

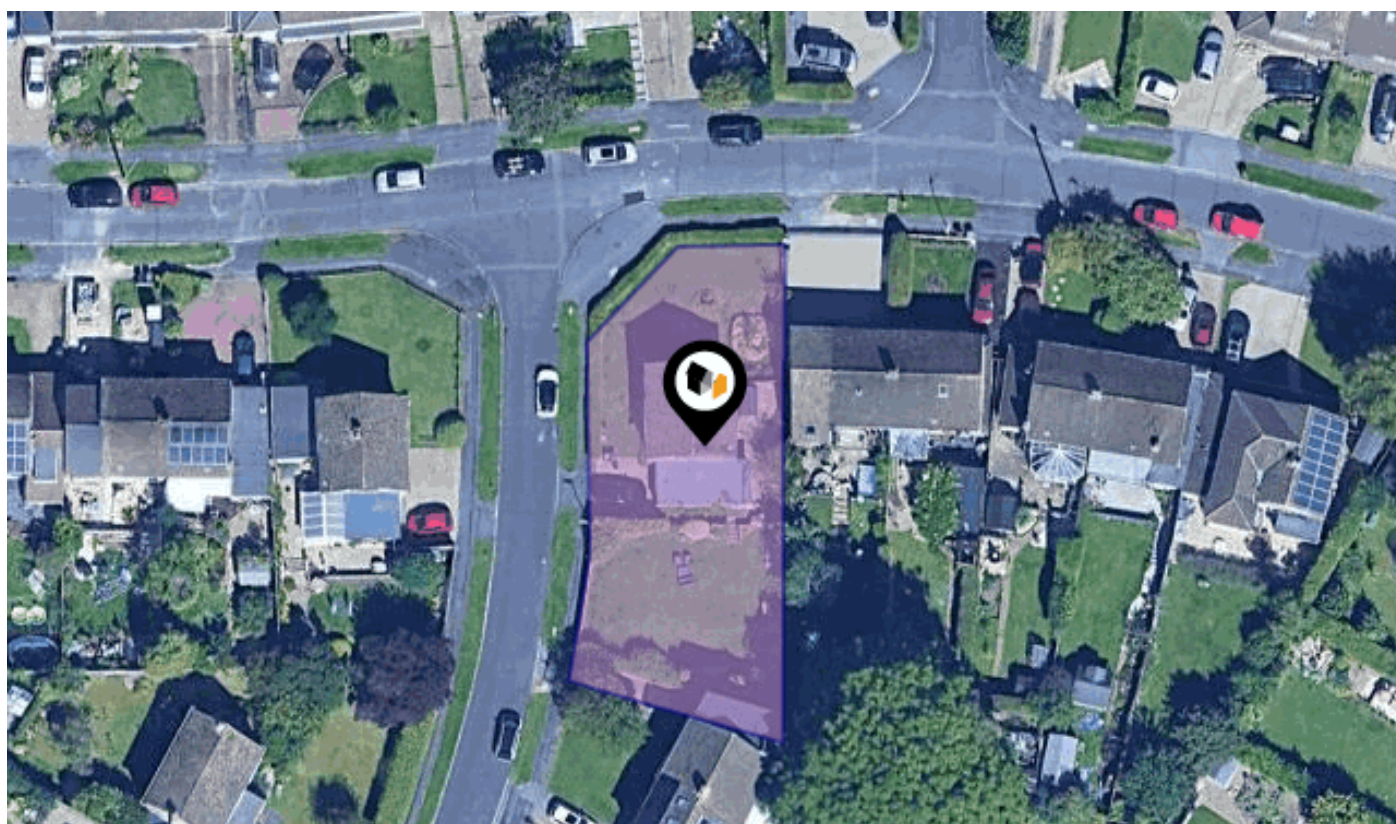


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th May 2025



WEBSTER ROAD, WINCHESTER, SO22

Offers Over : £600,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Detached	Offers Over:	£600,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.16 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,751		
Title Number:	HP29864		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	57	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



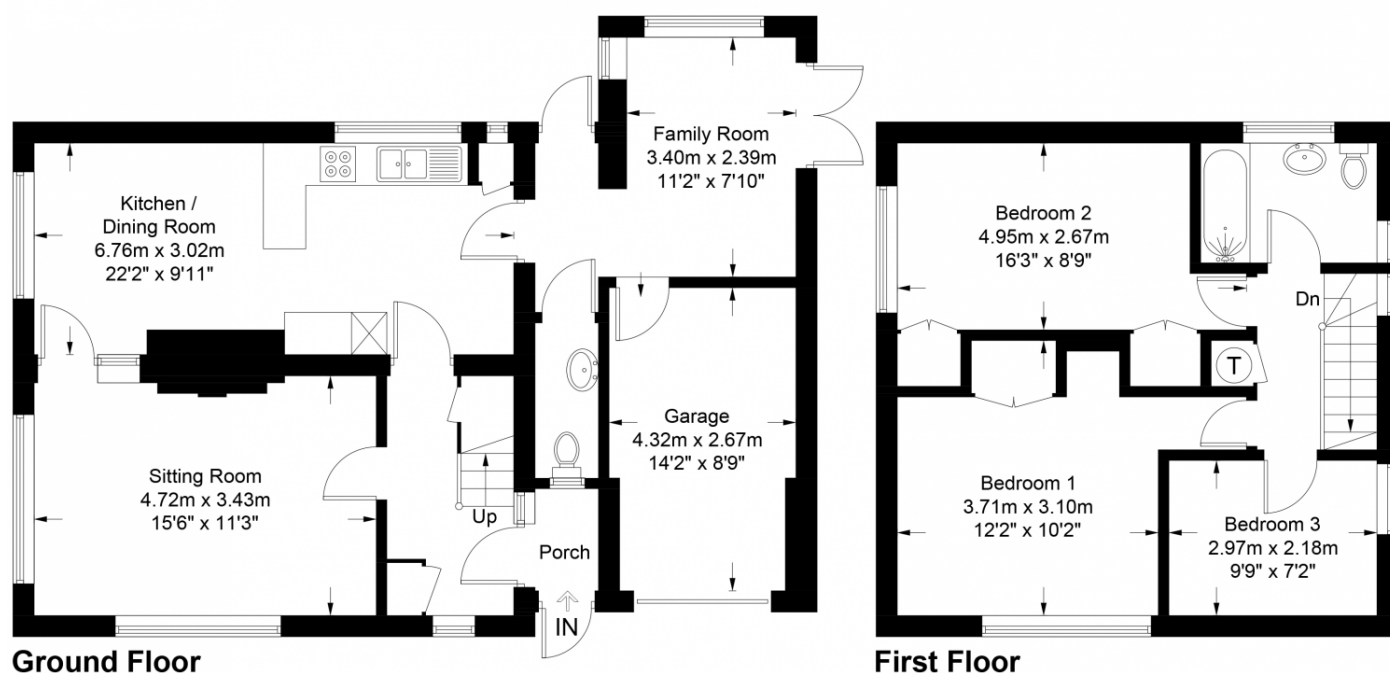
Satellite/Fibre TV Availability:





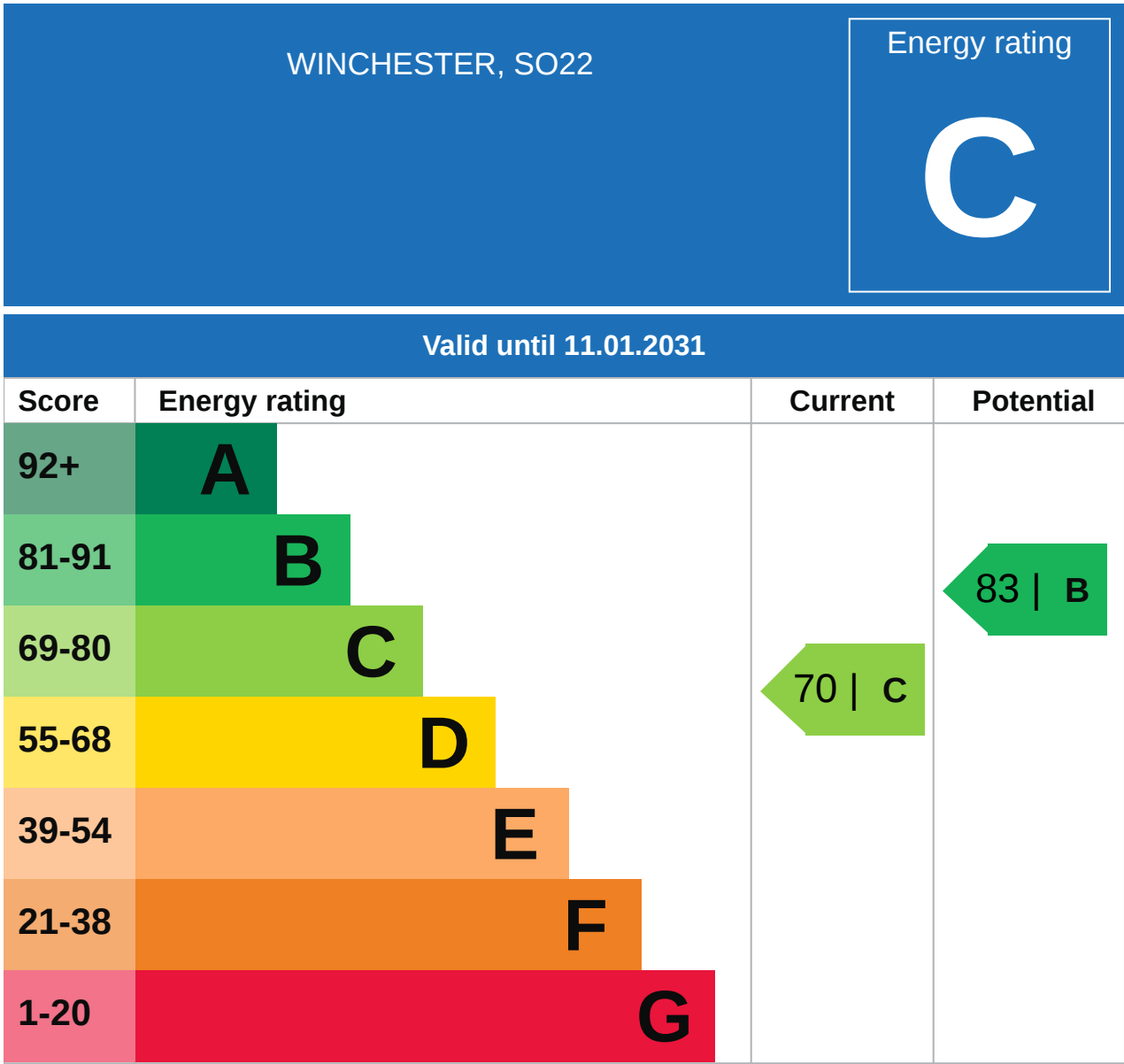
WEBSTER ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1198443)

Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	104 m ²

8, Webster Road, Winchester, SO22 5NT

Last Sold Date: 21/06/2023
Last Sold Price: £530,000

20, Webster Road, Winchester, SO22 5NT

Last Sold Date:	01/02/2022	18/01/2002
Last Sold Price:	£625,000	£157,500

18, Webster Road, Winchester, SO22 5NT

Last Sold Date:	29/09/2021	27/06/2002	27/11/2000	30/04/1996
Last Sold Price:	£625,000	£205,000	£220,000	£93,000

27, Webster Road, Winchester, SO22 5NT

Last Sold Date: 13/08/2021
Last Sold Price: £525,000

5, Webster Road, Winchester, SO22 5NT

Last Sold Date:	19/03/2021	03/01/1996
Last Sold Price:	£500,000	£83,750

17, Webster Road, Winchester, SO22 5NT

Last Sold Date:	06/07/2018	20/12/2006
Last Sold Price:	£560,000	£255,000

23, Webster Road, Winchester, SO22 5NT

Last Sold Date: 26/06/2017
Last Sold Price: £487,000

3, Webster Road, Winchester, SO22 5NT

Last Sold Date: 27/09/2016
Last Sold Price: £415,000

7, Webster Road, Winchester, SO22 5NT

Last Sold Date:	29/04/2016	10/05/2012	01/09/2003
Last Sold Price:	£410,000	£307,000	£210,000

15, Webster Road, Winchester, SO22 5NT

Last Sold Date: 30/10/2015
Last Sold Price: £380,000

9, Webster Road, Winchester, SO22 5NT

Last Sold Date: 24/11/2011
Last Sold Price: £295,000

12, Webster Road, Winchester, SO22 5NT

Last Sold Date:	22/01/2010	24/07/2003
Last Sold Price:	£285,000	£205,000

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

29, Webster Road, Winchester, SO22 5NT

Last Sold Date: 08/04/2009
Last Sold Price: £280,000

19, Webster Road, Winchester, SO22 5NT

Last Sold Date:	19/12/2007	17/04/2003	03/08/2001
Last Sold Price:	£270,000	£205,000	£137,500

