



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> May 2025**



**KERRFIELD, WINCHESTER, SO22**

**Guide Price : £1,895,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Detached	Guide Price:	£1,895,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	3,735 ft <sup>2</sup> / 347 m <sup>2</sup>		
Plot Area:	0.55 acres		
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP673990		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	66	-
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
O <sub>2</sub>	EE	3	O <sub>2</sub>	BT	sky	Virgin media

# Planning History This Address



Planning records for: *Kerrfield, Winchester, SO22*

Reference - 91/01576/OLD
<b>Decision:</b> Decided
<b>Date:</b> 12th July 1991
<b>Description:</b> Two storey side extension

Reference - Winchester/08/01435/FUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd June 2008
<b>Description:</b> Conservatory to rear

Reference - 08/01435/FUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd June 2008
<b>Description:</b> Conservatory to rear

Reference - 98/02249/FUL
<b>Decision:</b> Decided
<b>Date:</b> 08th December 1998
<b>Description:</b> Single storey extension

# Planning History This Address



Planning records for: *Kerrfield, Winchester, SO22*

Reference - 84/00151/OLD	
Decision:	Decided
Date:	21st June 1984
Description:	Erection of 2 dwellings and garages

Reference - 84/00152/OLD	
Decision:	Decided
Date:	02nd July 1984
Description:	Erection of dwelling. Details in compliance with W/808//5





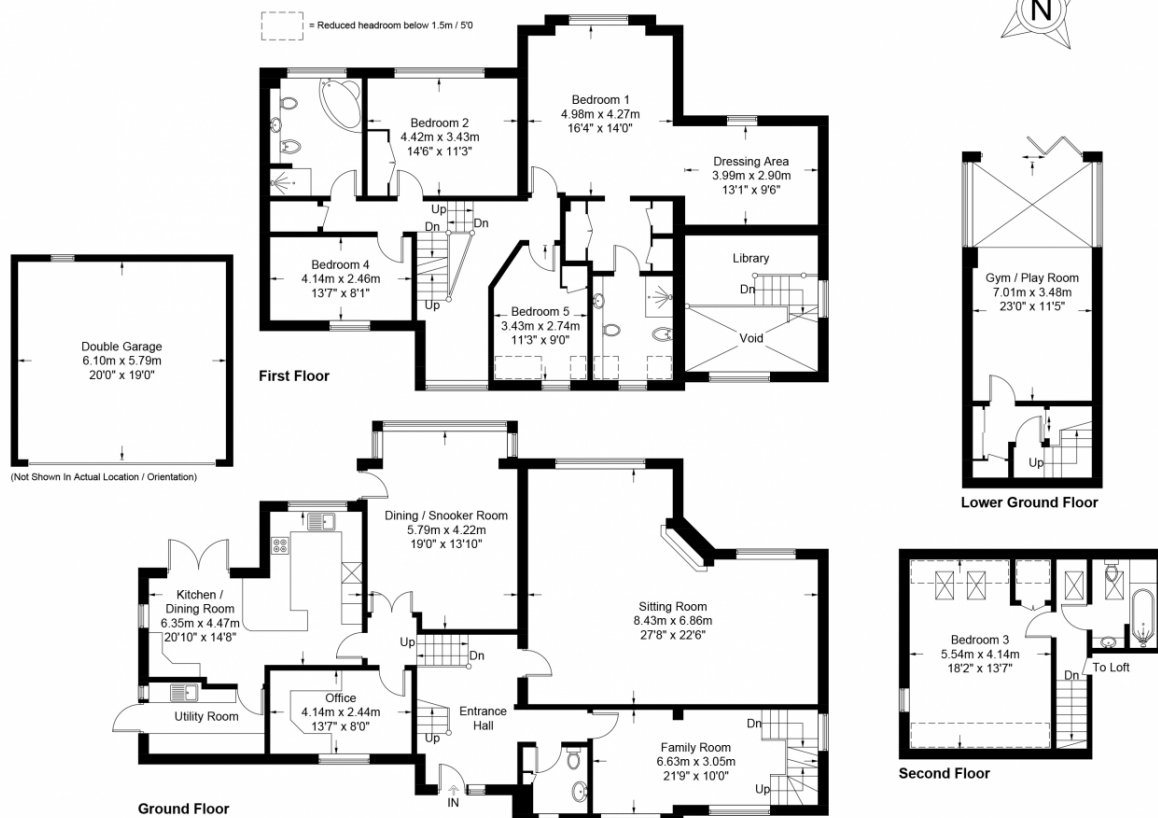
## KERRFIELD, WINCHESTER, SO22

Approximate Gross Internal Area = 351.2 sq m / 3780 sq ft

(Excluding Void)

