

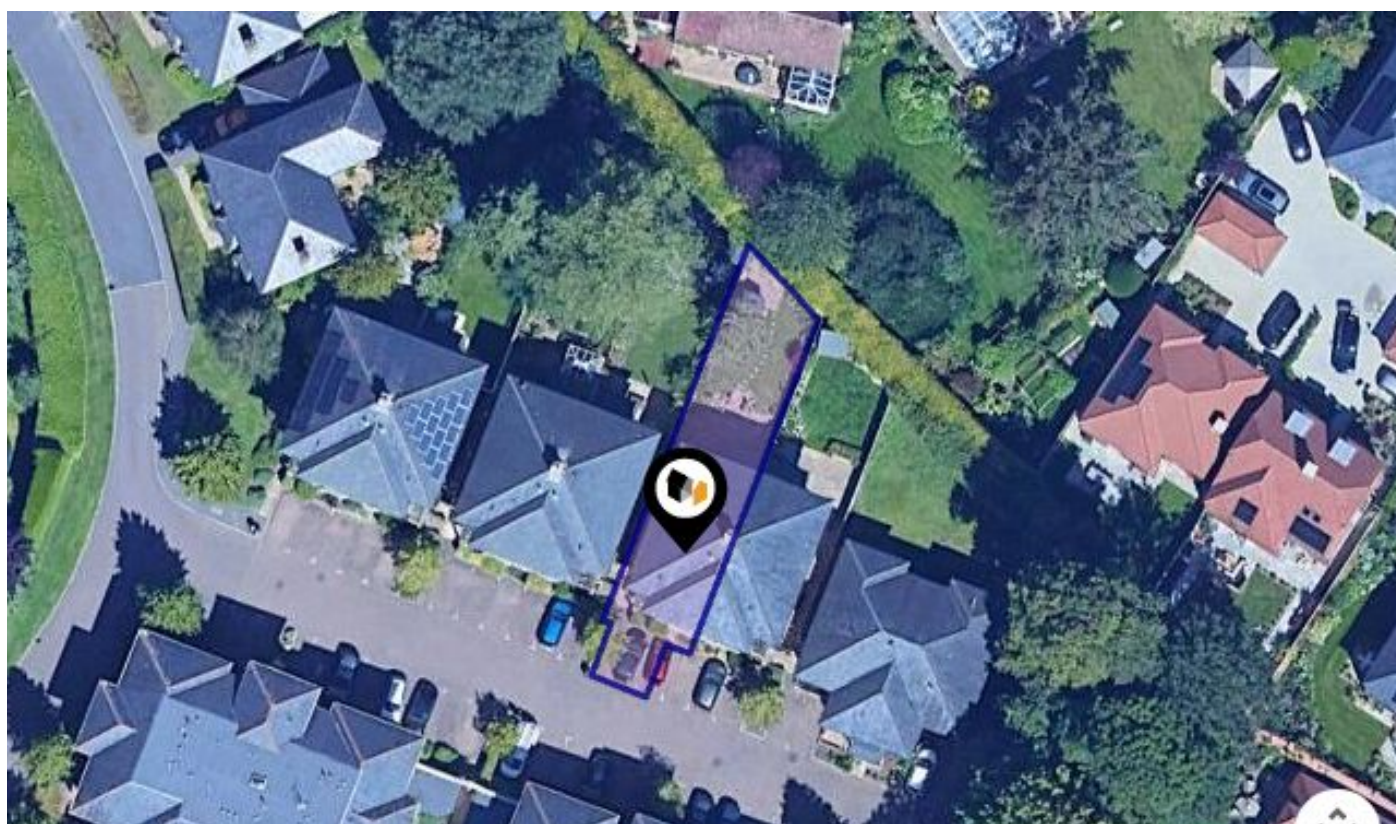


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 08<sup>th</sup> May 2025**



## HOLLY MEADOWS, WINCHESTER, SO22

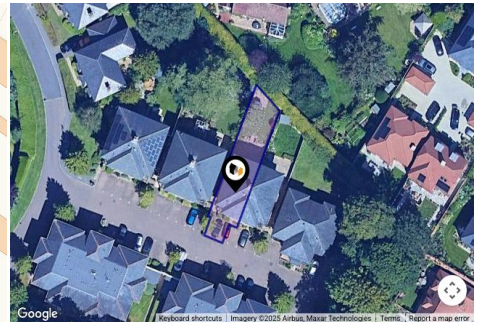
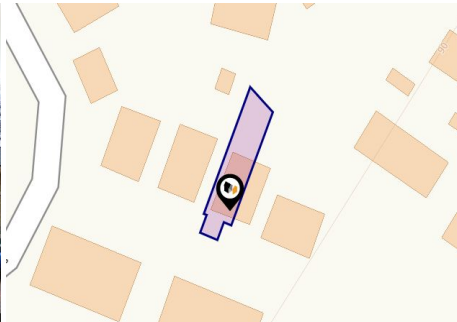
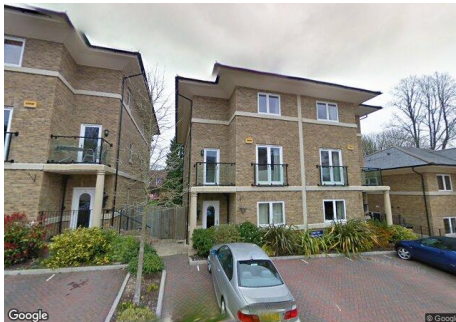
**Guide Price : £895,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Semi-Detached	Guide Price:	£895,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,045 ft <sup>2</sup> / 190 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	2004		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP651094		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	7	47	-
● Surface Water	Very low	mb/s	mb/s	mb/s

