

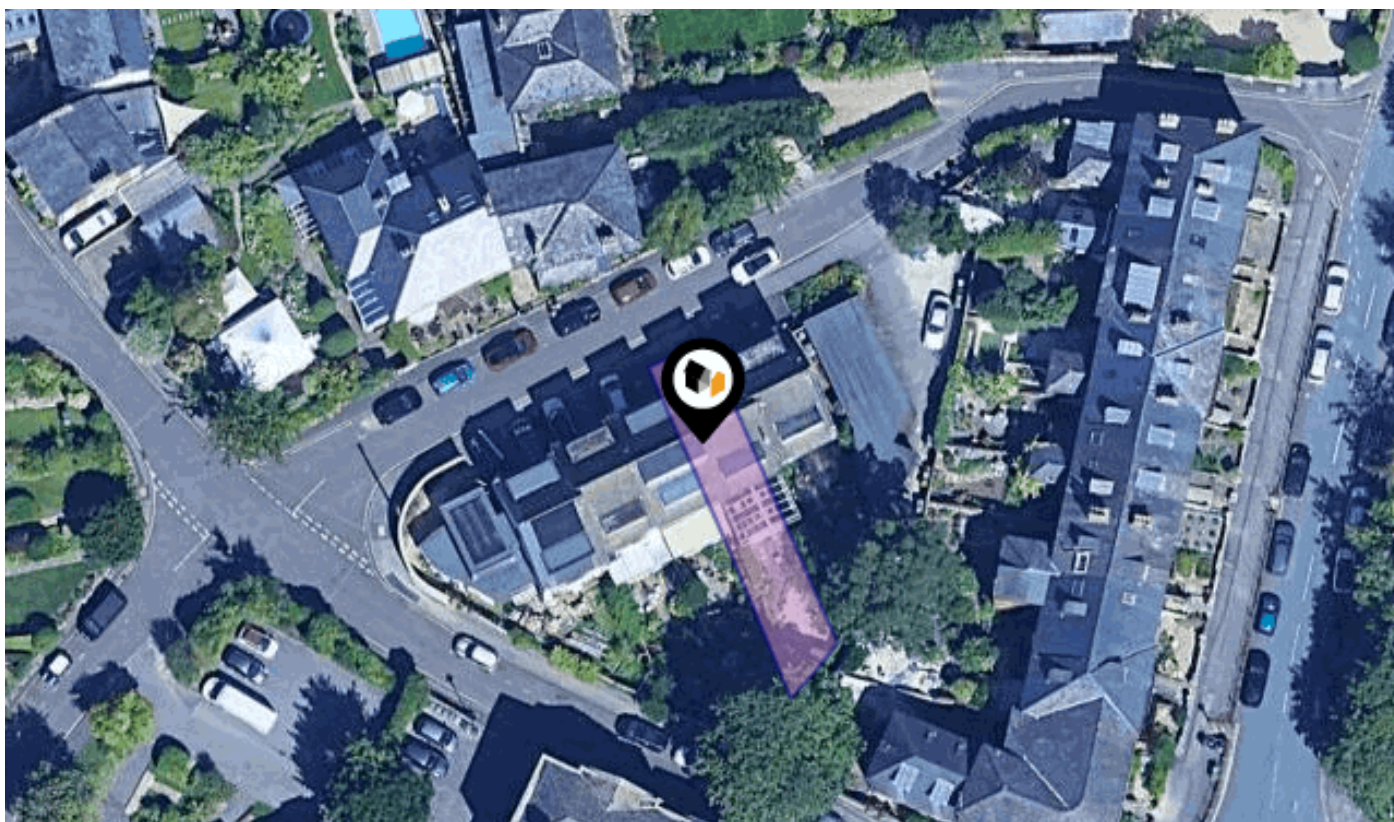


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st April 2025



CLIFTON HILL, WINCHESTER, SO22

Guide Price : £950,000

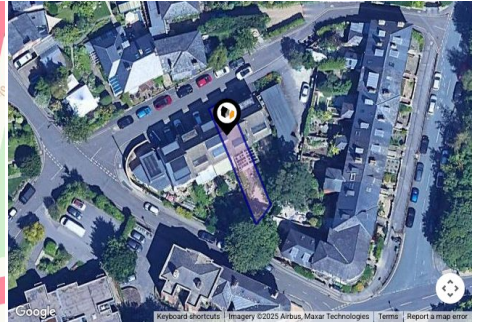
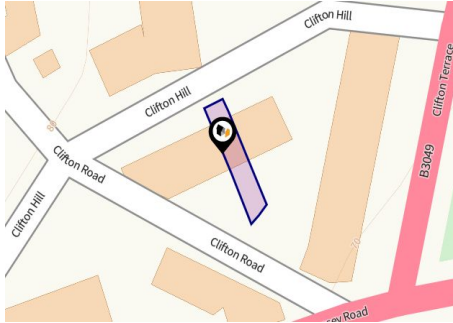
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

Type:	Terraced	Guide Price:	£950,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,786 ft ² / 166 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,751		
Title Number:	HP539727		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	Winchester	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	17	80	1000
● Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning History This Address



Planning records for: *Clifton Hill, Winchester, SO22*

Reference - 97/00085/FUL	
Decision:	Decided
Date:	20th January 1997
Description:	Conservatory at rear. Front extension to existing garage to form study.