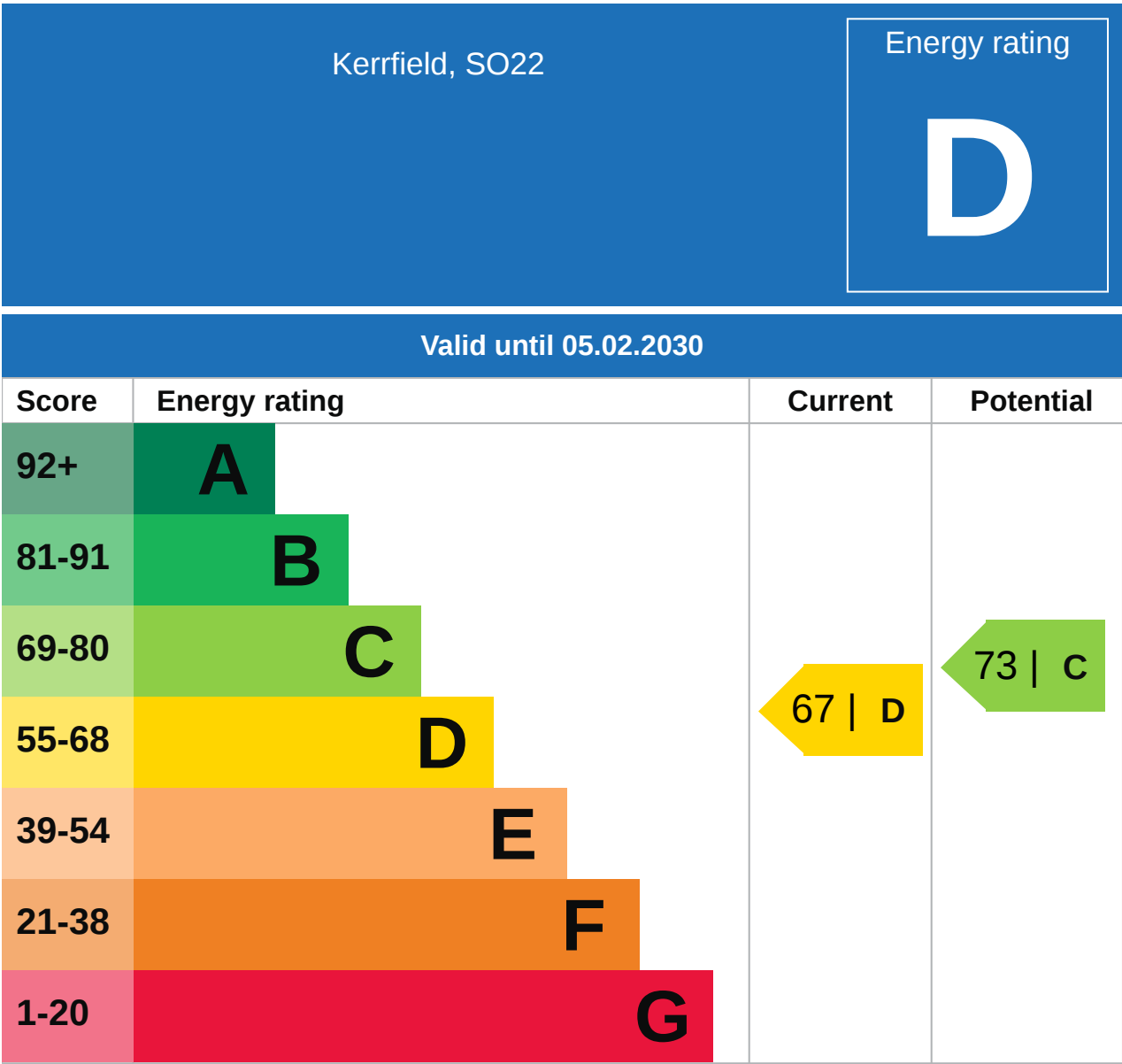
Double Garage = 35.4 sq m / 381 sq ft

Total = 386.6 sq m / 4161 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1051348)

Property  
**EPC - Certificate**



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	347 m <sup>2</sup>



## Cedar House, 13, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	07/10/2022	10/11/1998
Last Sold Price:	£1,575,000	£320,000

## 14, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	30/06/2021
Last Sold Price:	£1,837,500

## 1, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	26/05/2021	29/03/2019	18/07/2018
Last Sold Price:	£1,050,000	£3,008,000	£1,400,000

## 7, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	29/10/2020	18/11/2005	20/09/1996
Last Sold Price:	£1,290,000	£750,000	£245,000

## 17, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	28/02/2020
Last Sold Price:	£1,450,000

## 12, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	16/07/2019
Last Sold Price:	£1,075,000

## 2, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	29/03/2019	18/07/2018
Last Sold Price:	£3,008,000	£1,300,000

## 18, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	04/12/2014
Last Sold Price:	£1,125,000

## 3, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	30/05/2013	17/05/1996
Last Sold Price:	£1,175,000	£292,500

## 16, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	24/08/2007	04/01/2002
Last Sold Price:	£1,125,000	£760,000

## 21, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	28/04/2006
Last Sold Price:	£900,000

## 6, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	27/06/2002
Last Sold Price:	£665,000

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

# Market Sold in Street



## 9, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	15/09/2000
Last Sold Price:	£425,000

## 4, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	25/06/1999
Last Sold Price:	£400,000

## 10, Kerrfield, Winchester, SO22 5EX

Last Sold Date:	08/05/1998	19/02/1997
Last Sold Price:	£215,000	£188,000

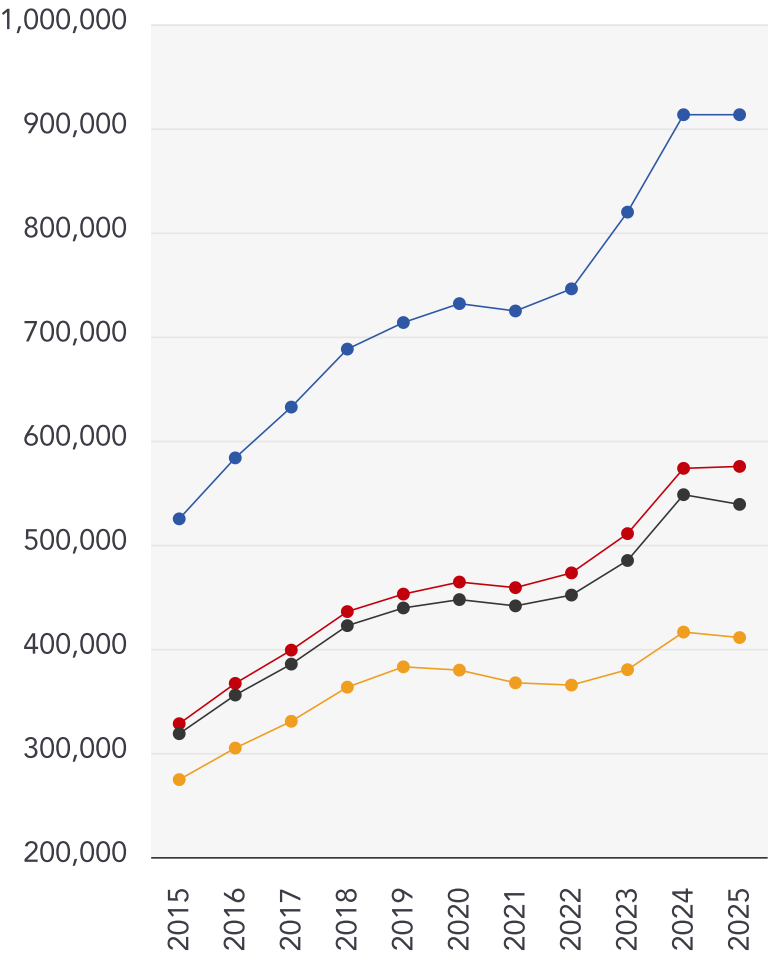
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

