

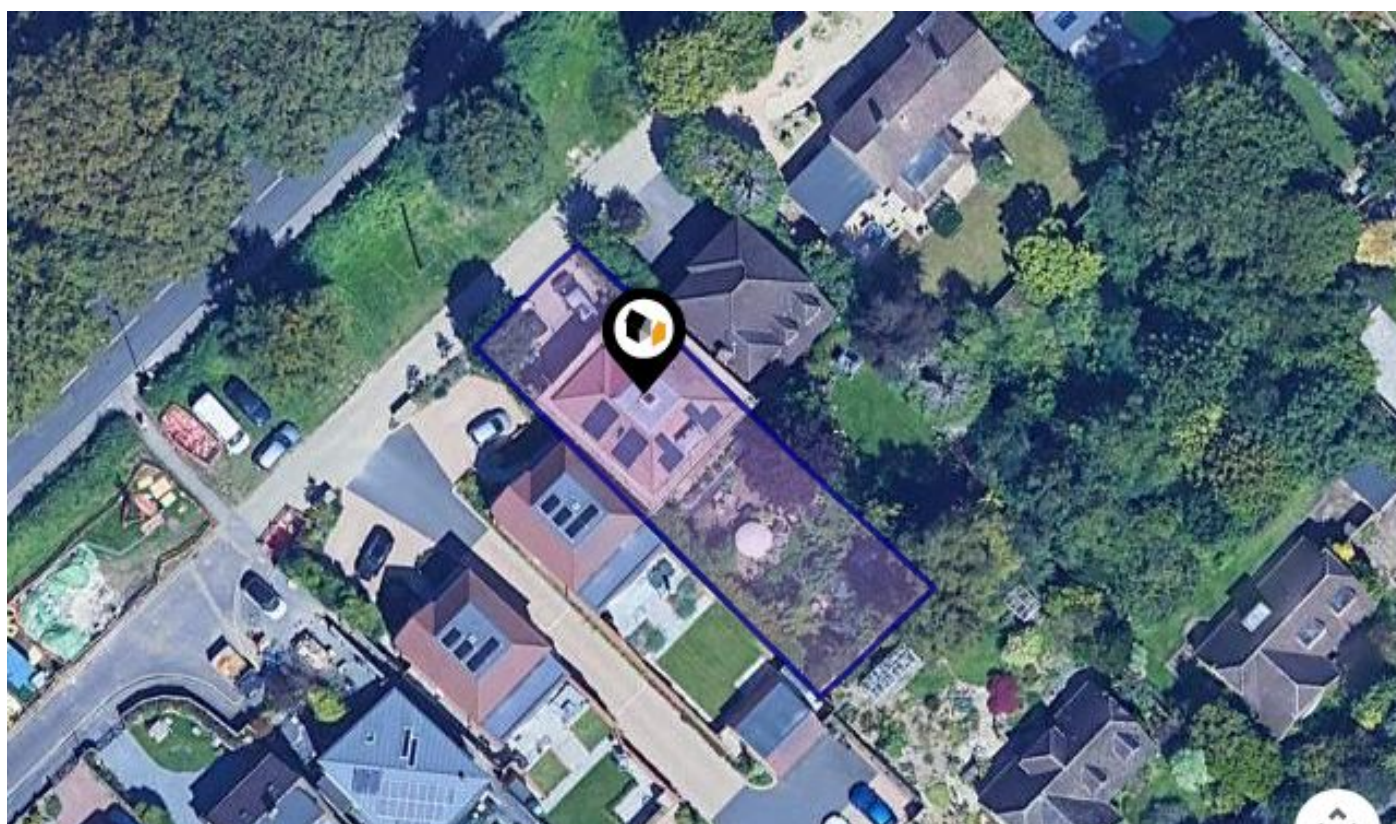


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th May 2025



ROMSEY ROAD, WINCHESTER, SO22

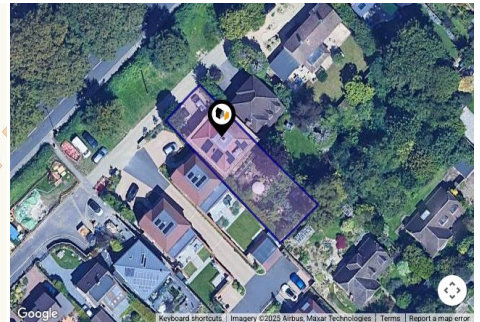
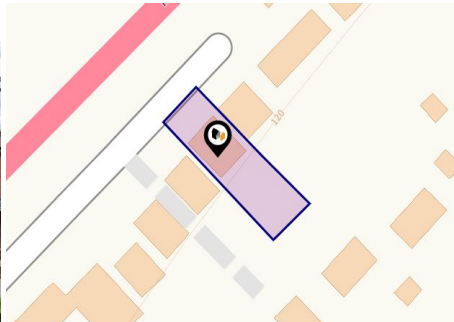
Guide Price : £1,150,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com











www.nonykerr-smiley.com



Property

Type:	Detached	Guide Price:	£1,150,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	3,046 ft ² / 283 m ²		
Plot Area:	0.13 acres		
Year Built :	2003-2006		
Council Tax :	Band Deleted		
Title Number:	HP538327		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	10 mb/s	56 mb/s	1000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Planning History This Address



Planning records for: **Romsey Road, Winchester, SO22**

Reference - 05/02707/FUL
Decision: Decided
Date: 10th November 2005
Description: Erection of 1 no. four-bedroom detached dwelling with basement and integral garage

Reference - 10/02179/FUL
Decision: Decided
Date: 17th August 2010
Description: (HOUSEHOLDER) Single storey rear extension of 1m infilling underneath approved balcony with new brick and glass panel to side

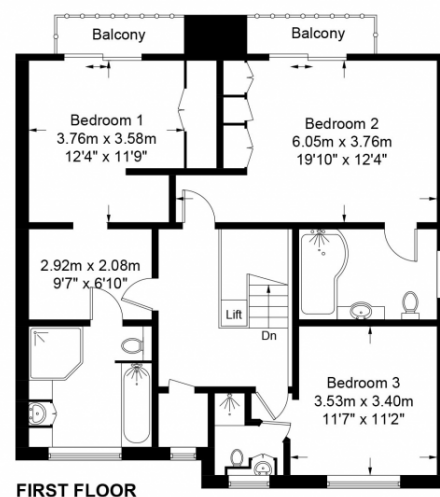
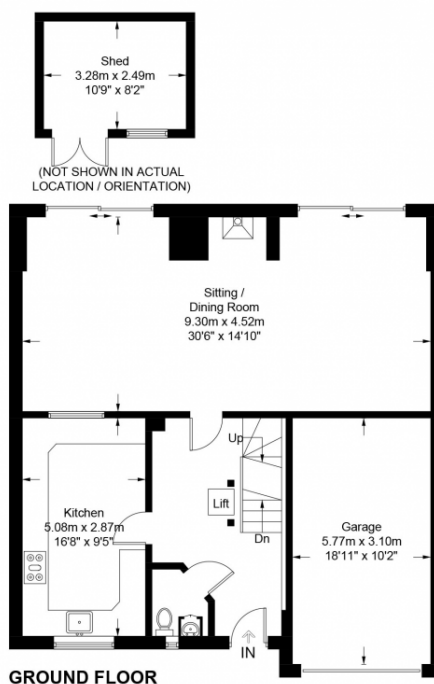
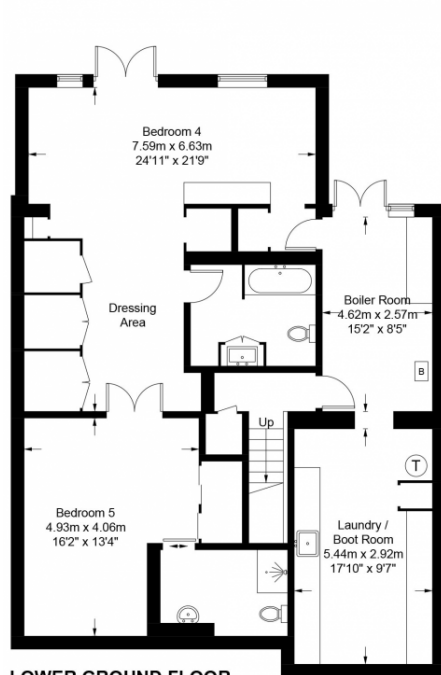
Reference - 09/02127/NMA
Decision: Decided
Date: 20th October 2009
Description: (MINOR AMENDMENT to Planning Permission 05/02707/FUL) Extend lower floor by 1m to match depth of balcony