Reference - 23/01942/HOU	
Decision:	Decided
Date:	14th August 2023
Description:	Replacement rear conservatory



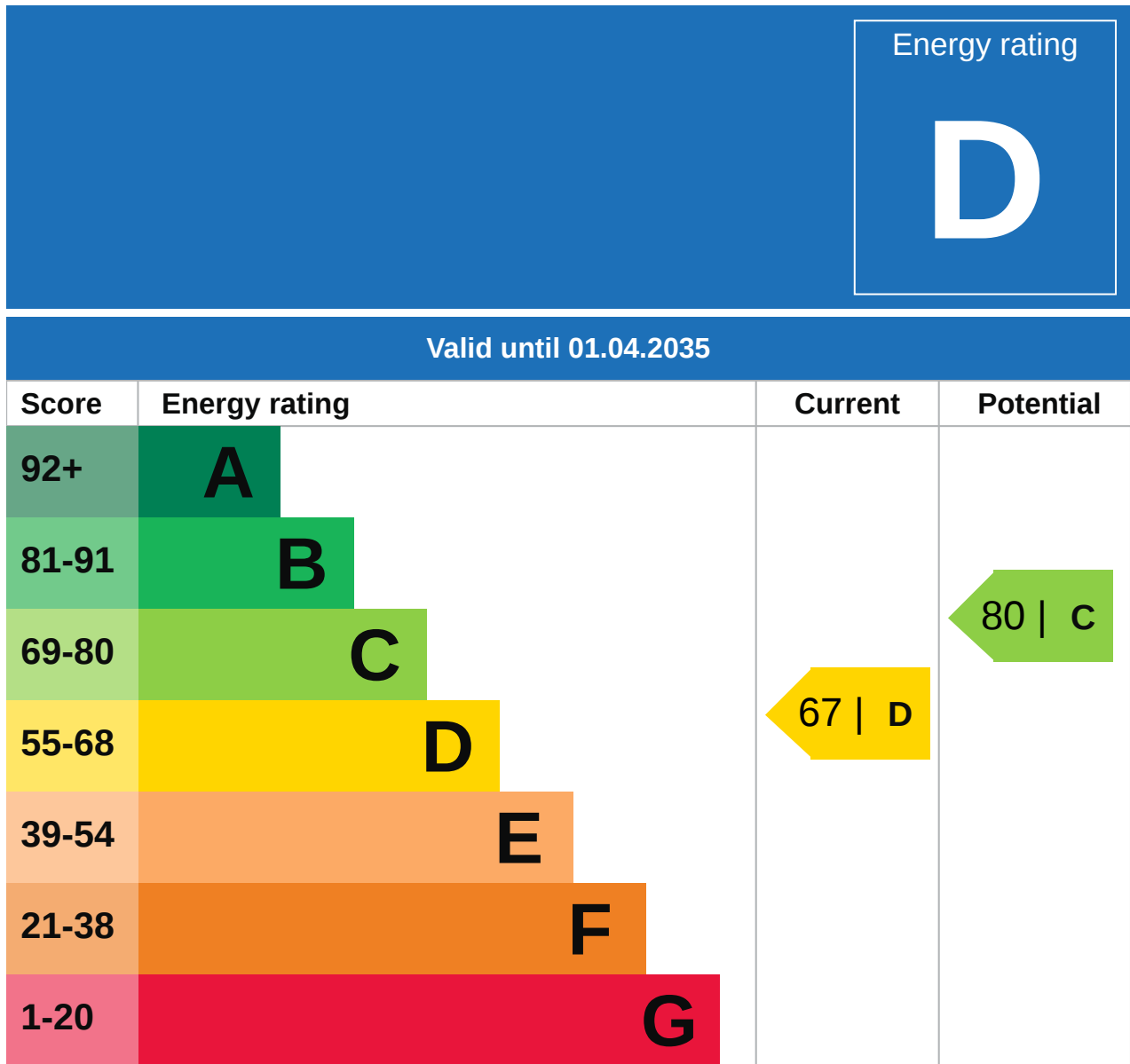
CLIFTON HILL, WINCHESTER, SO22

Approximate Gross Internal Area = 166.6 sq m / 1793 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1186226)

Property EPC - Certificate



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Flat, insulated (assumed)
Roof Energy:	Flat, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	166 m ²

8, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	10/07/2020	27/06/2014
Last Sold Price:	£745,000	£630,000

14, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	09/05/2018	07/10/2011	25/05/2000
Last Sold Price:	£1,335,000	£1,025,000	£490,000

11, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	15/08/2011
Last Sold Price:	£548,000

3, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	29/07/2011	28/11/2003	03/11/1997
Last Sold Price:	£785,000	£595,000	£196,001

10, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	20/08/2003
Last Sold Price:	£317,000

7, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	22/11/2002	12/01/1995
Last Sold Price:	£365,000	£127,000

9, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	06/10/2000
Last Sold Price:	£287,500

15, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	28/04/1999
Last Sold Price:	£375,000

2, Clifton Hill, Winchester, SO22 5BL

Last Sold Date:	05/12/1997
Last Sold Price:	£101,000

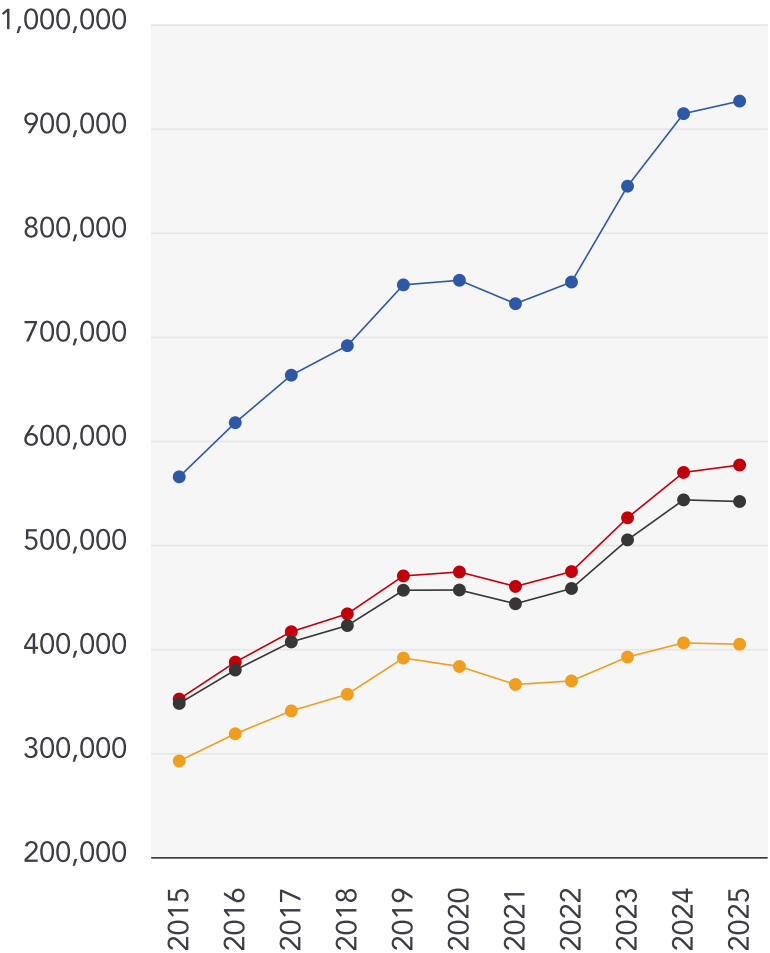
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