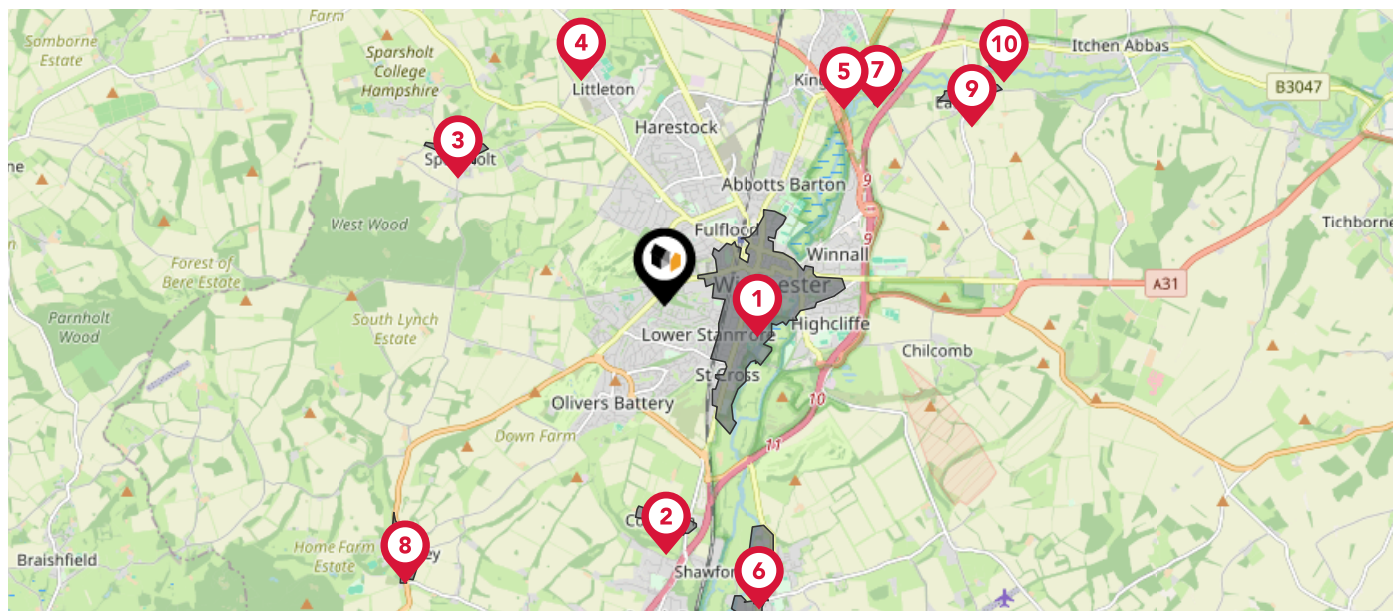
Flat

**+49.74%**

# 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



Winchester



Compton Street



Sparsholt



Littleton



Kings Worthy



Twyford



Abbots Worthy



Hursley

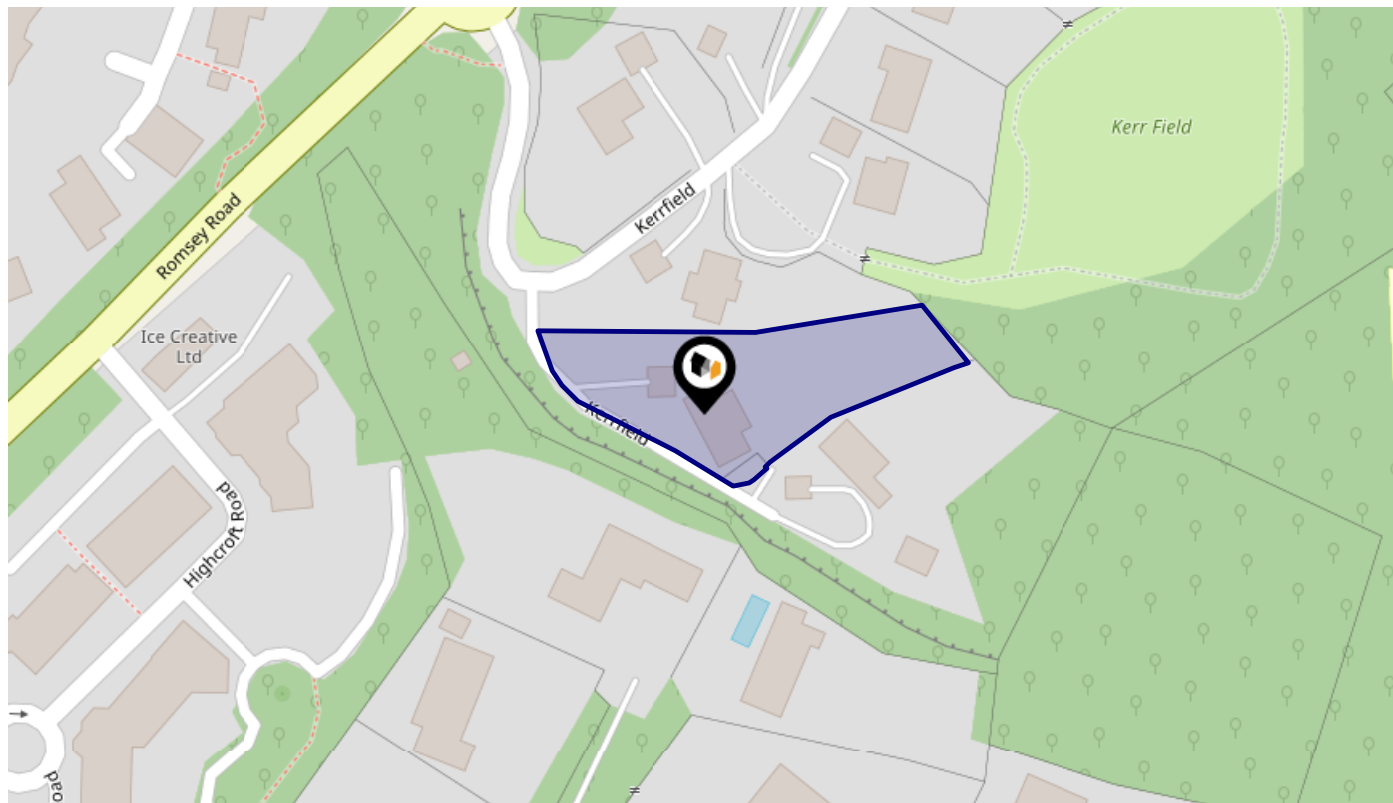


Easton



Martyr Worthy

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.

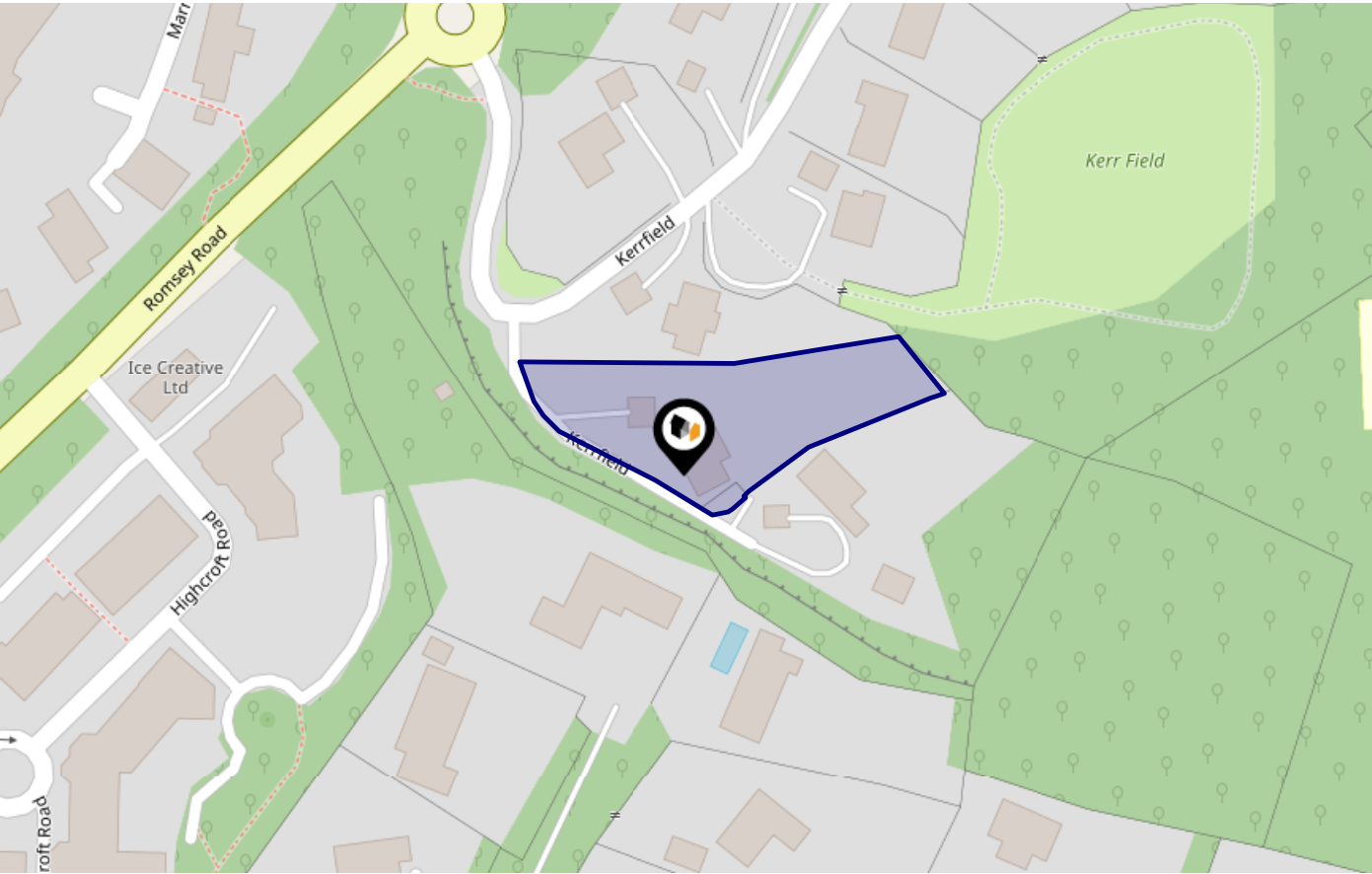
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

