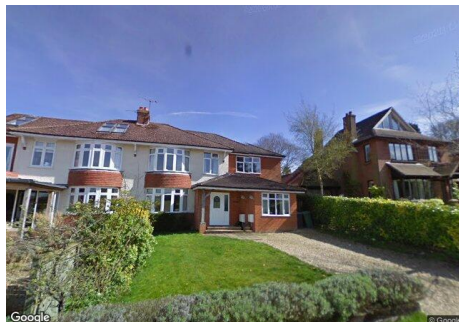
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,872 ft ² / 174 m ² |
| Plot Area: | 0.19 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band E |
| Annual Estimate: | £2,751 |
| Title Number: | HP483415 |

| | |
|--------------|----------|
| Guide Price: | £995,000 |
| Tenure: | Freehold |

Local Area

| | |
|--------------------|-----------|
| Local Authority: | Hampshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 3 mb/s | 35 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Westview Road, Sparsholt, Winchester, SO22**

| Reference - 03/02264/FUL |
|---|
| Decision: Decided |
| Date: 15th September 2003 |
| Description: Convert garage to family room and erection of porch to front |

| Reference - 20/02375/HOU |
|---|
| Decision: Decided |
| Date: 28th October 2020 |
| Description: Demolition of existing single storey rear extension and construction of new single storey rear extension |

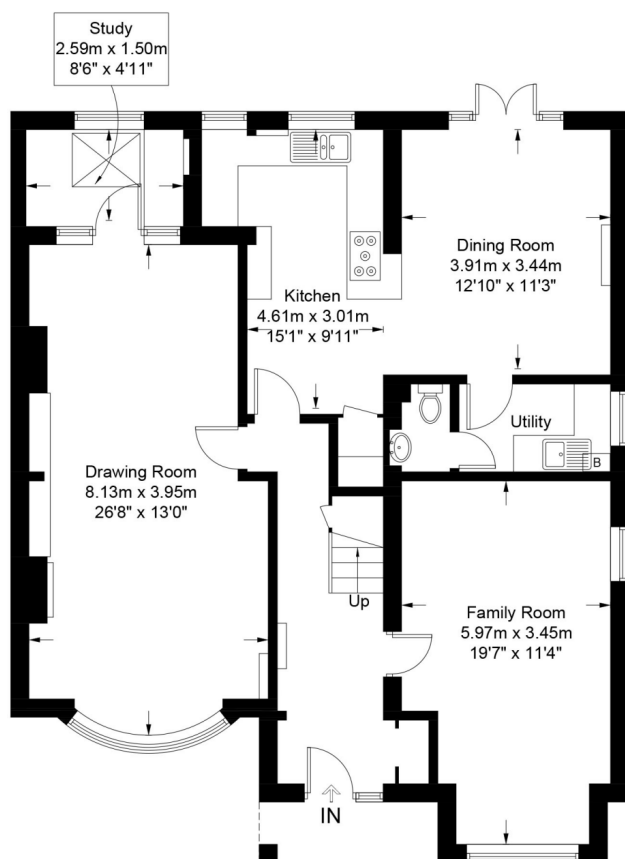
| Reference - 23/00811/HOU |
|--|
| Decision: Decided |
| Date: 28th March 2023 |
| Description: New bifold doors, window, flat roof and rooflights to existing rear extension |

| Reference - 97/01821/FUL |
|--|
| Decision: Decided |
| Date: 07th October 1997 |
| Description: Two storey side extension and front porch |

