

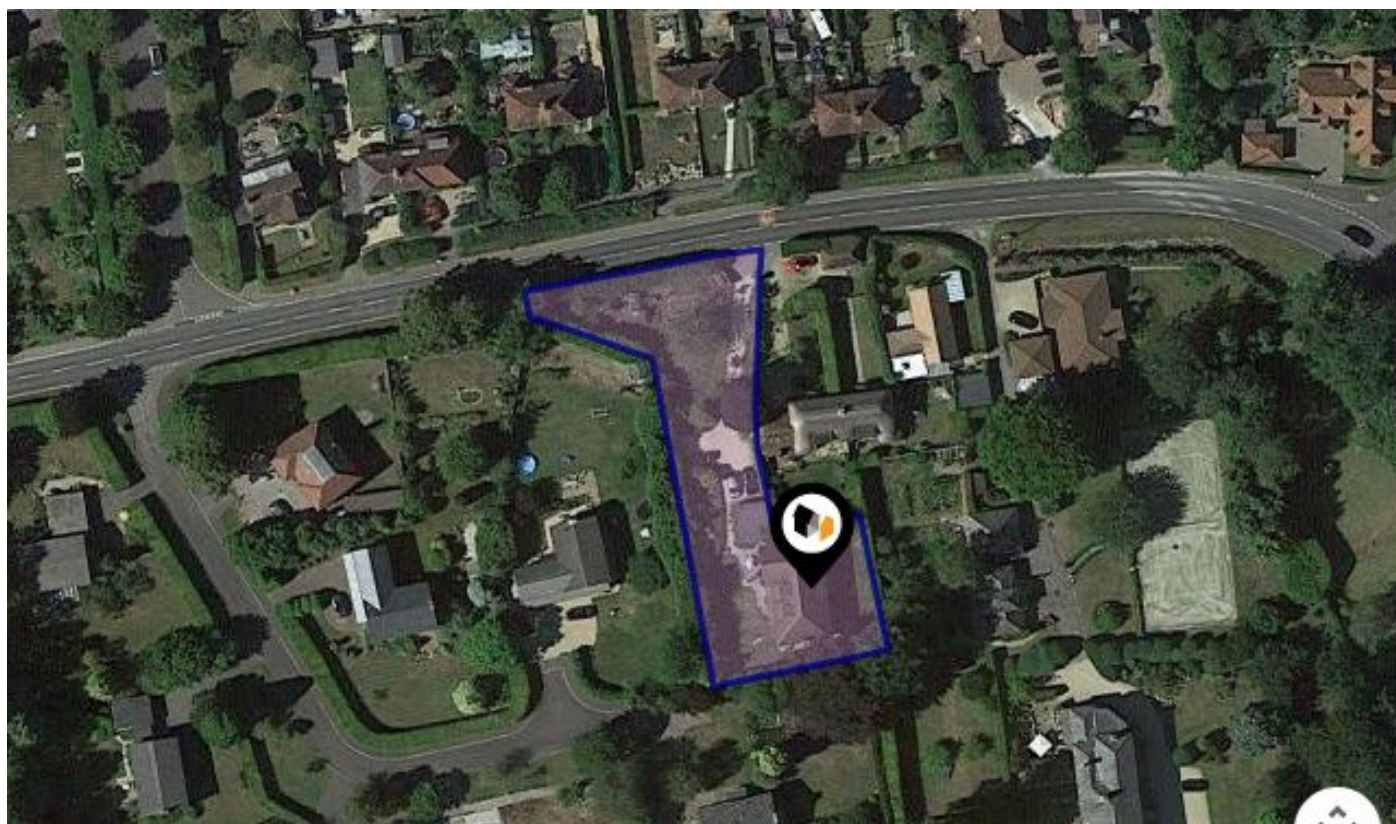


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th May 2025



STATION HILL, ITCHEN ABBAS, WINCHESTER, SO21

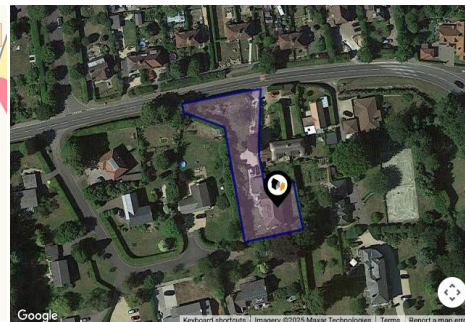
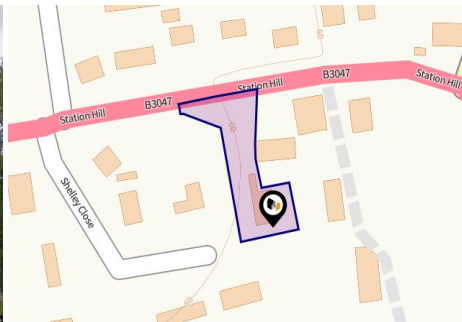
Offers Over : £1,500,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Detached
Bedrooms:	6
Floor Area:	3,013 ft ² / 280 m ²
Plot Area:	0.43 acres
Year Built :	1976-1982
Council Tax :	Band G
Annual Estimate:	£3,752
Title Number:	HP85663

Offers Over:	£1,500,000
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)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Station Hill, Itchen Abbas, Winchester, SO21*

Reference - SDNP/25/02134/HOUS	
Decision:	Application in Progress
Date:	20th May 2025
Description:	(Retrospective) Replace Concrete tiles with Render

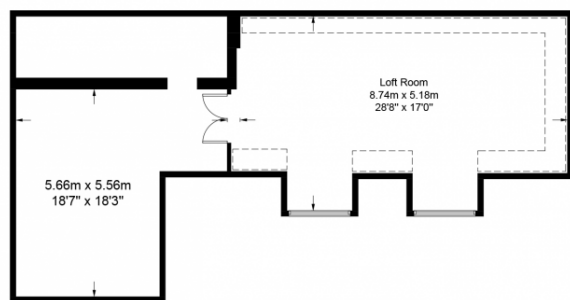


STATION HILL, ITCHEN ABBAS, WINCHESTER, SO21

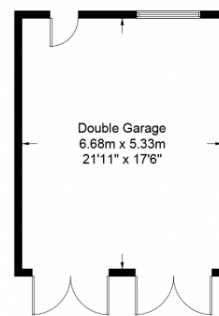
Approximate Gross Internal Area
Main House = 277.3 sq m / 2985 sq ft
Second Floor = 78.0 sq m / 839 sq ft
Garage = 35.8 sq m / 385 sq ft
Total = 391.1 sq m / 4209 sq ft



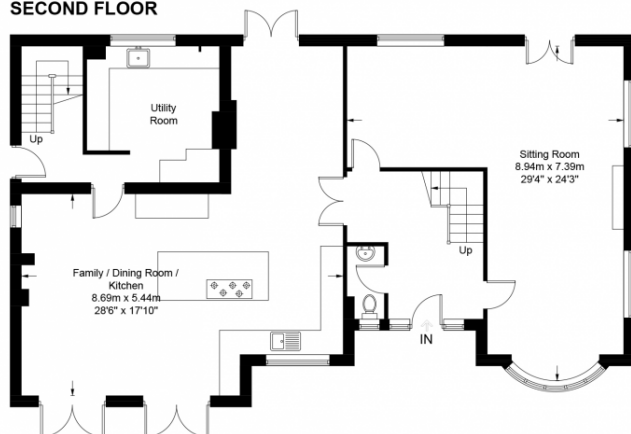
= Reduced headroom below 1.5m / 5'0"



