

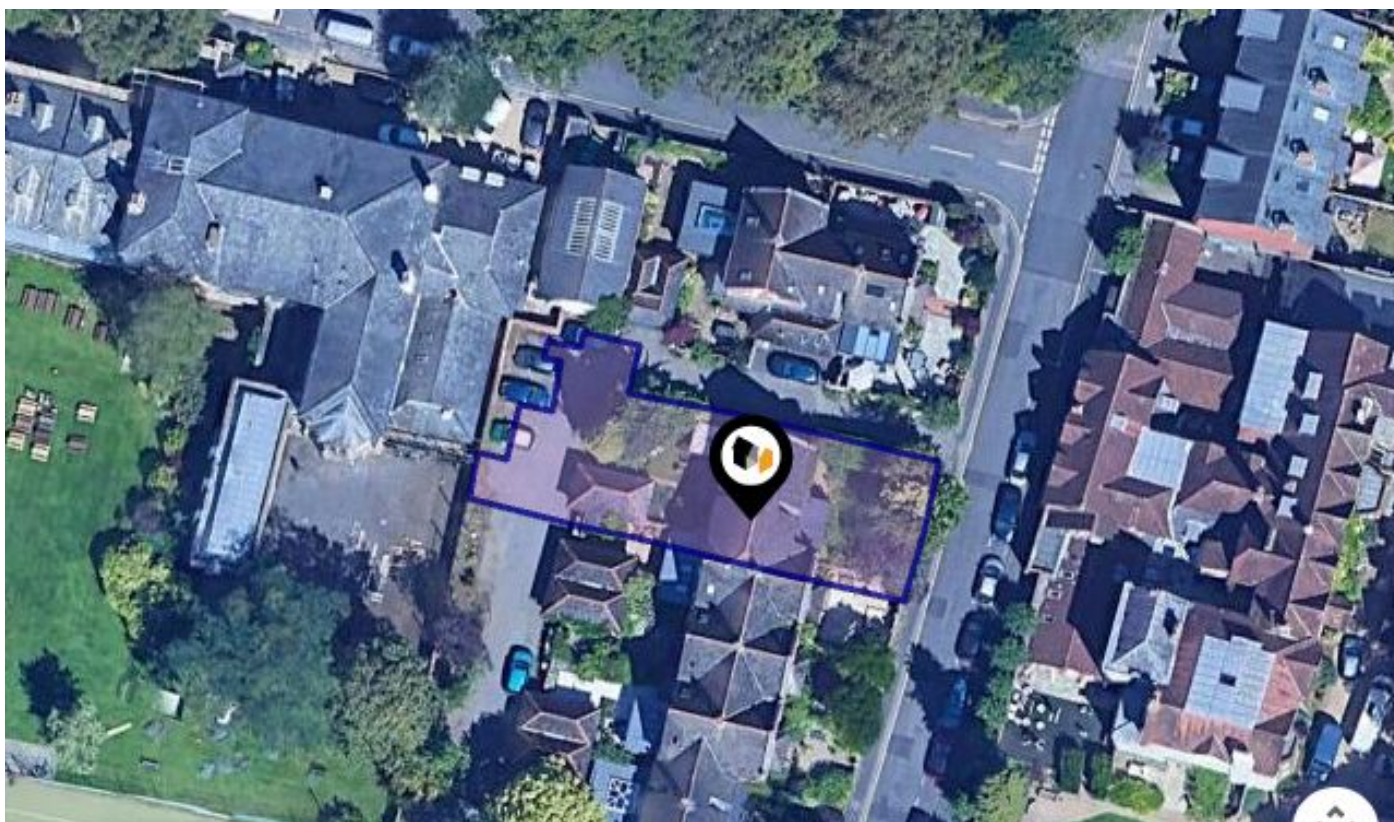


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 19<sup>th</sup> June 2025**



**EDGAR ROAD, WINCHESTER, SO23**

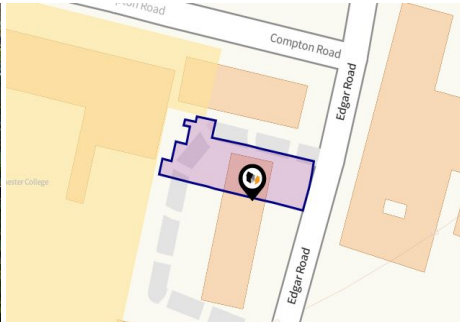
**Guide Price : £995,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Terraced	Guide Price:	£995,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,732 ft <sup>2</sup> / 161 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP483545		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	Winchester	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	4	80	1000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

# Planning History This Address



Planning records for: **Edgar Road, Winchester, SO23**

Reference - 94/00692/OLD	
Decision:	Decided
Date:	05th August 1994
Description:	Single storey front extension