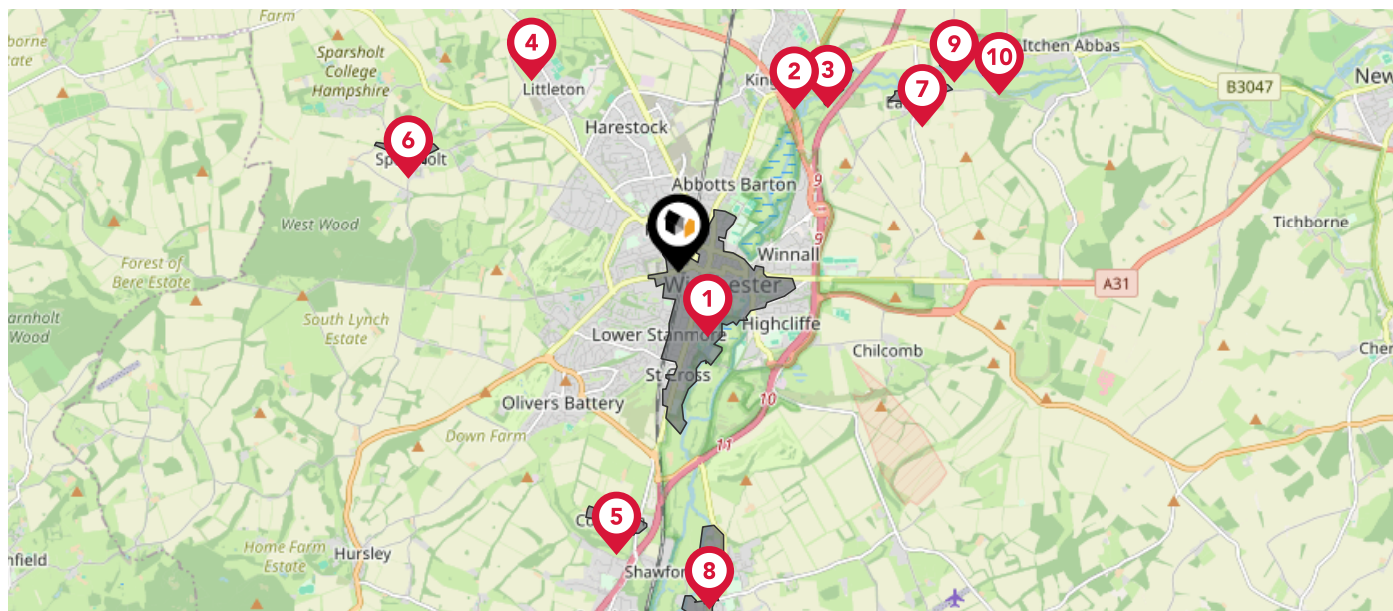
Flat

+38.37%

Maps

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

Abbots Worthy

4

Littleton

5

Compton Street

6

Sparsholt

7

Easton

8

Twyford

9

Martyr Worthy

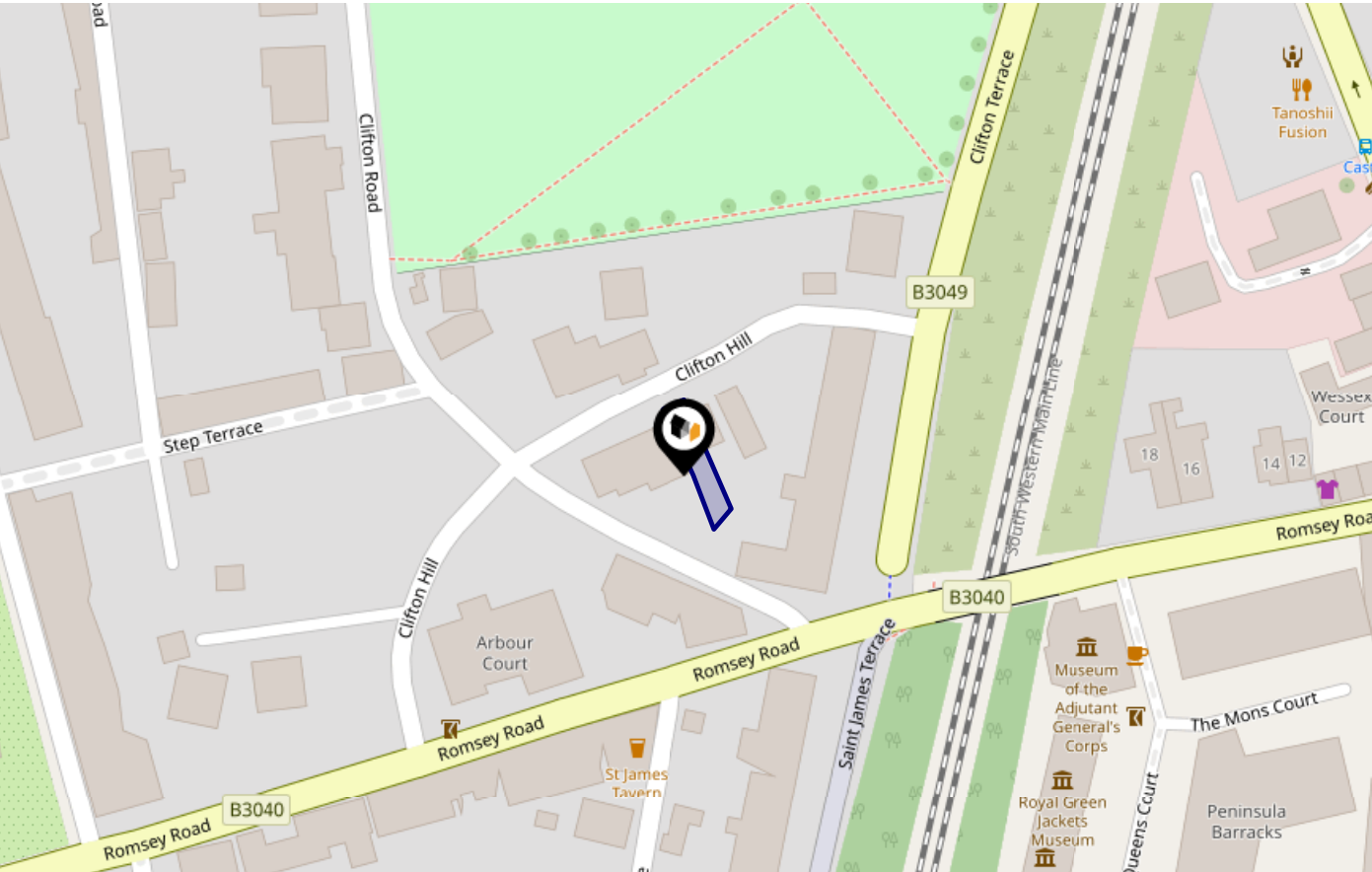
10

Chilland