Reference - Winchester/10/02179/FUL
Decision: Decided
Date: 17th August 2010
Description: (HOUSEHOLDER) Single storey rear extension of 1m infilling underneath approved balcony with new brick and glass panel to side

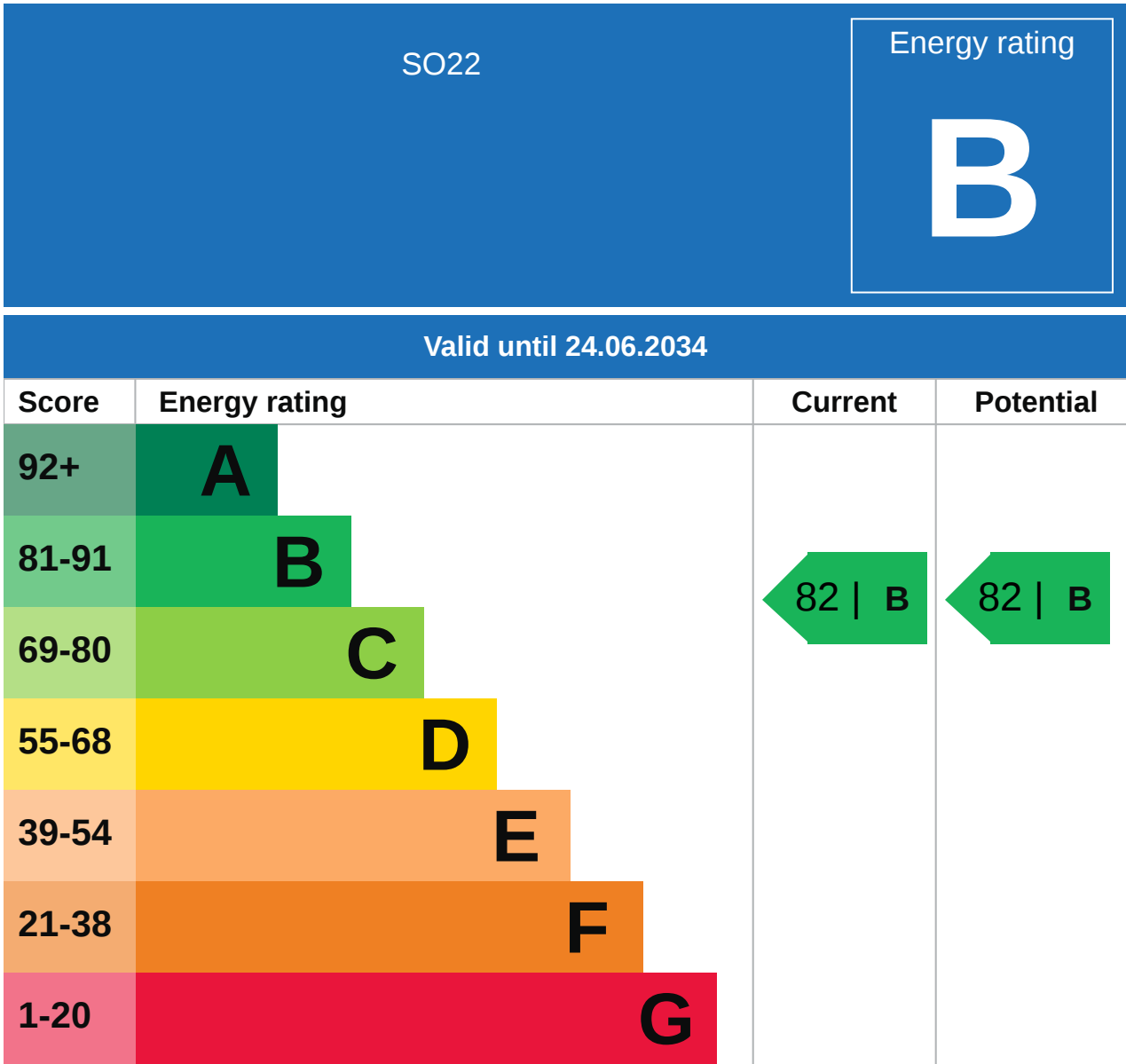


ROMSEY ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 277.2 sq m / 2984 sq ft
Garage = 18.2 sq m / 196 sq ft
Shed = 8.2 sq m / 88 sq ft
Total = 303.6 sq m / 3268 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1201915)



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	283 m ²

175, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	18/10/2024	29/07/2021
Last Sold Price:	£597,500	£675,000

167b, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	09/09/2022
Last Sold Price:	£825,000

167a, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	15/07/2022
Last Sold Price:	£995,000

193, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	08/07/2022	02/01/2020
Last Sold Price:	£546,000	£325,000

167c, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	14/04/2022
Last Sold Price:	£850,000

167, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	12/04/2022	19/11/2020
Last Sold Price:	£950,000	£775,000

4, Cedar Close, Winchester, SO22 5PQ

Last Sold Date:	20/05/2021	11/06/2015
Last Sold Price:	£995,000	£985,000

3, Cedar Close, Winchester, SO22 5PQ

Last Sold Date:	15/01/2020	12/06/2015
Last Sold Price:	£637,500	£500,000

185, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	13/12/2019
Last Sold Price:	£365,000

2, Cedar Close, Winchester, SO22 5PQ

Last Sold Date:	01/07/2015
Last Sold Price:	£570,000

1, Cedar Close, Winchester, SO22 5PQ

Last Sold Date:	17/06/2015
Last Sold Price:	£950,000

Bell House, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	19/05/2015
Last Sold Price:	£880,000

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

169, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 12/06/2008
Last Sold Price: £390,000

165, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 06/10/2006
Last Sold Price: £500,000

189, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 21/04/2006
Last Sold Price: £236,500

171, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 14/02/2003
Last Sold Price: £250,000

179, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 04/09/2001
Last Sold Price: £250,000

181, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	08/06/1999	30/09/1997
Last Sold Price:	£145,000	£126,500