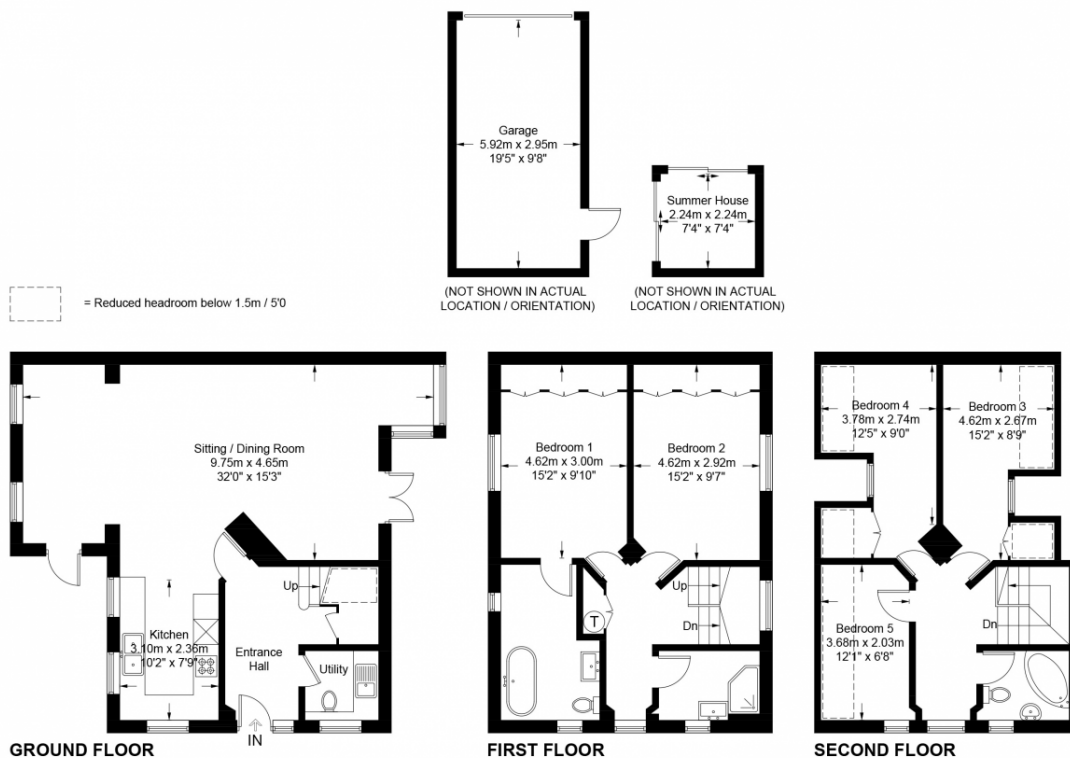
Reference - 94/00693/OLD	
Decision:	Decided
Date:	19th September 1994
Description:	Part demolition to install french doors and windows





## EDGAR ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft  
Garage / Summer House = 22.5 sq m / 242 sq ft  
Total = 183.7 sq m / 1977 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1214267)

Property  
**EPC - Certificate**

Edgar Road, WINCHESTER, SO23

Energy rating

C

Valid until 17.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	High performance glazing
<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>	Below average lighting efficiency
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	161 m <sup>2</sup>

# Market Sold in Street



## 3, Edgar Villas, Winchester, SO23 9TP

Last Sold Date:	16/08/2023
Last Sold Price:	£950,000

## 5, Edgar Villas, Winchester, SO23 9TP

Last Sold Date:	21/01/2015	08/04/2011	27/09/2006
Last Sold Price:	£975,000	£690,000	£590,075