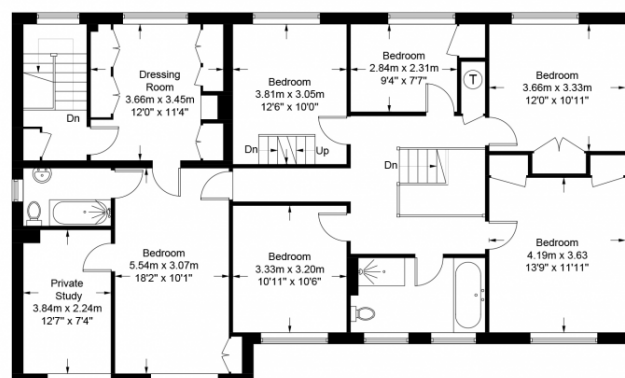
SECOND FLOOR



(Not Shown In Actual
Location / Orientation)



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 (ID1196421)

Station Hill, Itchen Abbas, SO21

Energy rating

C

Valid until 13.09.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	69 c	
39-54	E		
21-38	F		
1-20	G		

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:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	280 m ²

Market Sold in Street



Tillys Haven, Station Hill, Winchester, SO21 1BD

Last Sold Date:	25/02/2022	29/07/1998
Last Sold Price:	£740,000	£190,000

2, Hillside Cottages, Station Hill, Winchester, SO21 1BD

Last Sold Date:	14/07/2017	06/09/2006
Last Sold Price:	£630,000	£517,500

Rose House, Station Hill, Winchester, SO21 1BD

Last Sold Date:	02/08/2007
Last Sold Price:	£845,000

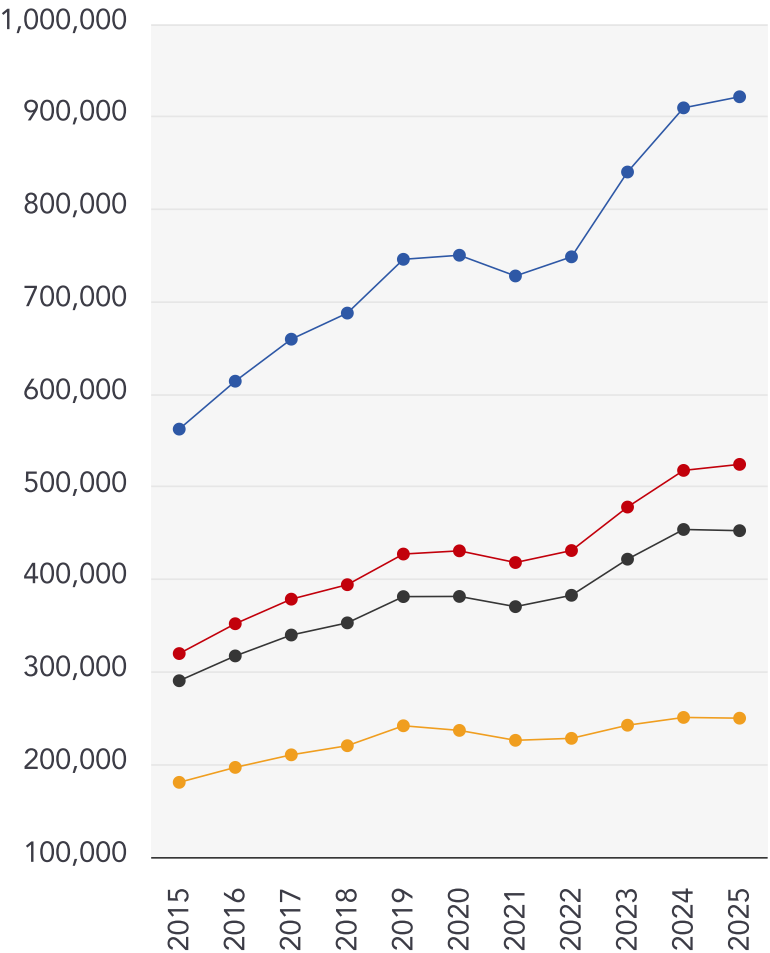
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO21