165a, Romsey Road, Winchester, SO22 5PQ

Last Sold Date:	31/01/1998	30/05/1997
Last Sold Price:	£1,000	£47,000

Moffats Close, Romsey Road, Winchester, SO22 5PQ

Last Sold Date: 25/01/1995
Last Sold Price: £227,500

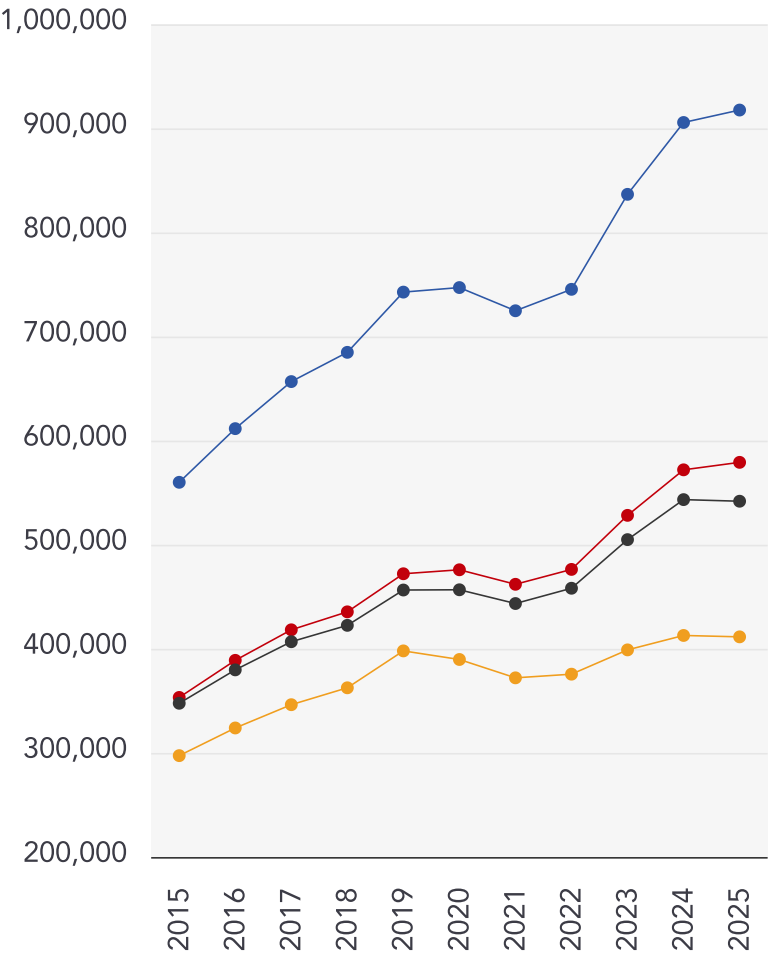
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

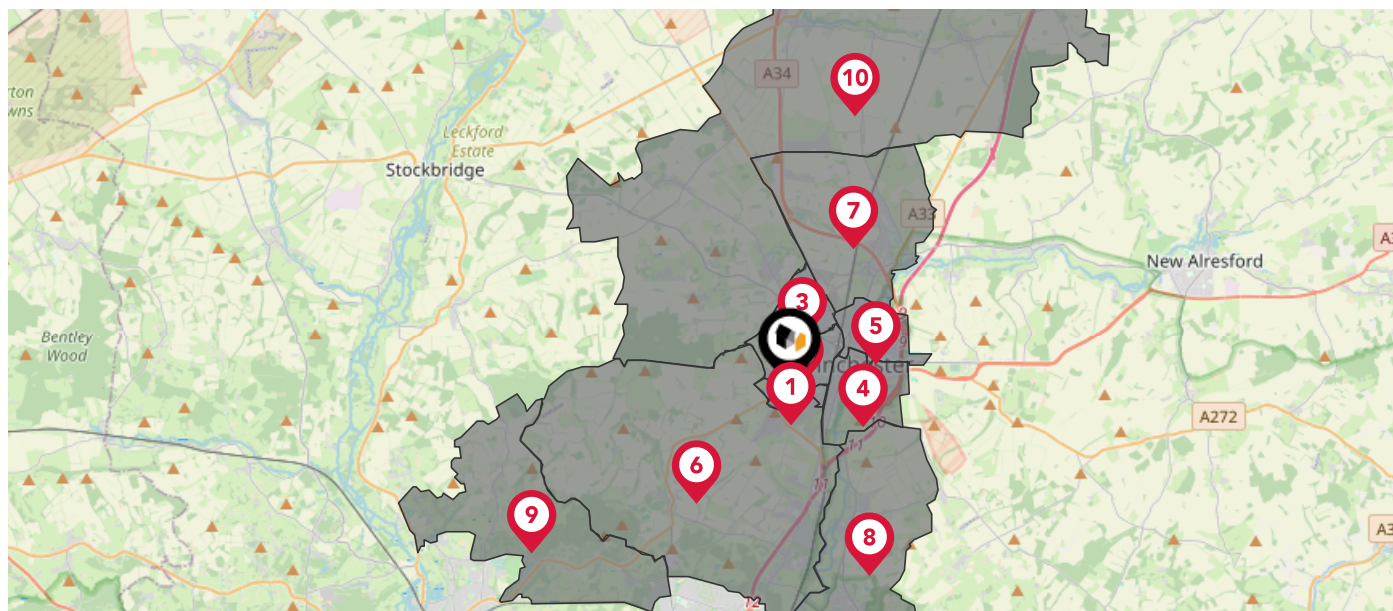
Flat

+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. Luke Ward

2

St. Paul Ward

3

St. Barnabas Ward

4

St. Michael Ward

5

St. Bartholomew Ward

6

Badger Farm & Oliver's Battery Ward

7

The Worthys Ward

8

Colden Common & Twyford Ward

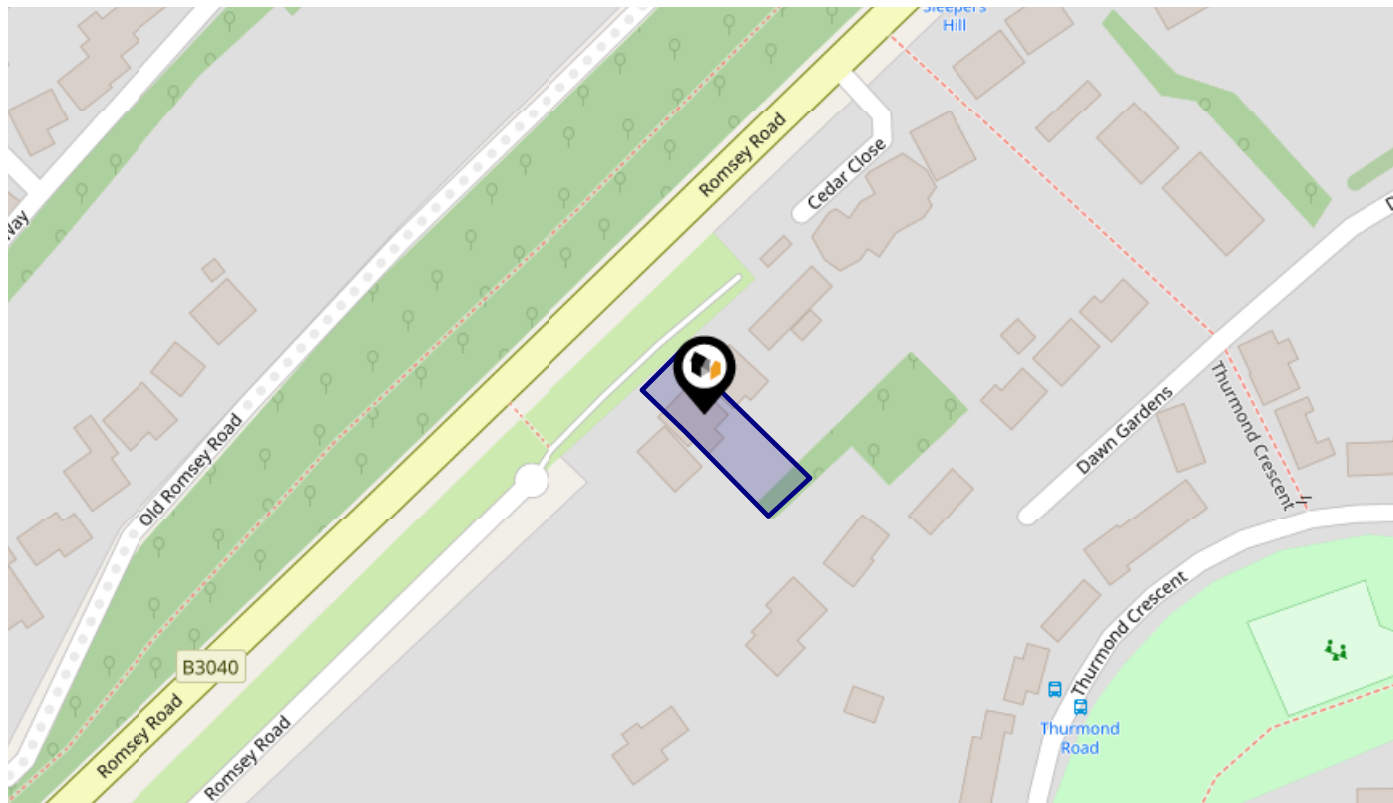
9

Ampfield & Braishfield Ward

10

Wonston & Micheldever 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.