## 1, Edgar Villas, Winchester, SO23 9TP

Last Sold Date:	08/04/2004	10/12/2001
Last Sold Price:	£585,000	£450,000

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

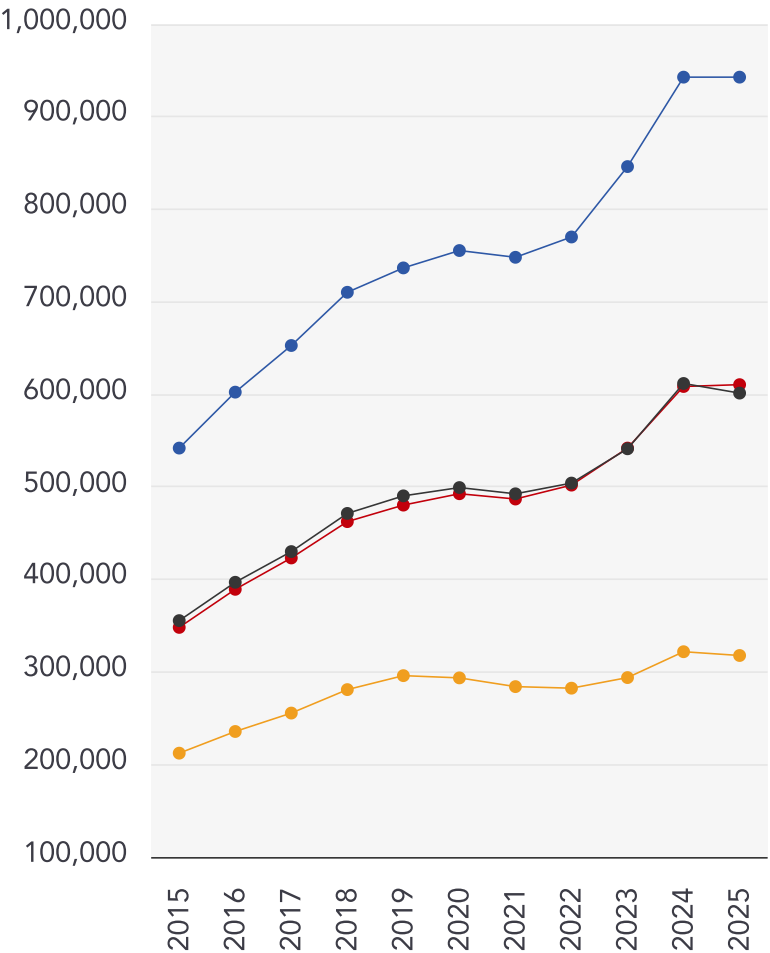


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO23



Detached

**+73.97%**

Terraced

**+69.17%**

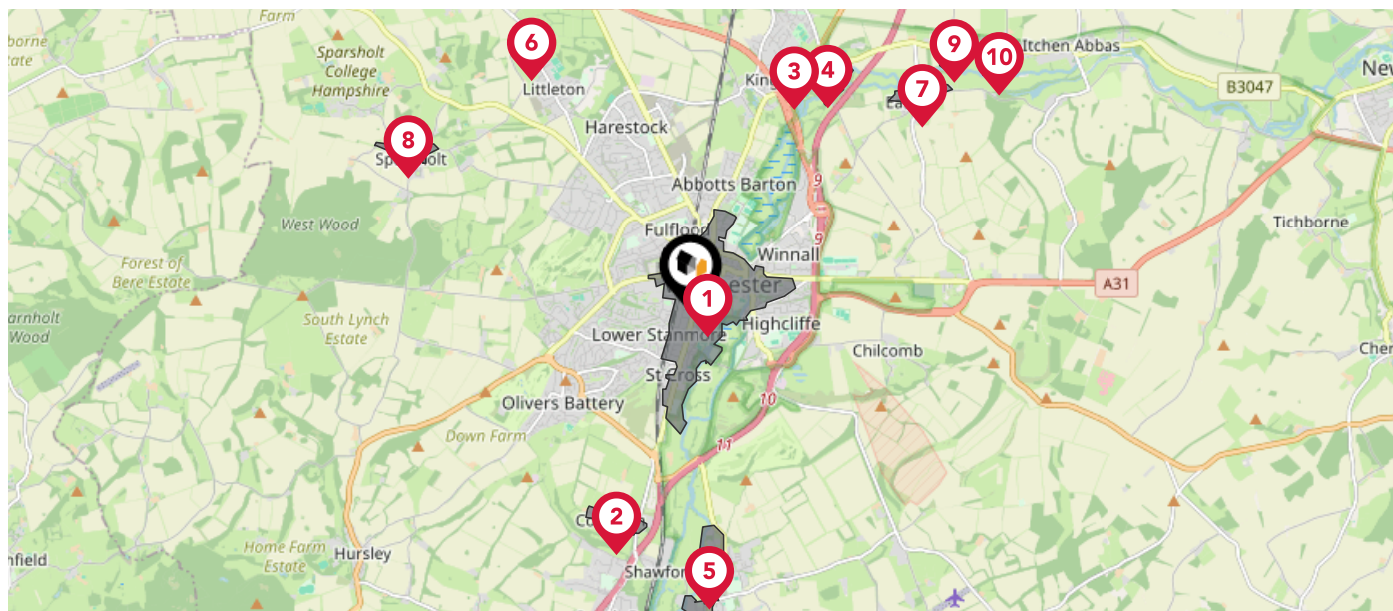
Semi-Detached

**+75.35%**

Flat

**+49.74%**

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



Kings Worthy



Abbots Worthy



Twyford



Littleton



Easton



Sparsholt

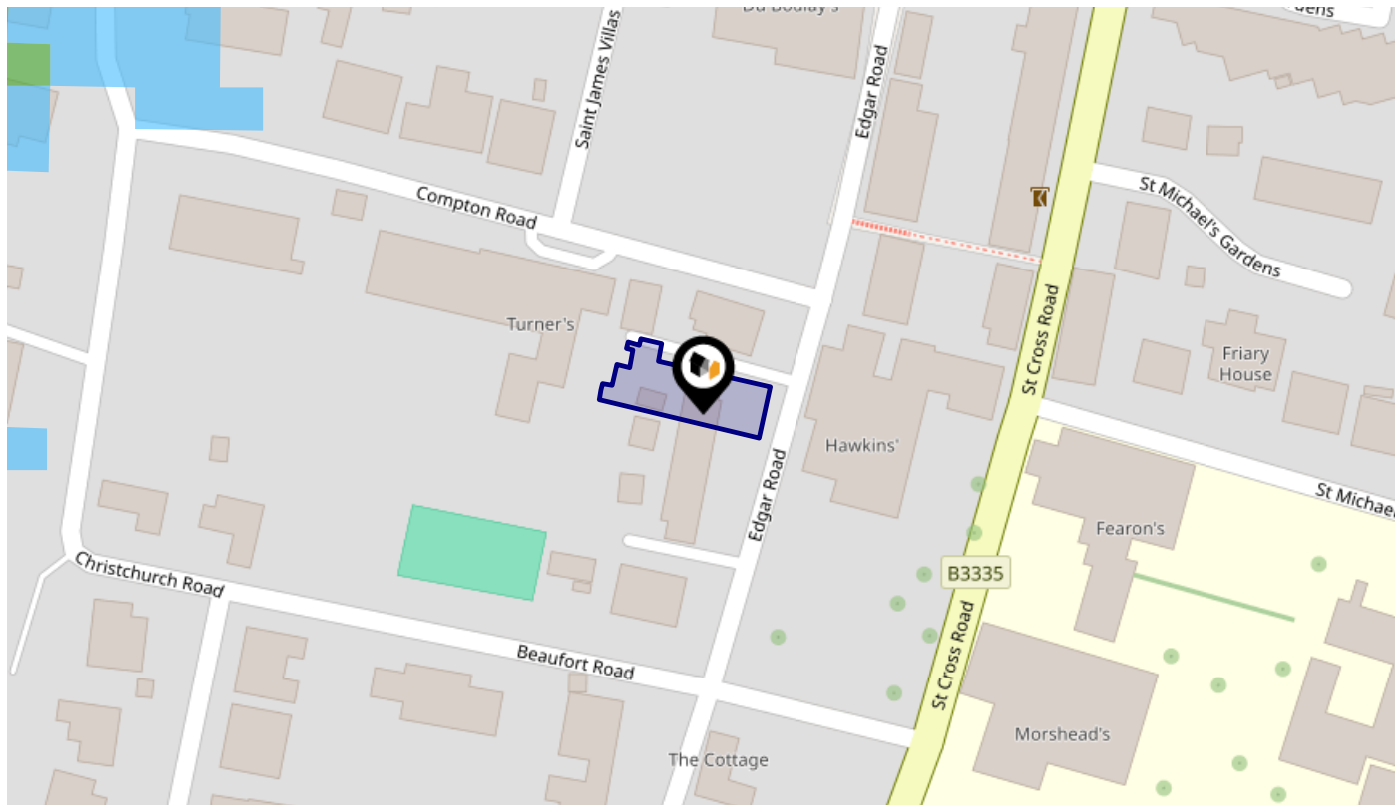


Martyr Worthy



Chilland

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.