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.

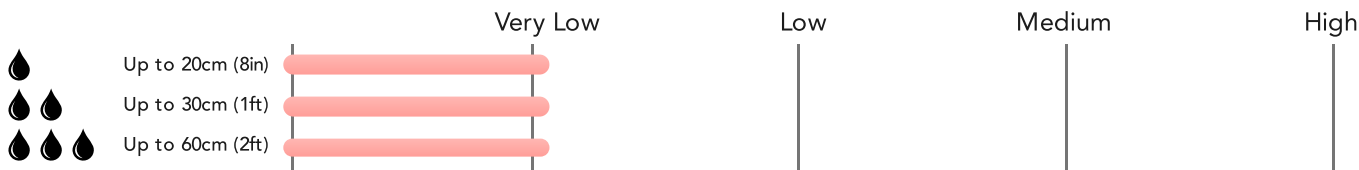


Risk Rating: Very low

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.

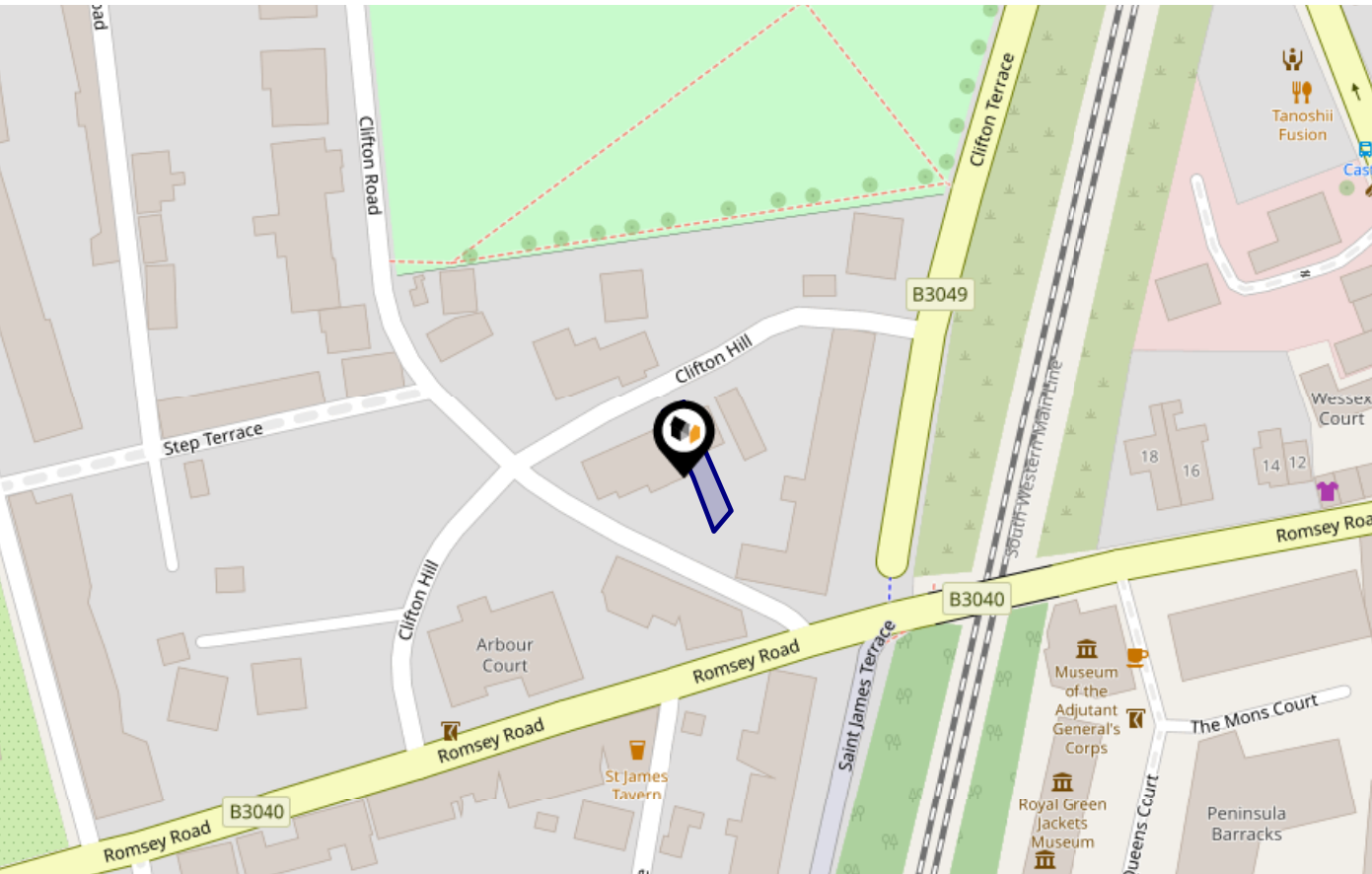
Chance of flooding to the following depths at this property:



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

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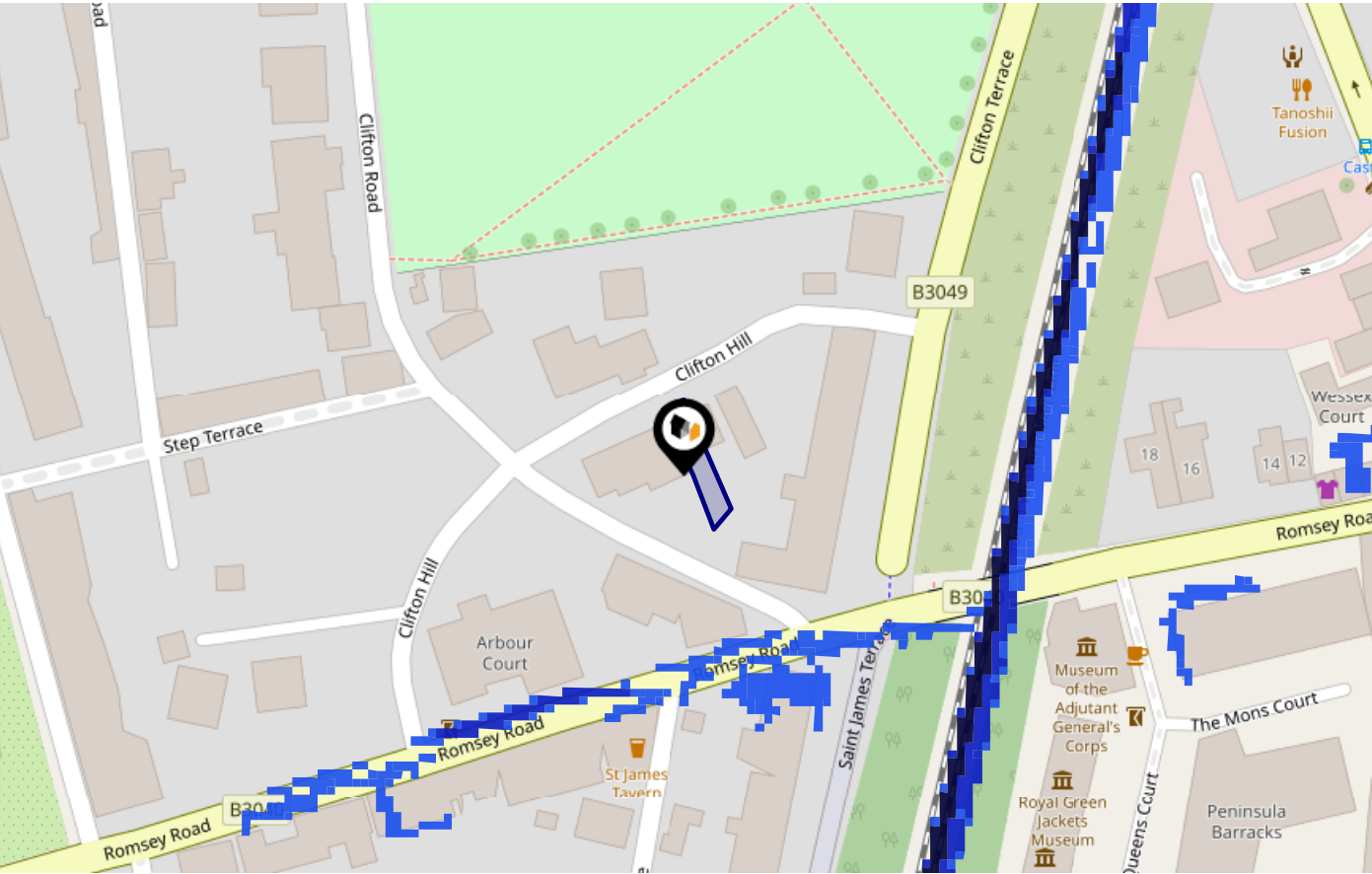
Chance of flooding to the following depths at this property:



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.