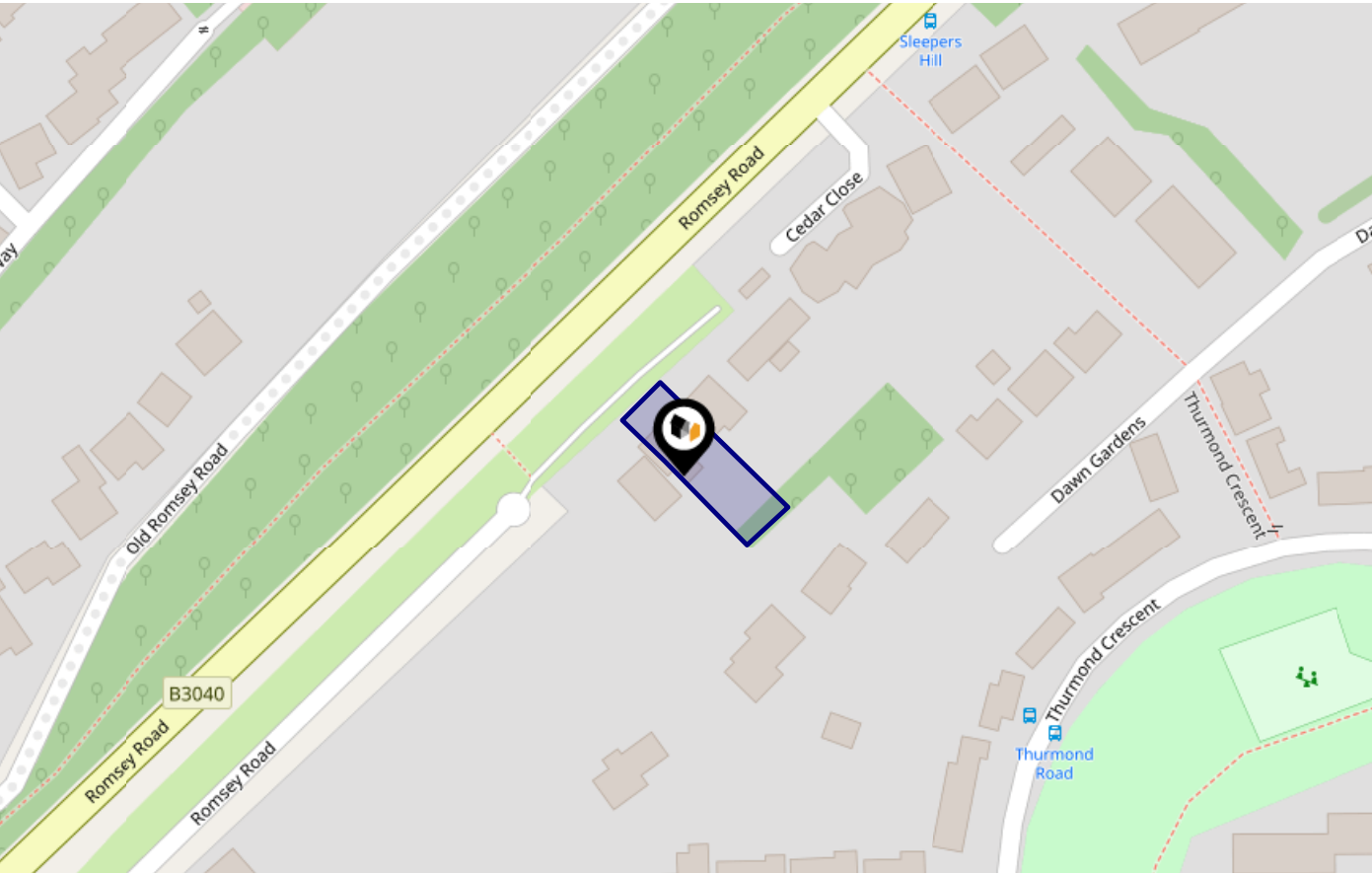
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

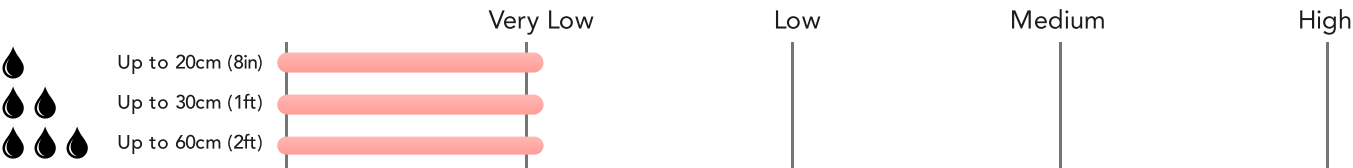


Risk Rating: Very low

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.