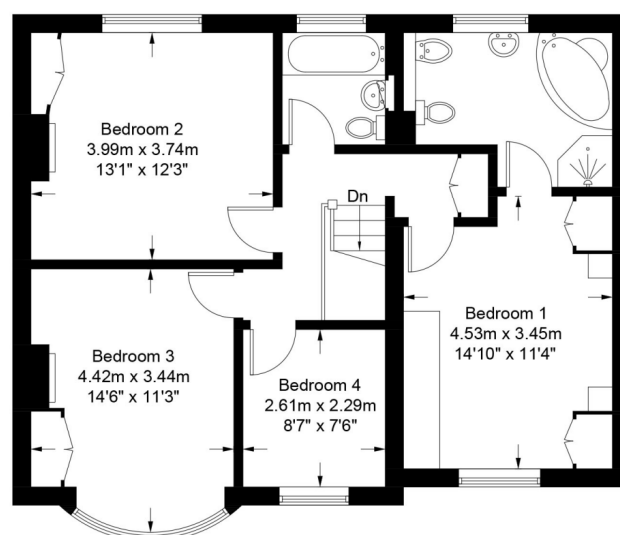


WESTVIEW ROAD, SPARSHOLT, WINCHESTER, SO22

Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft



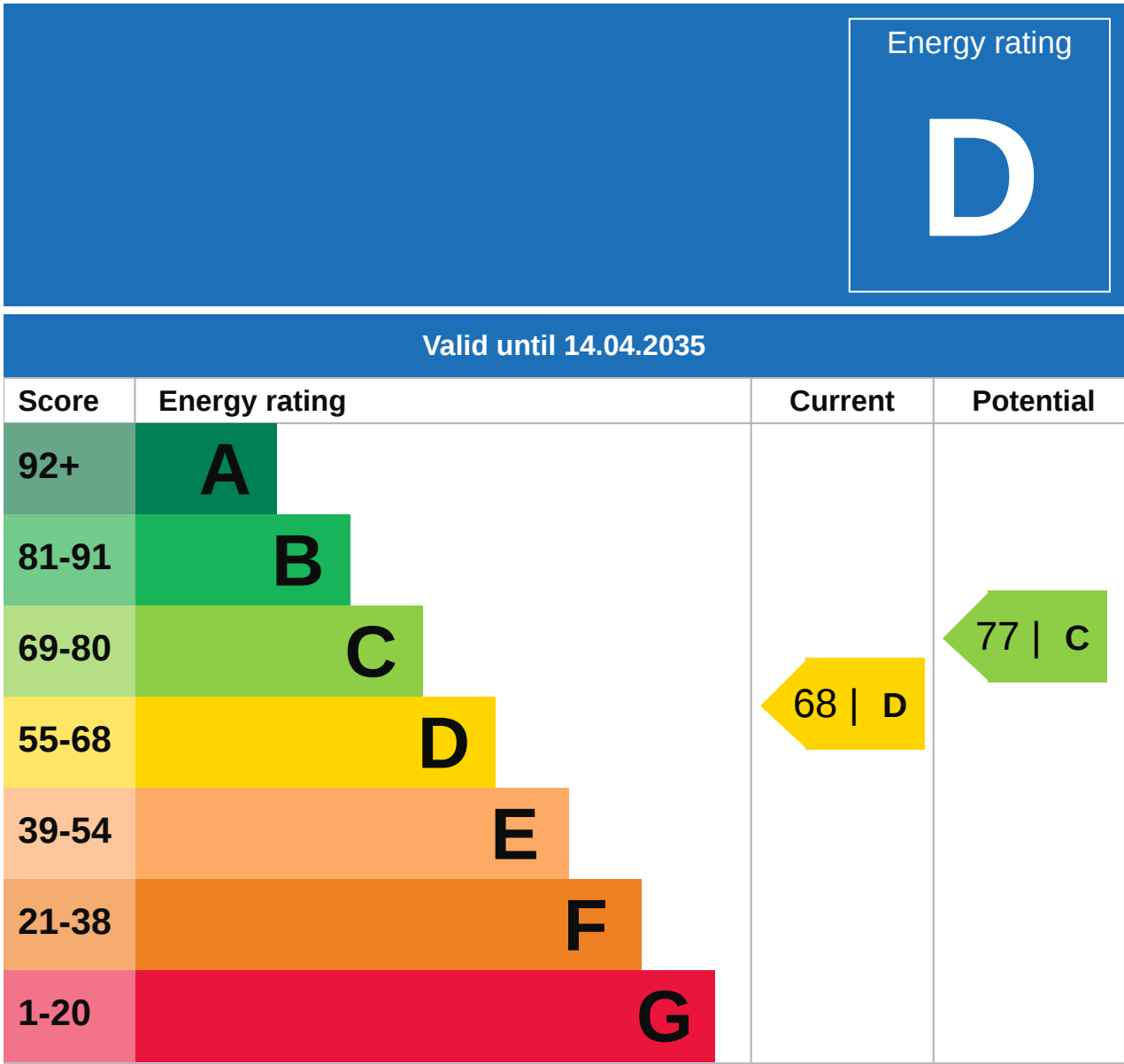
GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1191181)

Property EPC - Certificate



Market Sold in Street



Hogarth, West View Road, Winchester, SO22 5RB

| | | | | |
|------------------|------------|------------|------------|------------|
| Last Sold Date: | 22/05/2024 | 12/08/2004 | 03/07/2001 | 06/10/1999 |
| Last Sold Price: | £1,130,000 | £530,000 | £210,000 | £190,000 |

Saxholm, West View Road, Winchester, SO22 5RB

| | | |
|------------------|------------|------------|
| Last Sold Date: | 25/04/2022 | 16/02/2015 |
| Last Sold Price: | £1,115,000 | £649,500 |

Westbury, West View Road, Winchester, SO22 5RB

| | | |
|------------------|------------|------------|
| Last Sold Date: | 26/05/2017 | 18/05/1995 |
| Last Sold Price: | £770,000 | £124,800 |

The Birches, West View Road, Winchester, SO22 5RB

| | |
|------------------|------------|
| Last Sold Date: | 17/05/2011 |
| Last Sold Price: | £575,000 |

Inglenook, West View Road, Winchester, SO22 5RB

| | | |
|------------------|------------|------------|
| Last Sold Date: | 05/12/2002 | 17/10/1997 |
| Last Sold Price: | £365,000 | £130,000 |

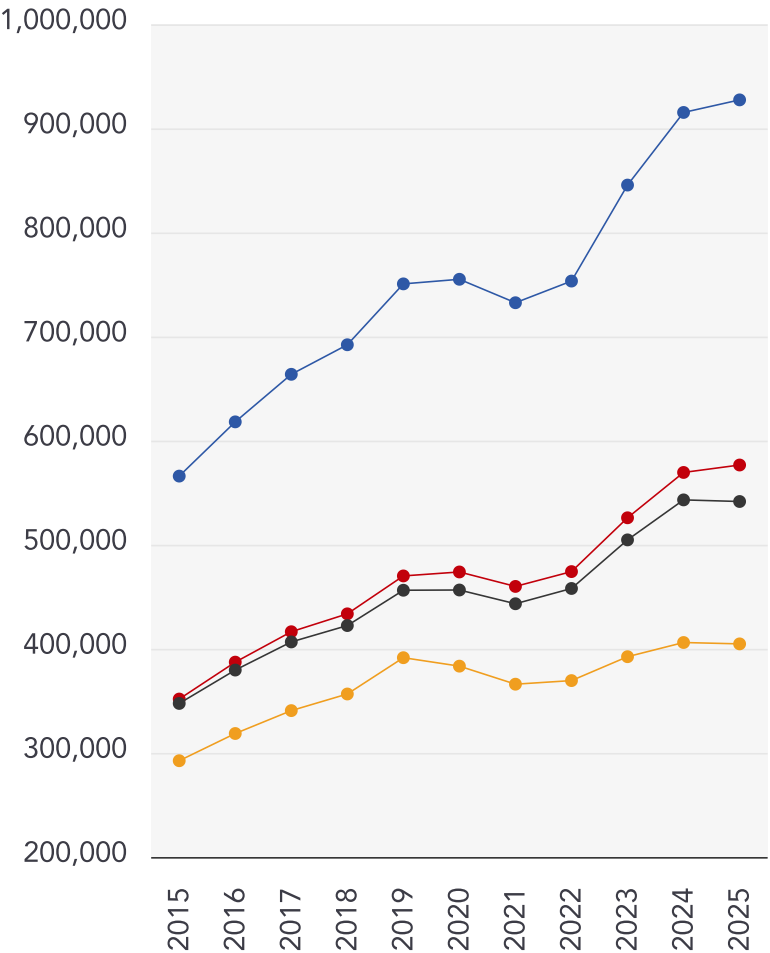
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