13, Webster Road, Winchester, SO22 5NT

Last Sold Date: 30/05/2006
Last Sold Price: £223,000

10, Webster Road, Winchester, SO22 5NT

Last Sold Date:	25/02/2005	13/12/2002
Last Sold Price:	£243,000	£181,000

6, Webster Road, Winchester, SO22 5NT

Last Sold Date: 15/06/2004
Last Sold Price: £250,000

21, Webster Road, Winchester, SO22 5NT

Last Sold Date:	19/12/2003	22/08/2003
Last Sold Price:	£224,000	£200,000

16, Webster Road, Winchester, SO22 5NT

Last Sold Date: 08/04/2002
Last Sold Price: £102,000

2, Webster Road, Winchester, SO22 5NT

Last Sold Date: 12/11/1998
Last Sold Price: £114,000

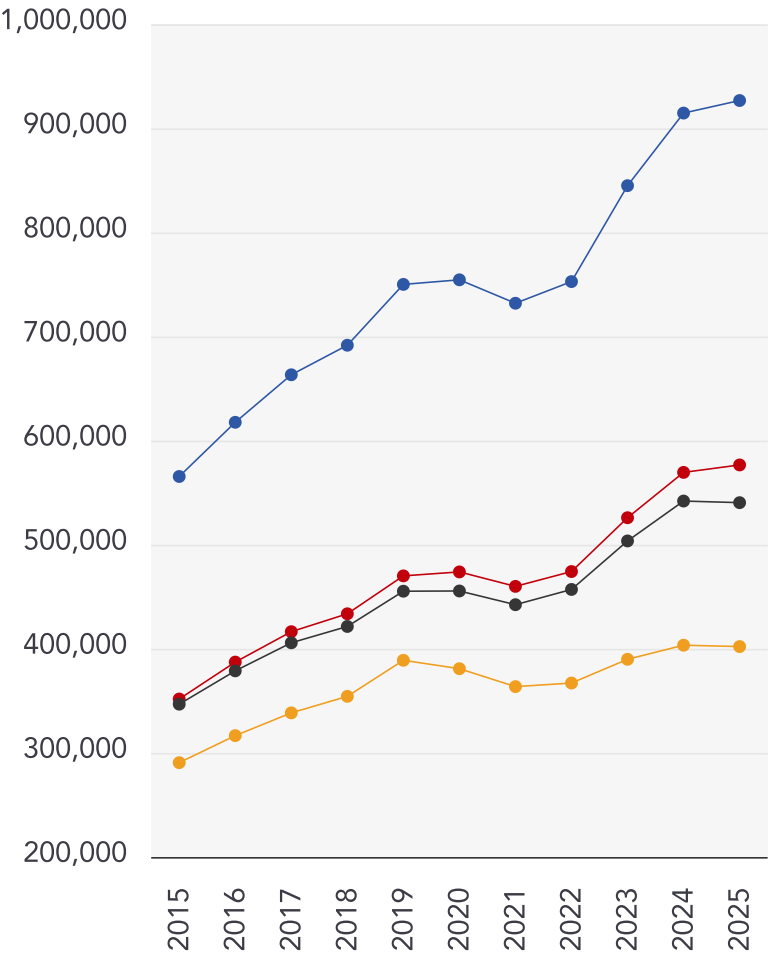
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

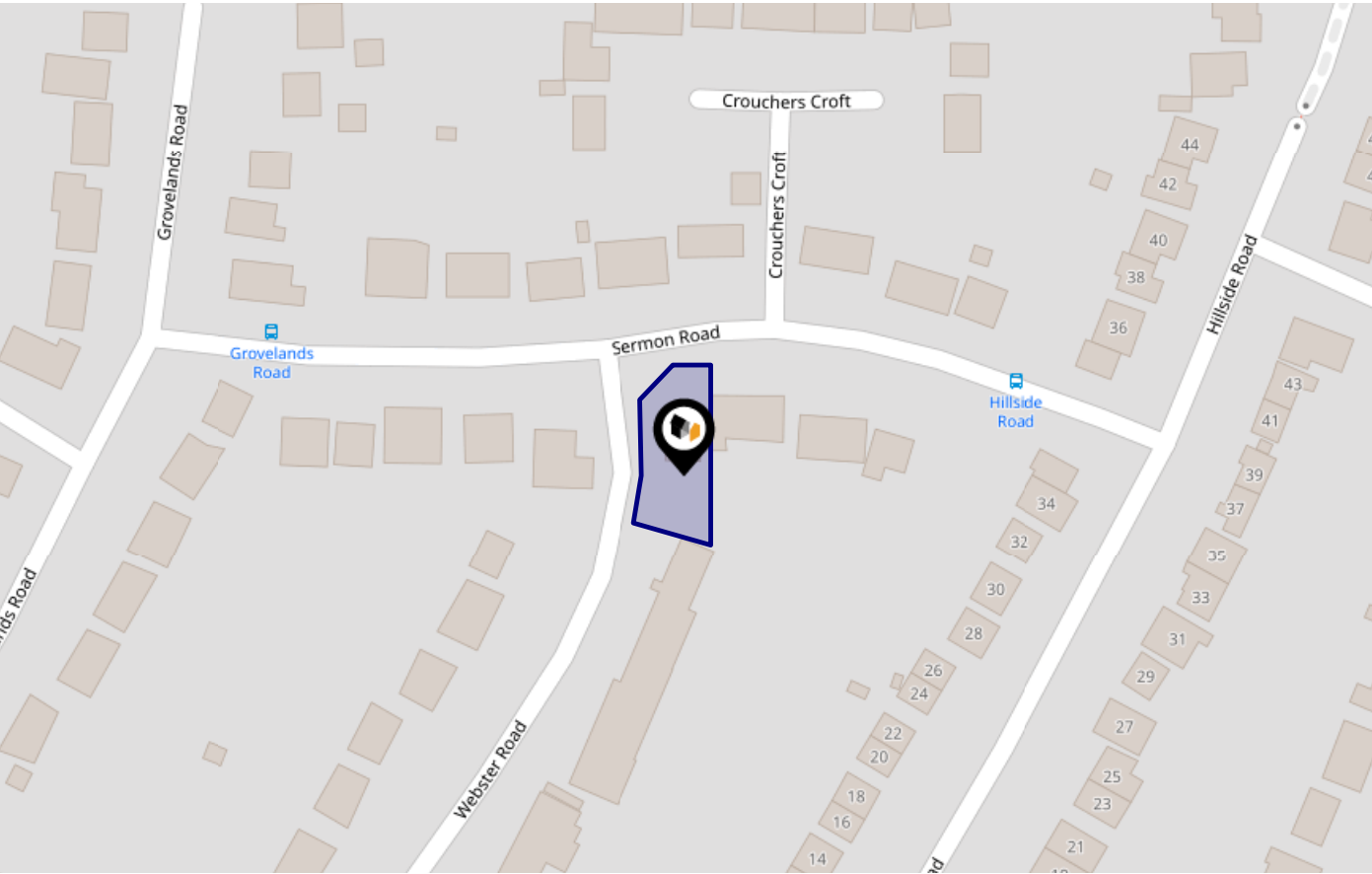
Flat

+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.