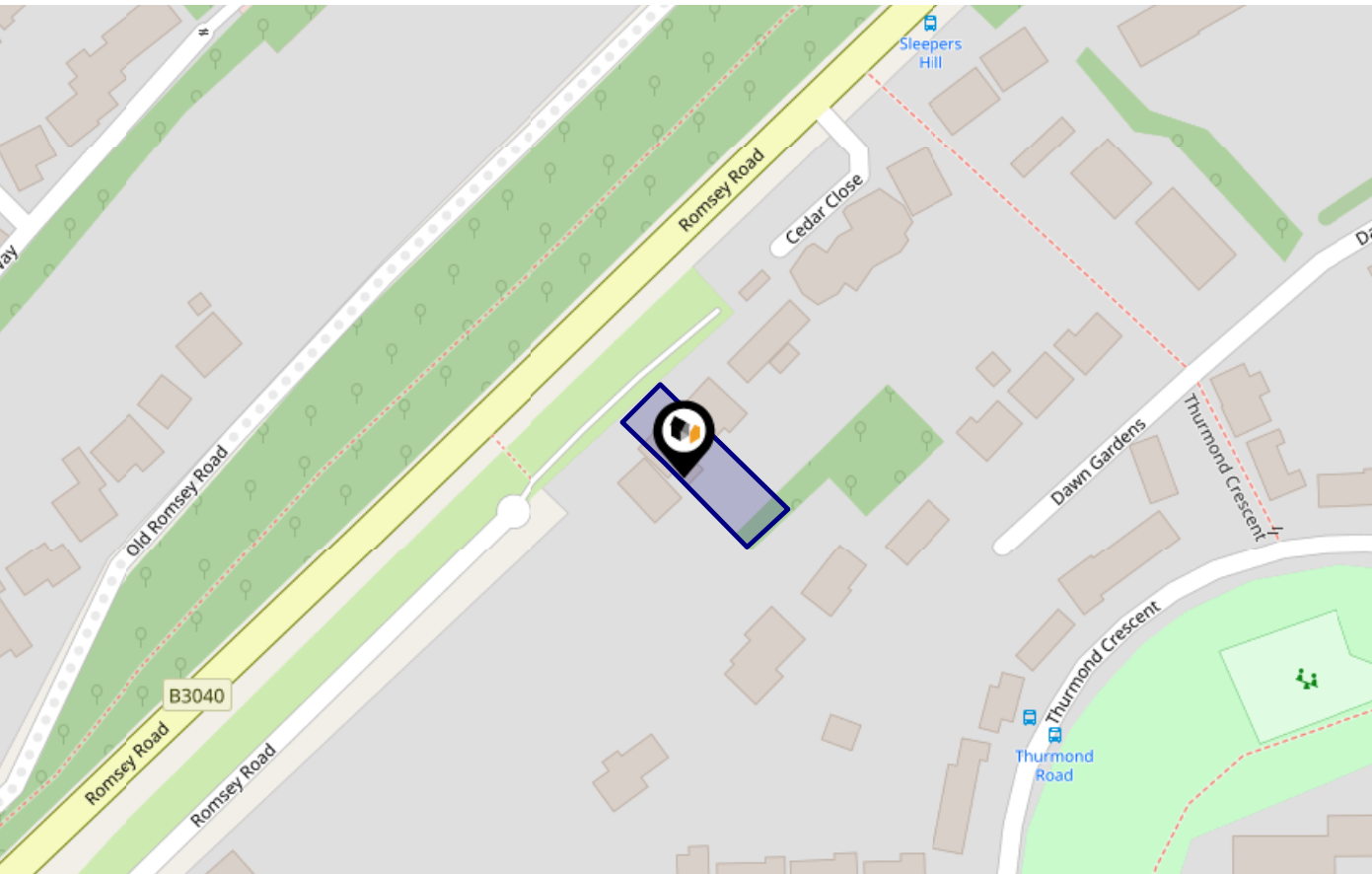
Chance of flooding to the following depths at this property:



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.

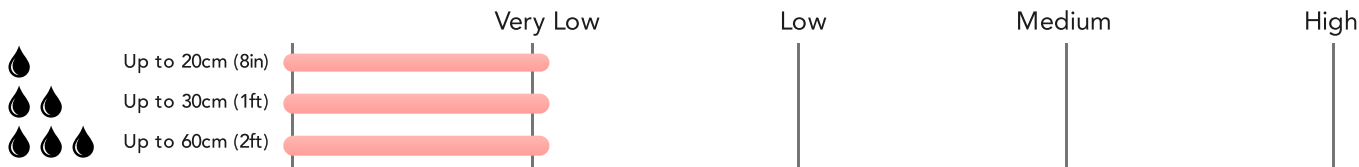


Risk Rating: Very low

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- 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.

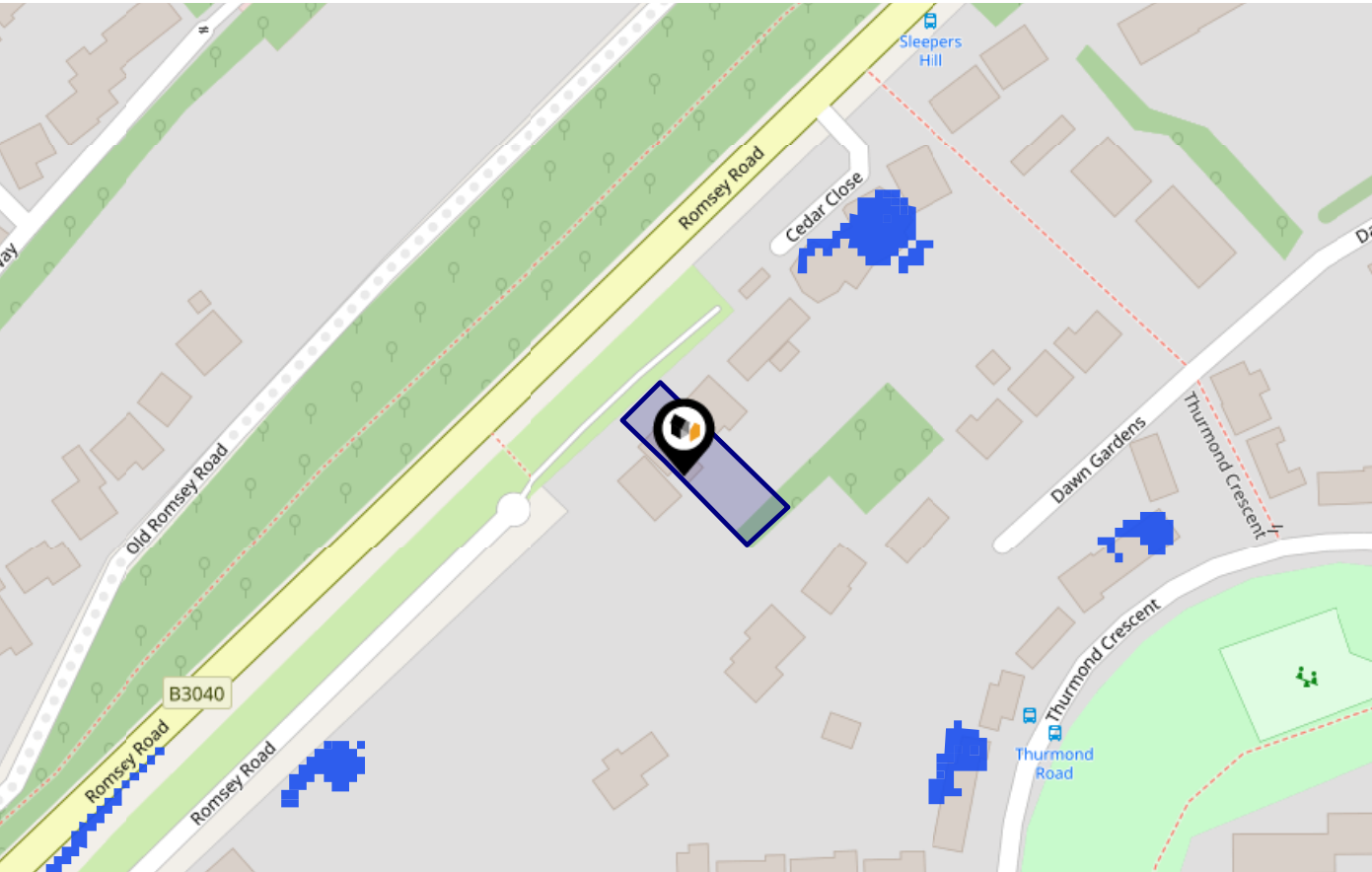
Chance of flooding to the following depths at this property:



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.