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

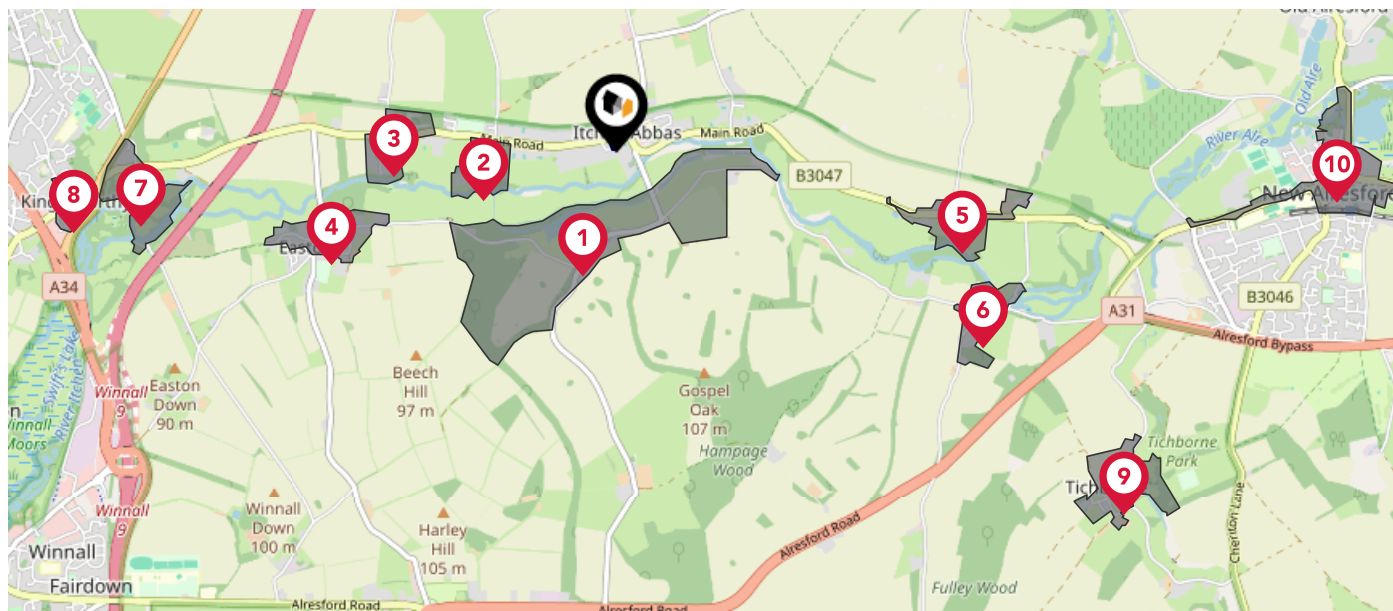
Flat

+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



Avington



Chilland



Martyr Worthy



Easton



Itchen Stoke



Ovington



Abbots Worthy



Kings Worthy



Tichbourne

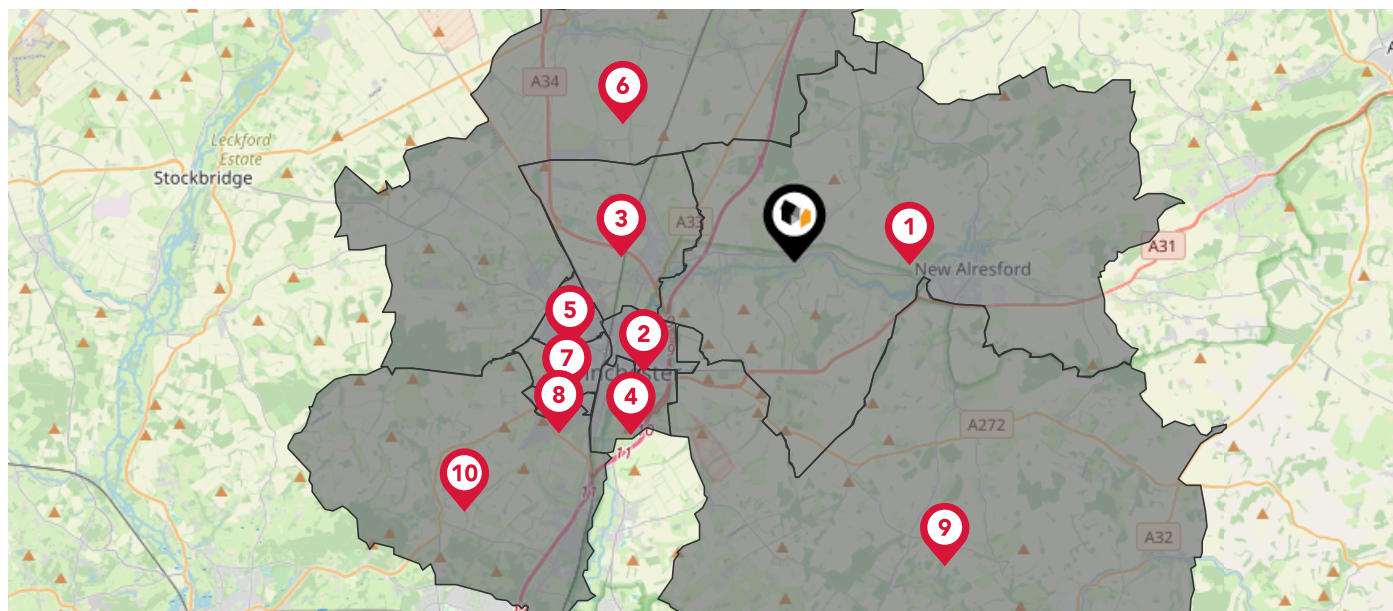


New Alresford

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



Alresford & Itchen Valley Ward



St. Bartholomew Ward



The Worthys Ward



St. Michael Ward



St. Barnabas Ward



Wonston & Micheldever Ward



St. Paul Ward



St. Luke Ward



Upper Meon Valley Ward

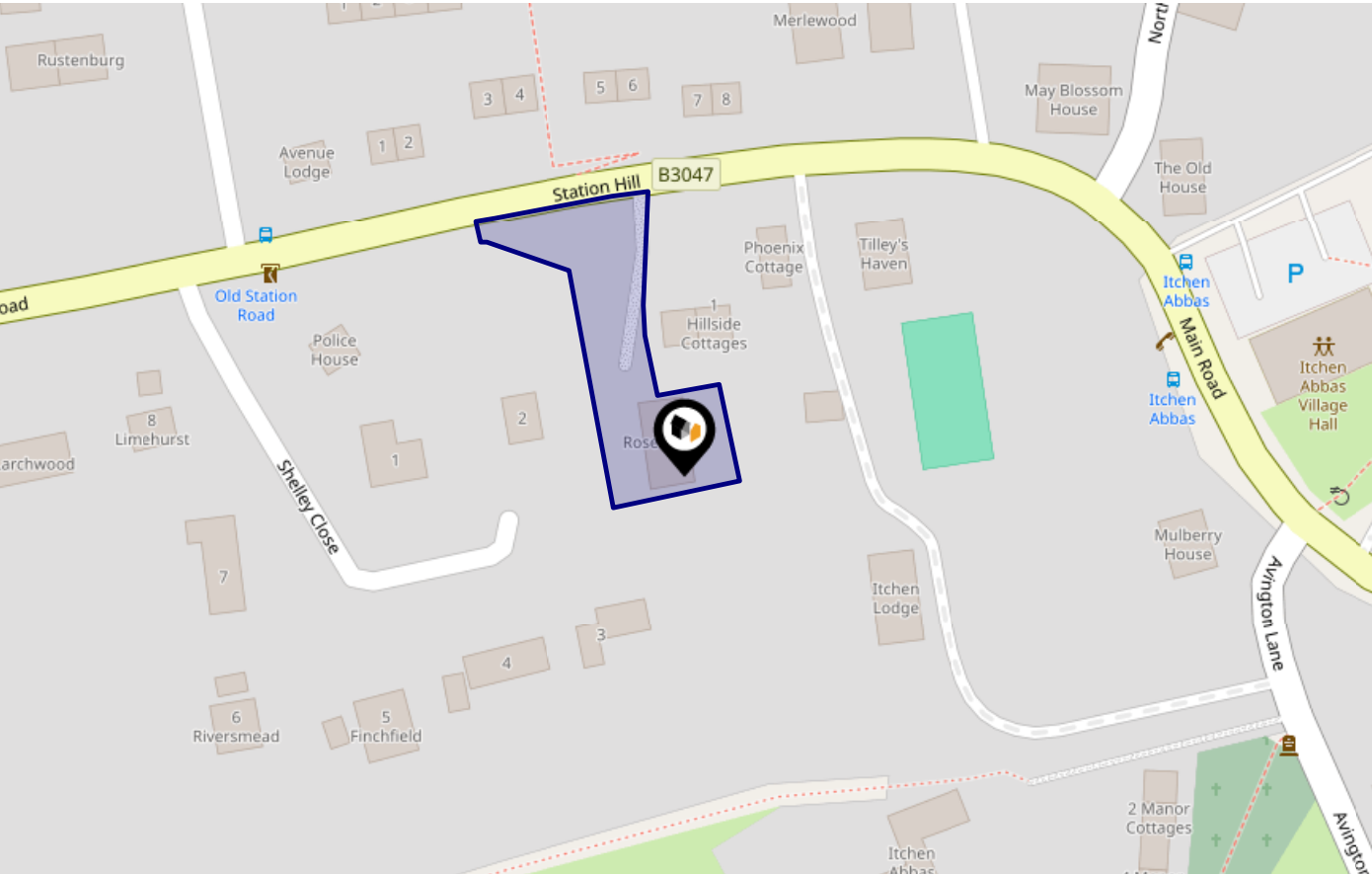


Badger Farm & Oliver's Battery Ward

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.

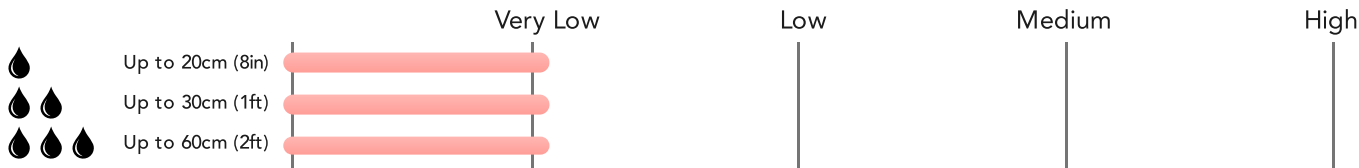


Risk Rating: Very low

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.