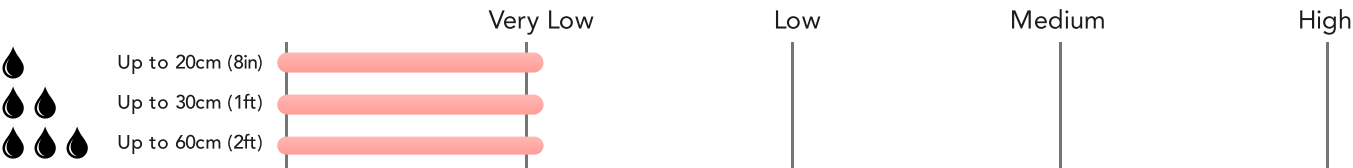


Risk Rating: Very low

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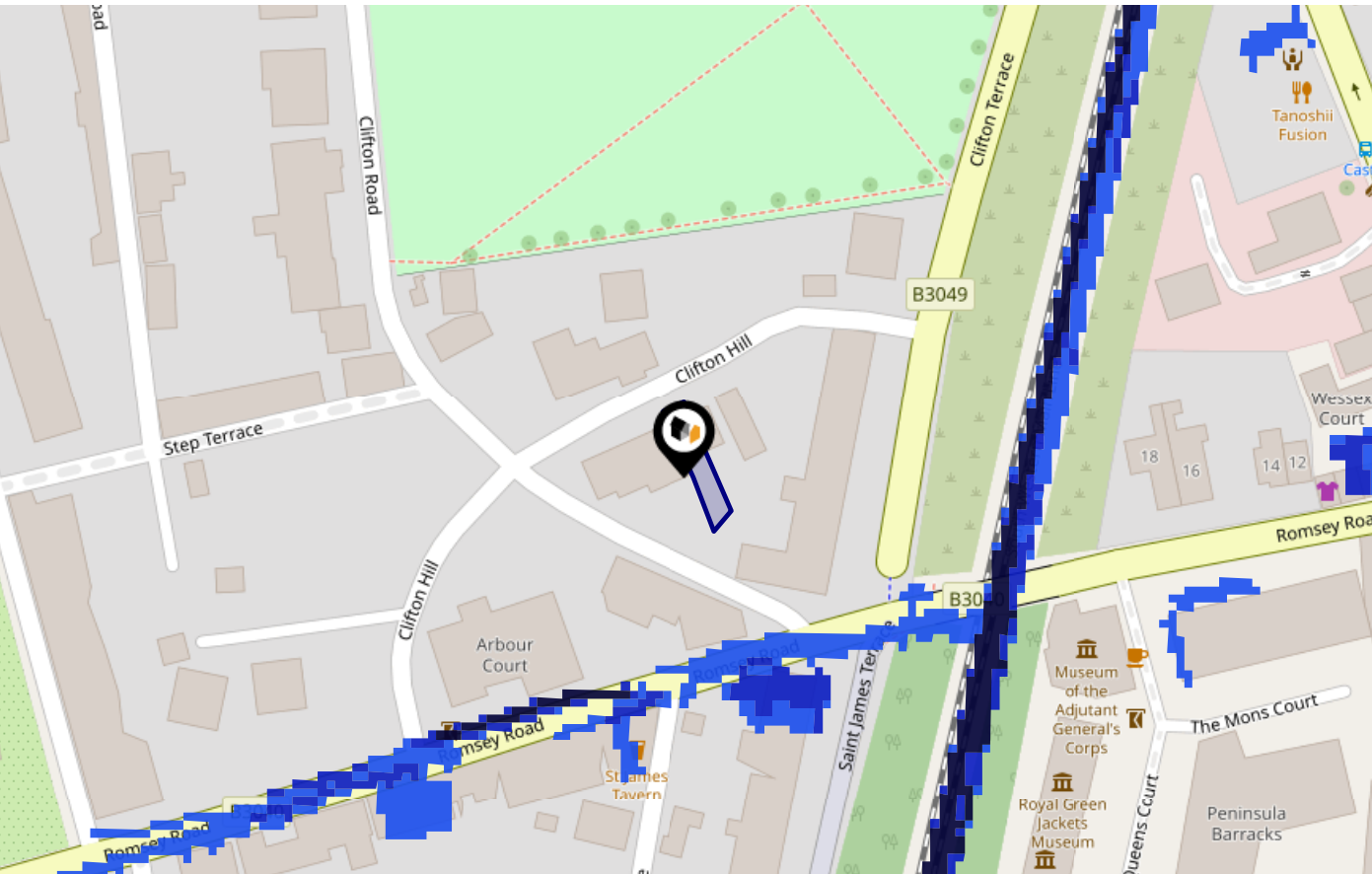
Chance of flooding to the following depths at this property:



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.



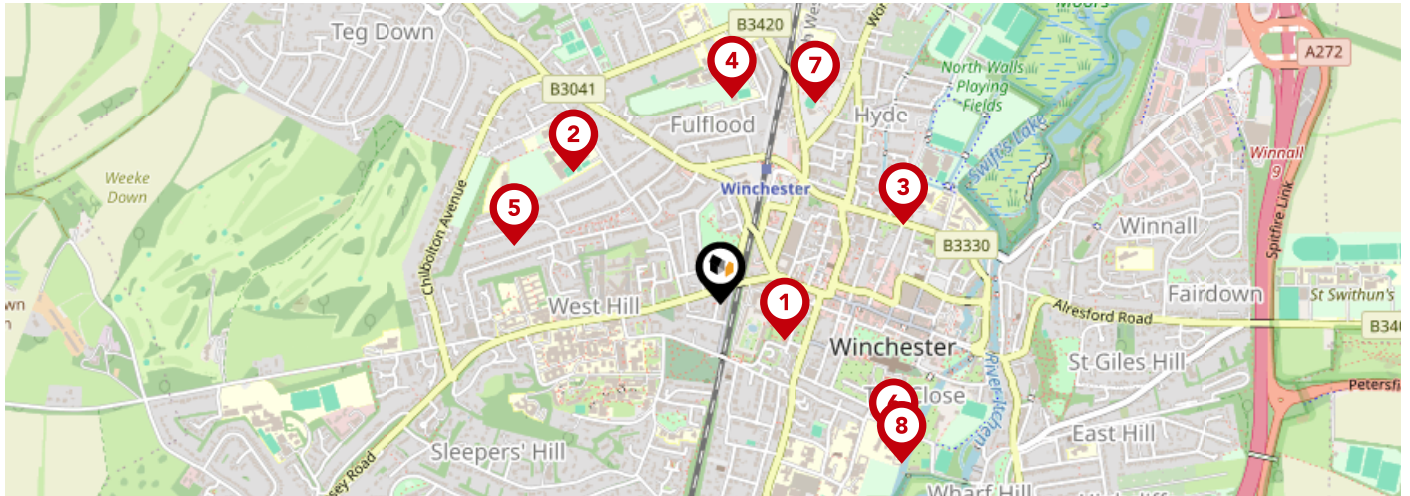
Risk Rating: Very low

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.