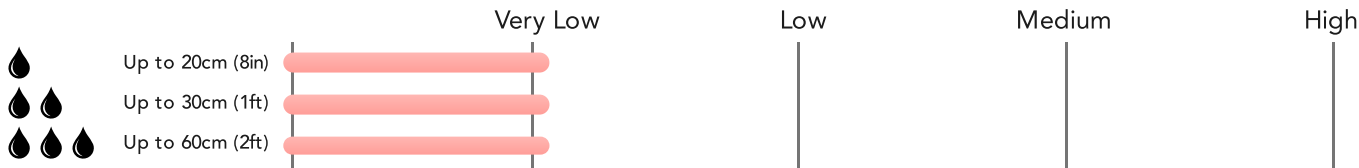


Risk Rating: Very low

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.
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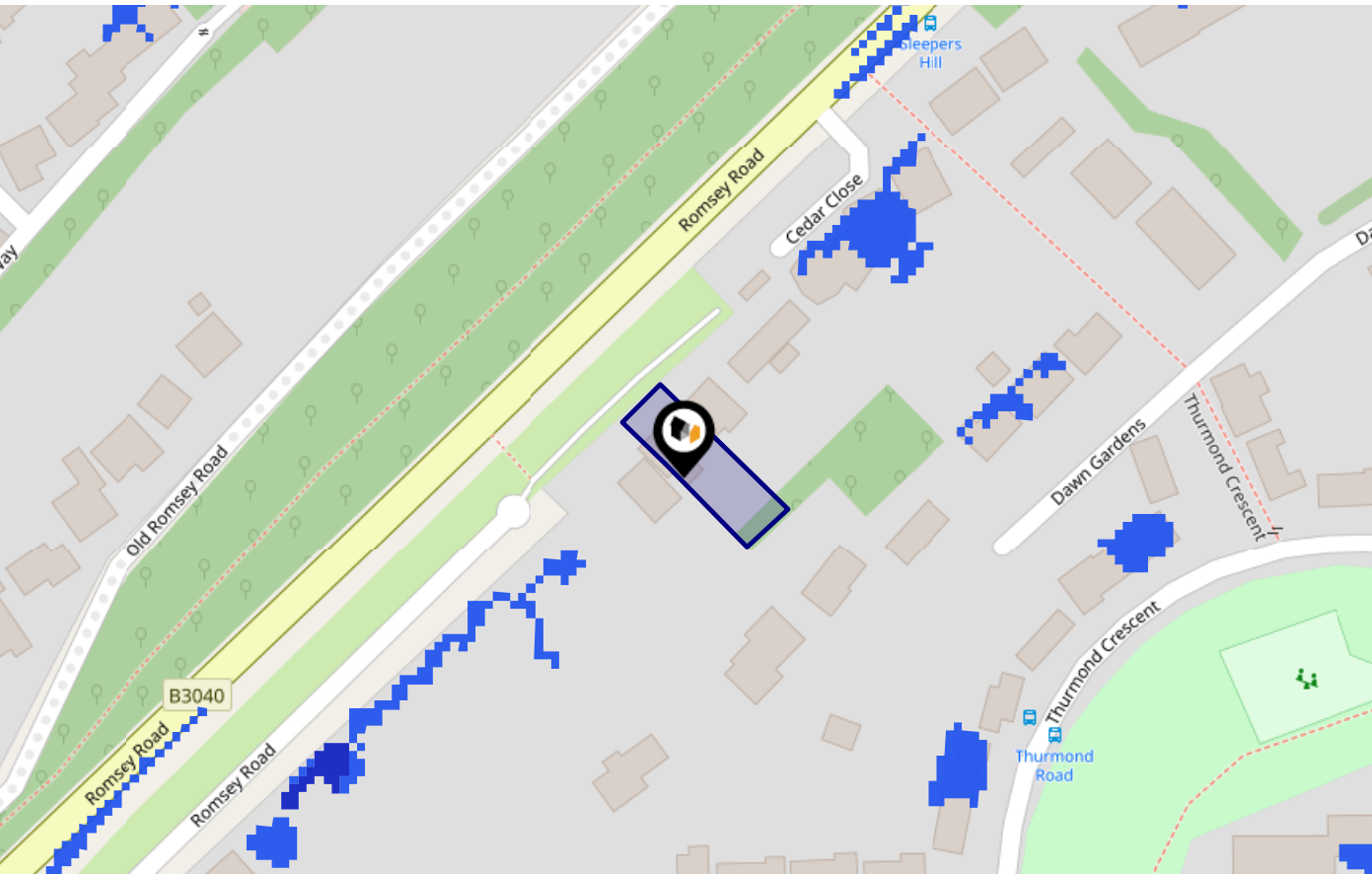
Chance of flooding to the following depths at this property:



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.

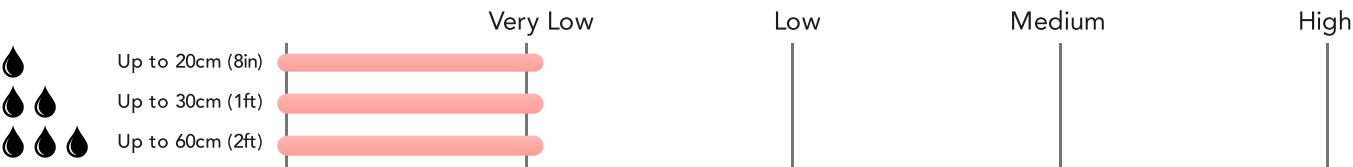


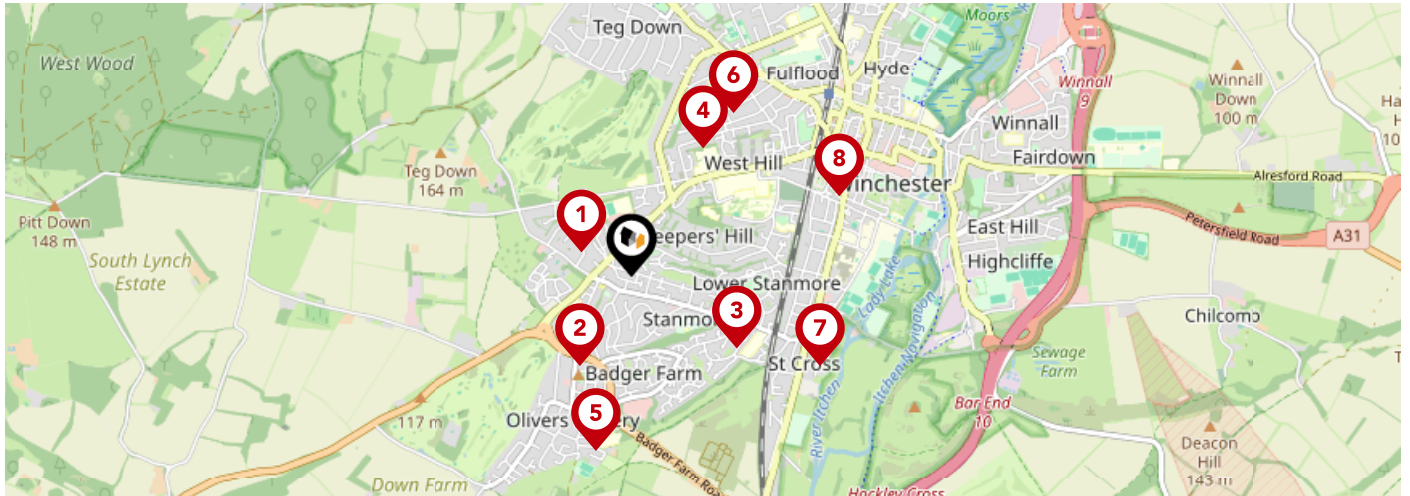
Risk Rating: Very low

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.