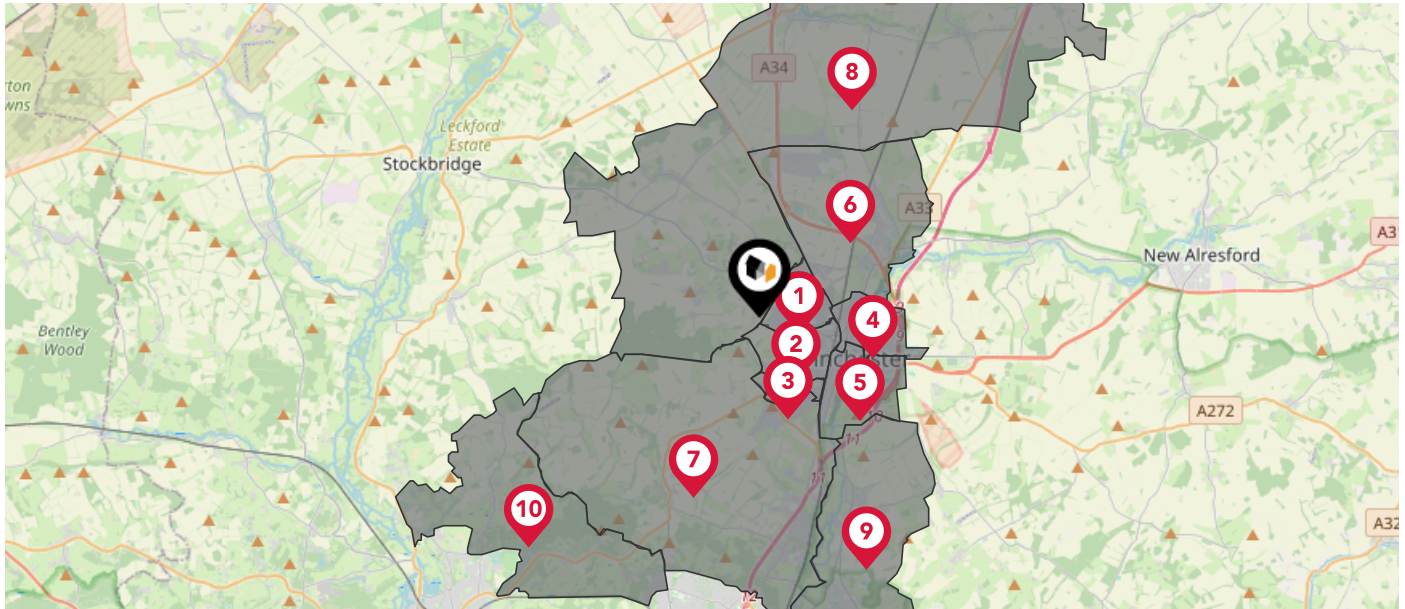
Flat

+38.37%

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

St. Barnabas Ward

2

St. Paul Ward

3

St. Luke Ward

4

St. Bartholomew Ward

5

St. Michael Ward

6

The Worthys Ward

7

Badger Farm & Oliver's Battery Ward

8

Wonston & Micheldever Ward

9

Colden Common & Twyford Ward