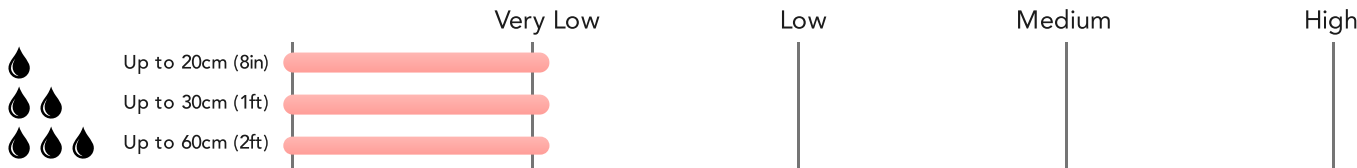


Risk Rating: Very low

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.

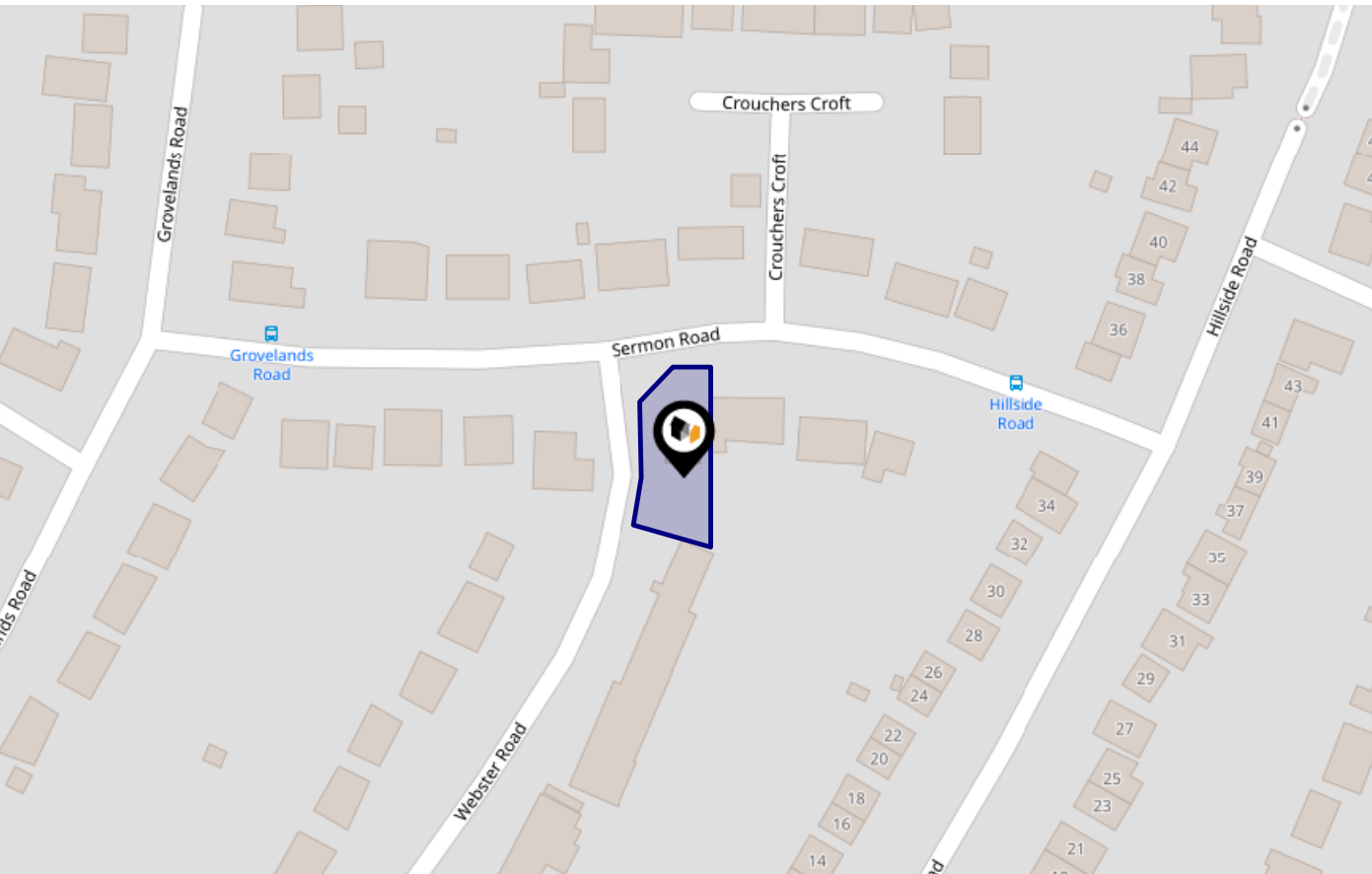
Chance of flooding to the following depths at this property:



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.