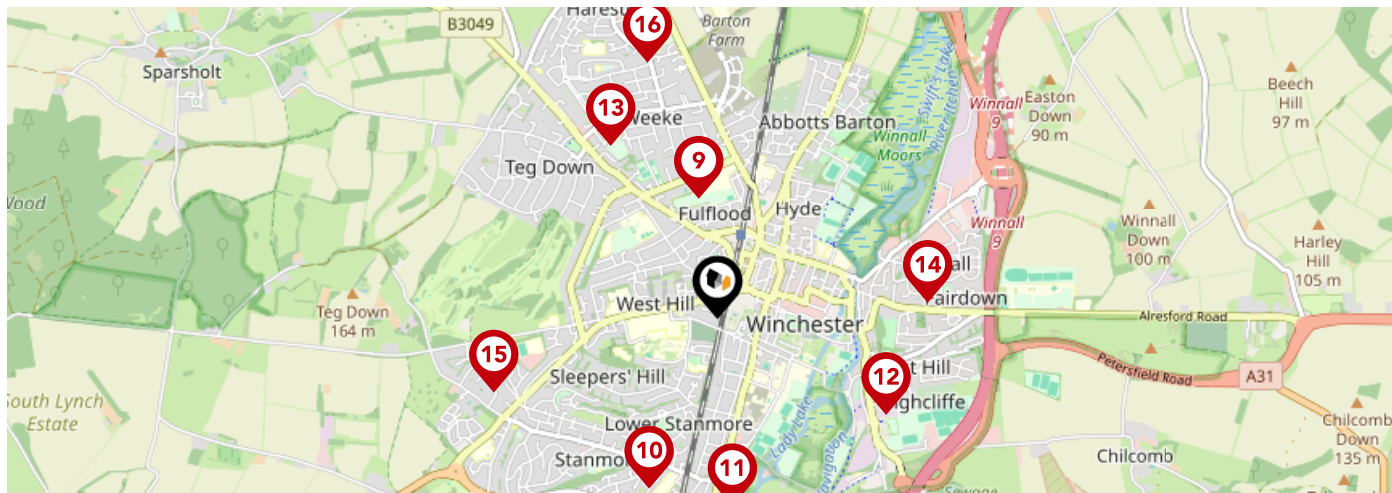
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:





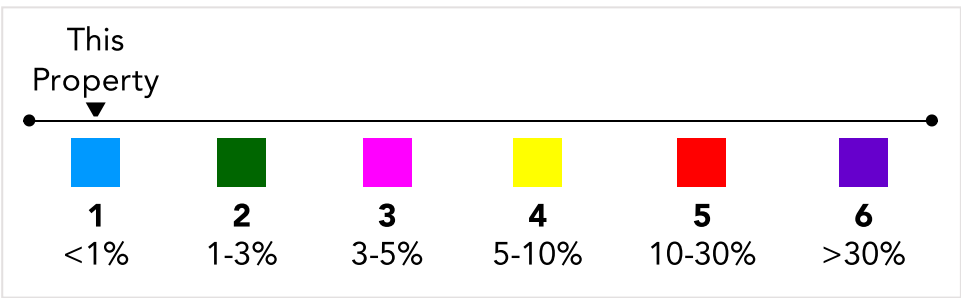
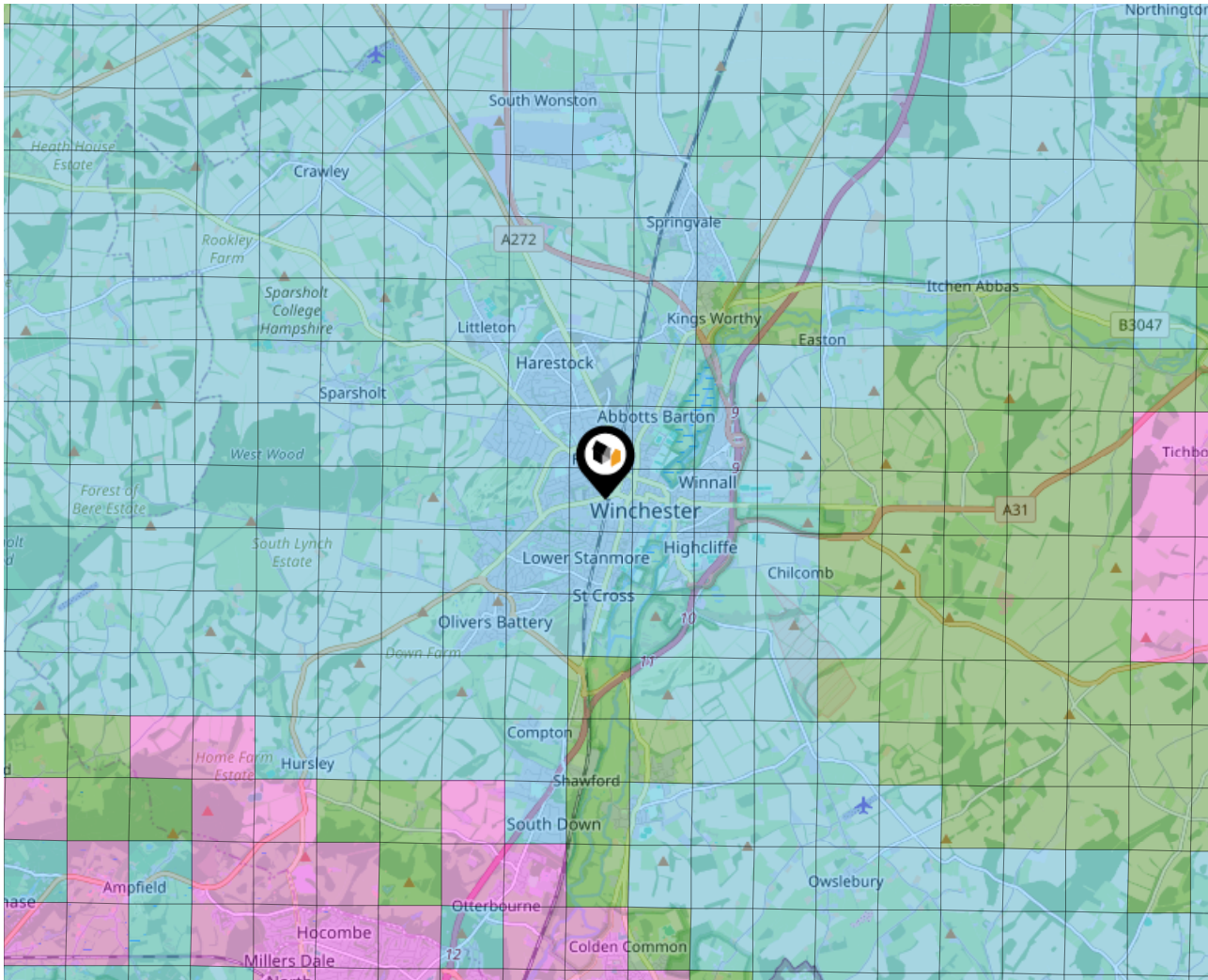
		Nursery	Primary	Secondary	College	Private
1	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