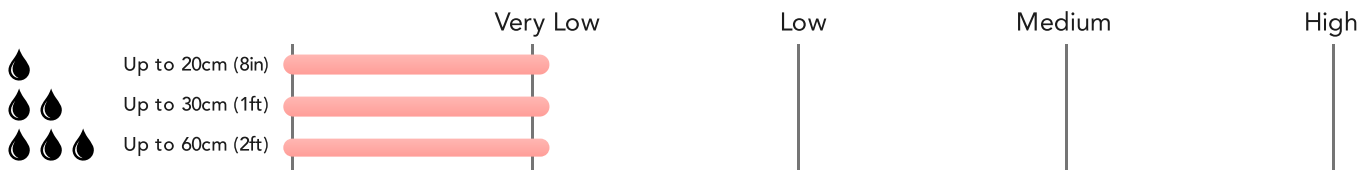


**Risk Rating:** Very low

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.

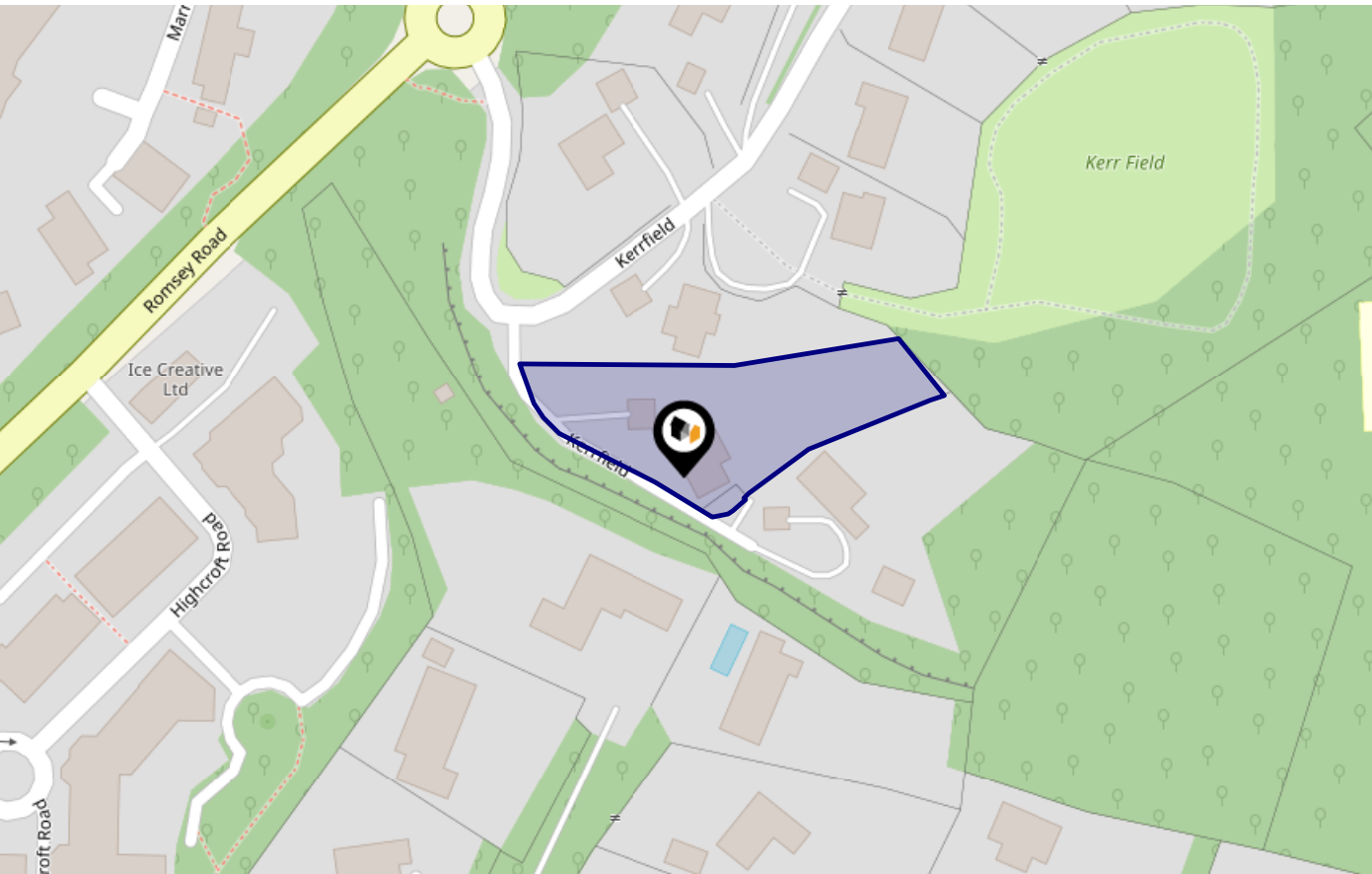
Chance of flooding to the following depths at this property:



# 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.

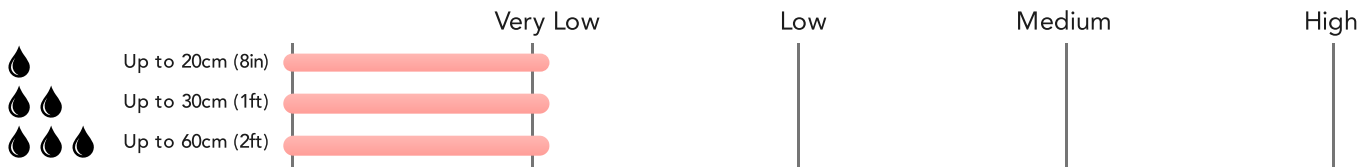


**Risk Rating: Very low**

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.
- 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:

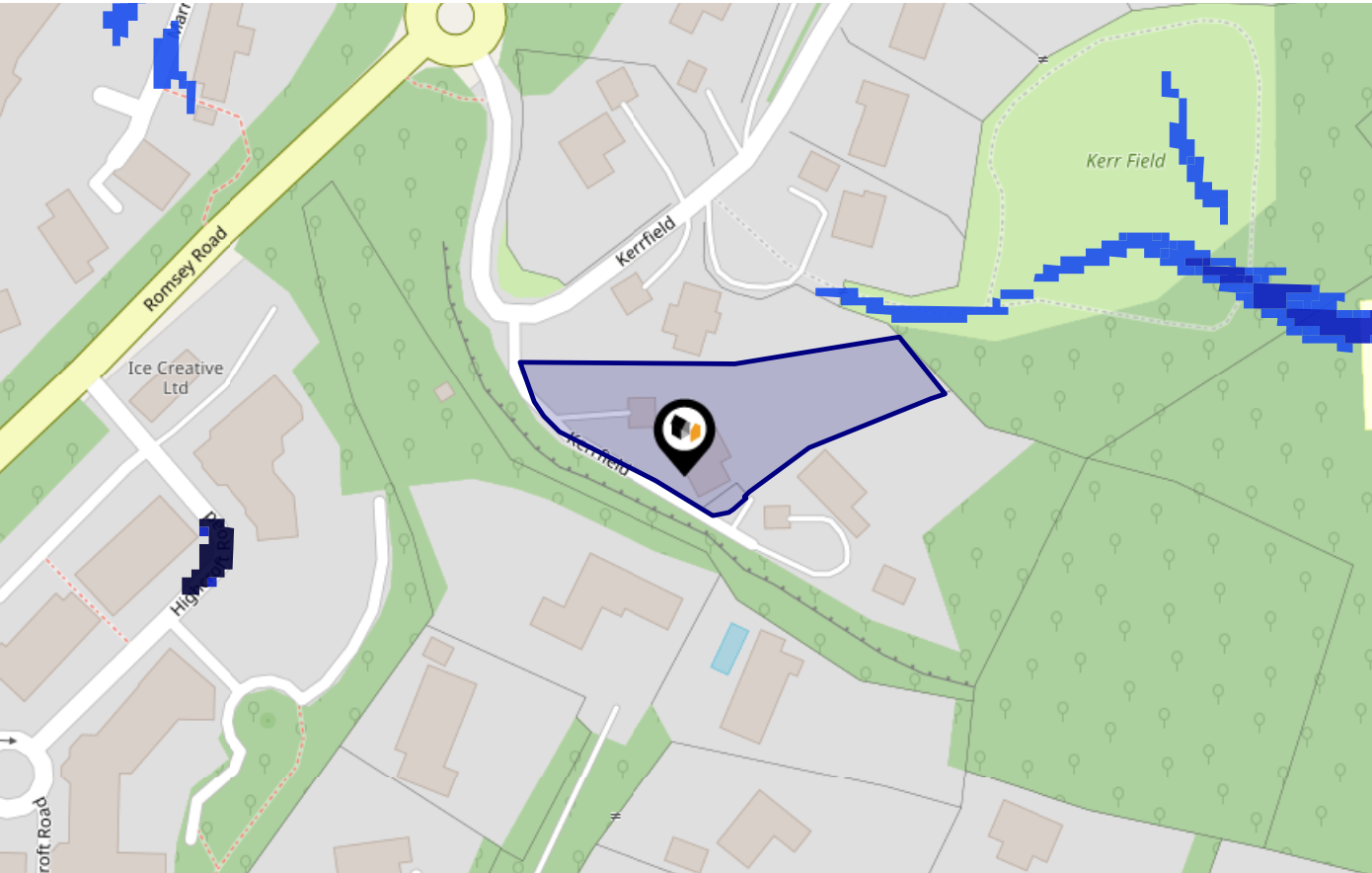




# Flood Risk

## 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.

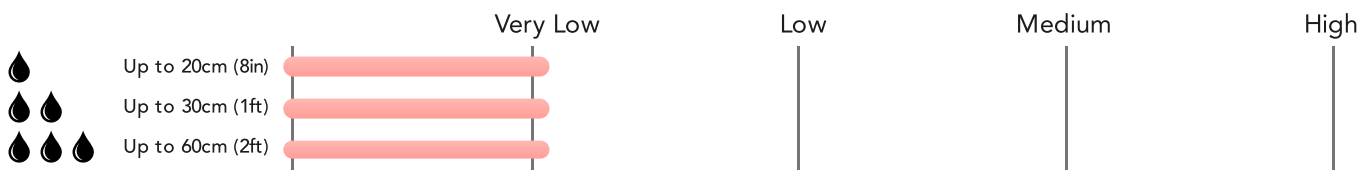


**Risk Rating:** Very low

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.
- 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.

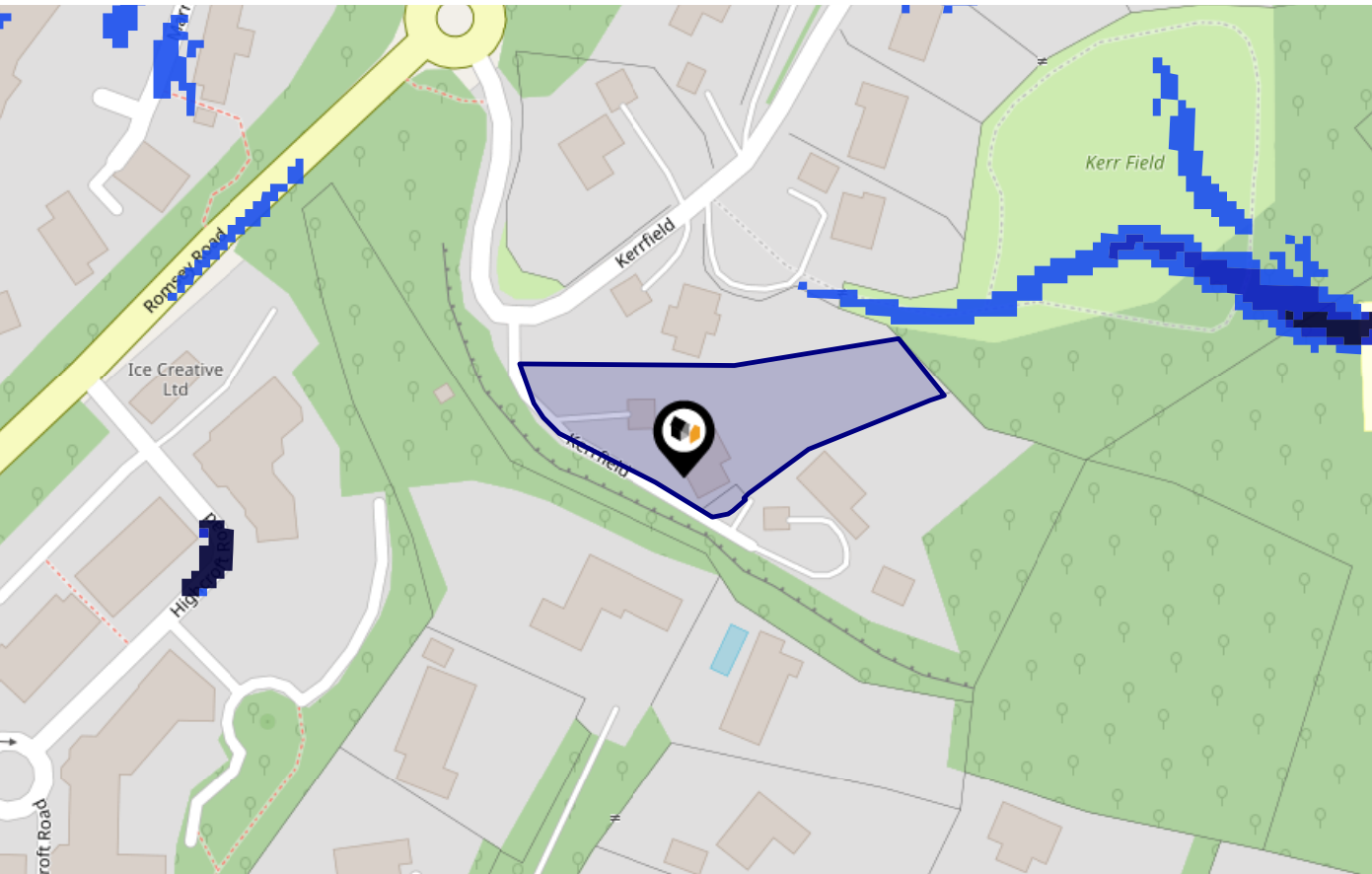
Chance of flooding to the following depths at this property:



# 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.

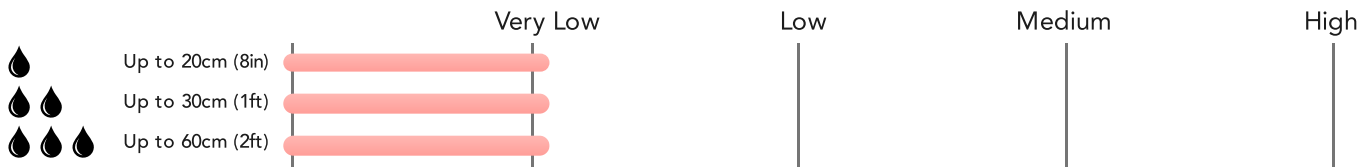


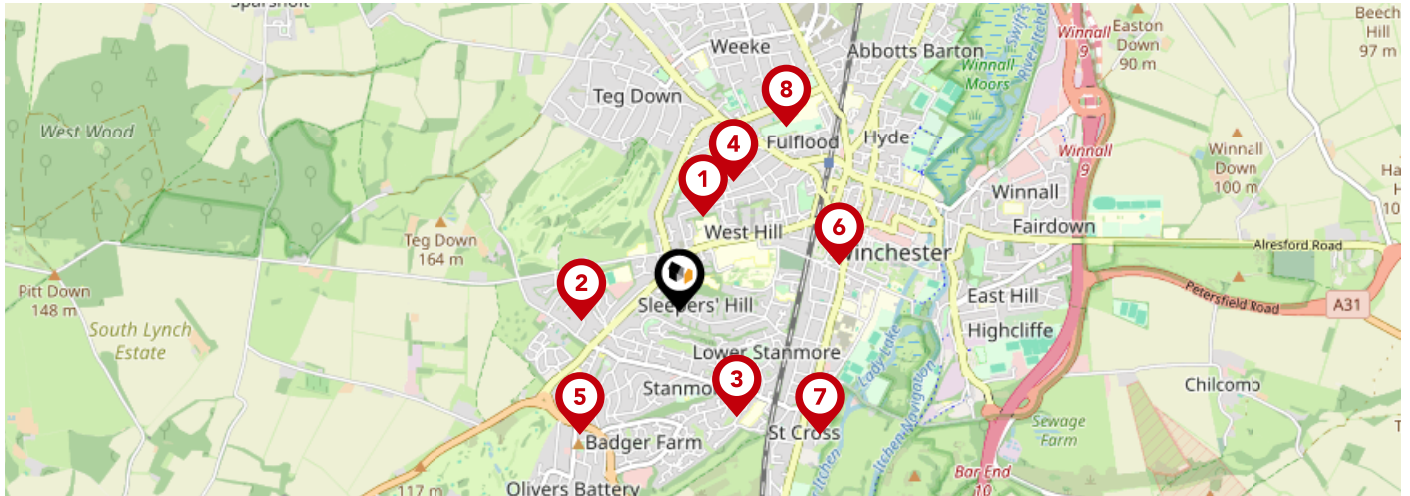
**Risk Rating: Very low**

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.

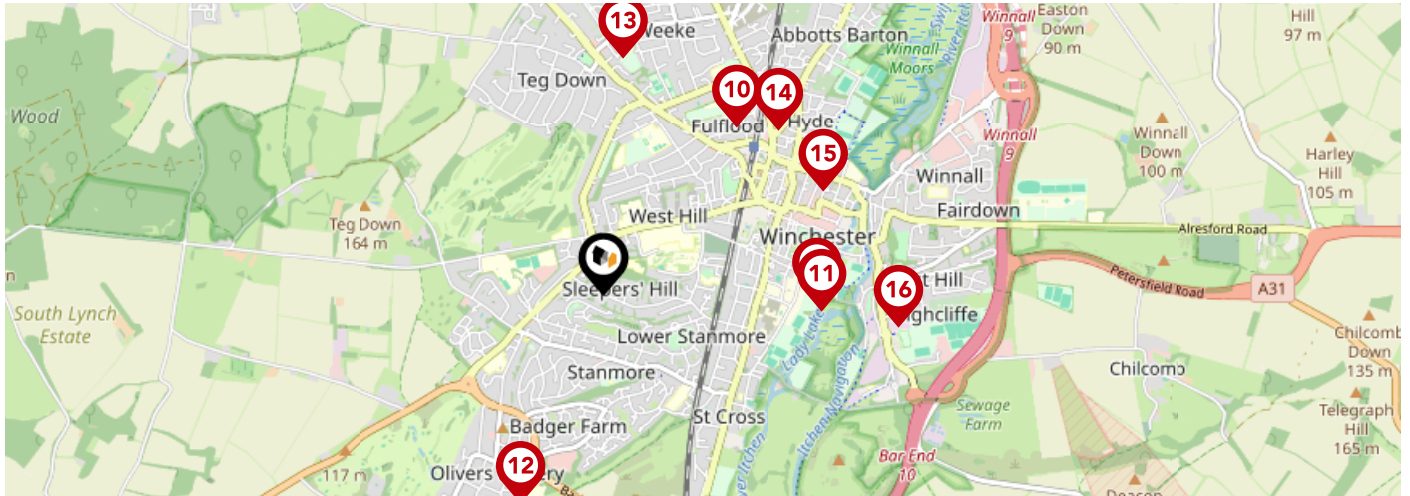
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- 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>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Faith's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