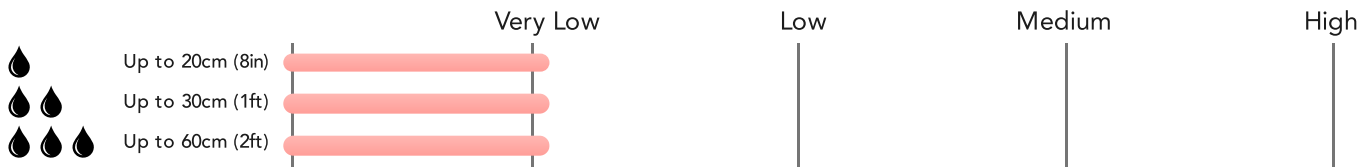


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

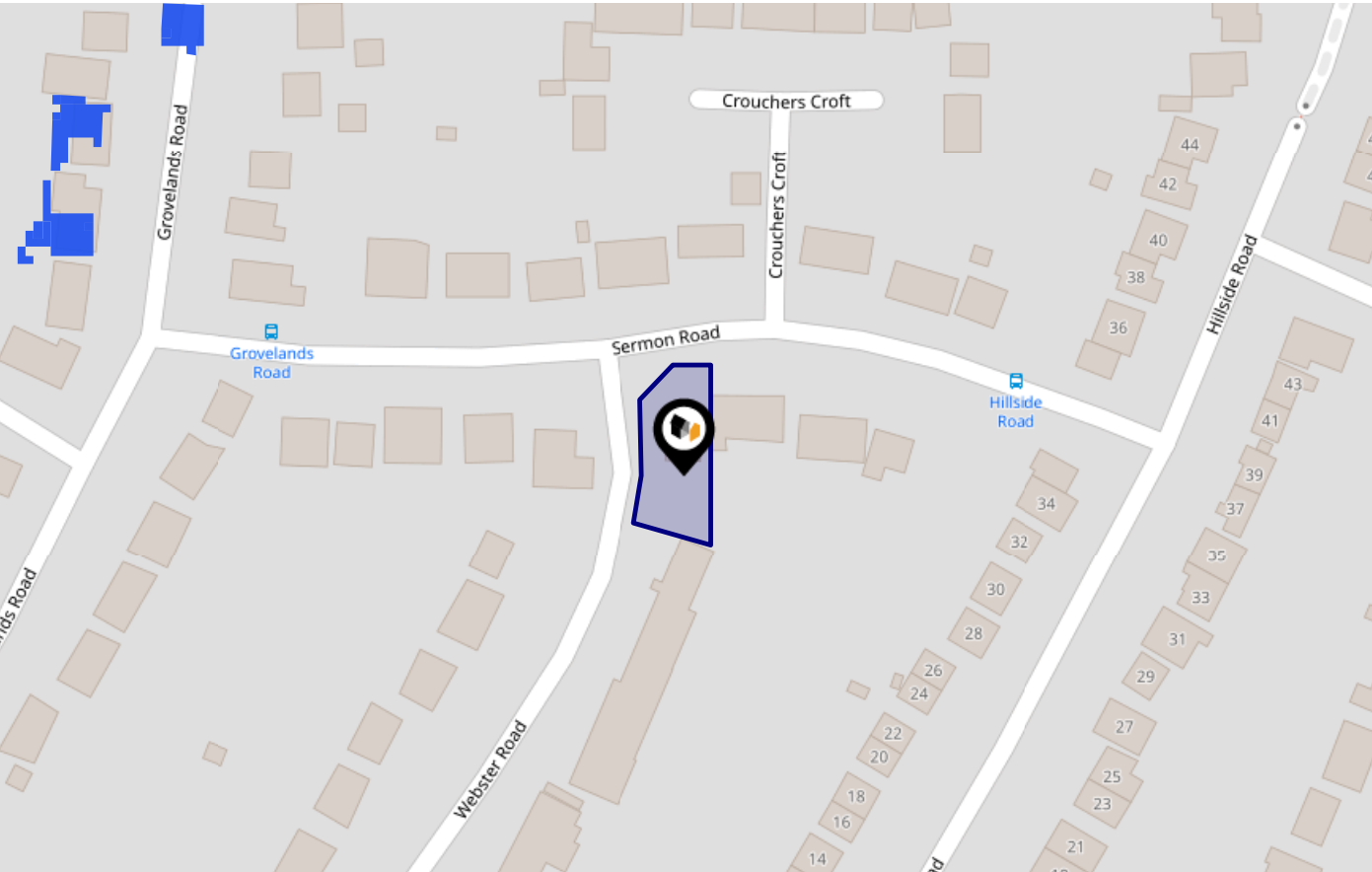
Chance of flooding to the following depths at this property:



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.

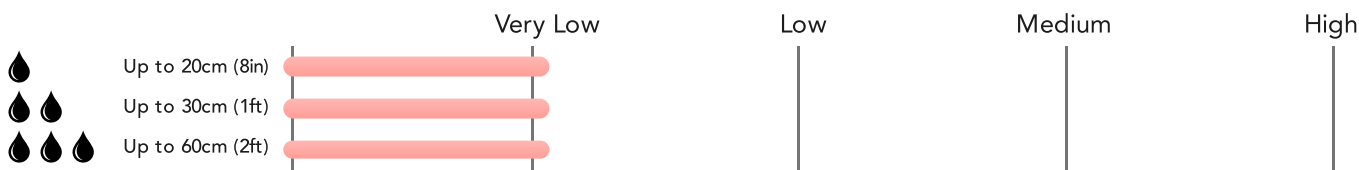


Risk Rating: Very low

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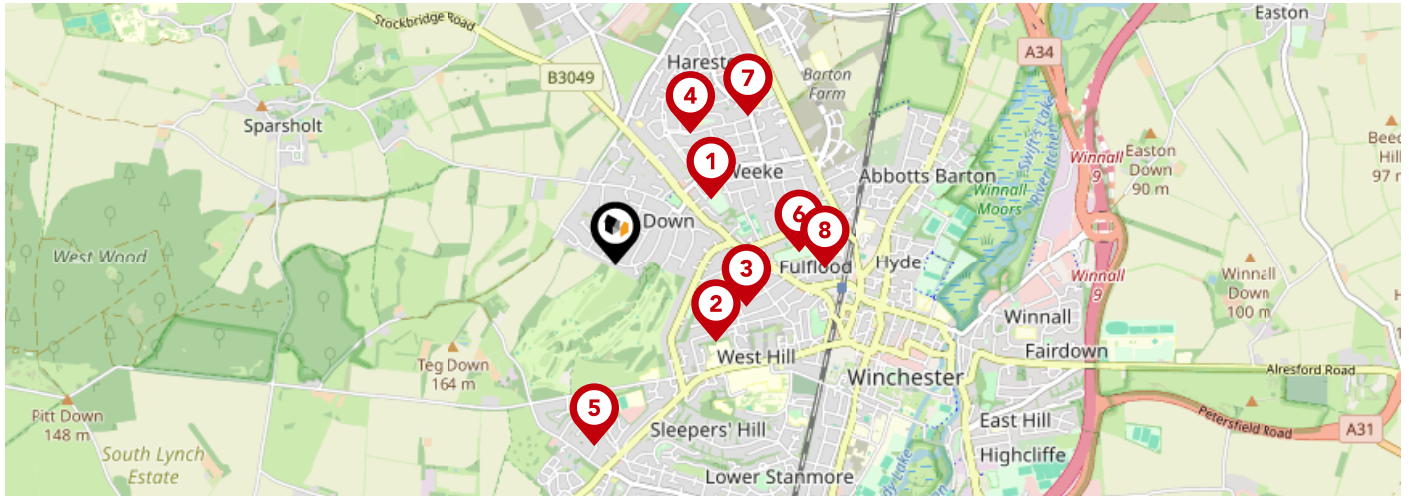
Chance of flooding to the following depths at this property:



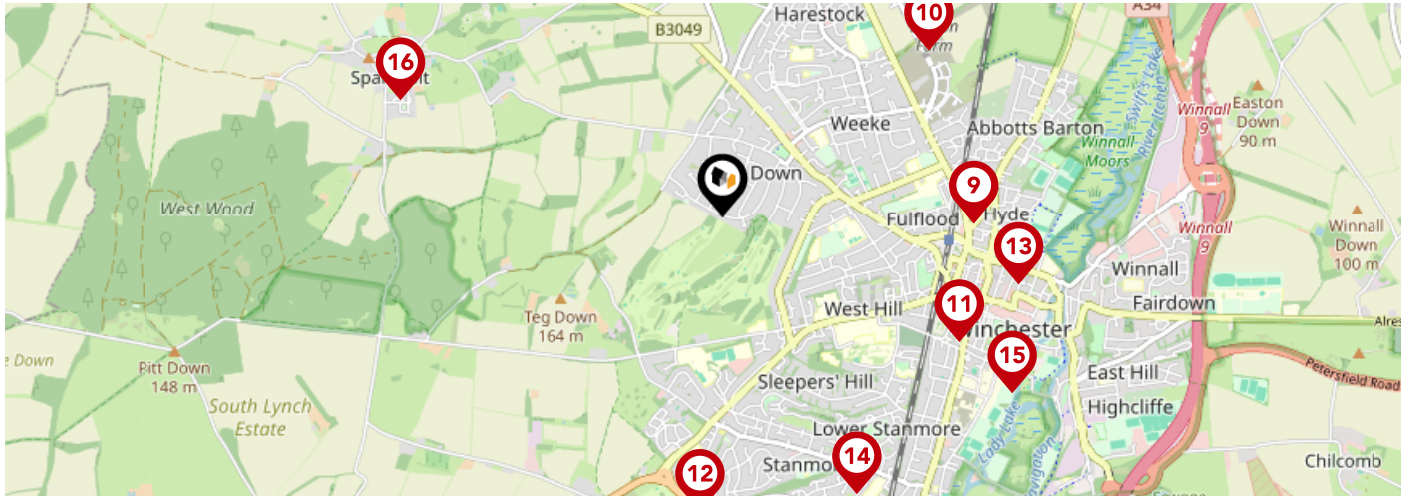
Nony
Kerr - Smiley
in association with
MARTIN & CO

A map of a residential area in Crouchers Croft. The map shows several streets: Grovelands Road, Hillside Road, Webster Road, and Sermon Road. A property on Sermon Road is highlighted with a blue outline and a black location pin. The property is situated between Grovelands Road and Hillside Road. The map also shows other houses with numbers, such as 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, and 44 on Hillside Road, and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, and 45 on Grovelands Road. A bus stop is marked on Hillside Road. The area is labeled 'Crouchers Croft' at the top.

Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low



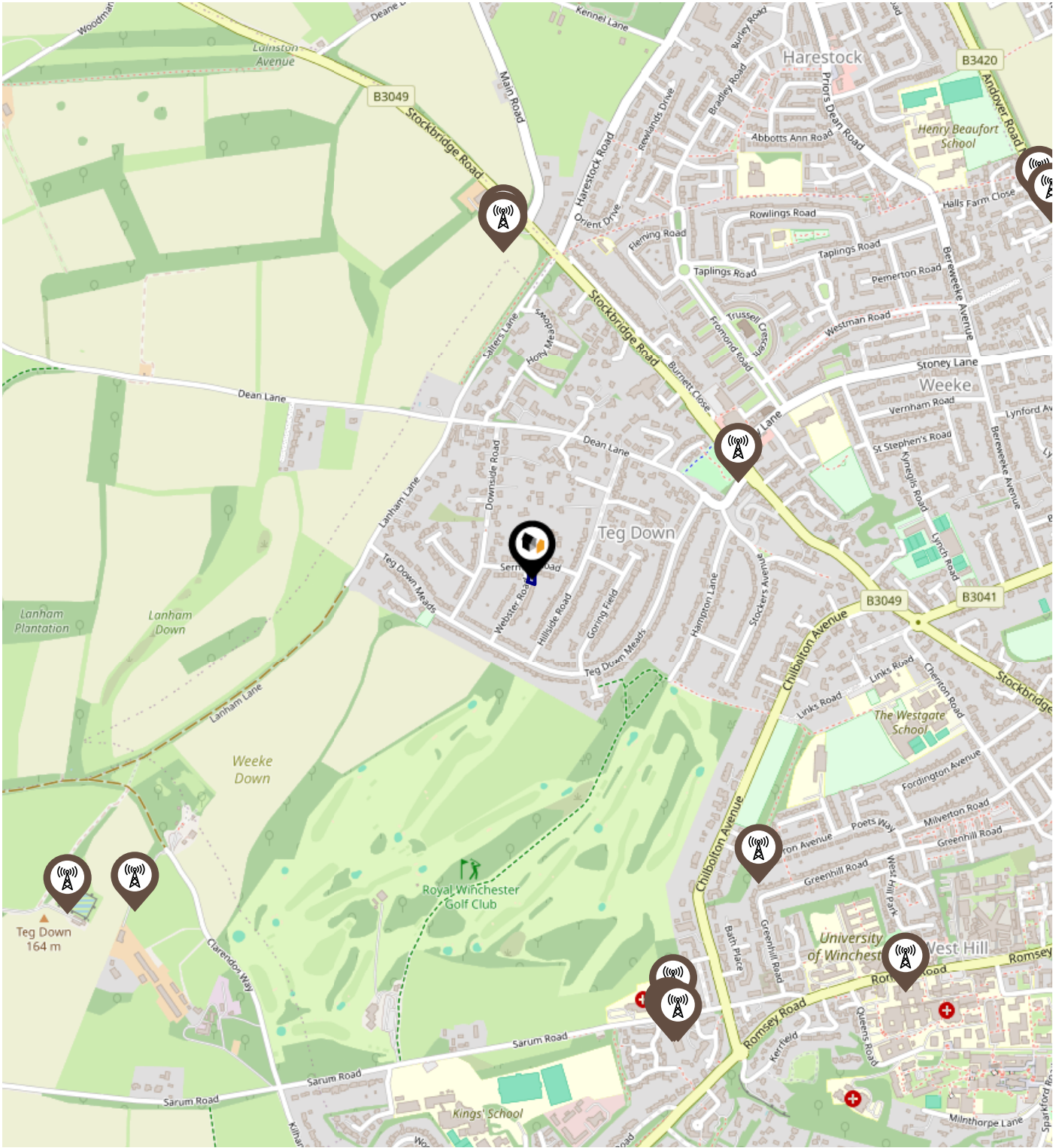
		Nursery	Primary	Secondary	College	Private
1	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.17	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.25	<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:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sparsholt Church of England Primary School Ofsted Rating: Good Pupils: 114 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