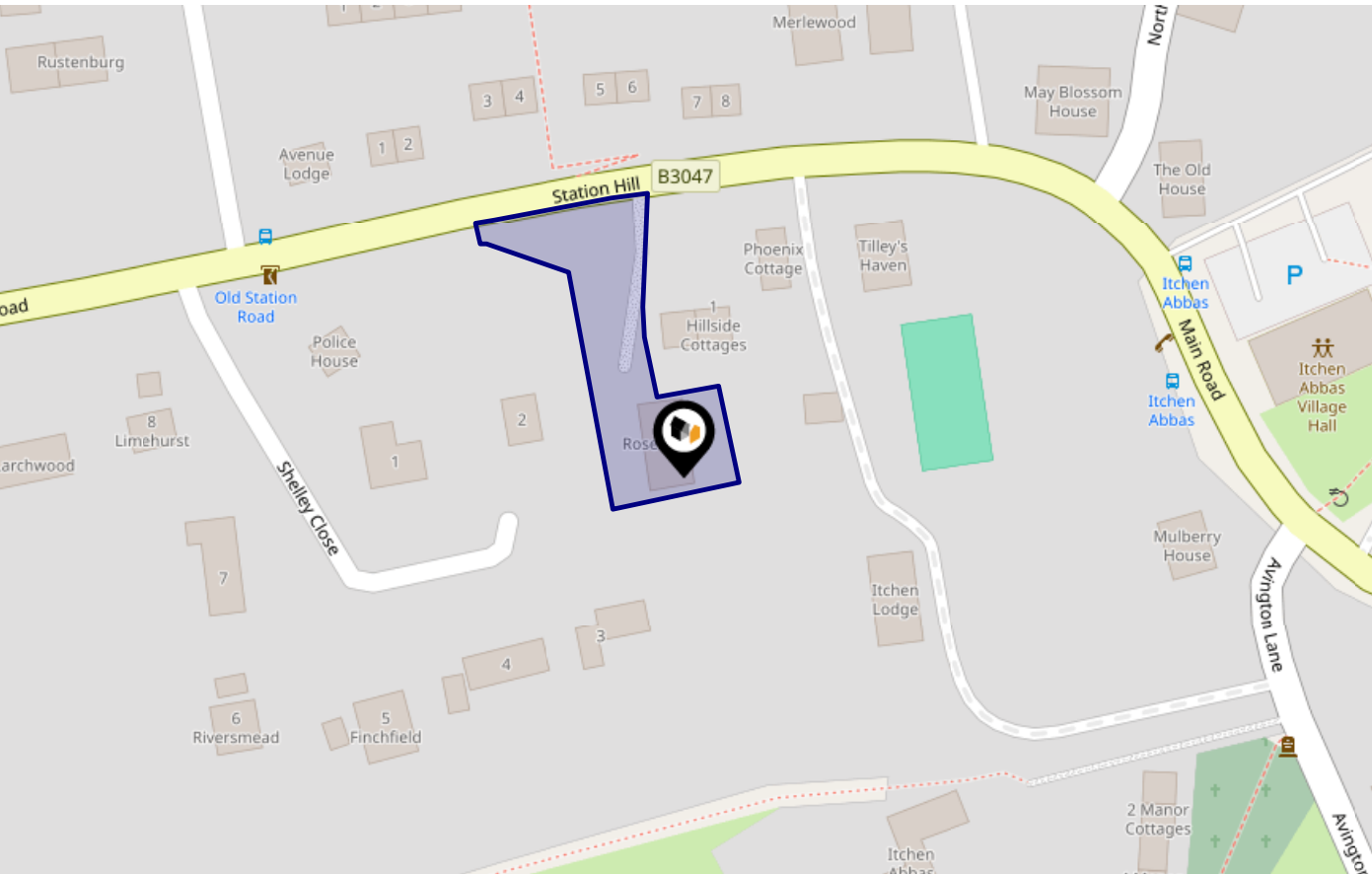
Chance of flooding to the following depths at this property:



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.

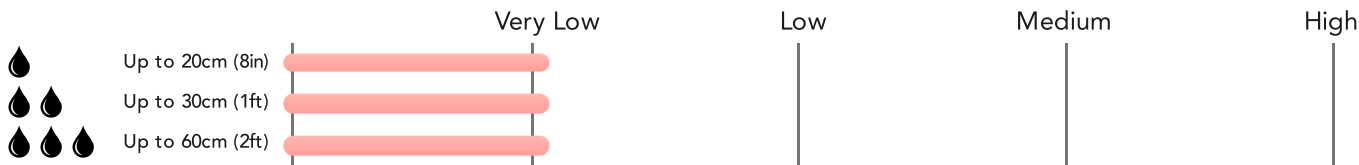


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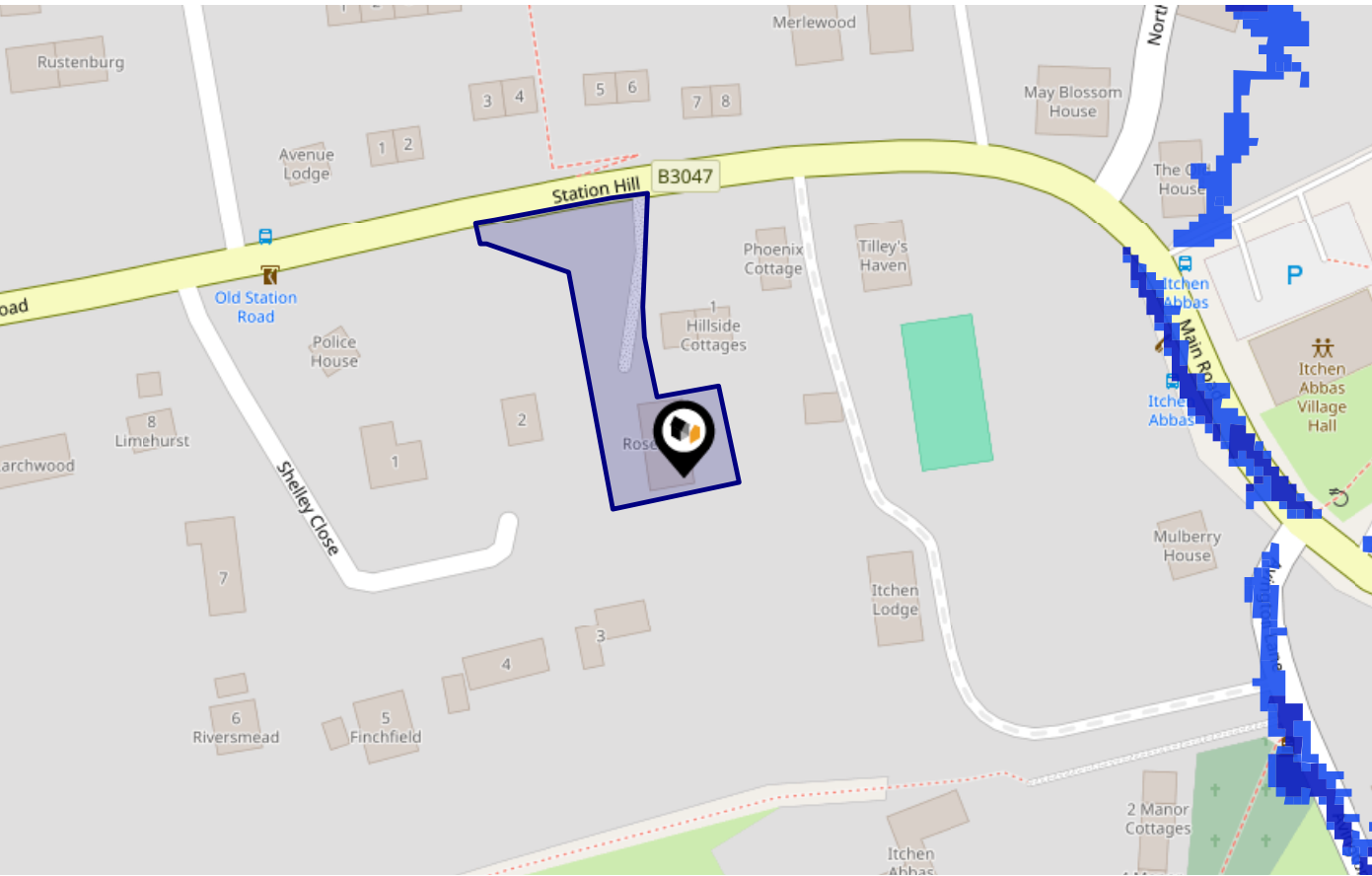
Chance of flooding to the following depths at this property:



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.