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



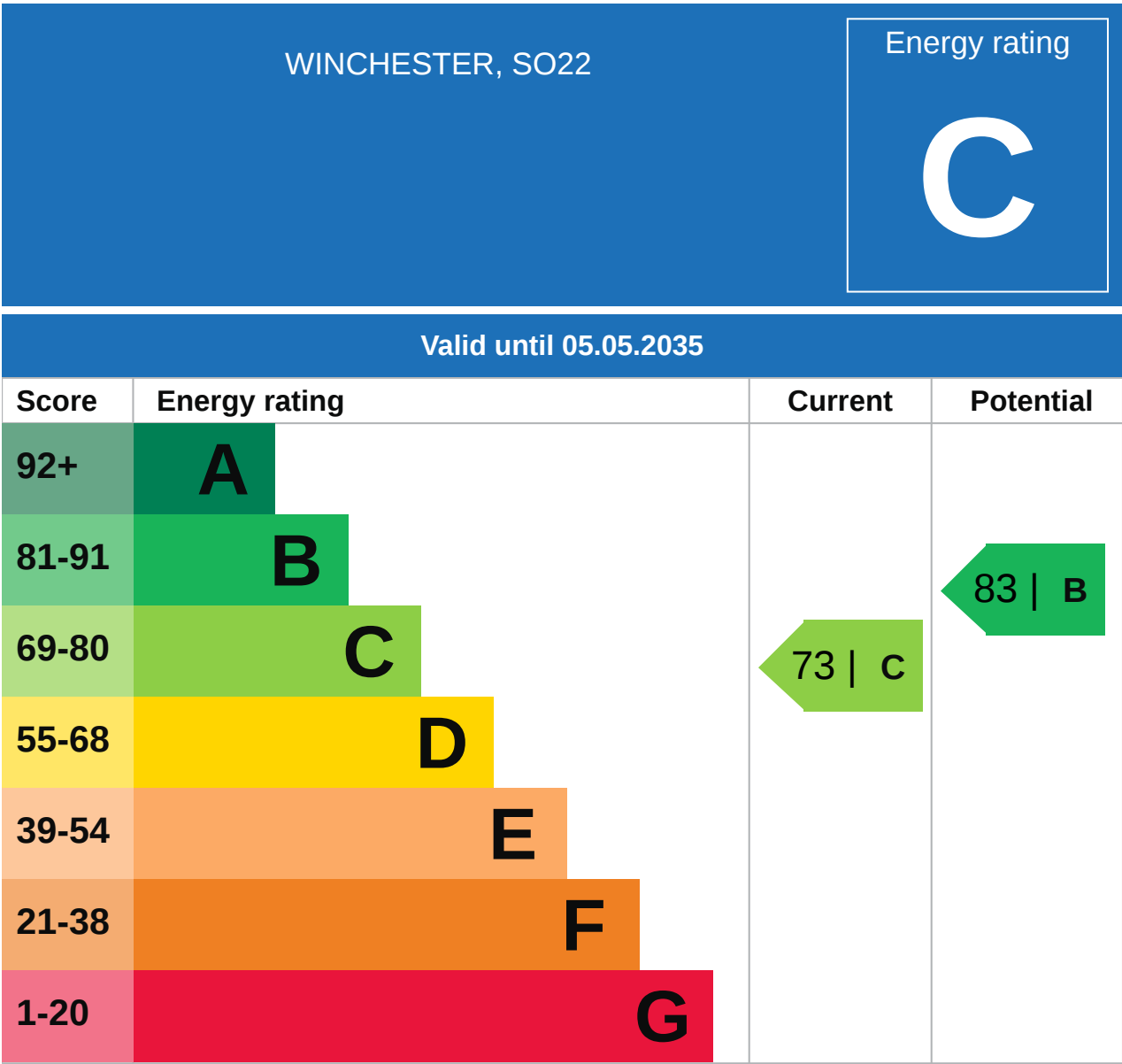
## HOLLY MEADOWS, WINCHESTER, SO22

Approximate Gross Internal Area = 210.1 sq m / 2261 sq ft  
Shed = 7.3 sq m / 78 sq ft  
Total = 217.4 sq m / 2339 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1199135)

Property  
**EPC - Certificate**





## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	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 7% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	190 m <sup>2</sup>

## 7, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	26/10/2023	13/10/2013	28/05/2004
Last Sold Price:	£900,000	£790,000	£605,000

## 15, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	04/02/2022	30/11/2005
Last Sold Price:	£860,000	£585,000

## 17, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	04/03/2021	23/09/2005
Last Sold Price:	£900,000	£594,950

## 4, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	16/02/2021	12/07/2005
Last Sold Price:	£950,000	£675,000

## 8, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	06/07/2018	15/07/2011	28/03/2006
Last Sold Price:	£880,000	£570,000	£565,000

## 5, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	09/09/2016	15/09/2004
Last Sold Price:	£850,000	£562,500

## 11, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	17/05/2016	03/08/2006	28/09/2004
Last Sold Price:	£585,000	£447,500	£443,500

## 10, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	15/10/2014	18/12/2007	20/05/2005
Last Sold Price:	£750,000	£635,000	£540,000

## 21, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	27/03/2012	01/06/2005
Last Sold Price:	£690,000	£590,000

## 9, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	02/03/2012	13/09/2007	21/10/2004
Last Sold Price:	£640,000	£650,000	£599,950

## 3, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	08/11/2011
Last Sold Price:	£800,000

## 1, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	22/01/2010	16/08/2005	30/04/2004
Last Sold Price:	£420,000	£410,000	£382,500