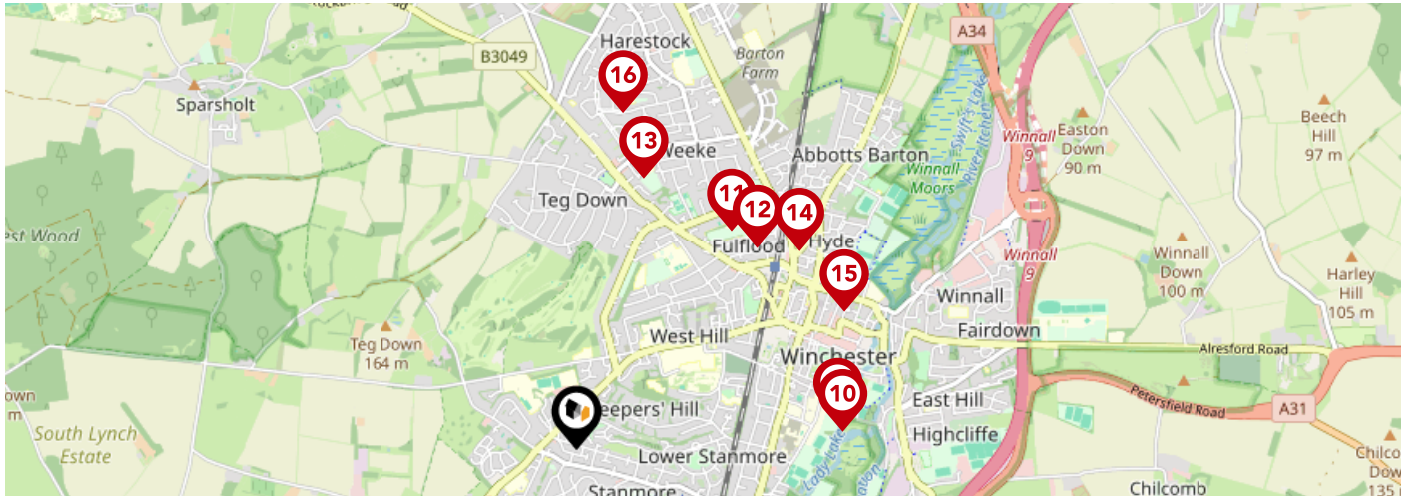
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following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





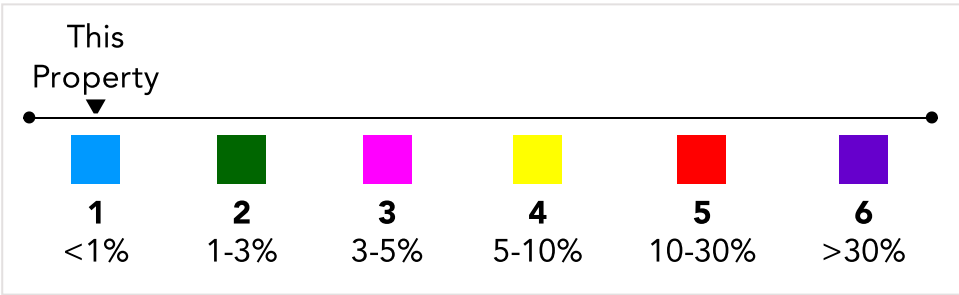
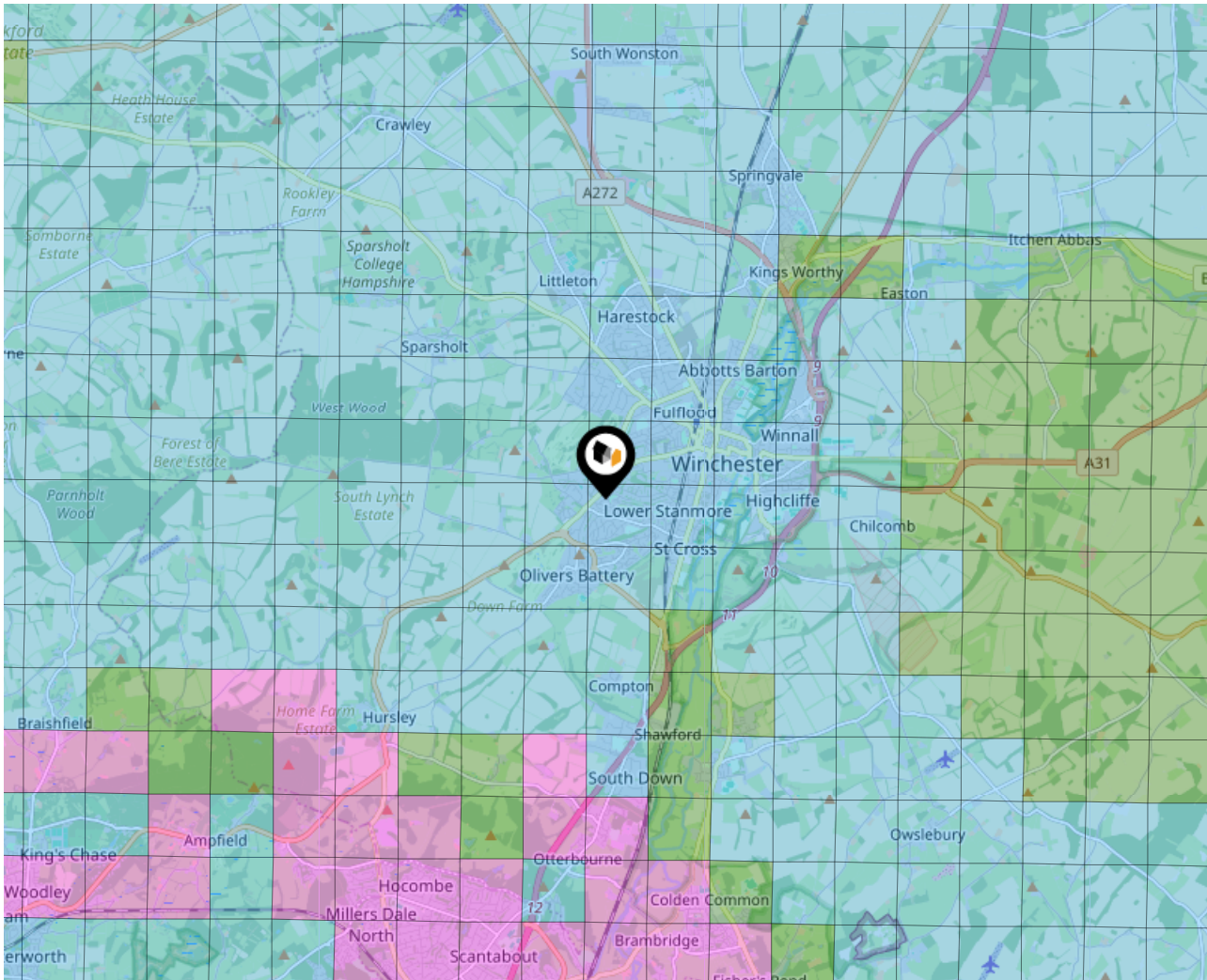
		Nursery	Primary	Secondary	College	Private
1	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