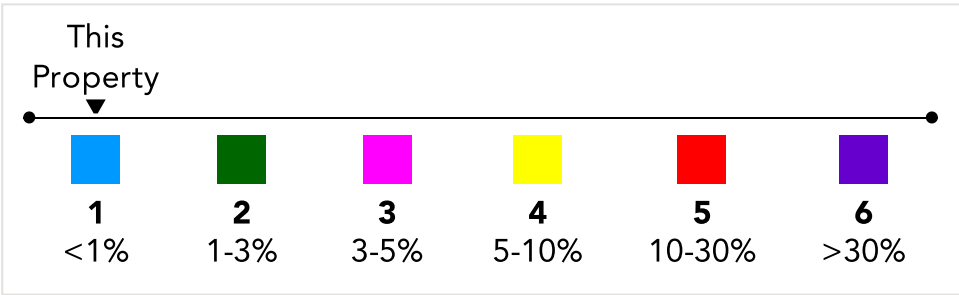
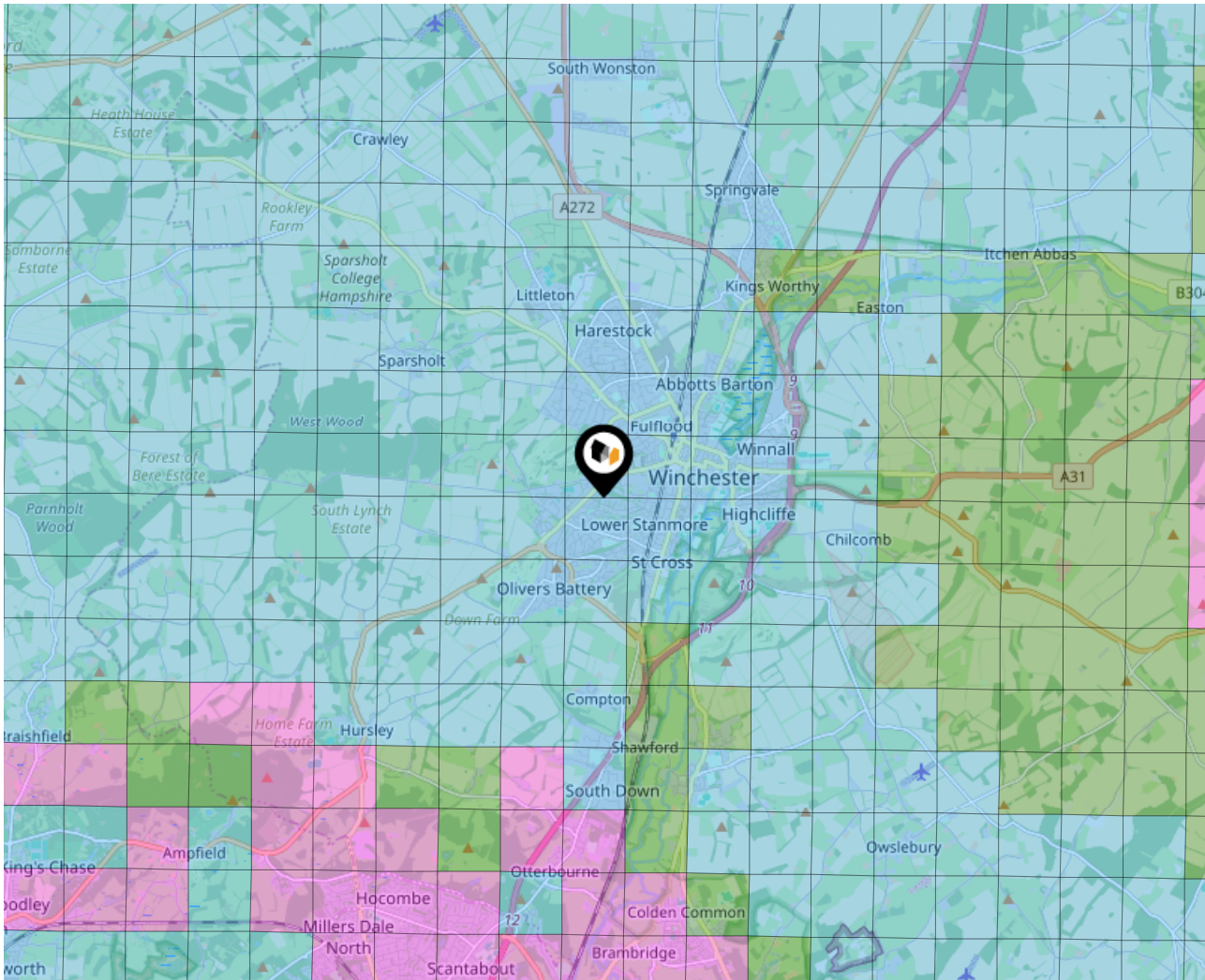


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Olivers Battery Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