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

## 6, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	20/04/2007	12/08/2004
Last Sold Price:	£635,000	£605,000

## 12, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	26/02/2007	30/09/2004
Last Sold Price:	£442,000	£442,500

## 18, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	13/02/2006	22/04/2005
Last Sold Price:	£615,000	£550,000

## 24, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	16/09/2005
Last Sold Price:	£780,000

## 19, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	27/05/2005
Last Sold Price:	£590,000

## 14, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	06/05/2005
Last Sold Price:	£615,000

## 22, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	06/05/2005
Last Sold Price:	£610,000

## 20, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	25/02/2005
Last Sold Price:	£550,000

## 23, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	28/01/2005
Last Sold Price:	£680,000

## 2, Holly Meadows, Winchester, SO22 5FQ

Last Sold Date:	28/05/2004
Last Sold Price:	£377,000

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

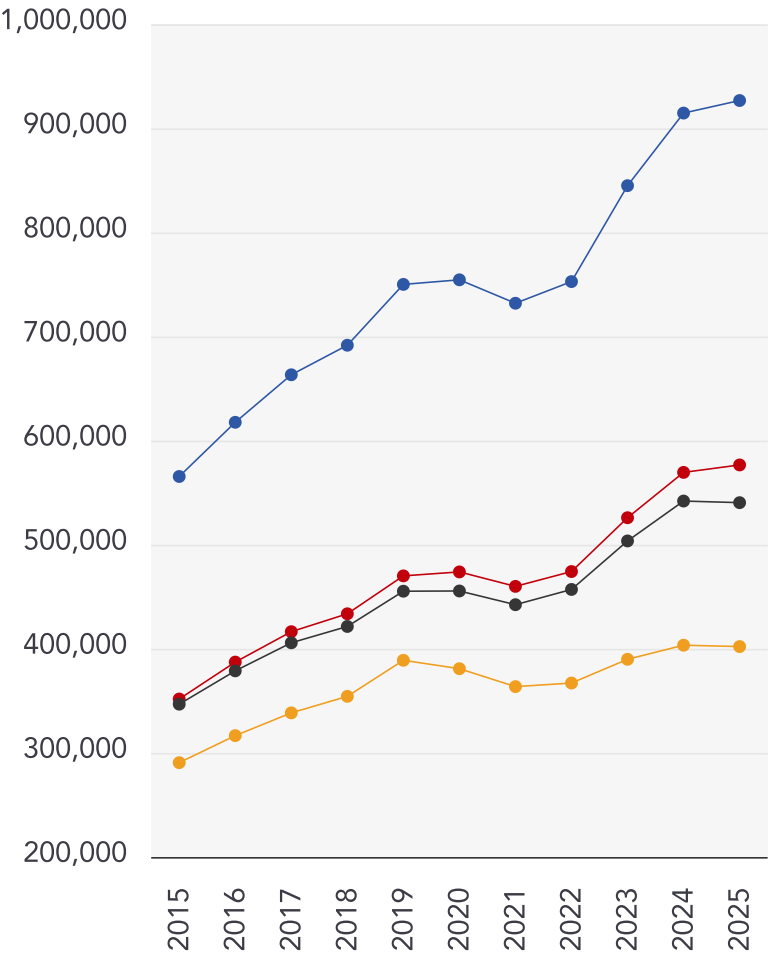


# Market

## 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%**

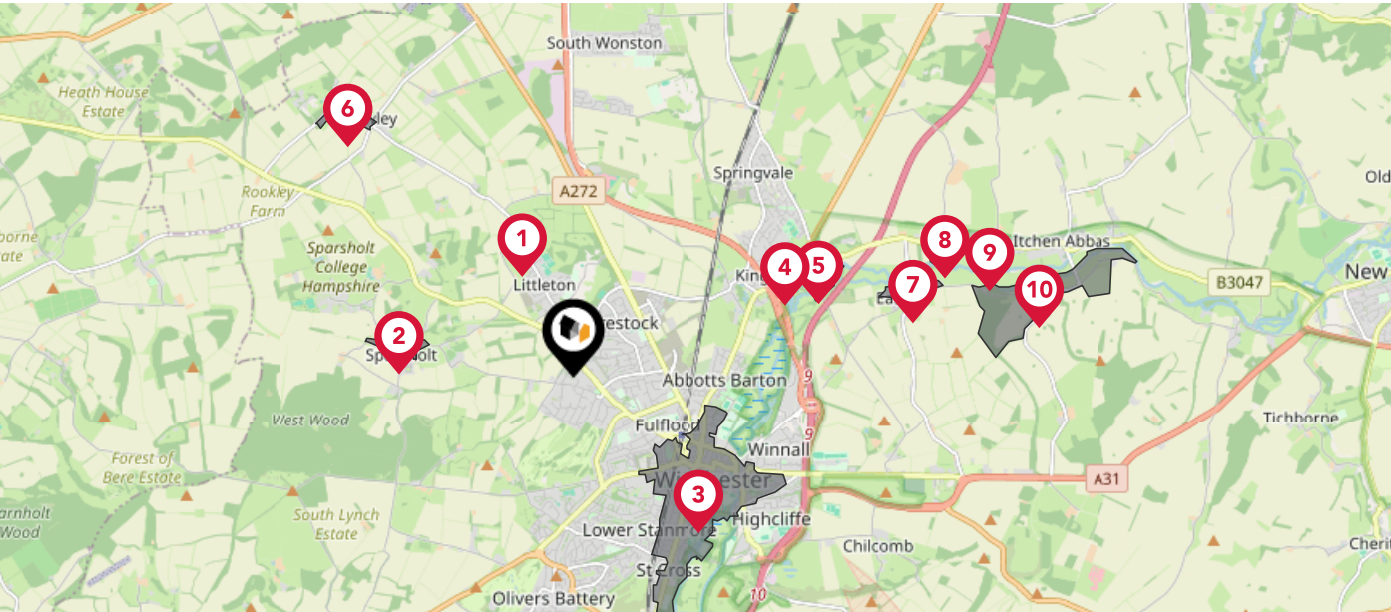
Flat

**+38.37%**

# Maps

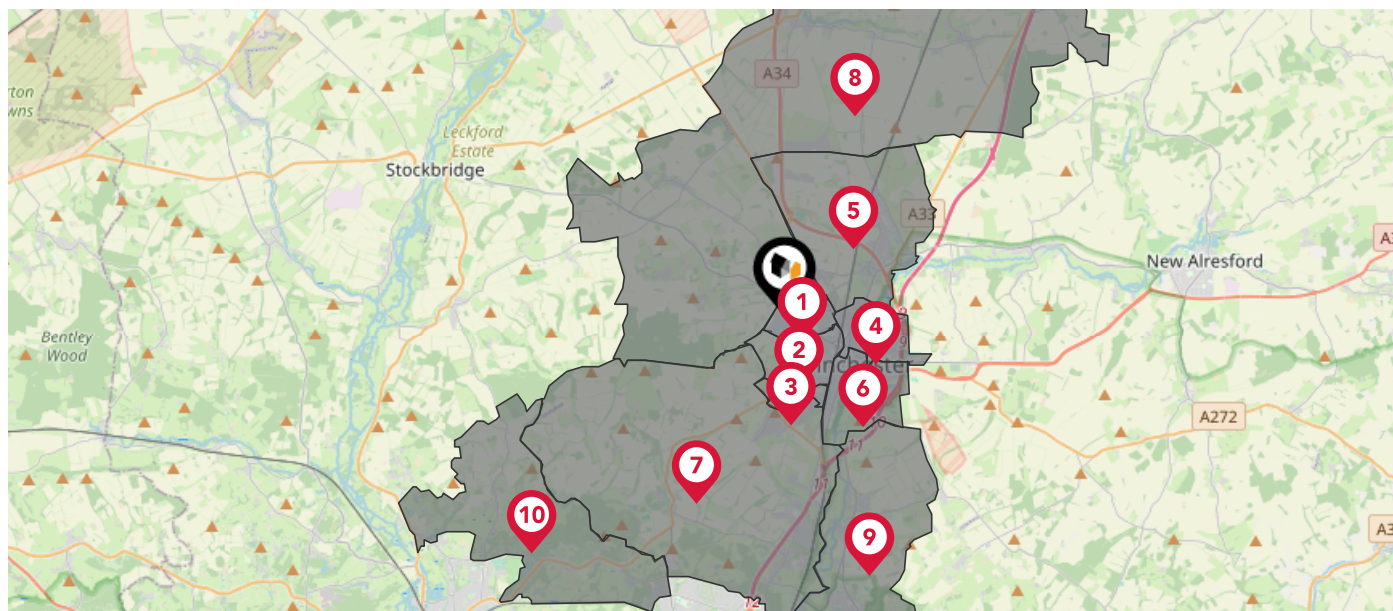
## Conservation Areas

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	Littleton
2	Sparsholt
3	Winchester
4	Kings Worthy
5	Abbots Worthy
6	Crawley
7	Easton
8	Martyr Worthy
9	Chilland
10	Avington