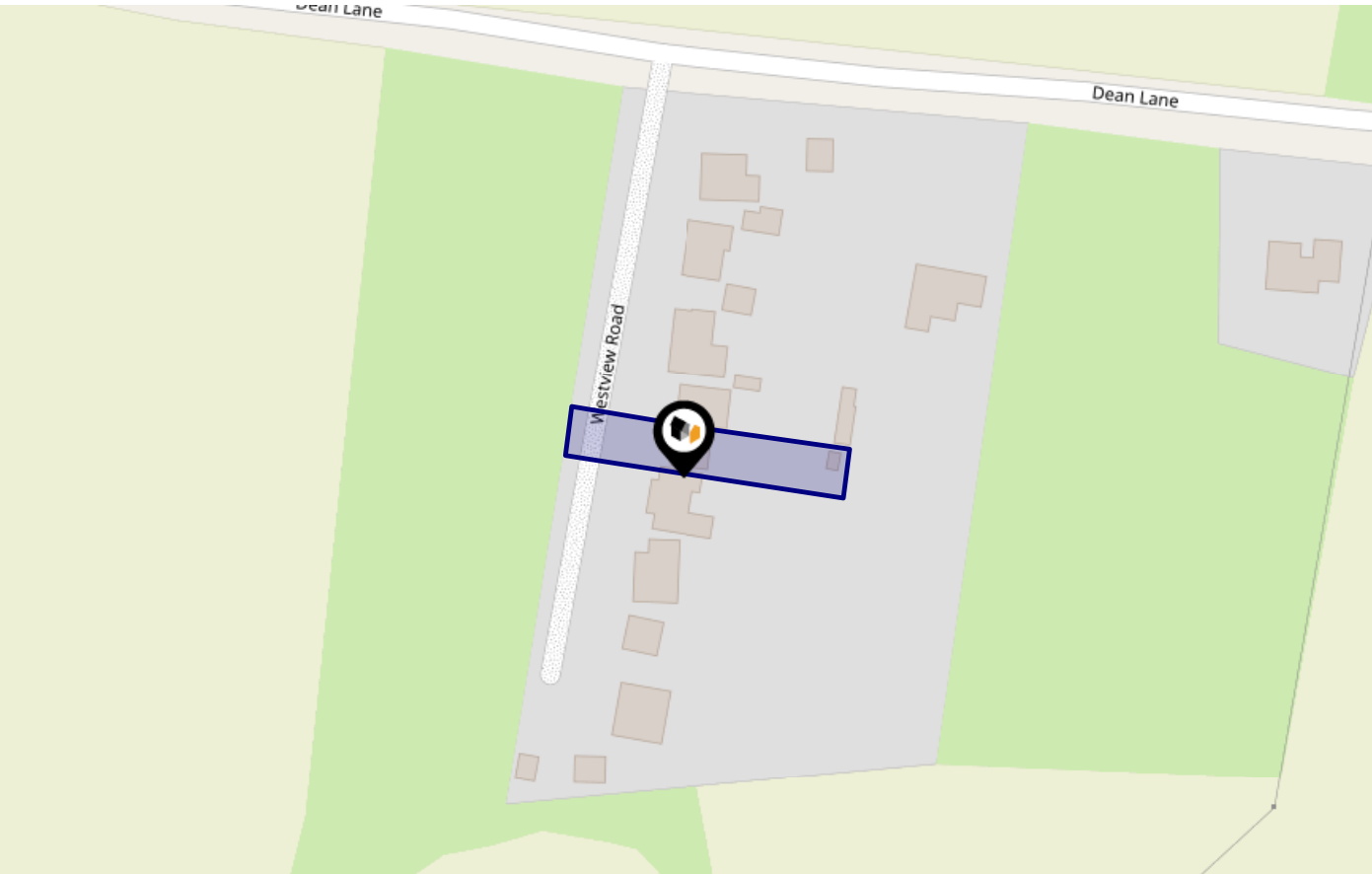
10

Ampfield & Braishfield Ward

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.

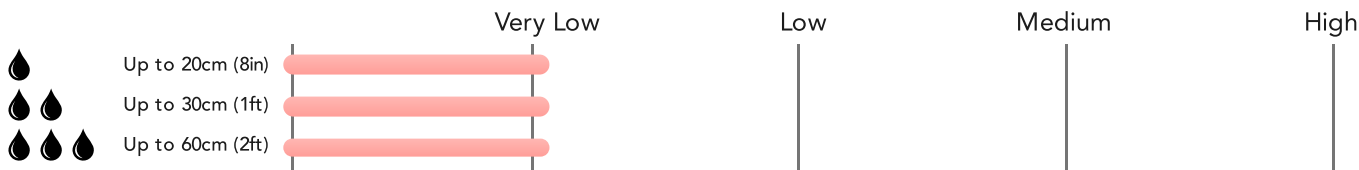


Risk Rating: Very low

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.

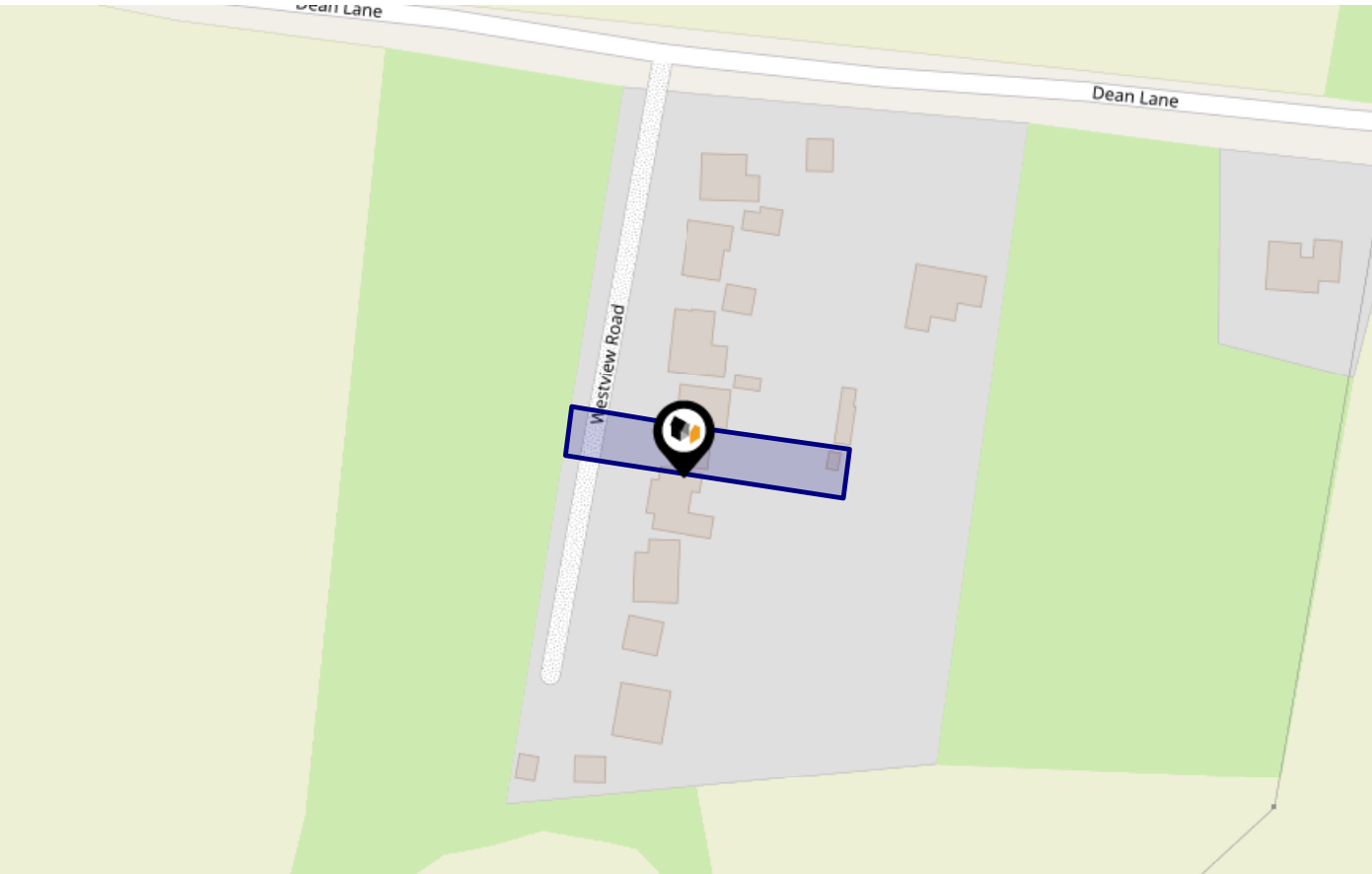
Chance of flooding to the following depths at this property:



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.

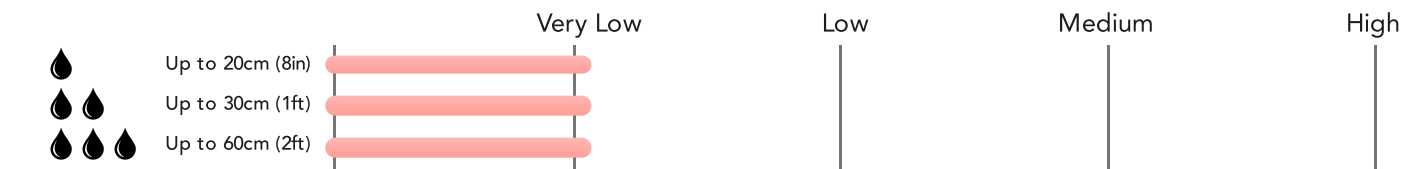


Risk Rating: Very low

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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

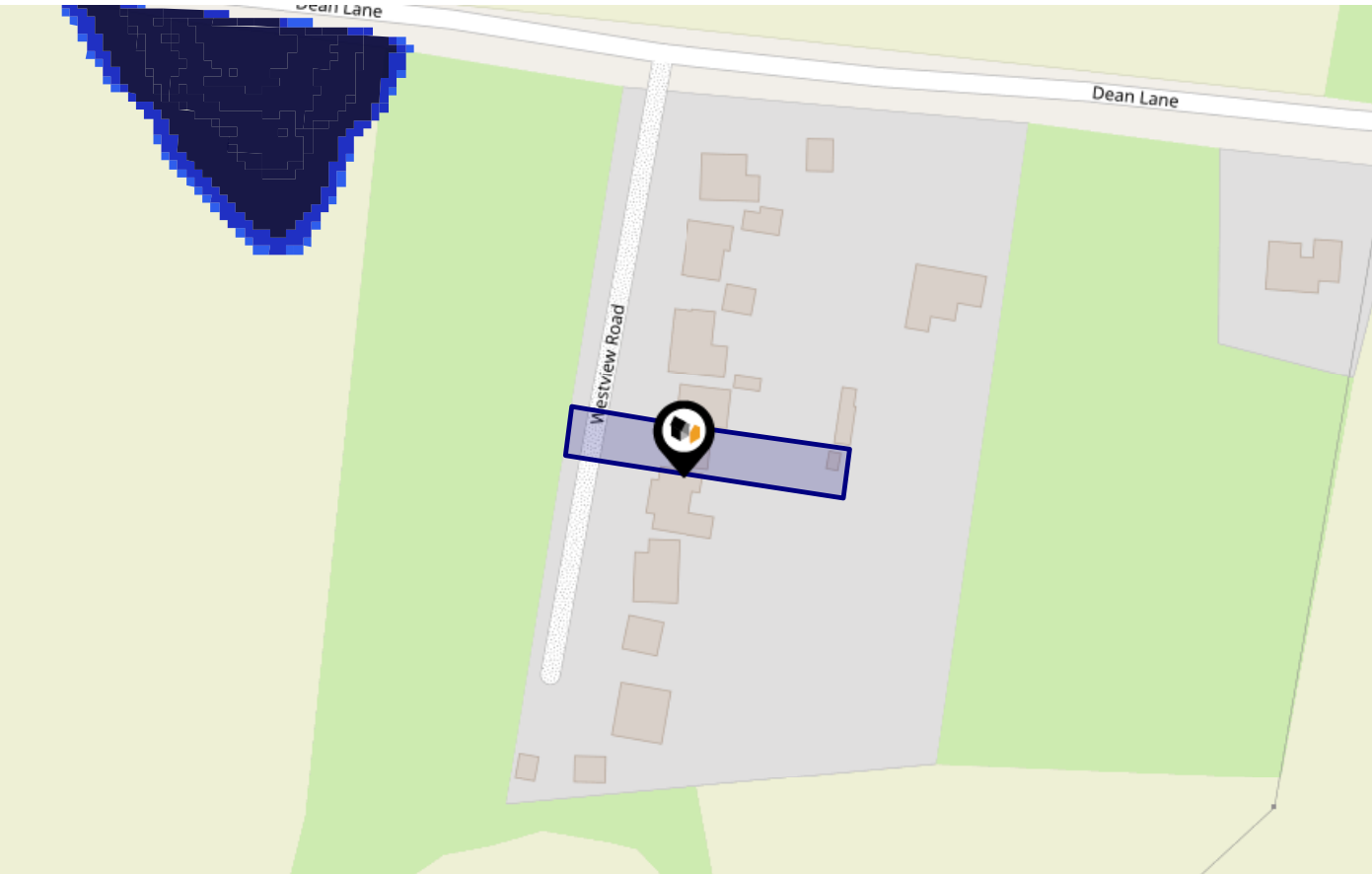
Chance of flooding to the following depths at this property:



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.