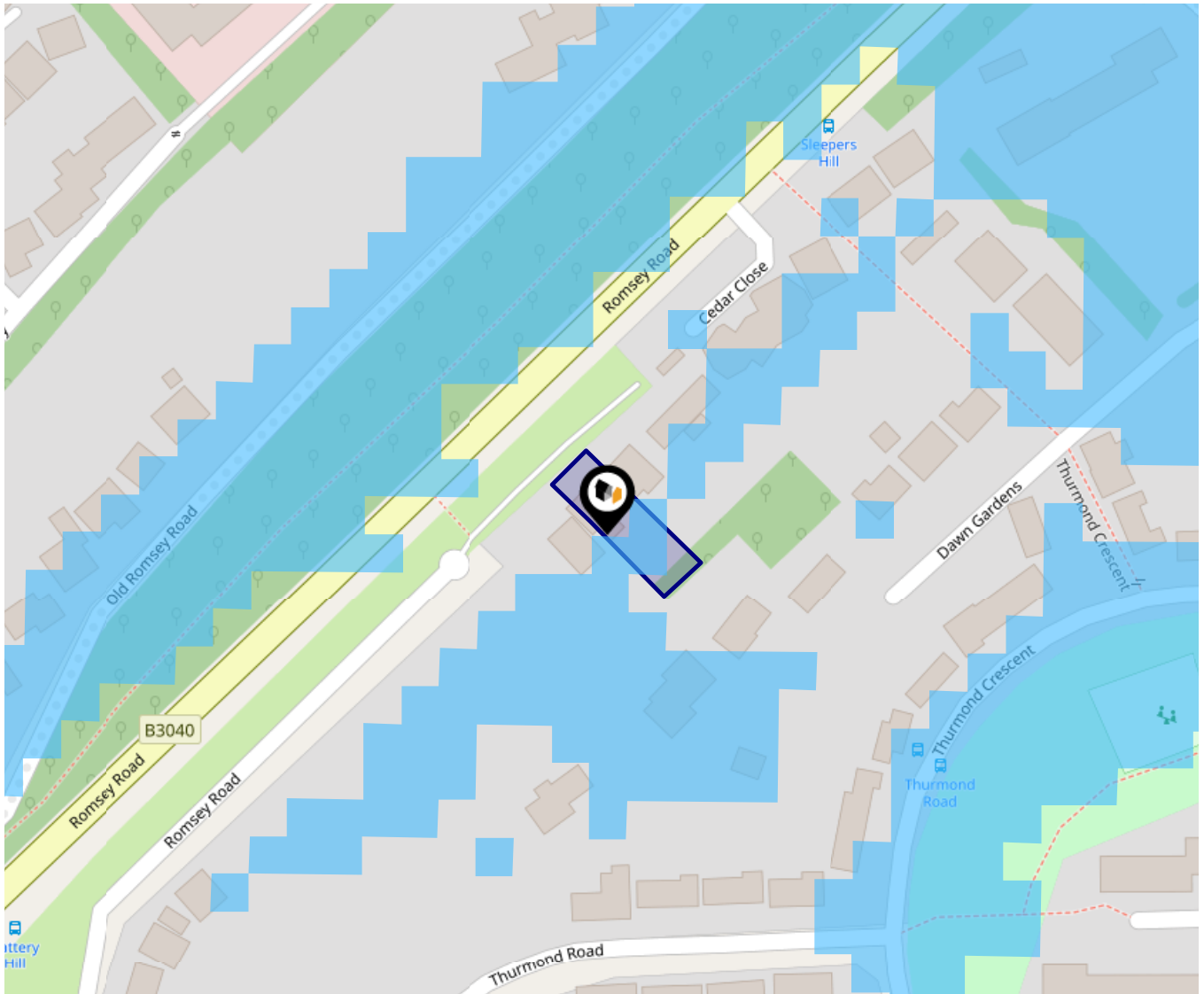
		Nursery	Primary	Secondary	College	Private
9	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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).



Local Area Road Noise



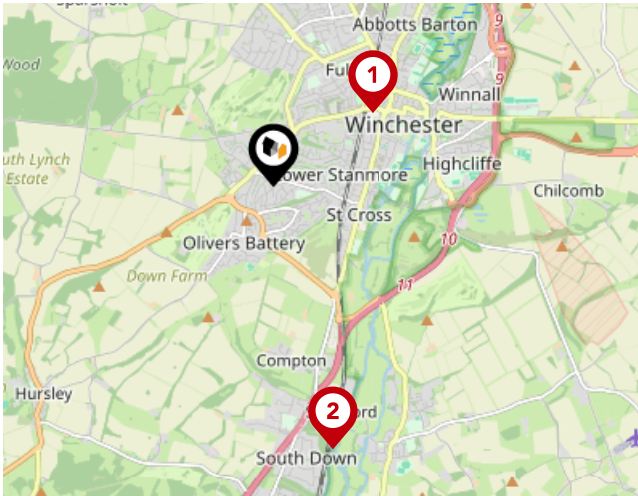
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

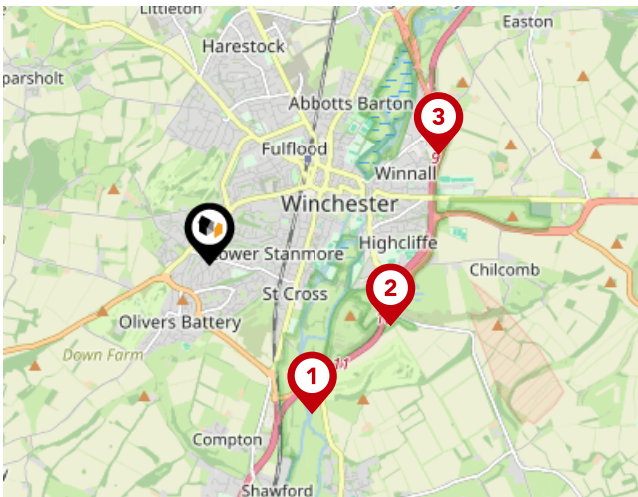
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.16 miles
2	Shawford Rail Station	2.51 miles
3	Chandlers Ford Rail Station	5.46 miles

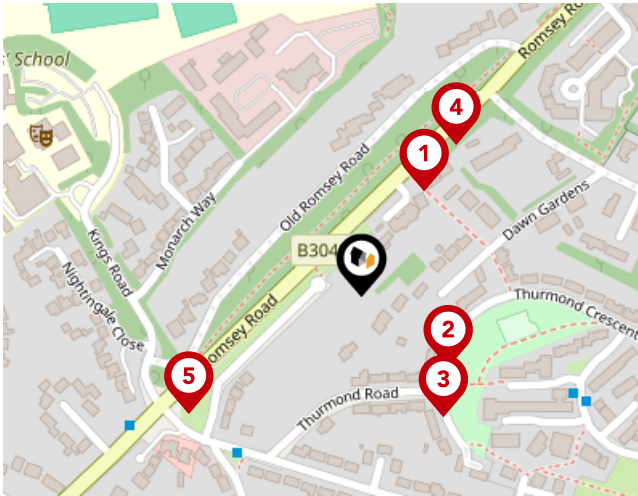


Trunk Roads/Motorways






Pin	Name	Distance
1	M3 J11	1.69 miles
2	M3 J10	1.79 miles
3	M3 J9	2.37 miles
4	M3 J12	4.37 miles
5	M3 J13	5.96 miles

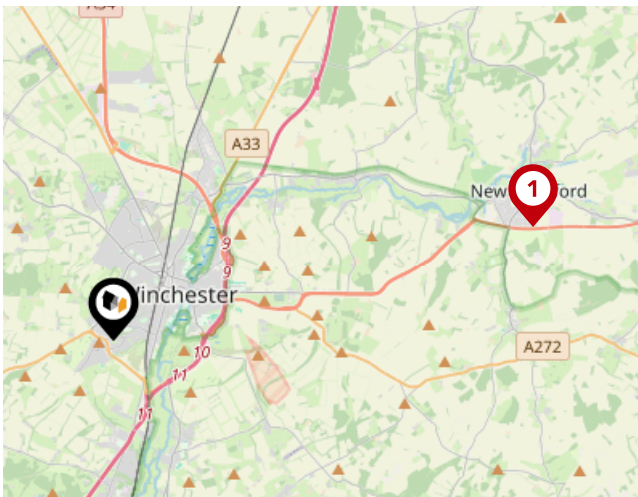
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Sleepers Hill	0.07 miles
	Thurmond Road	0.07 miles
	Thurmond Road	0.08 miles
	Sleepers Hill	0.11 miles
	Battery Hill	0.12 miles



Local Connections

Pin	Name	Distance
	Alresford (Mid Hants Railway)	8.13 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.

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.



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Valuation Office
Agency