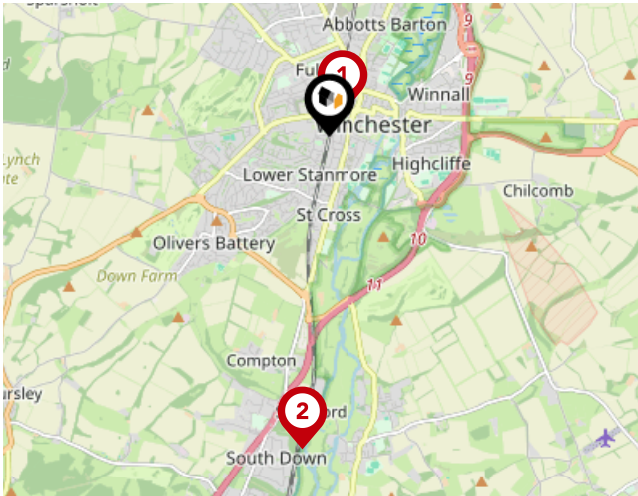
What is Radon?

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).



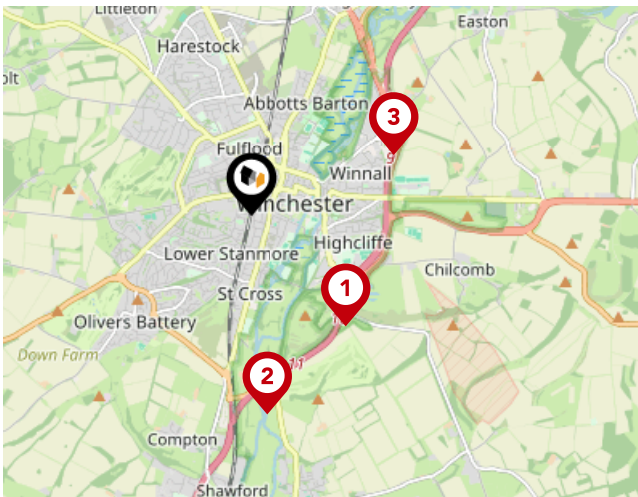
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.27 miles
2	Shawford Rail Station	2.91 miles
3	Chandlers Ford Rail Station	6.2 miles

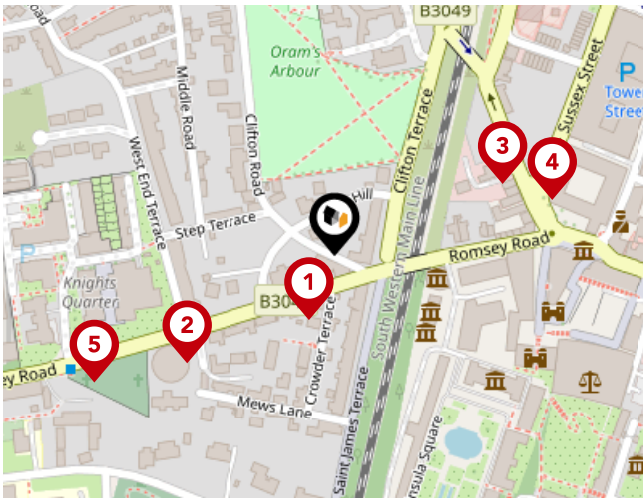


Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J10	1.35 miles
2	M3 J11	1.85 miles
3	M3 J9	1.44 miles
4	M3 J12	5.01 miles
5	M3 J13	6.64 miles

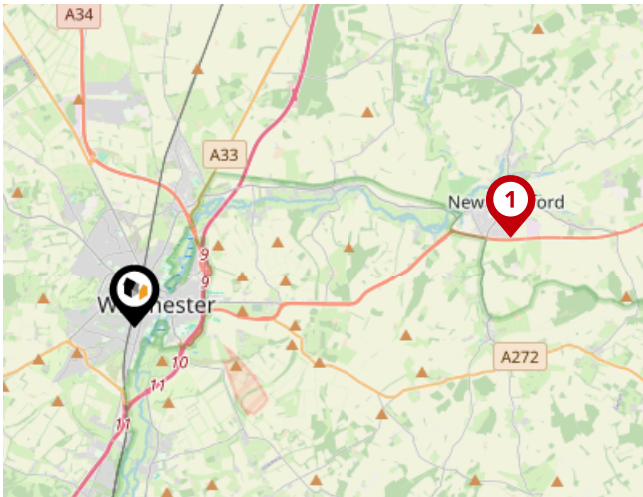
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifton Hill	0.04 miles
2	Pump House Mews	0.11 miles
3	Westgate	0.11 miles
4	Westgate	0.13 miles
5	West Hill	0.16 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.23 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.

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