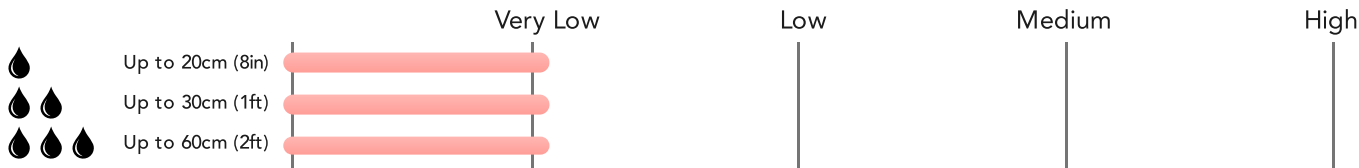


Risk Rating: Very low

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.
- 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.

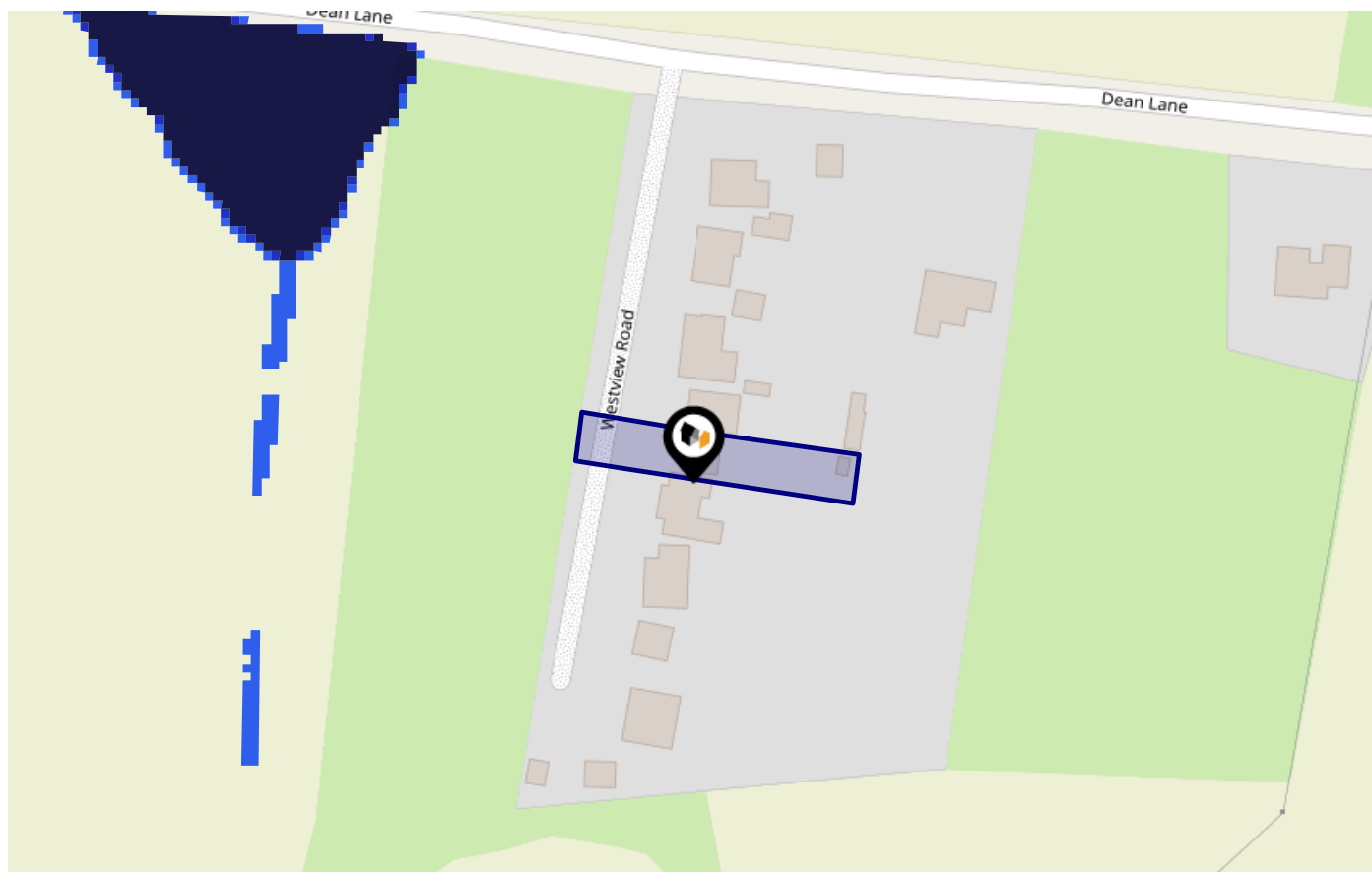
Chance of flooding to the following depths at this property:



Flood Risk

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.