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



St. Barnabas Ward



St. Paul Ward



St. Luke Ward



St. Bartholomew Ward



The Worthys Ward



St. Michael Ward



Badger Farm & Oliver's Battery Ward



Wonston & Micheldever Ward

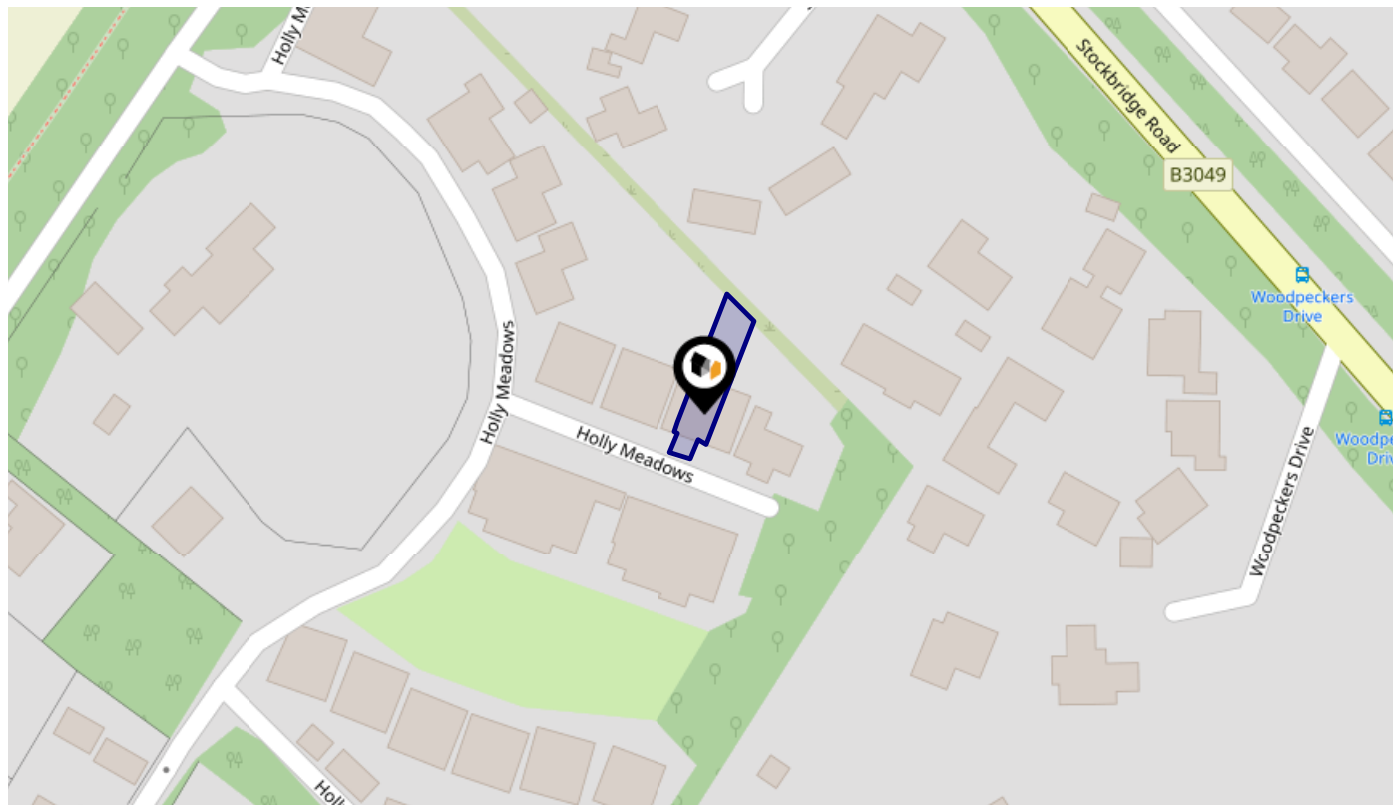


Colden Common & Twyford Ward



Ampfield & Braishfield Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

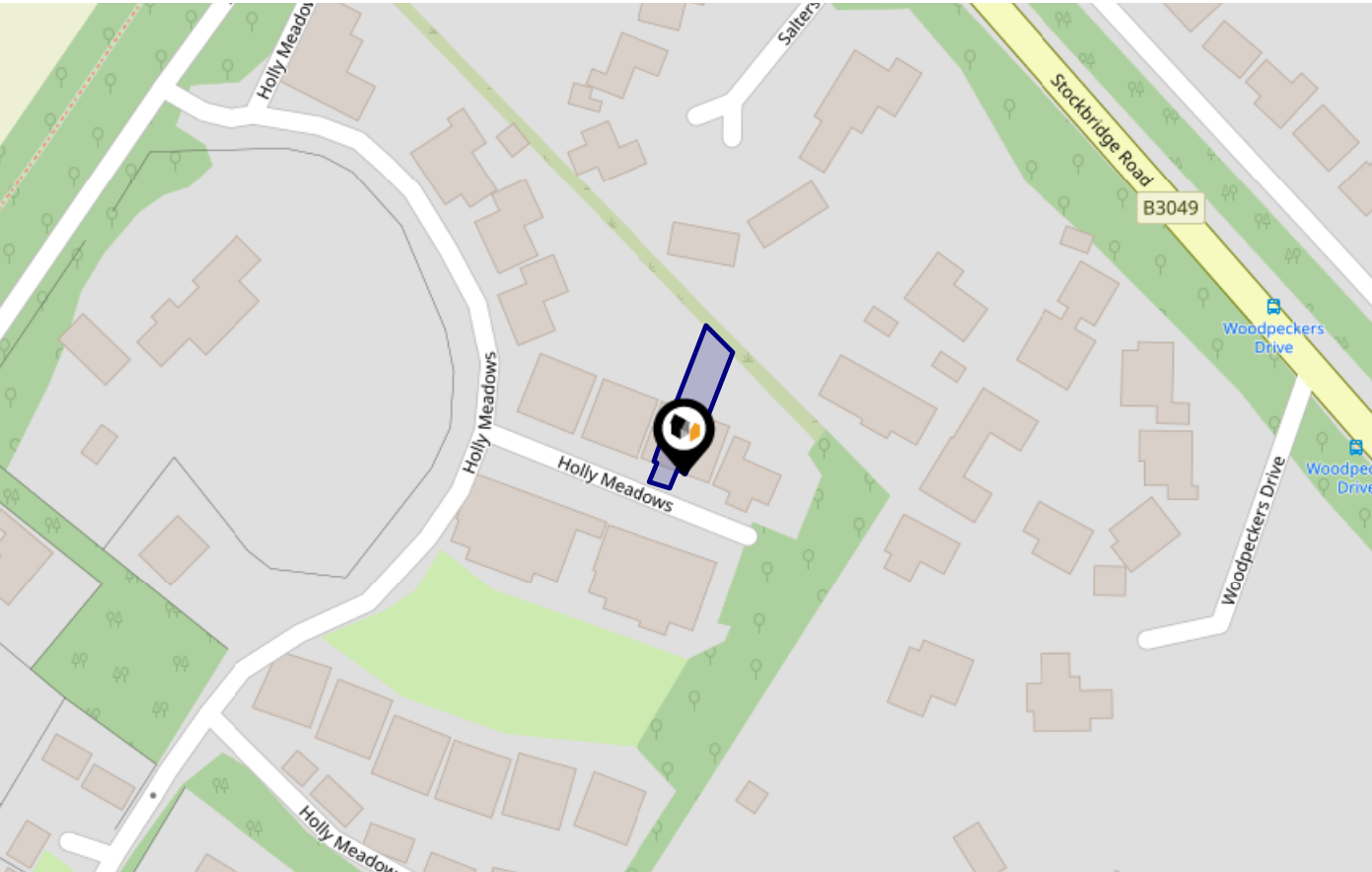
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

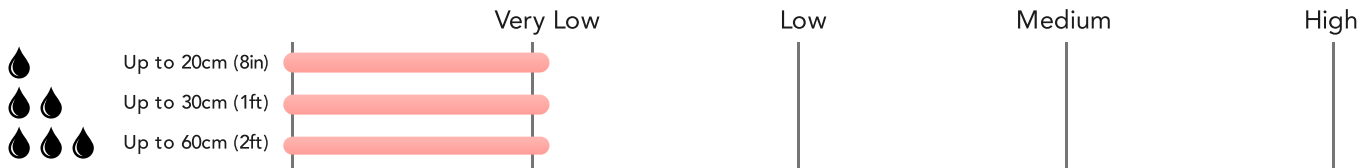


**Risk Rating:** Very low

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:

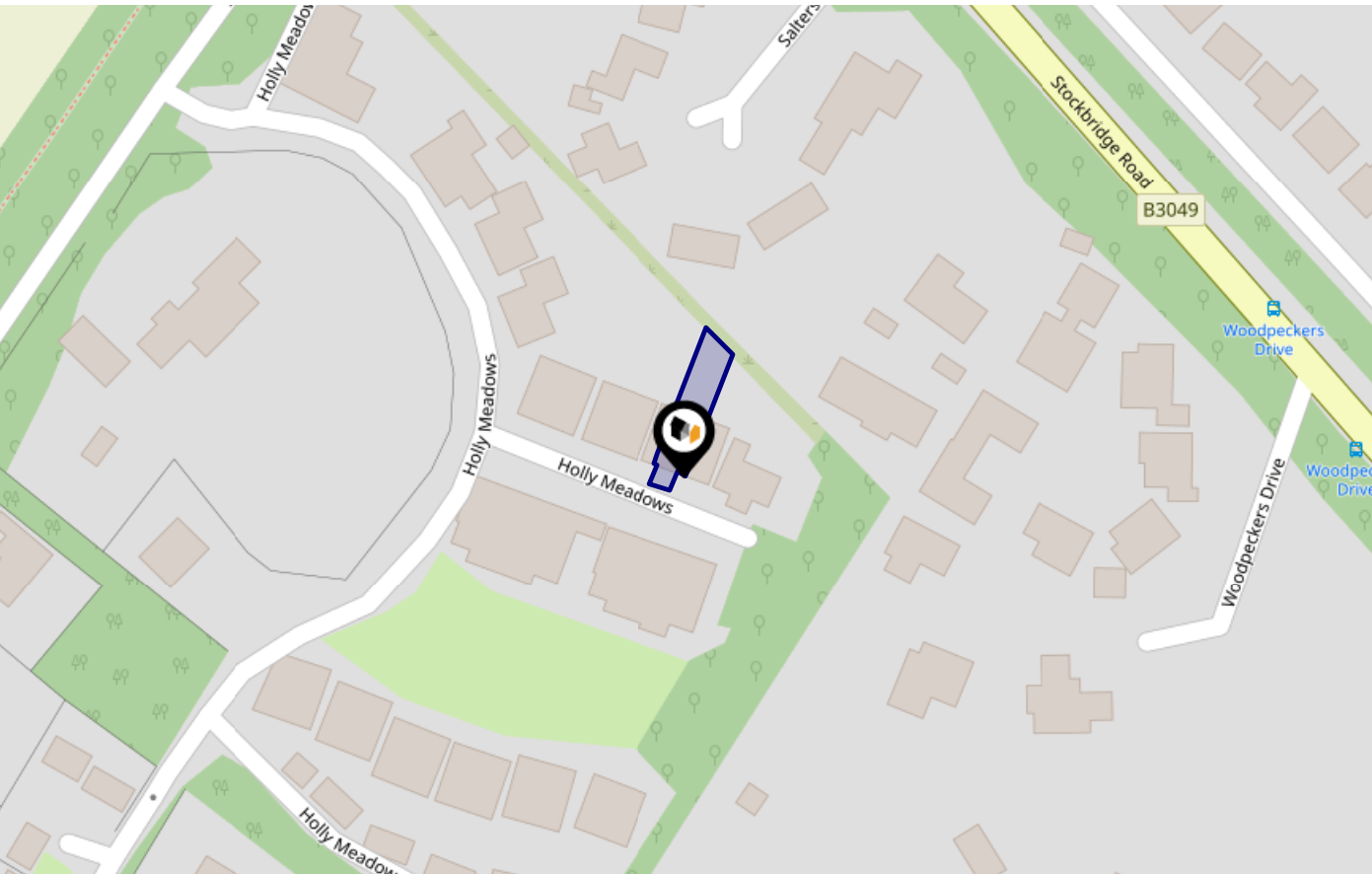




# Flood Risk

## 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.
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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:

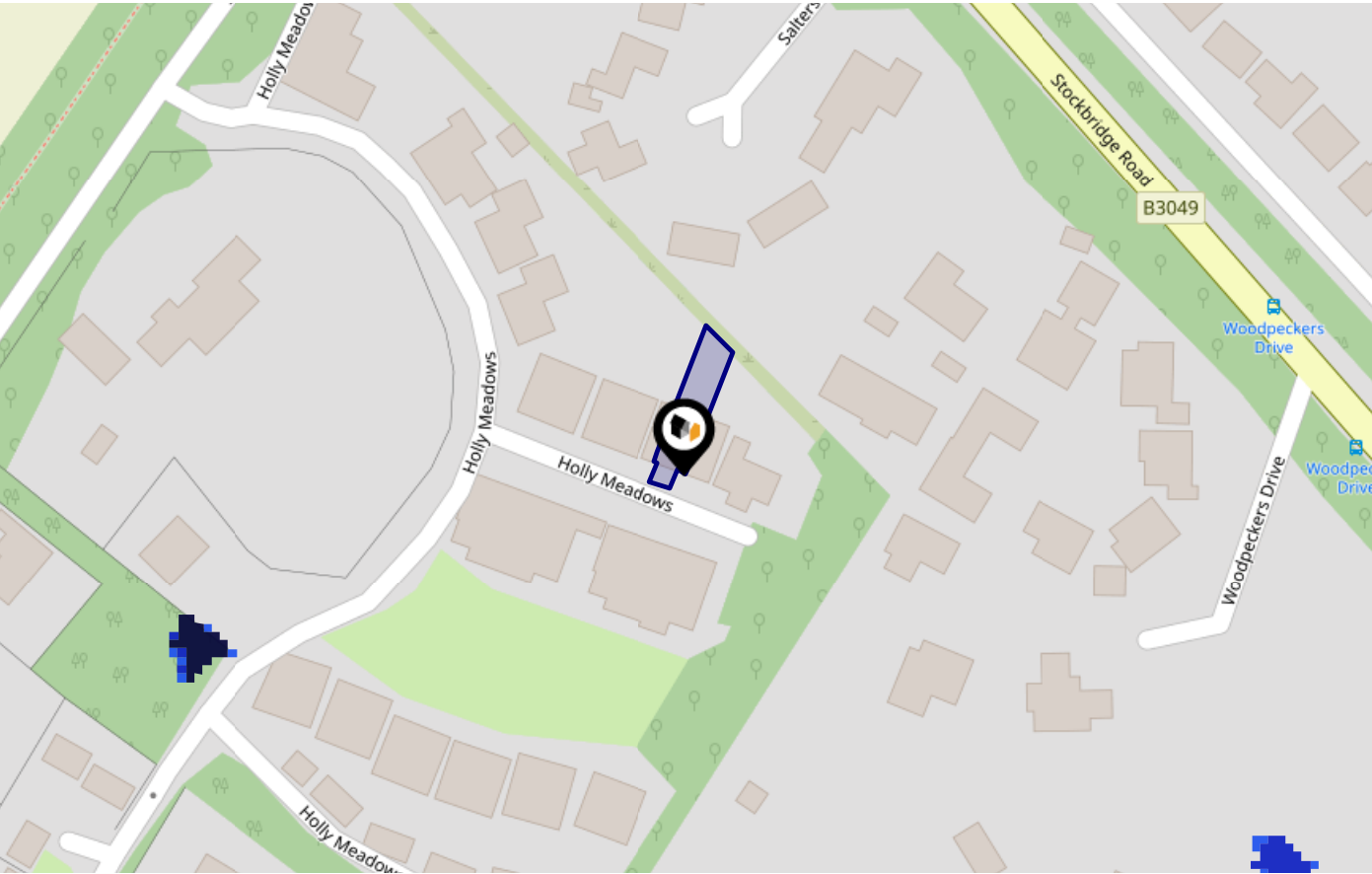




# Flood Risk





## 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.

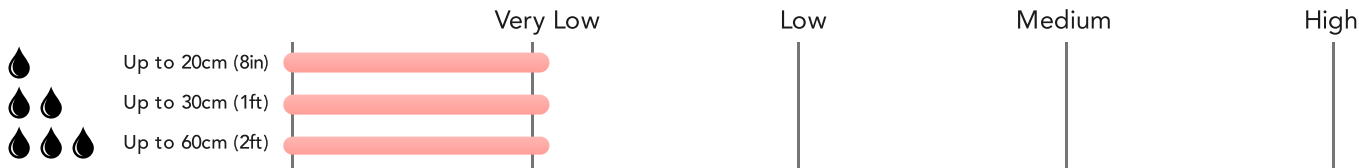


Risk Rating: Very low

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.

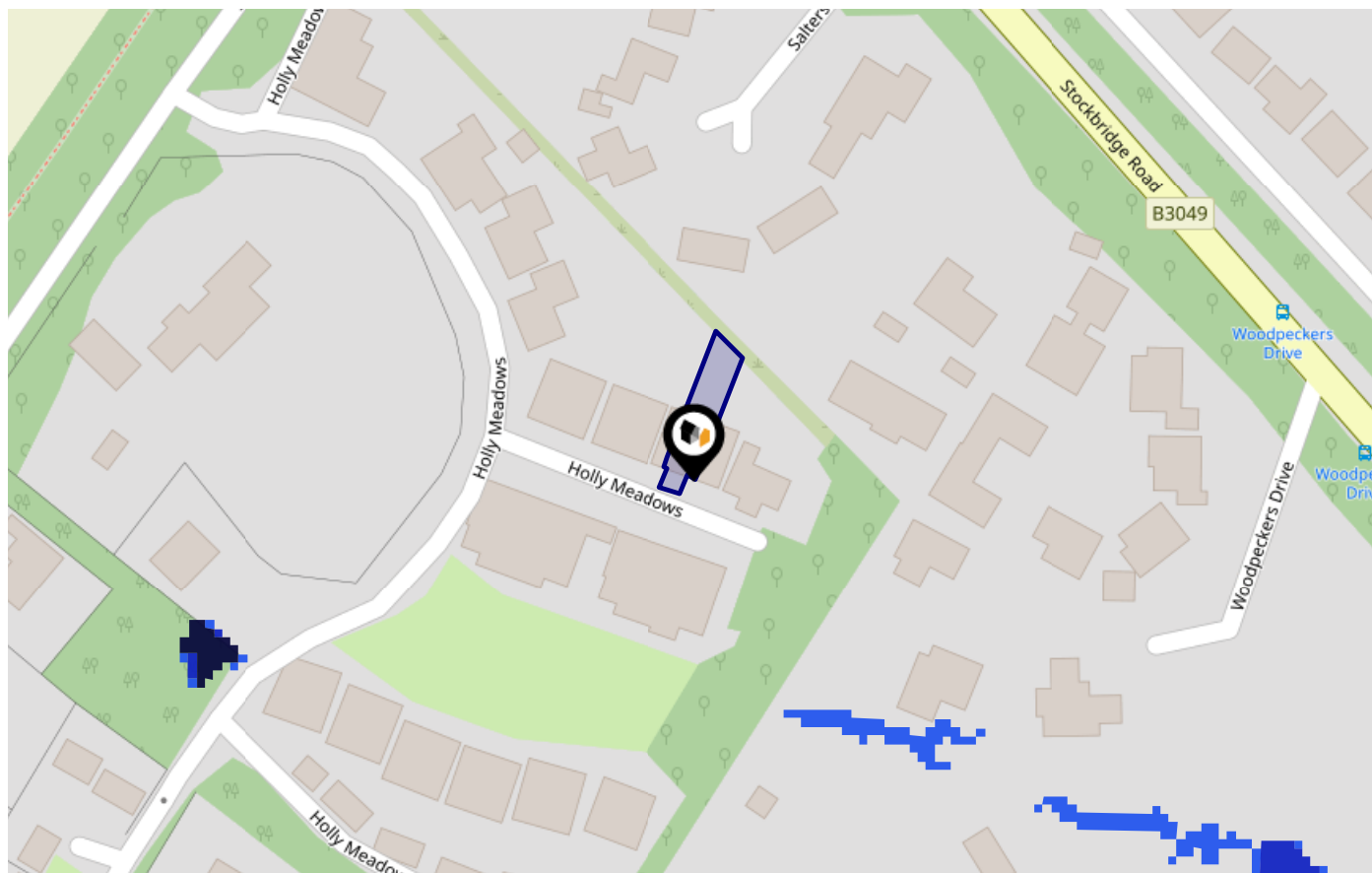
Chance of flooding to the following depths at this property:



# 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.

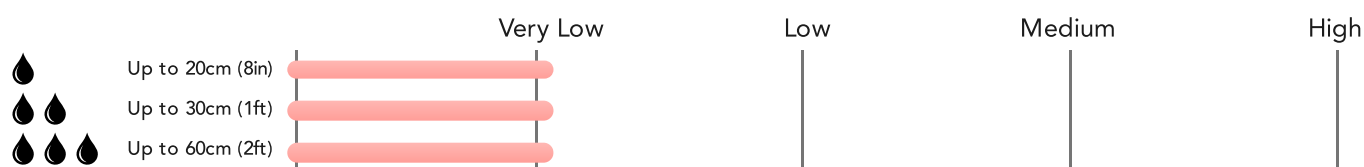


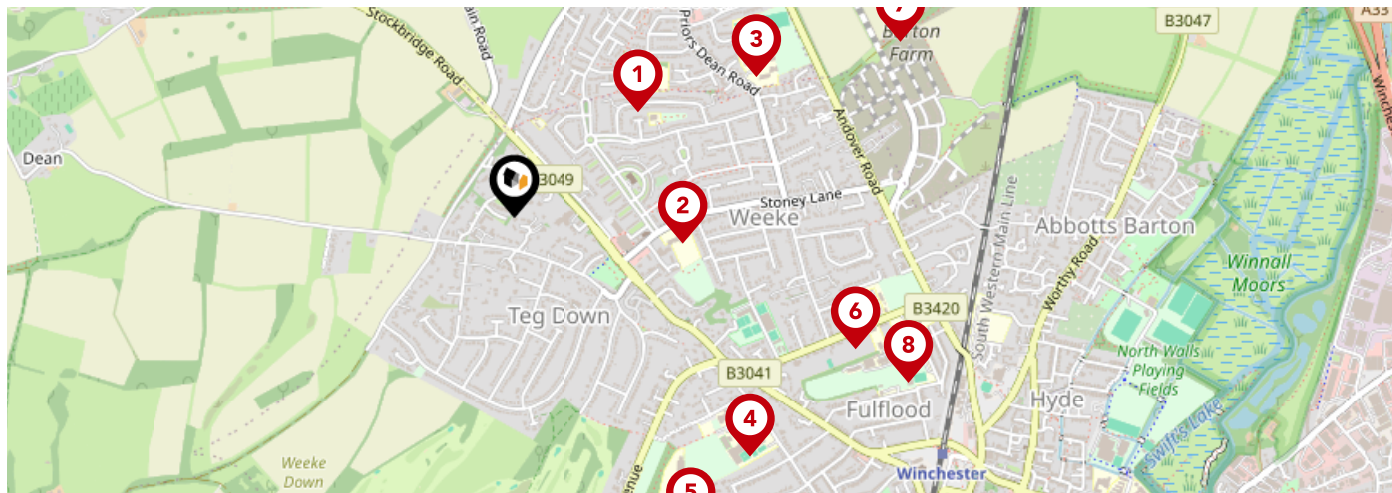
**Risk Rating:** Very low

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

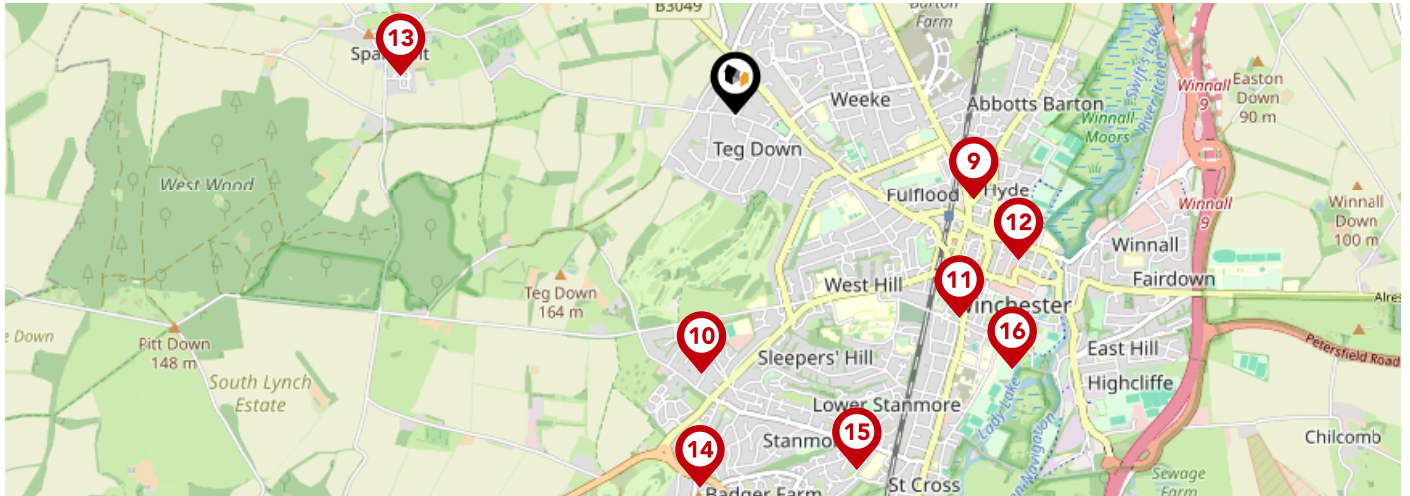
Chance of flooding to the following depths at this property:





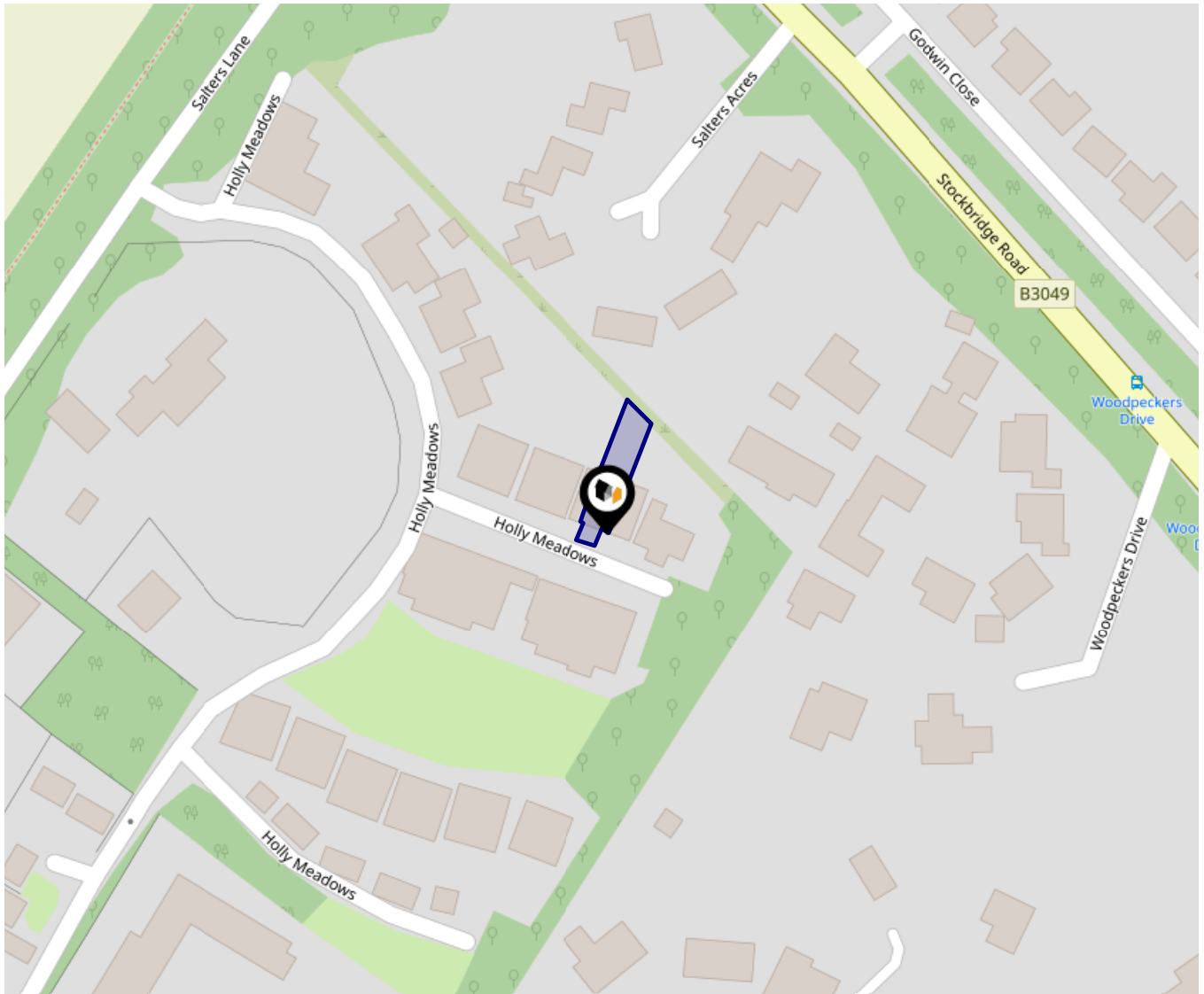
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Sparsholt Church of England Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# 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.