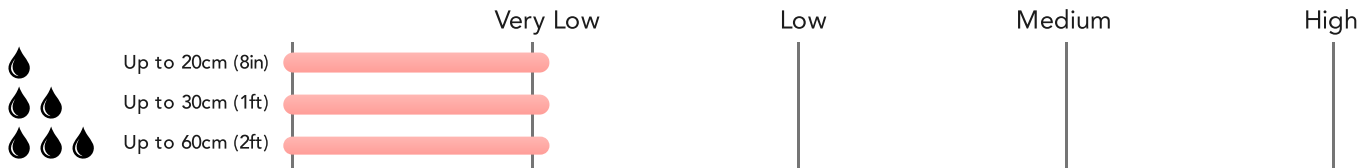


Risk Rating: Very low

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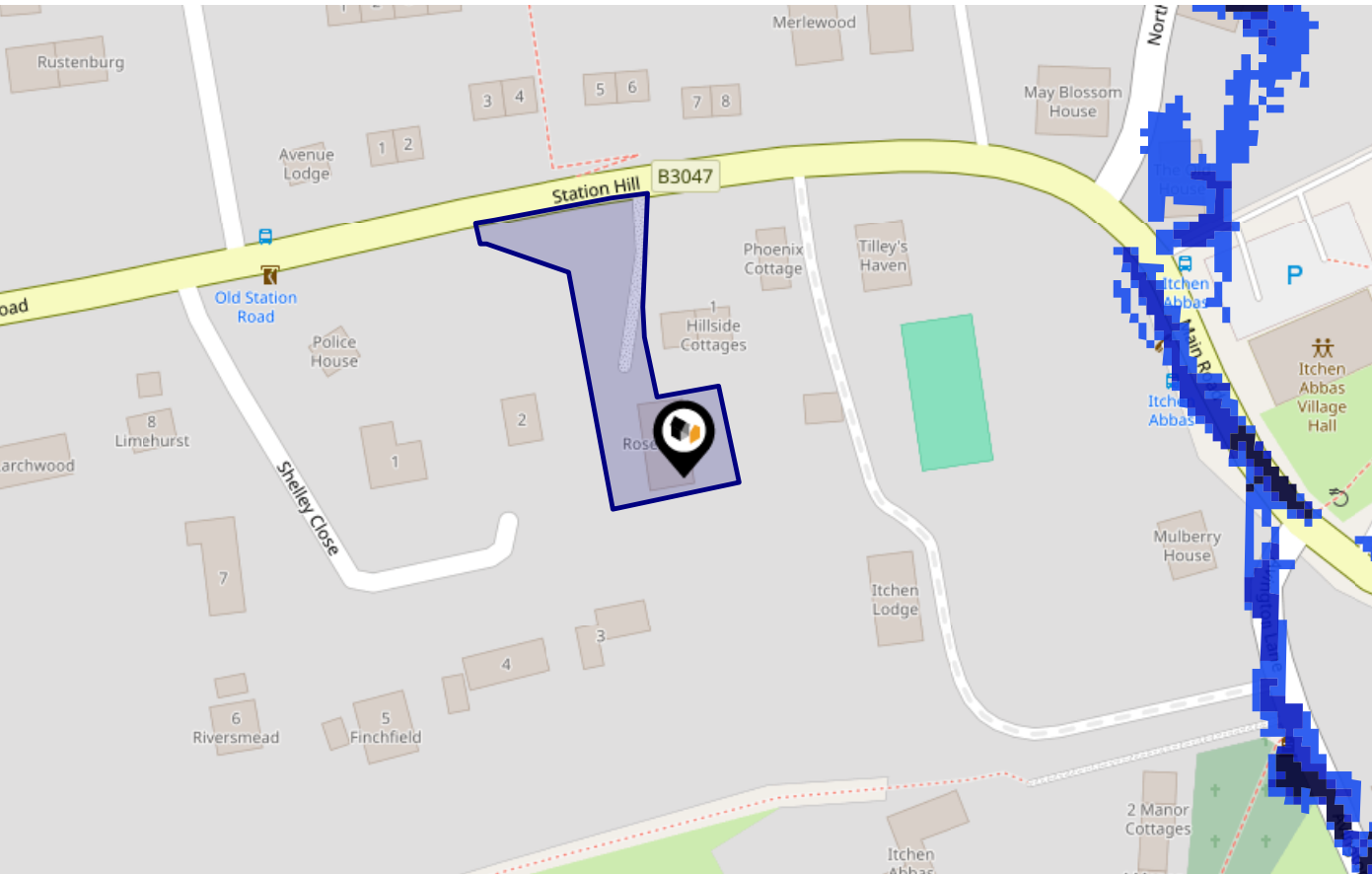
Chance of flooding to the following depths at this property:



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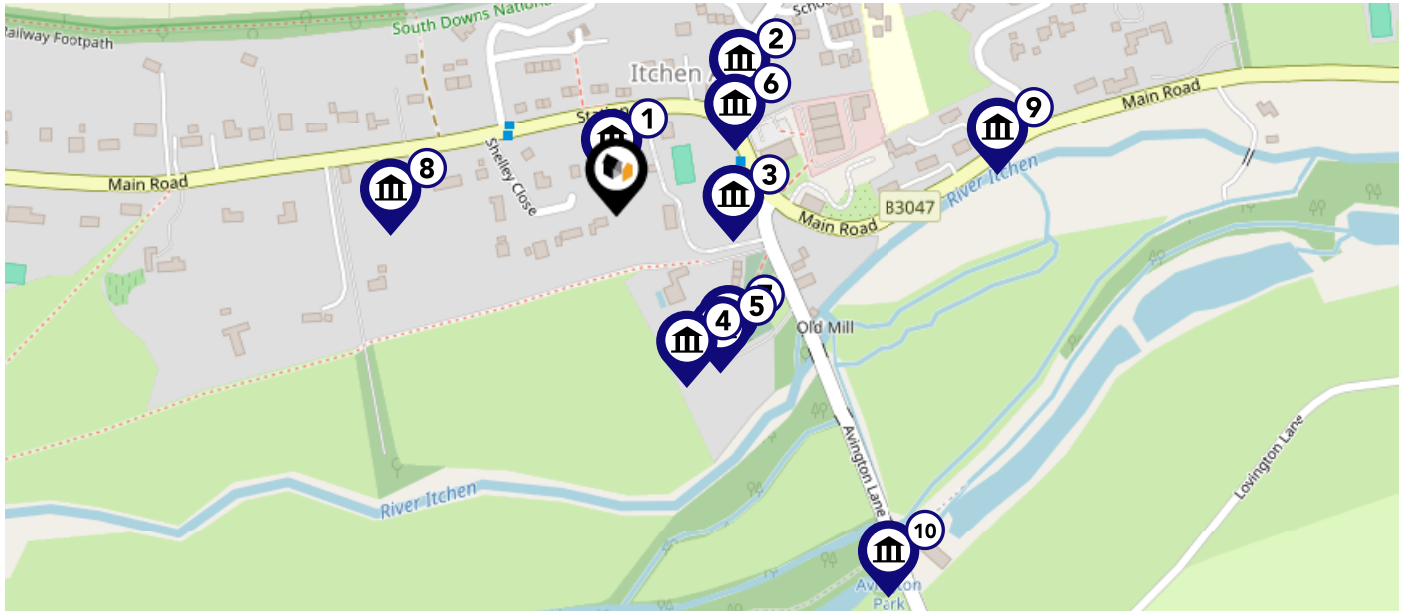
Chance of flooding to the following depths at this property:













Maps

Listed Buildings

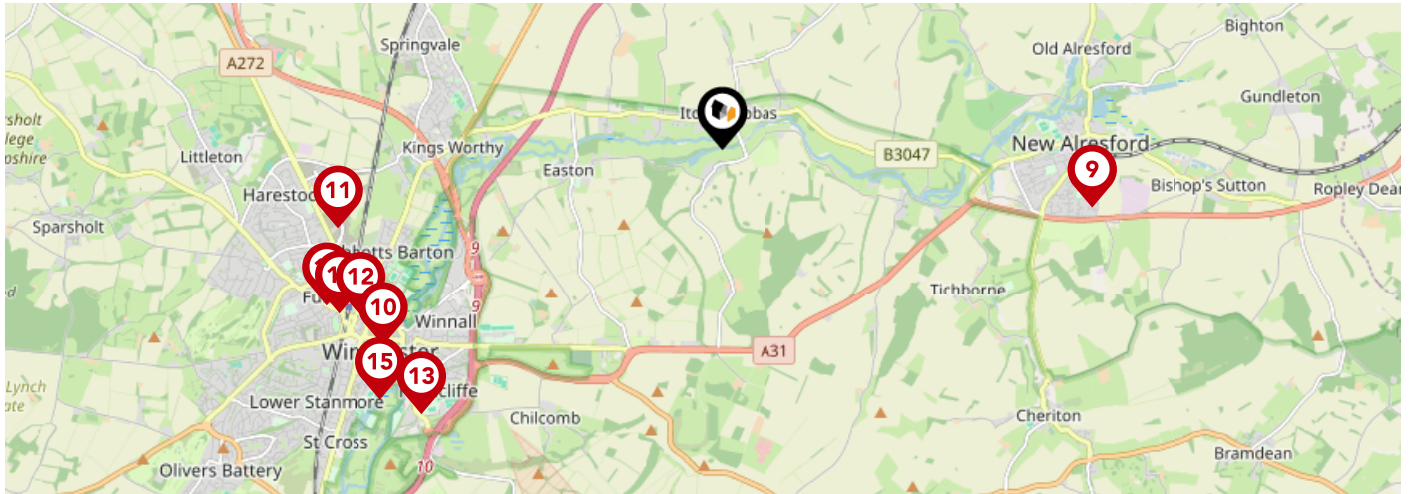
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1095894 - Hillside Cottages	Grade II	0.0 miles
	1156216 - Old Post Cottage	Grade II	0.1 miles
	1155855 - Ivy Cottage	Grade II	0.1 miles
	1302959 - Itchen Abbas Manor	Grade II	0.1 miles
	1302951 - Church Of St John The Baptist	Grade II	0.1 miles
	1350478 - The Old House	Grade II	0.1 miles
	1095872 - 4 Tombchests In St John's Churchyard To 1 W Minchin 1792; 2 E Rogers 1816; 3 A Moody 1811; 4 M Bear 1837	Grade II	0.1 miles
	1375971 - Barn Close House	Grade II	0.1 miles
	1095895 - Vine Cottage	Grade II	0.2 miles
	1155805 - Bridge 25 M N Of Avington Lodge	Grade II	0.3 miles



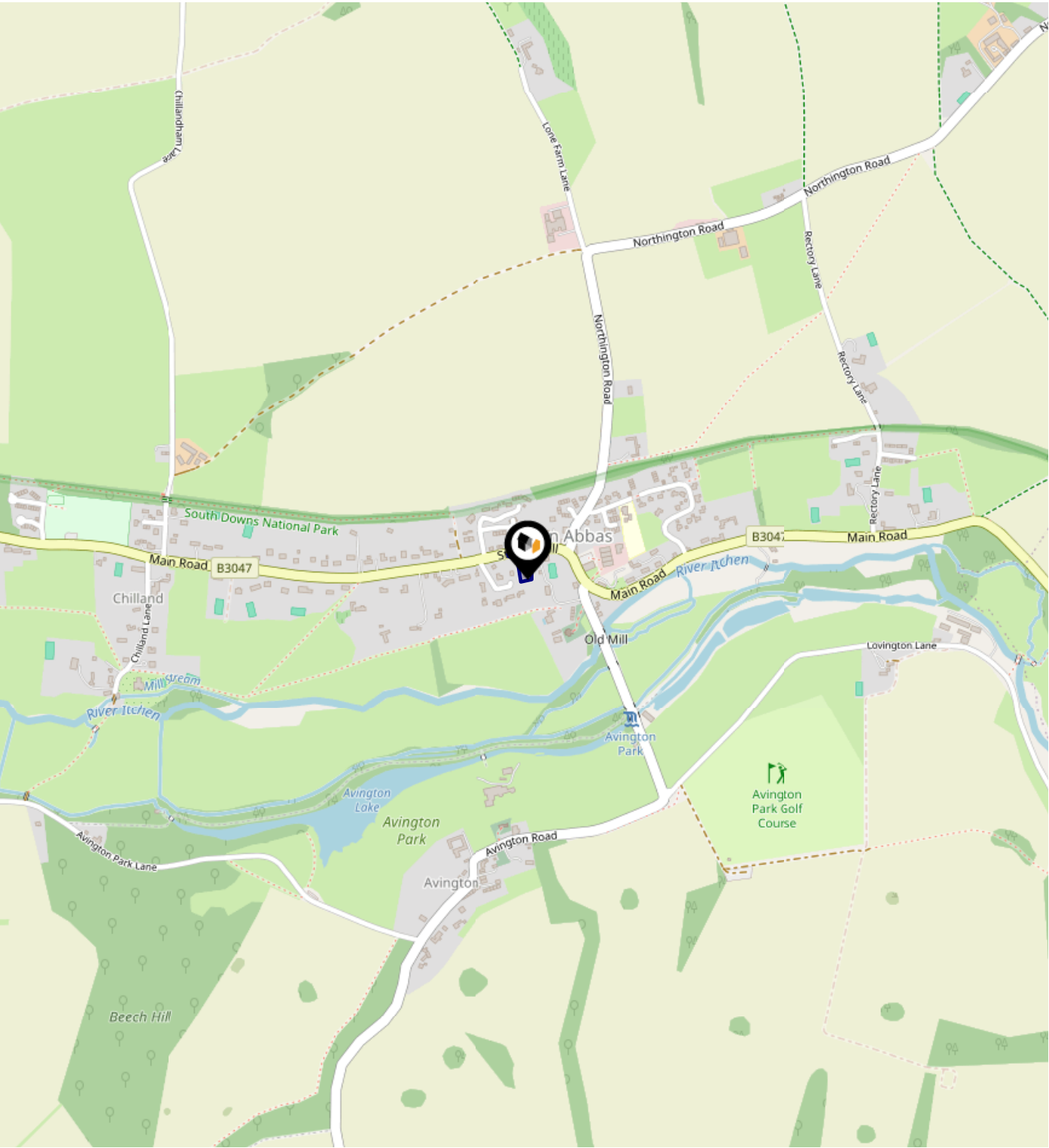
		Nursery	Primary	Secondary	College	Private
1	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Perins School Ofsted Rating: Good Pupils: 1154 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sun Hill Infant and Preschool Ofsted Rating: Good Pupils: 130 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Sun Hill Junior School Ofsted Rating: Good Pupils: 186 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:3.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:3.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