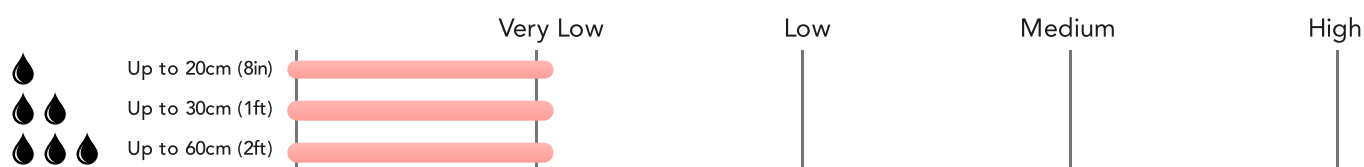


Risk Rating: Very low

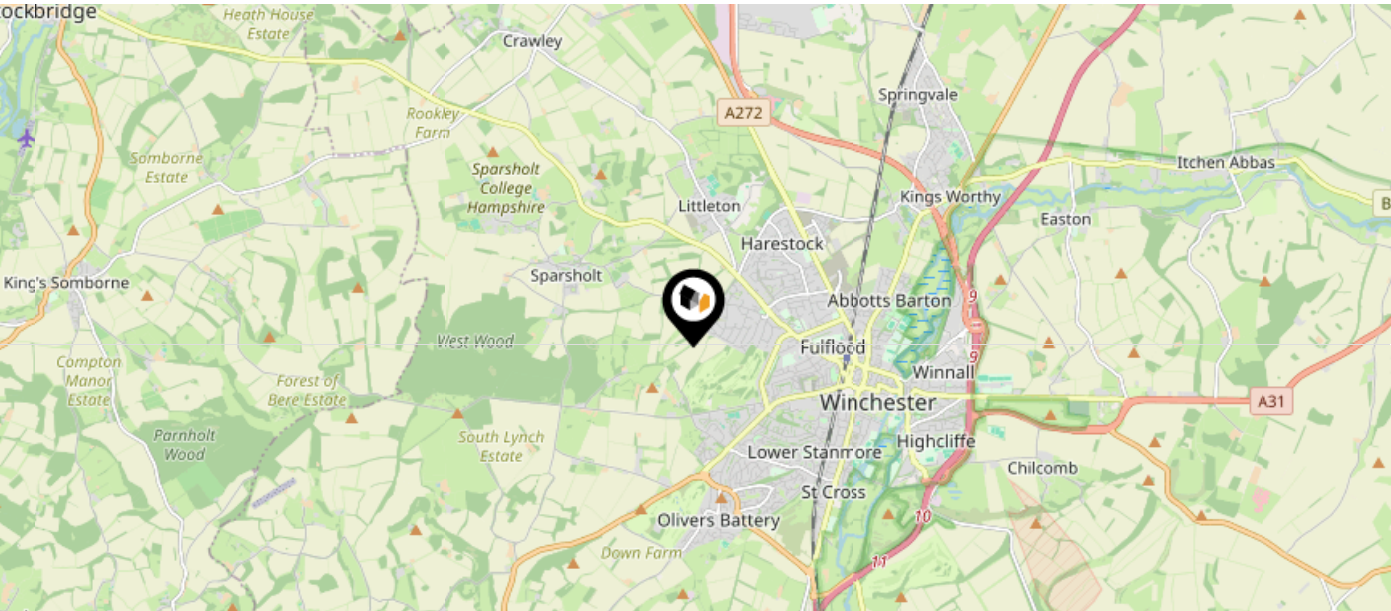
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- 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:



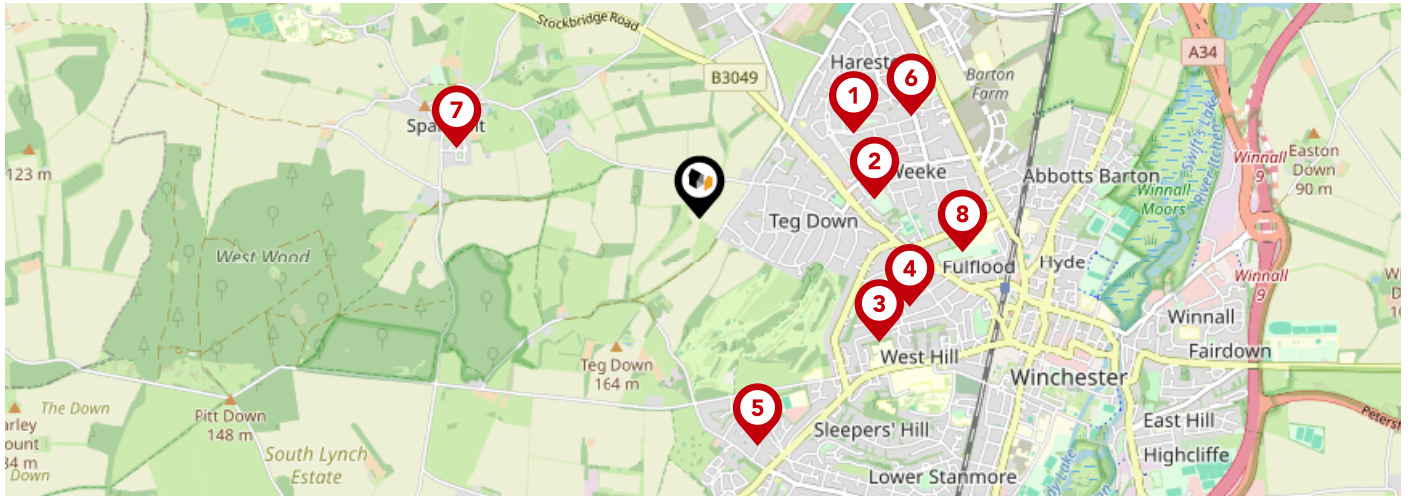
This map displays nearby areas that have been designated as Green Belt...