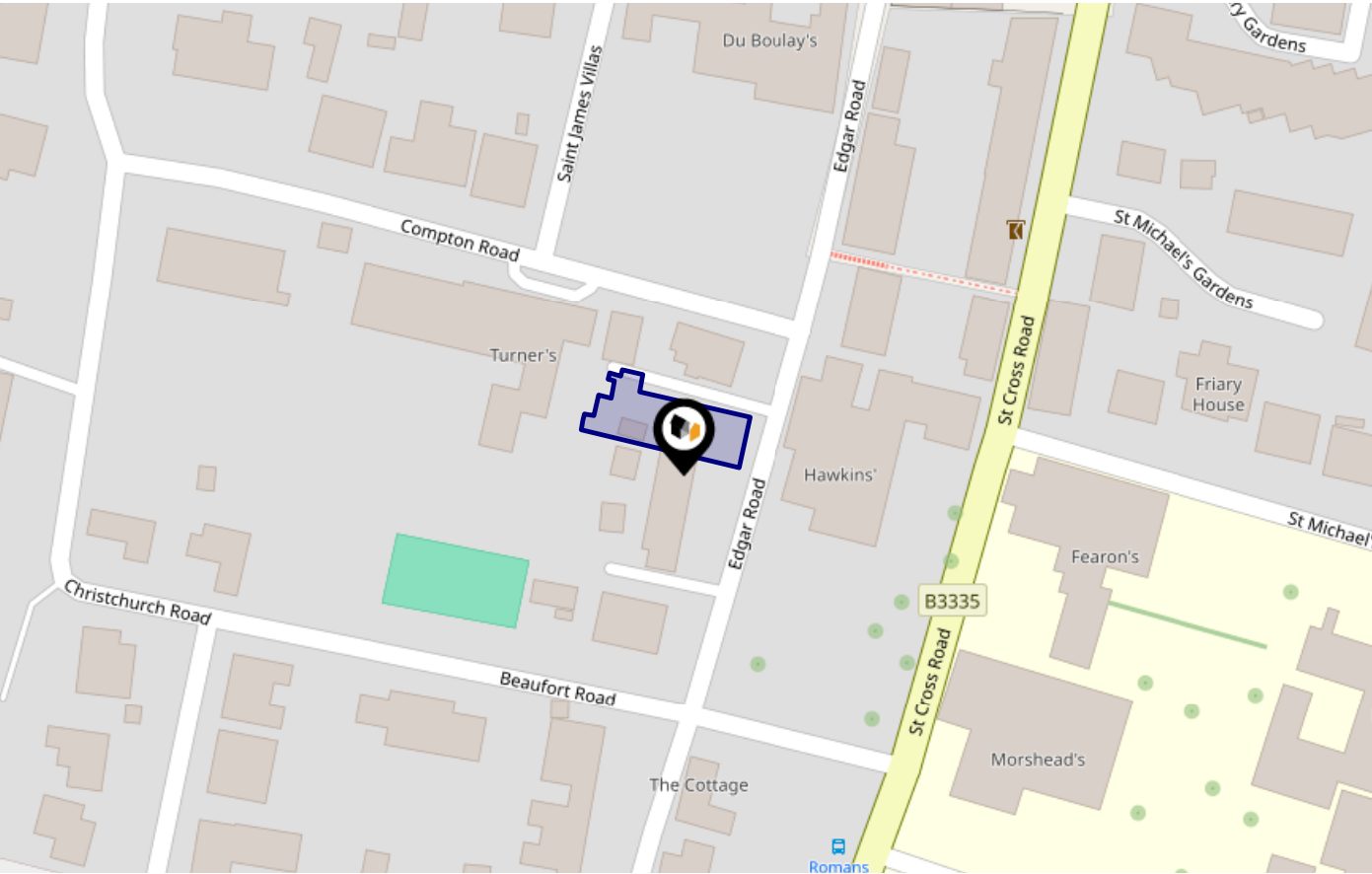
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