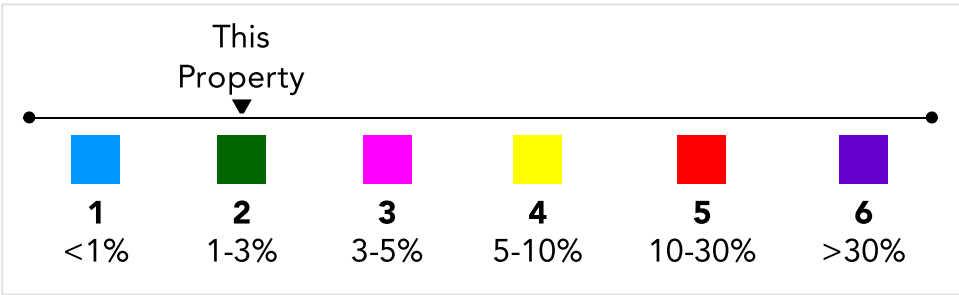
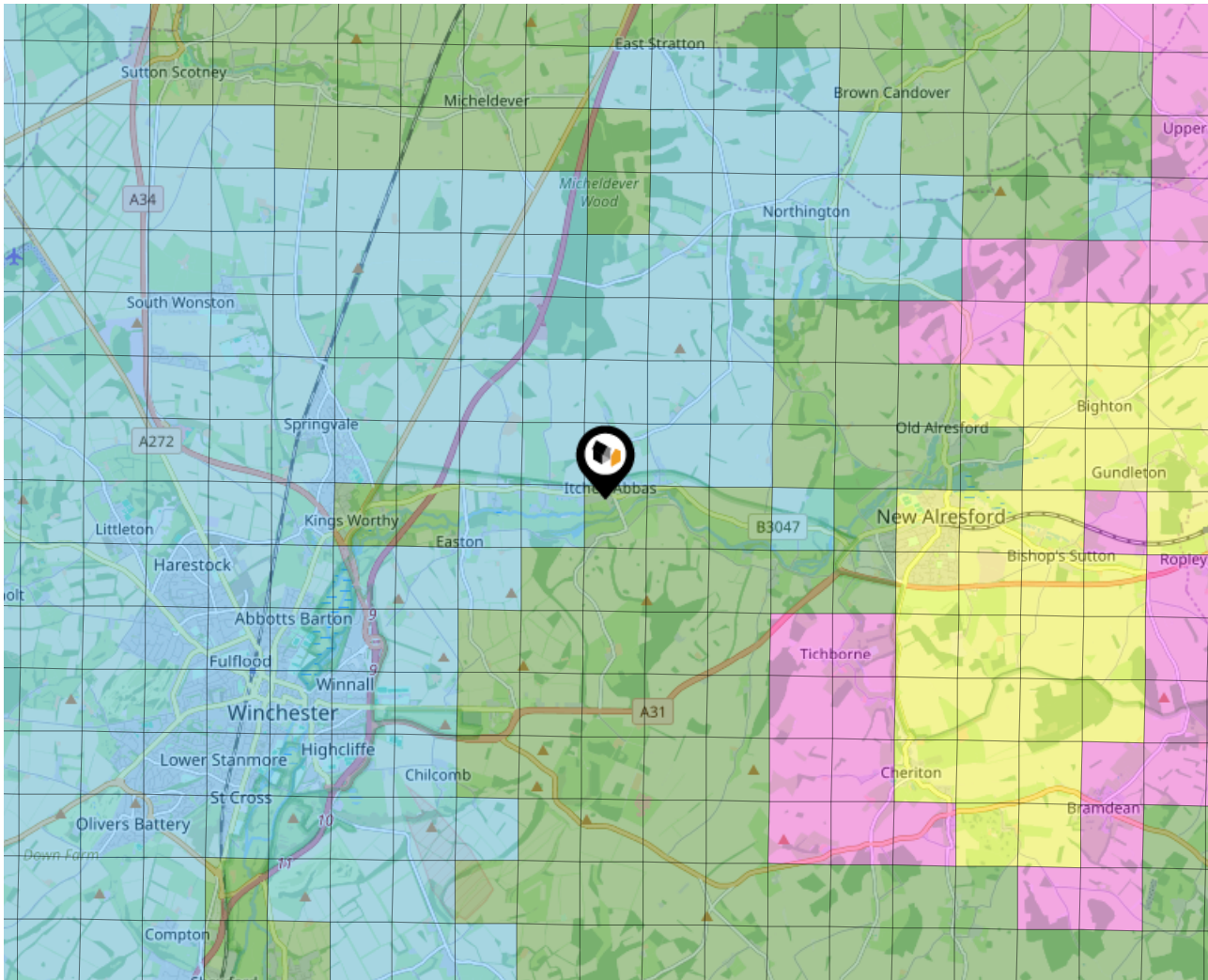


Key:

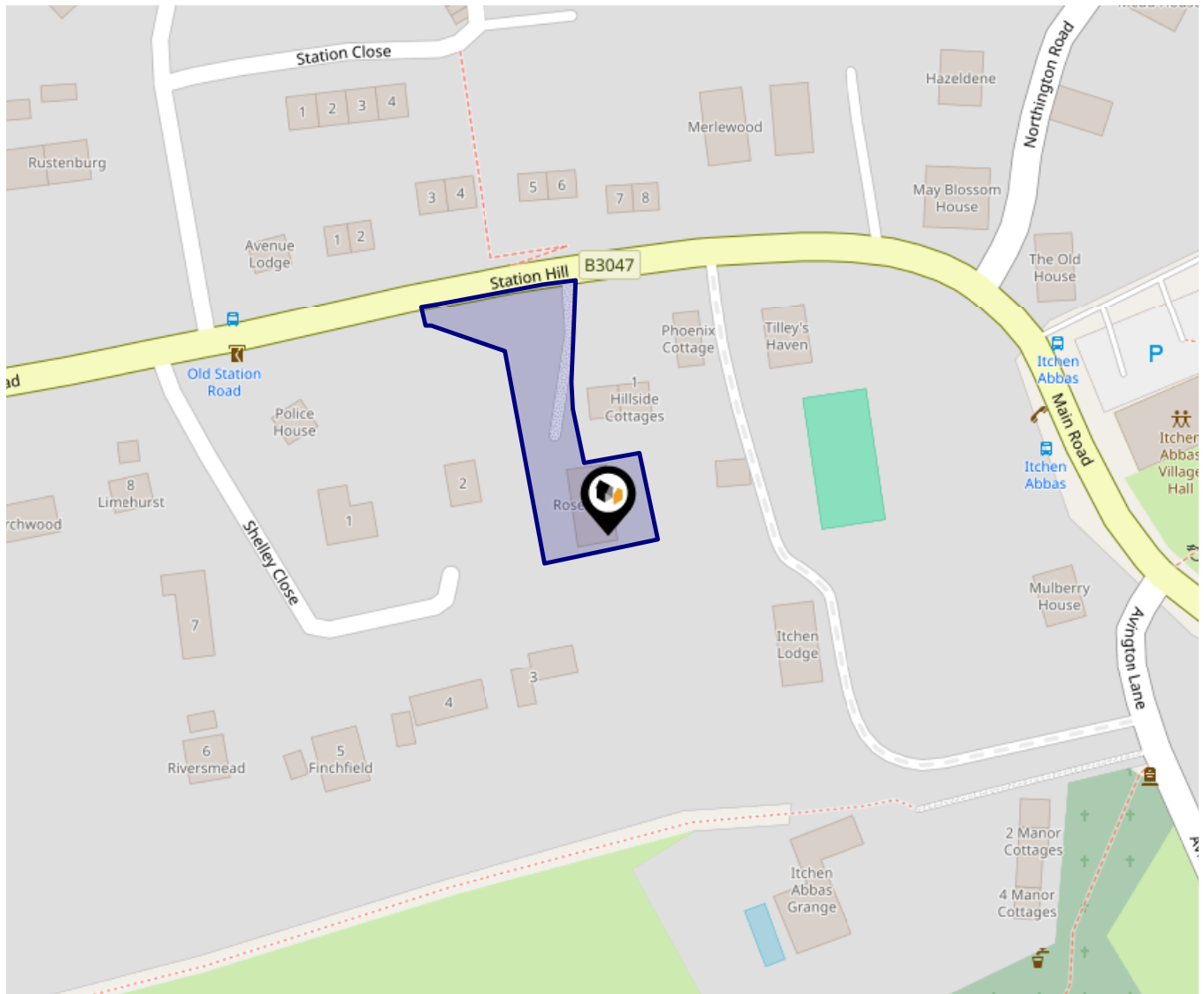
-  Power Pylons
-  Communication Masts

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



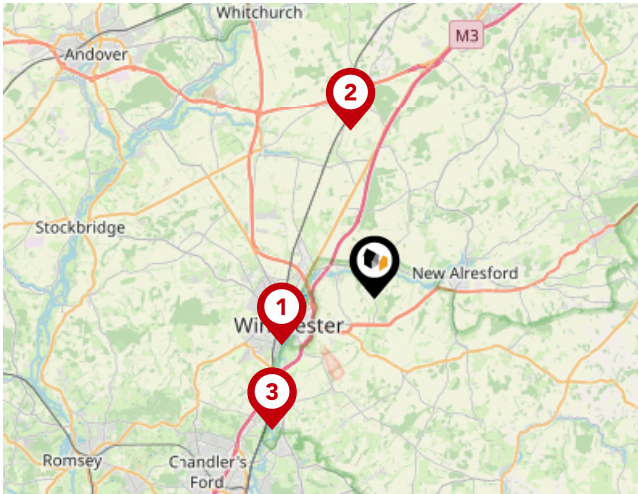
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

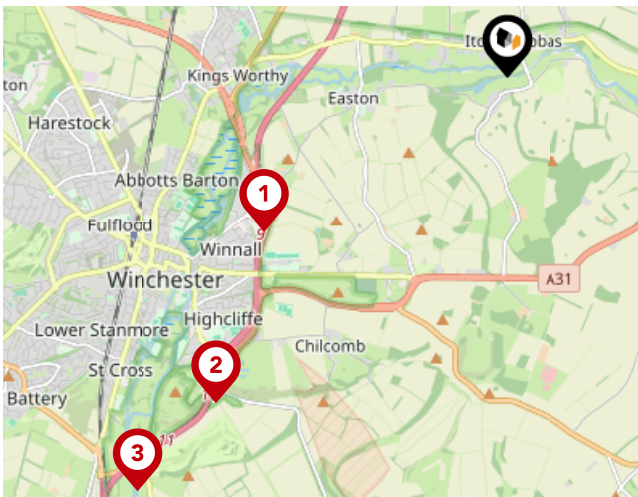
Area

Transport (National)



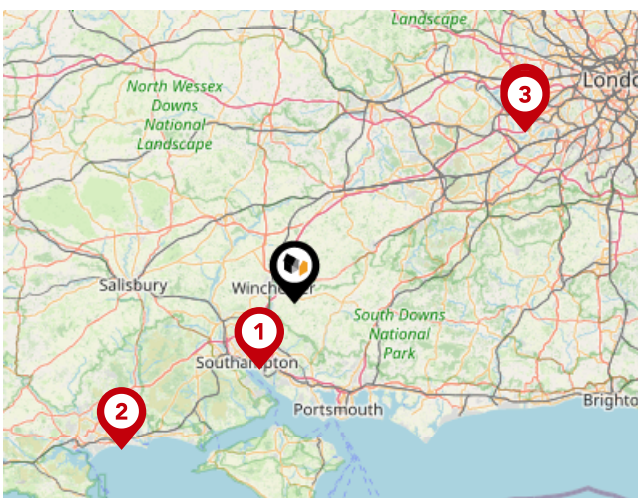
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	3.9 miles
2	Micheldever Rail Station	6.27 miles
3	Shawford Rail Station	6.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	2.69 miles
2	M3 J10	4.07 miles
3	M3 J11	5.17 miles
4	M3 J8	8.59 miles
5	M3 J7	9.41 miles

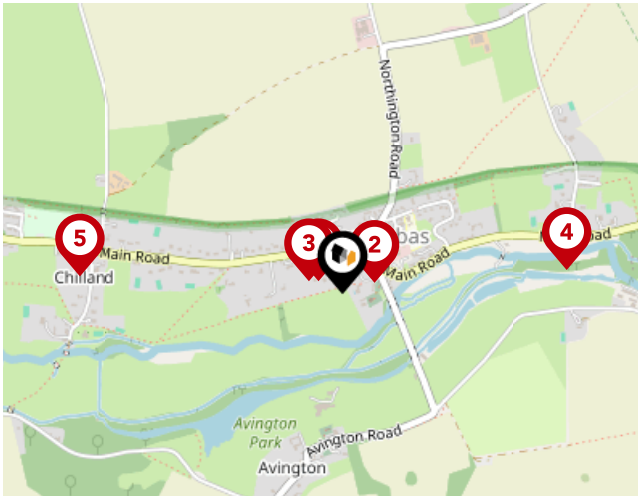


Airports/Helipads






Pin	Name	Distance
1	Southampton Airport	11.16 miles
2	Bournemouth International Airport	33.84 miles
3	Heathrow Airport Terminal 4	42.65 miles
4	Heathrow Airport	43.08 miles

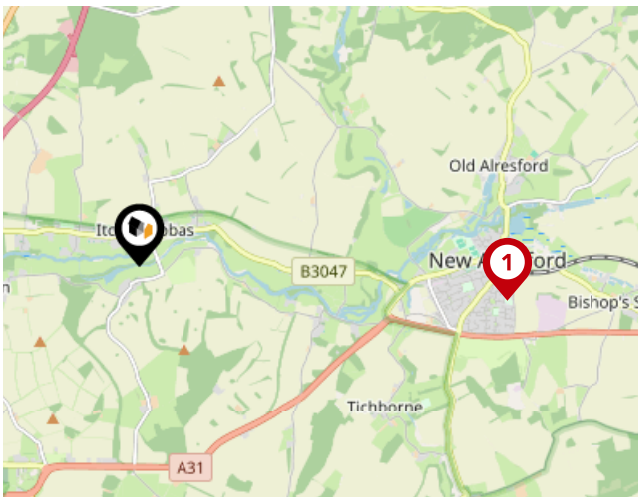
Area

Transport (Local)



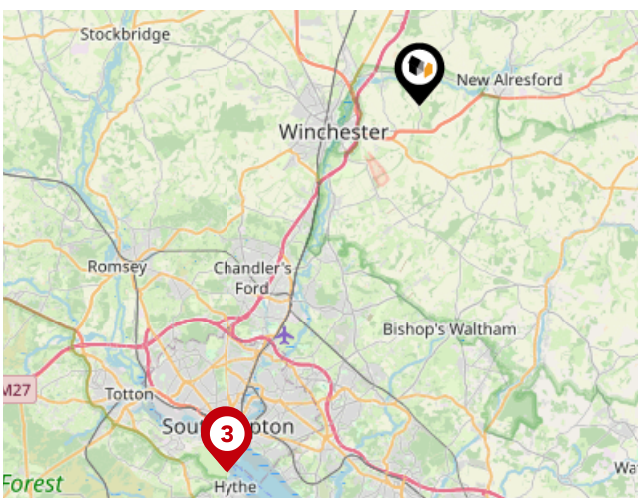
Bus Stops/Stations

Pin	Name	Distance
	Old Station Road	0.07 miles
	Village Hall	0.08 miles
	Old Station Road	0.09 miles
	Rectory Lane	0.52 miles
	Chiland Lane	0.62 miles






Local Connections

Pin	Name	Distance
	Alresford (Mid Hants Railway)	3.44 miles



Ferry Terminals

Pin	Name	Distance
	Southampton Vehicle Ferry Terminal	15.44 miles
	Southampton Vehicle Ferry Terminal	15.44 miles
	Southampton Passenger Ferry Terminal	15.5 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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