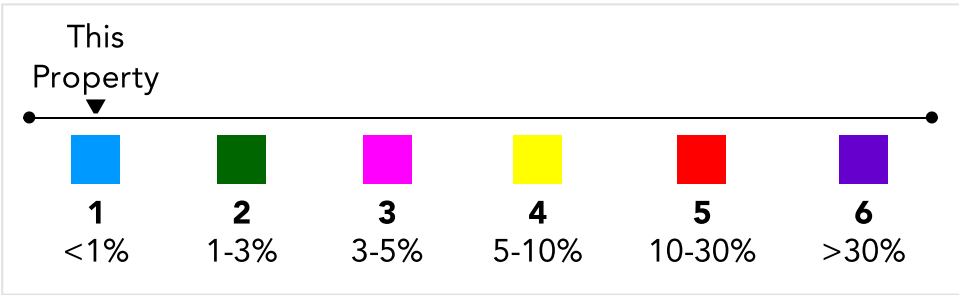
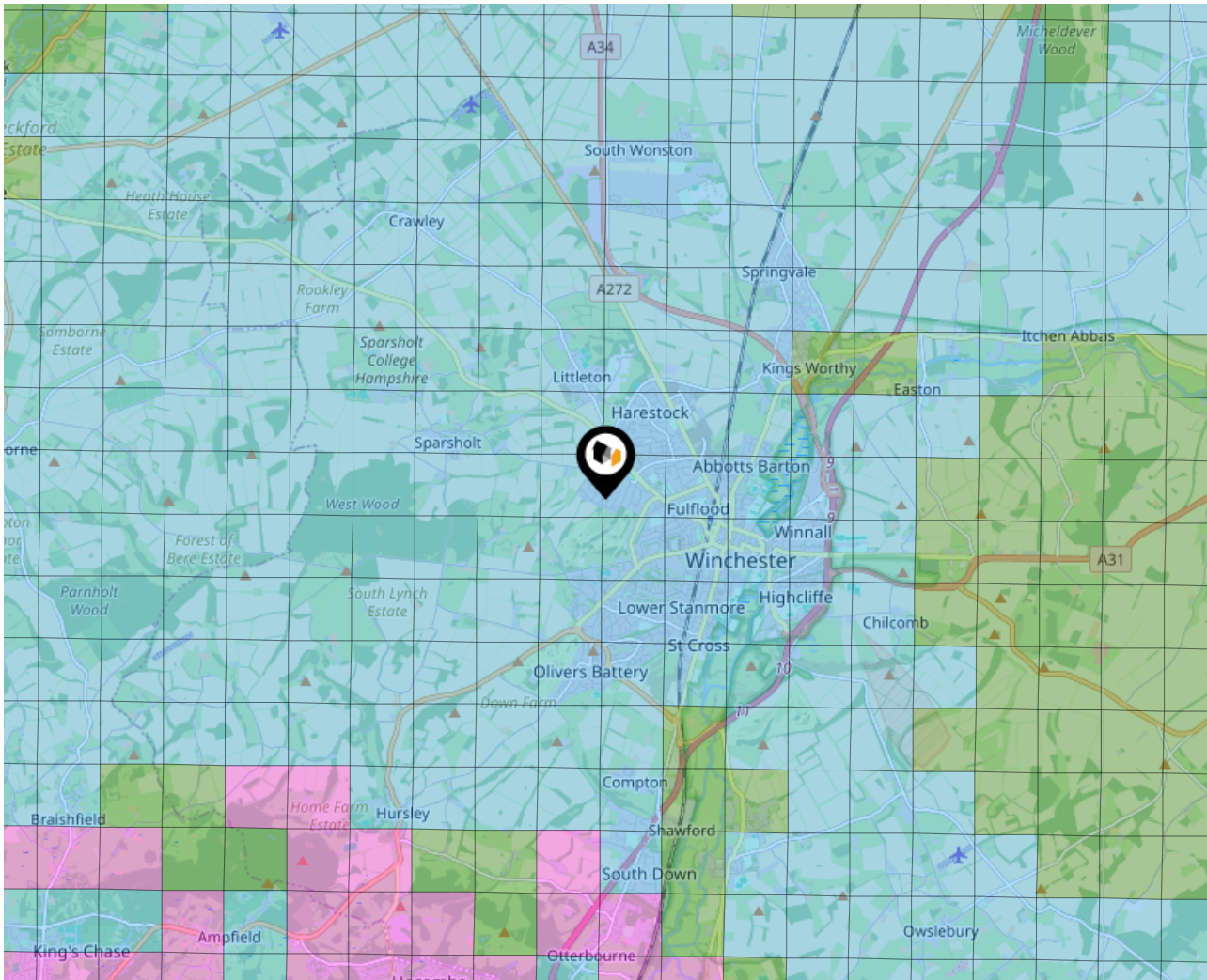


Key:

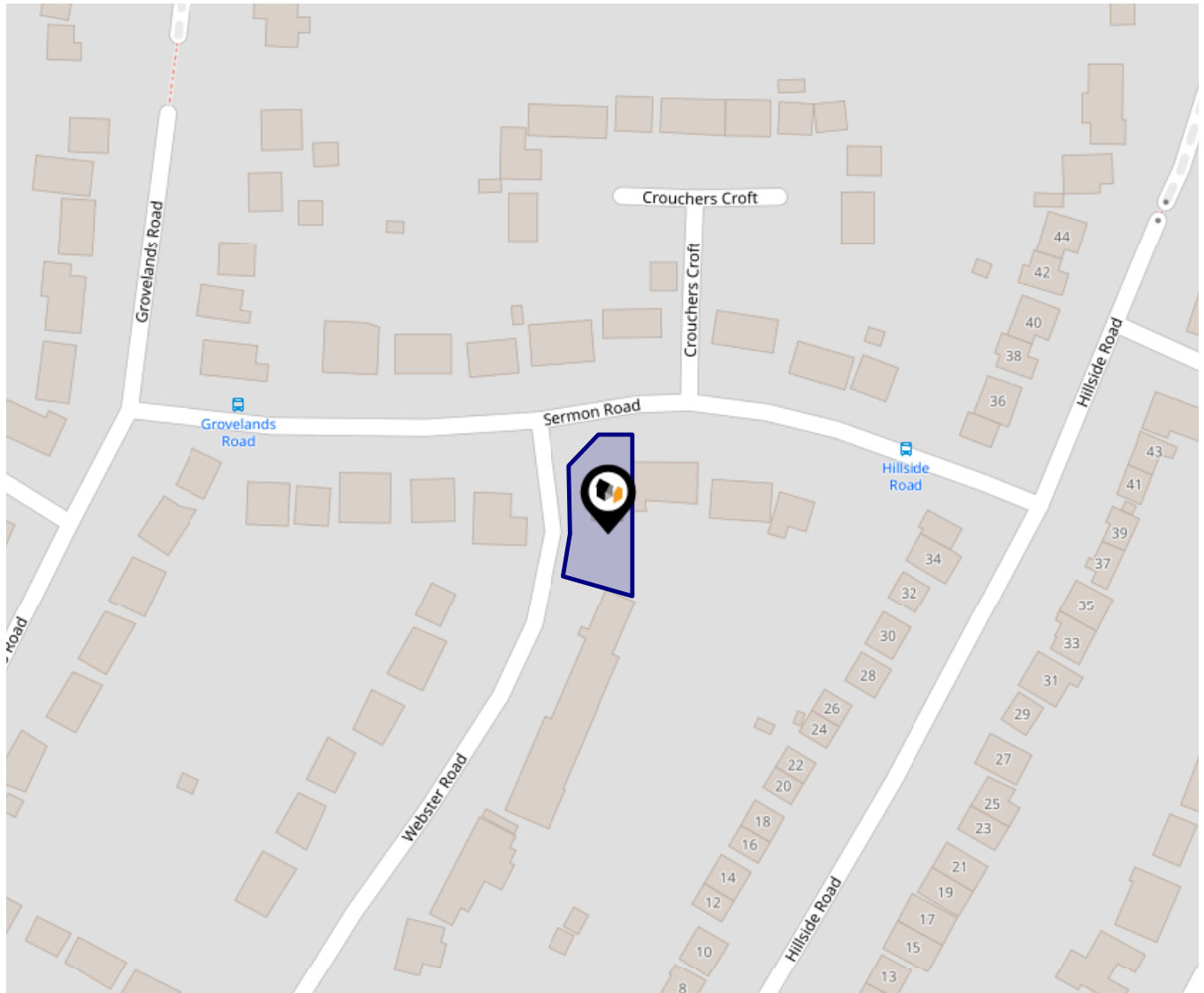
-  Power Pylons
-  Communication Masts

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



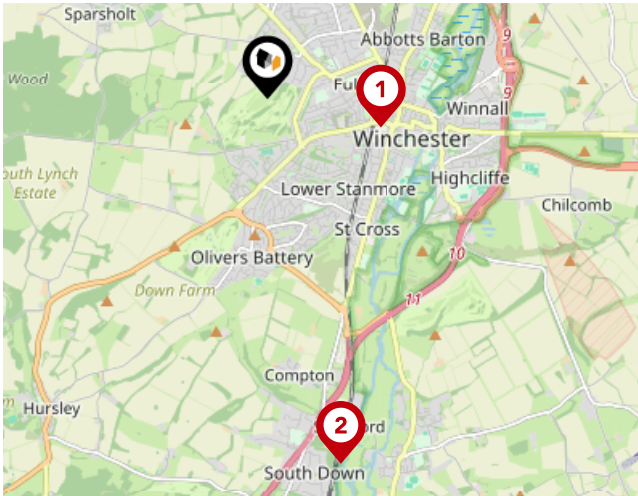
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

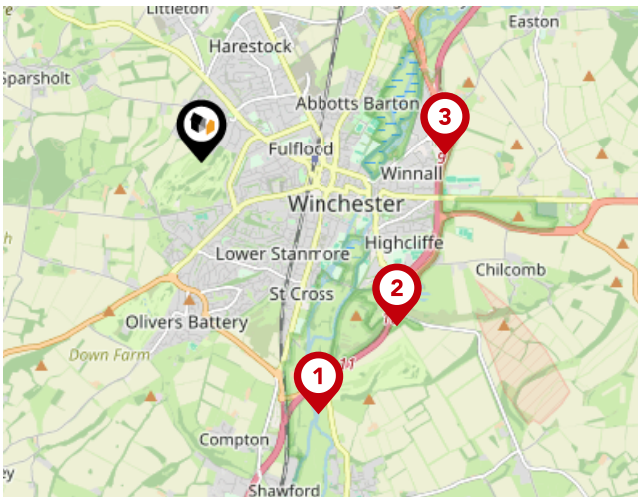
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.1 miles
2	Shawford Rail Station	3.47 miles
3	Chandlers Ford Rail Station	6.33 miles

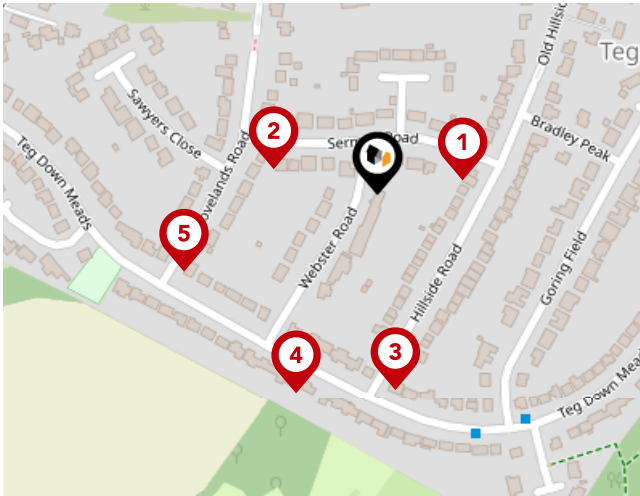


Trunk Roads/Motorways






Pin	Name	Distance
1	M3 J11	2.58 miles
2	M3 J10	2.38 miles
3	M3 J9	2.27 miles
4	M3 J12	5.3 miles
5	M3 J13	6.87 miles

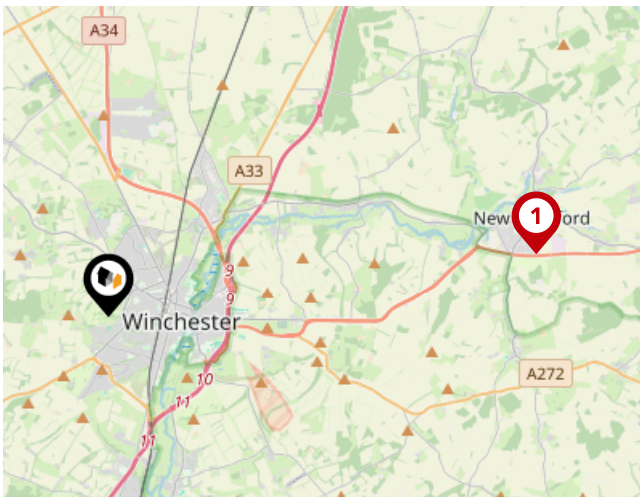
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Hillside Road	0.05 miles
	Grovelands Road	0.06 miles
	Teg Down Meads	0.11 miles
	Webster Road	0.12 miles
	Sawyers Close	0.12 miles



Local Connections

Pin	Name	Distance
	Alresford (Mid Hants Railway)	8.06 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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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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