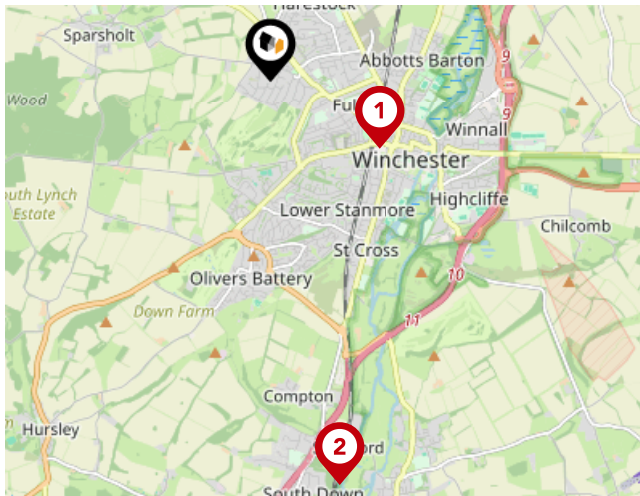
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



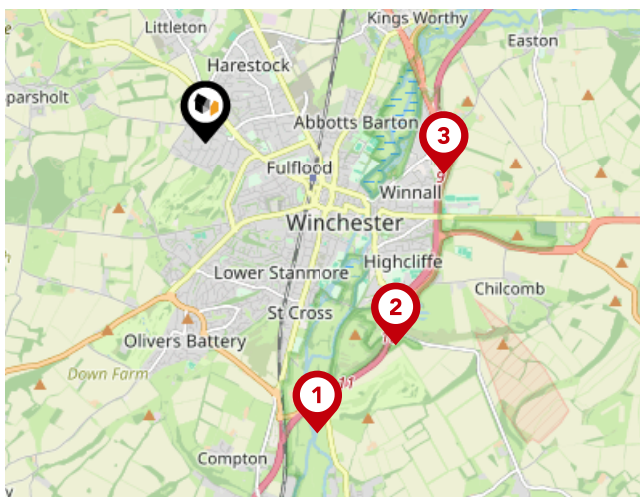
# Area

## Transport (National)



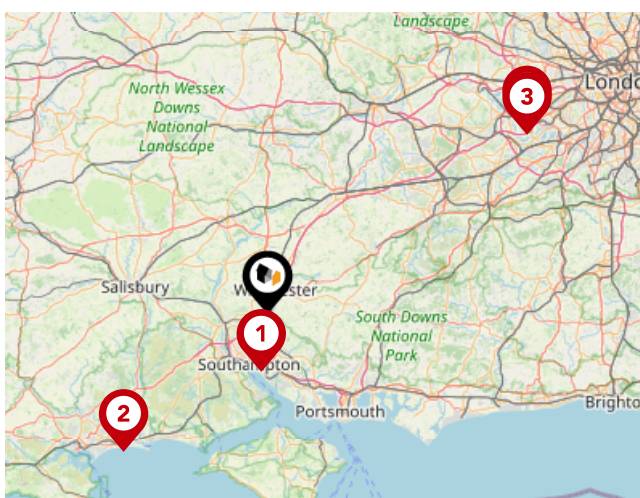
### National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.19 miles
2	Shawford Rail Station	3.82 miles
3	Chandlers Ford Rail Station	6.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	2.9 miles
2	M3 J10	2.59 miles
3	M3 J9	2.23 miles
4	M3 J12	5.67 miles
5	M3 J13	7.23 miles



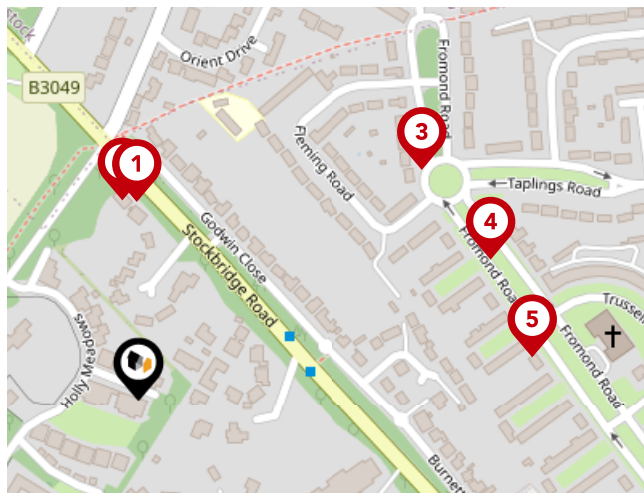
### Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	8.75 miles
2	Bournemouth International Airport	29.74 miles
3	Heathrow Airport Terminal 4	46.96 miles
4	Heathrow Airport	47.35 miles



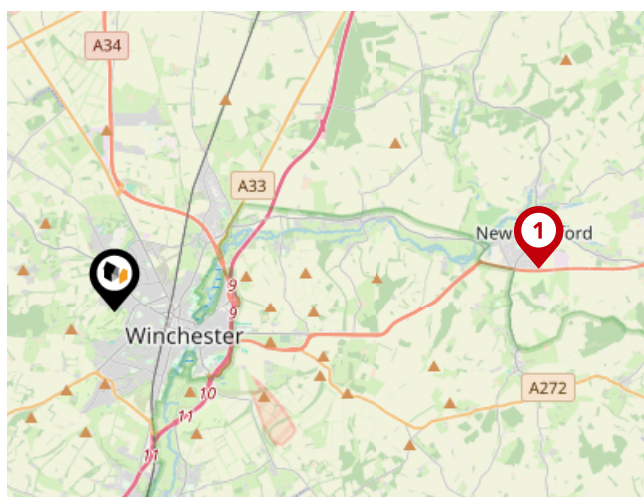
# Area

## Transport (Local)



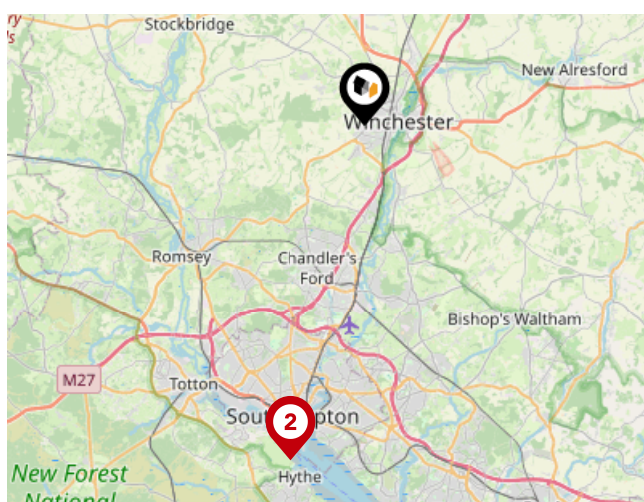
### Bus Stops/Stations

Pin	Name	Distance
1	Harestock Corner	0.12 miles
2	Harestock Corner	0.12 miles
3	Fromond Road	0.21 miles
4	Fromond Road	0.22 miles
5	Trussell Crescent	0.23 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.96 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.79 miles
2	Southampton Vehicle Ferry Terminal	12.79 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

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## 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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