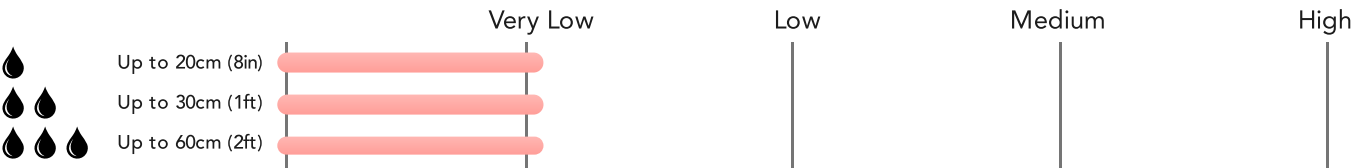


**Risk Rating: Very low**

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

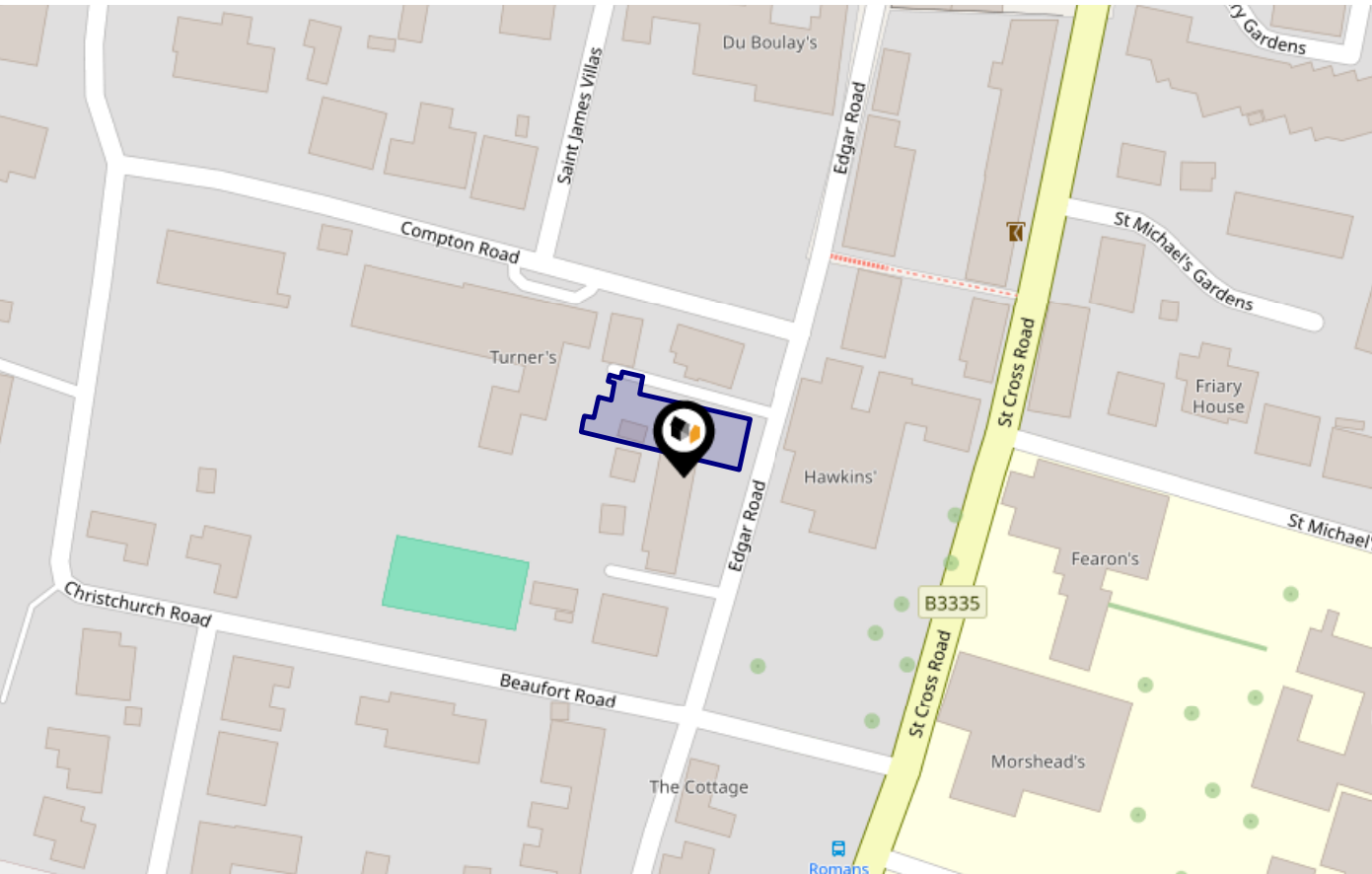
Chance of flooding to the following depths at this property:



# Flood Risk





## 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.

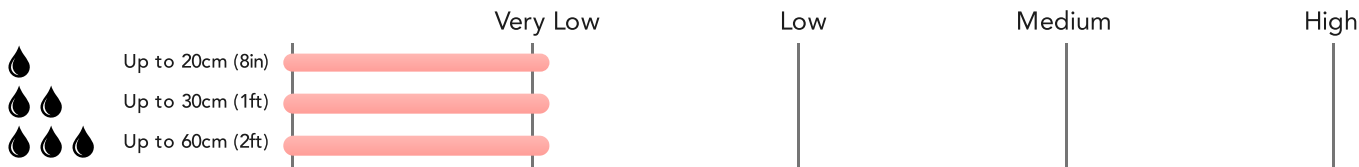


**Risk Rating:** Very low

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.

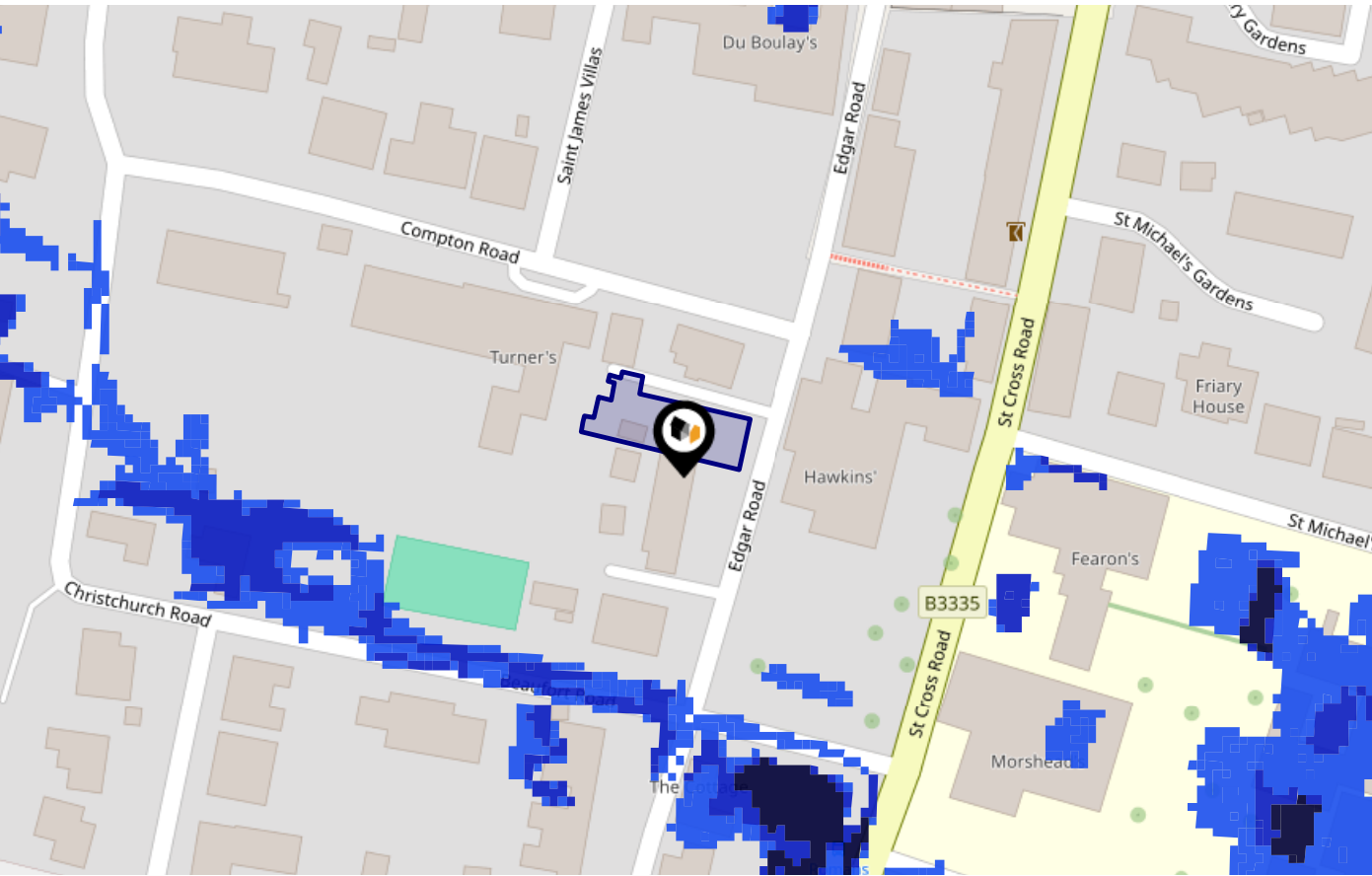
Chance of flooding to the following depths at this property:



# 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.

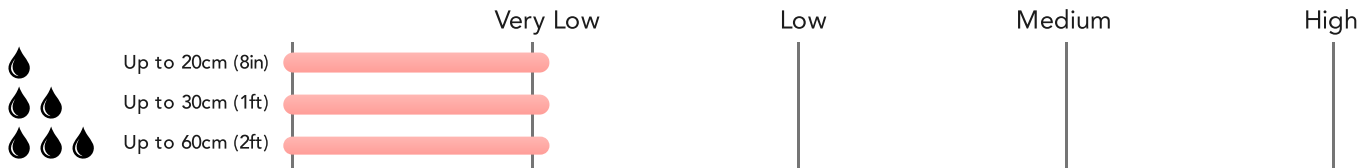


Risk Rating: Very low

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 (0.1%) 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:

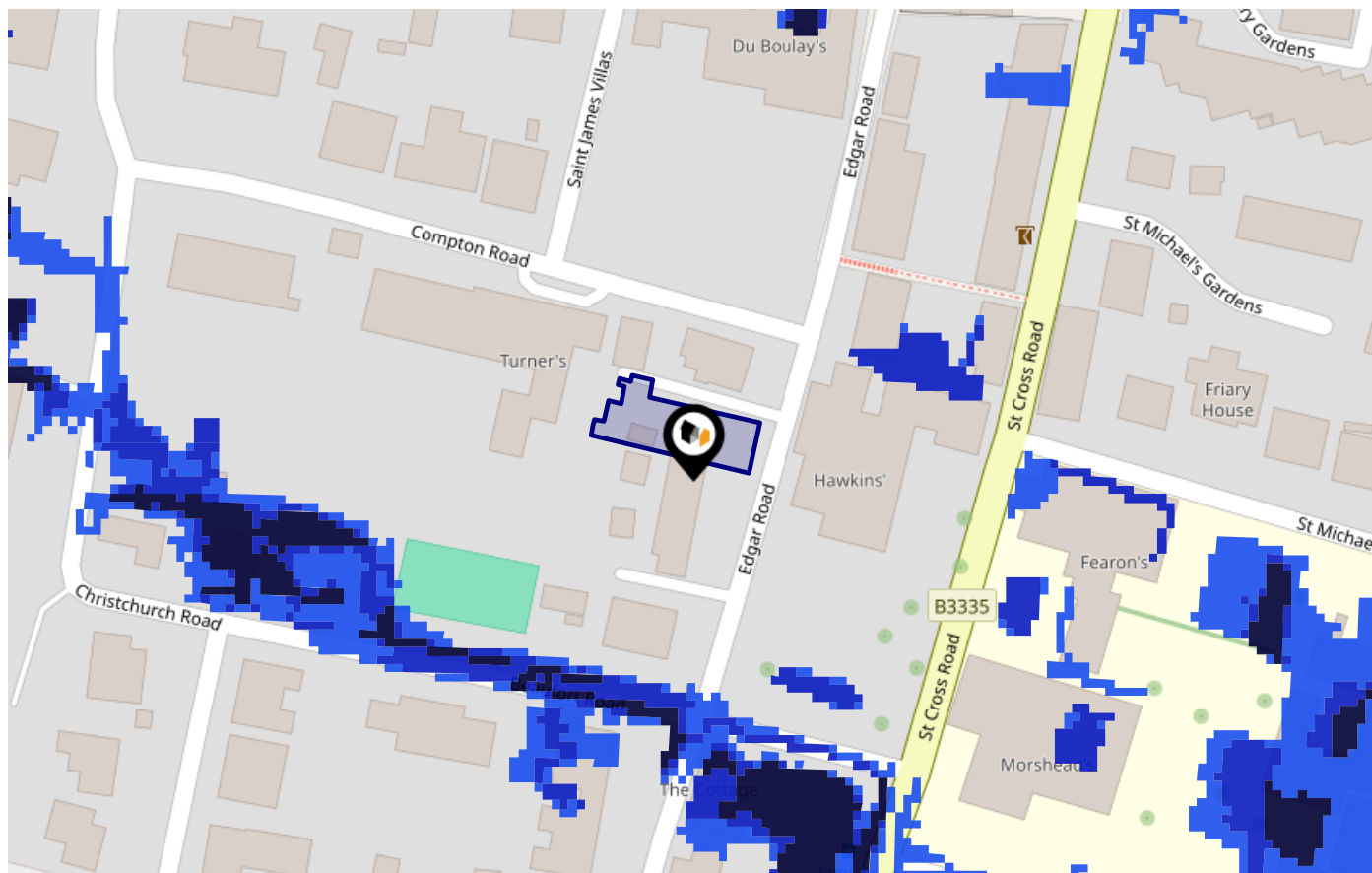




# Flood Risk

## Surface Water - 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.

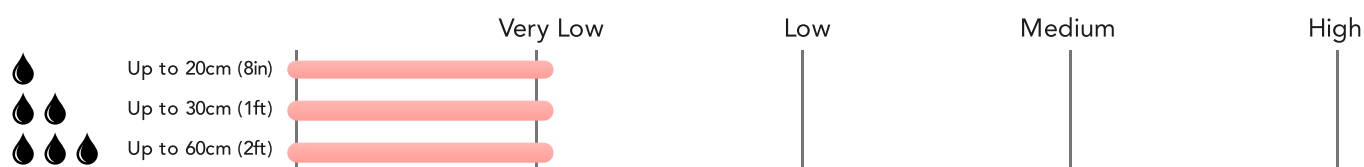


**Risk Rating:** Very low

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.