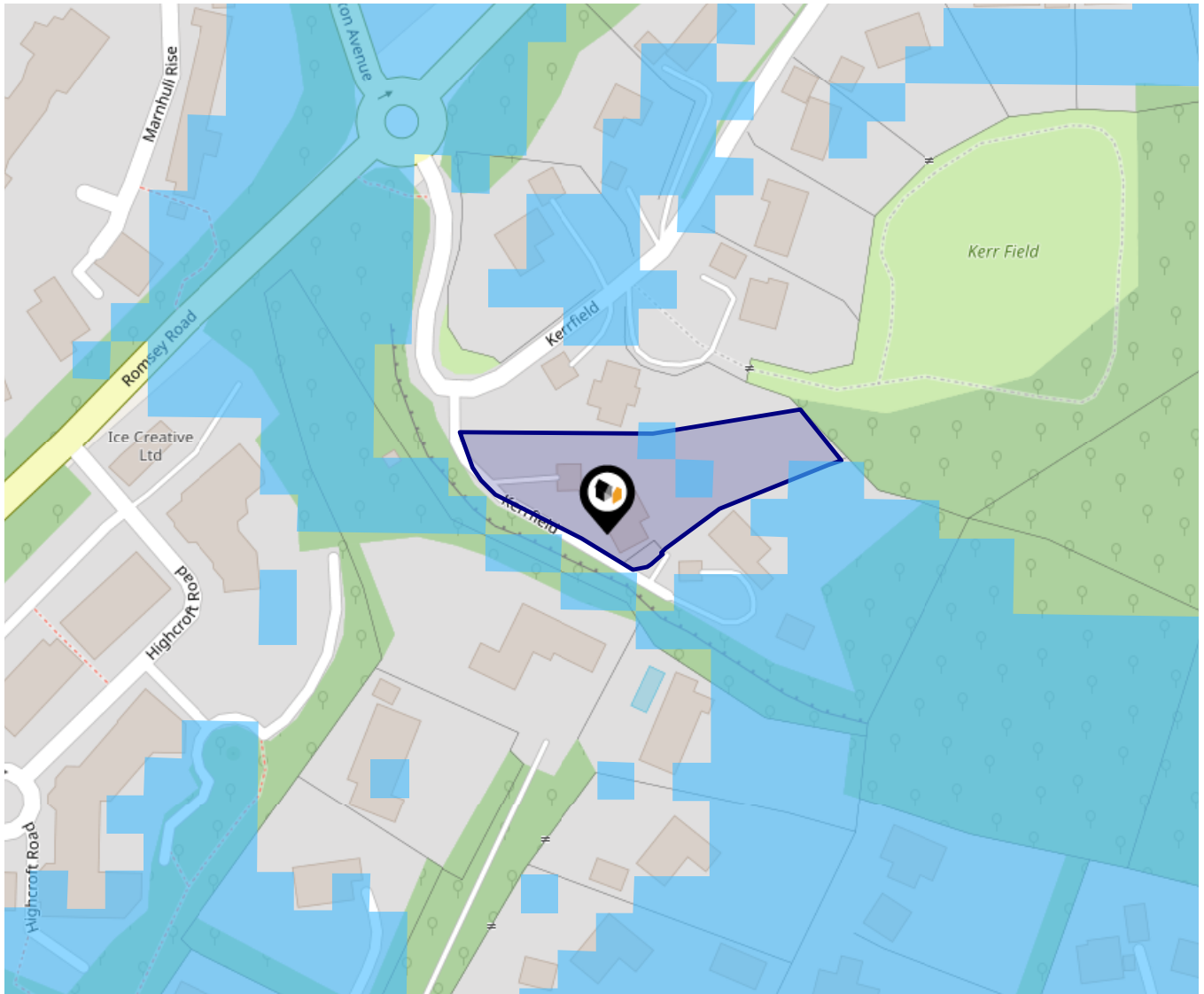


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



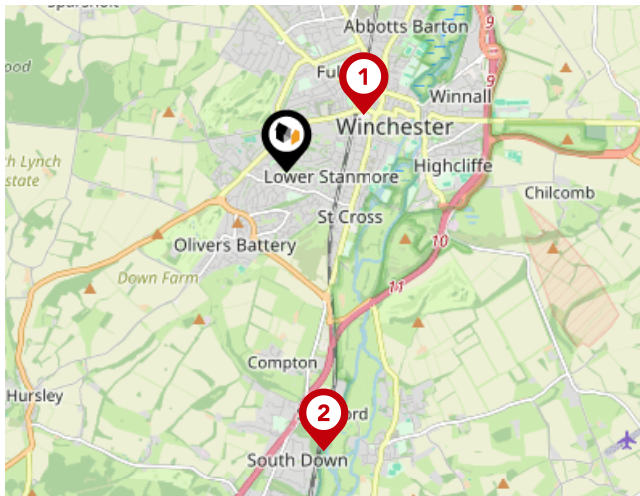
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

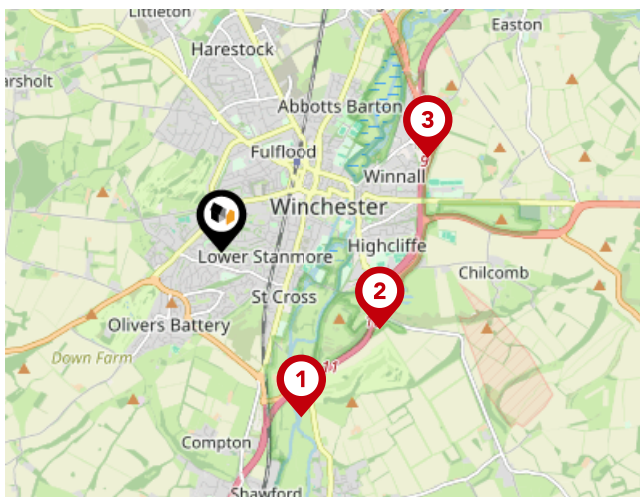
# Area

## Transport (National)



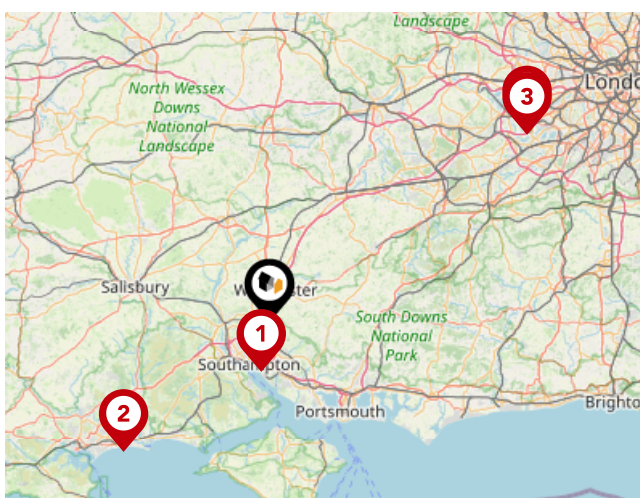
### National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.89 miles
2	Shawford Rail Station	2.62 miles
3	Chandlers Ford Rail Station	5.69 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	1.71 miles
2	M3 J10	1.64 miles
3	M3 J9	2.11 miles
4	M3 J12	4.57 miles
5	M3 J13	6.17 miles



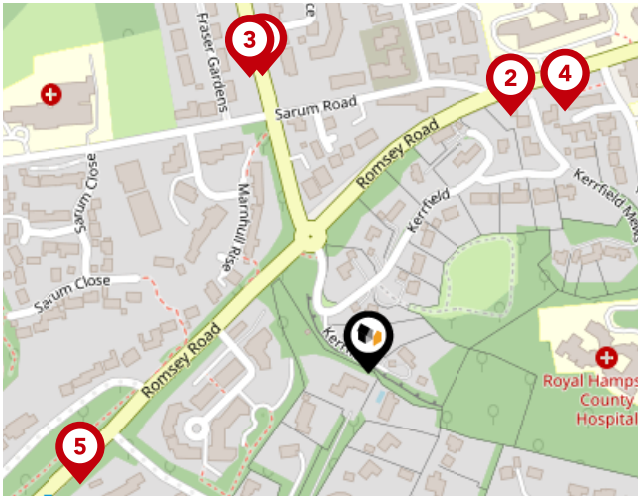
### Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	7.62 miles
2	Bournemouth International Airport	29.17 miles
3	Heathrow Airport Terminal 4	47.39 miles
4	Heathrow Airport	47.8 miles



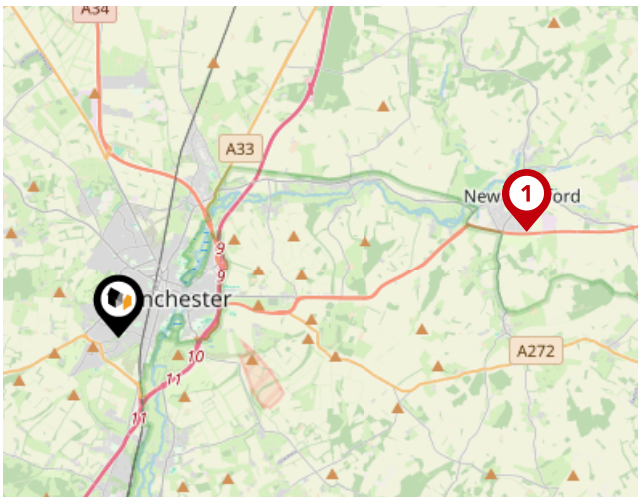
# Area

## Transport (Local)



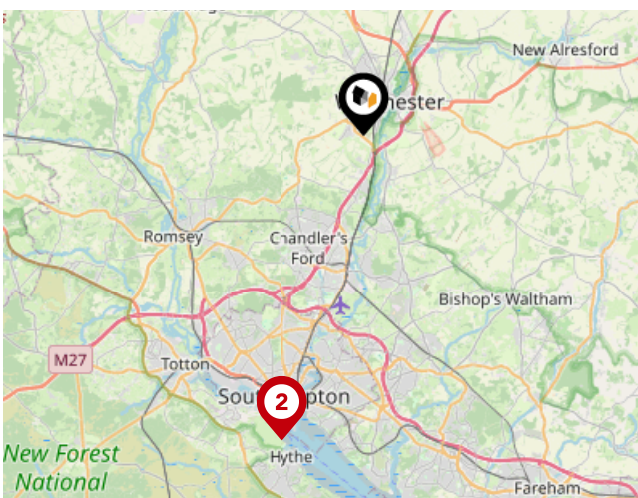
### Bus Stops/Stations

Pin	Name	Distance
1	Bath Place	0.18 miles
2	Sarum Road	0.17 miles
3	Bath Place	0.19 miles
4	West Downs Campus	0.19 miles
5	Sleepers Hill	0.18 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.87 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	11.73 miles
2	Southampton Vehicle Ferry Terminal	11.73 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.



### Contains public sector information licensed under the Open Government License v3.0

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.



**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