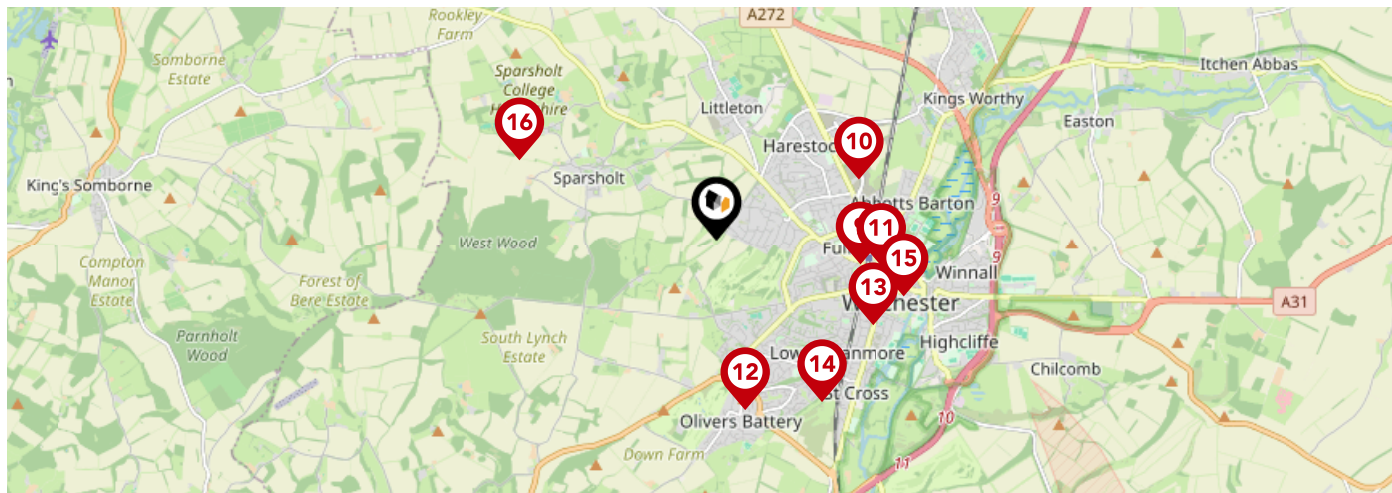
Nearby Green Belt Land

No data available.

Area Schools



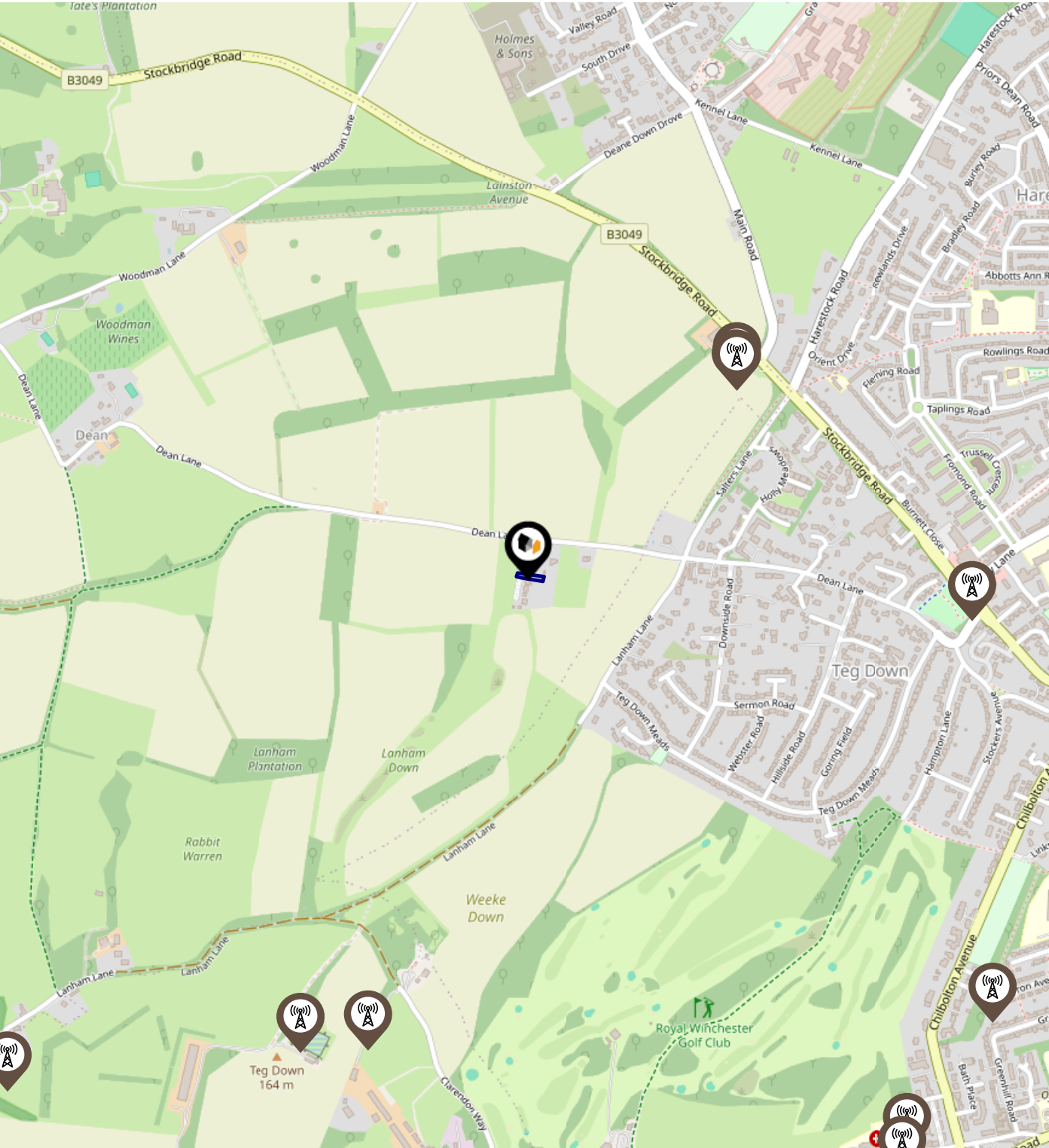
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Sparsholt Church of England Primary School Ofsted Rating: Good Pupils: 114 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:1.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.67 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Sparsholt College Hampshire Ofsted Rating: Good Pupils:0 Distance:1.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts



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.



Contains public sector information licensed under the Open Government License v3.0

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.



Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