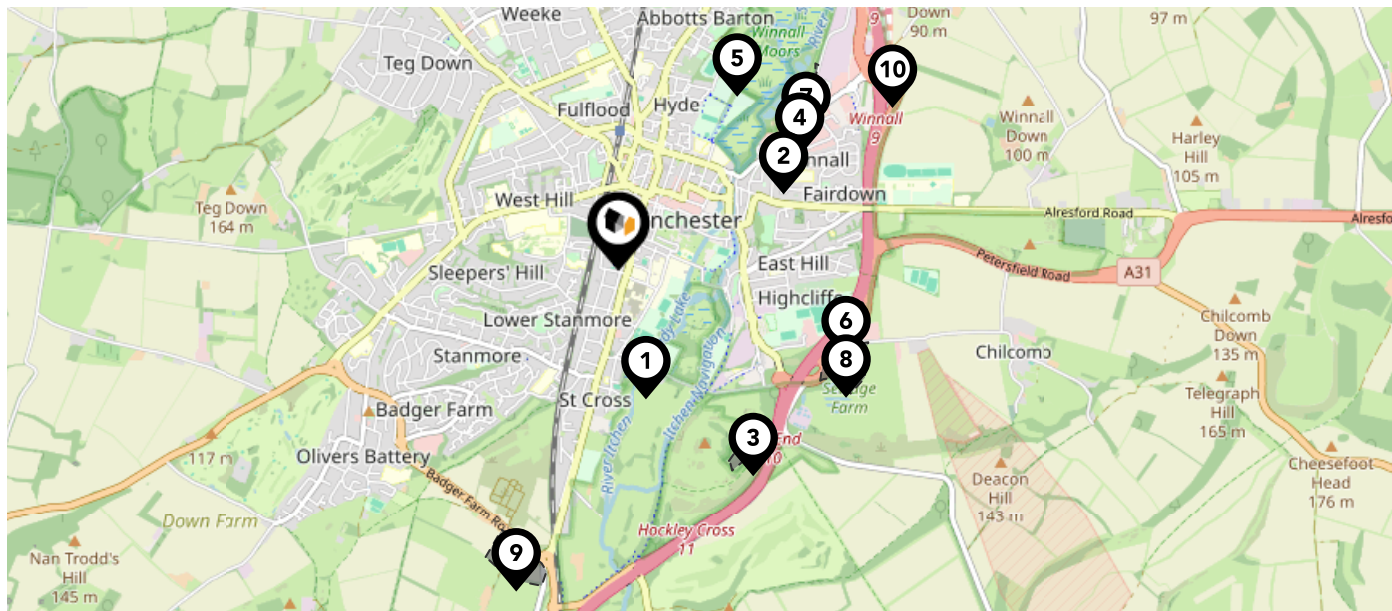
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:





This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



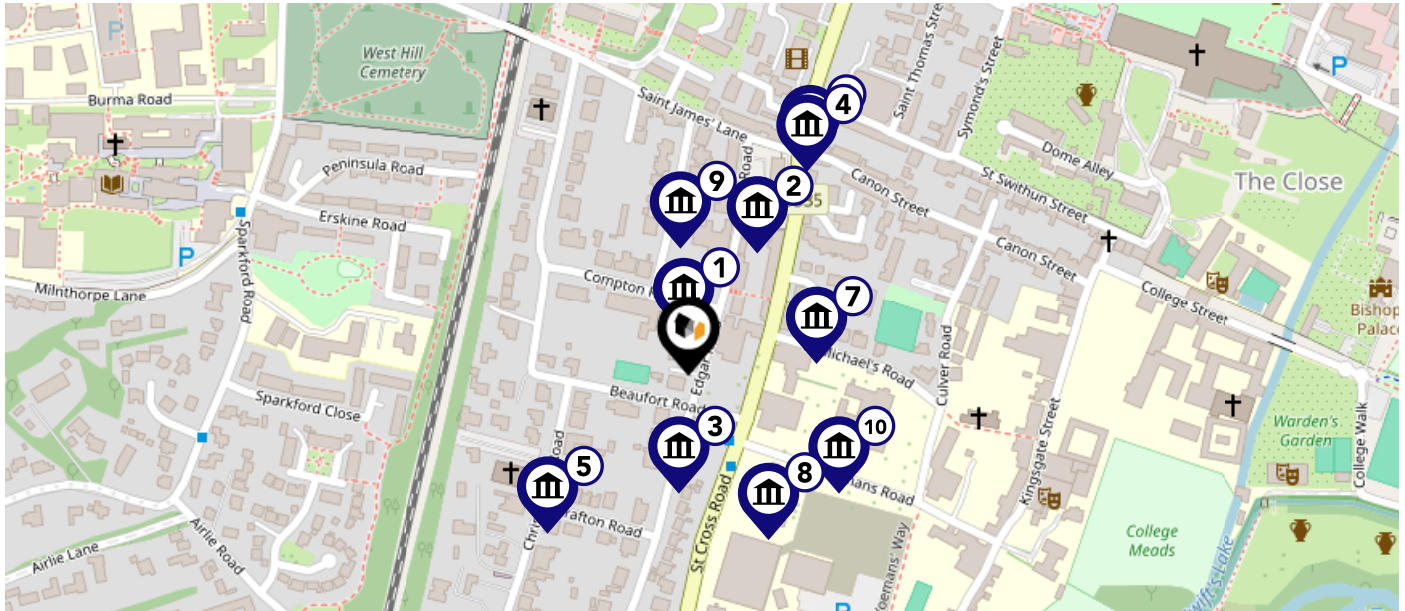
### Nearby Landfill Sites











<b>1</b>	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
<b>2</b>	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
<b>3</b>	Sewage Farm-Winchester, Hampshire	Historic Landfill
<b>4</b>	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
<b>5</b>	Nuns Road-Winchester, Hampshire	Historic Landfill
<b>6</b>	King George V Playing Fields-Winchester	Historic Landfill
<b>7</b>	Winnall-Winchester, Hampshire	Historic Landfill
<b>8</b>	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill
<b>9</b>	Bushfield Farm-Land At Bushfield Farm, Compton, Winchester, Hampshire	Historic Landfill
<b>10</b>	Spitfire Link-Easton Lane, Winchester	Historic Landfill

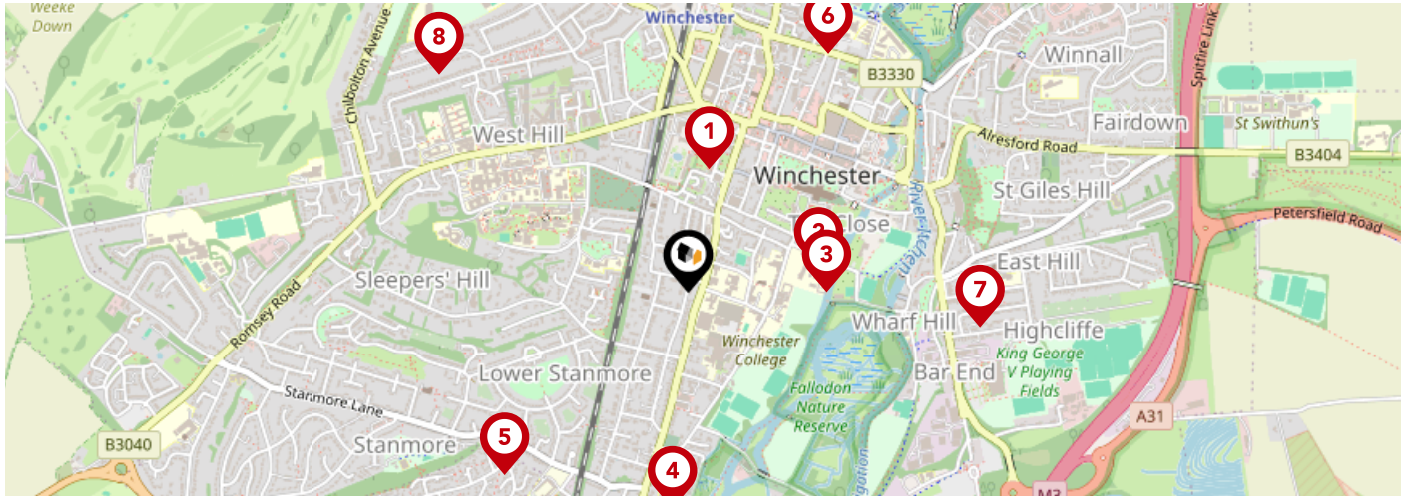
# Maps

## Listed Buildings

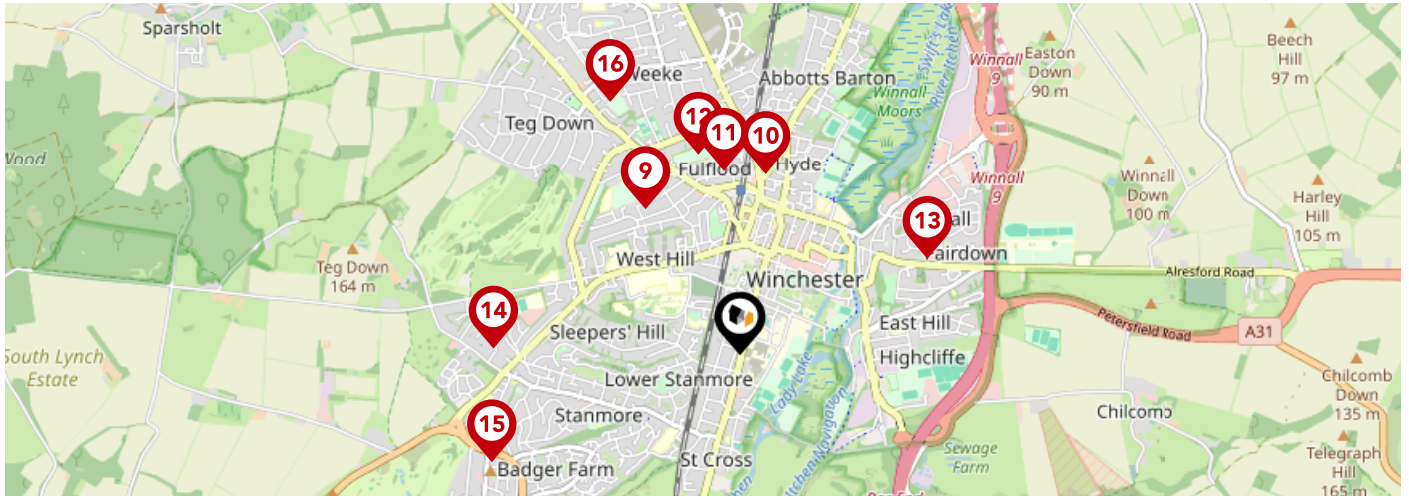
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1389674 - Garden Boundary Wall To South Of Du Boulays	Grade II	0.0 miles
	1095377 - 8, St Cross Road	Grade II	0.1 miles
	1350705 - 30, St Cross Road	Grade II	0.1 miles
	1391530 - 3-5, St Cross Road	Grade II	0.1 miles
	1390614 - 29, Christchurch Road	Grade II	0.1 miles
	1095410 - 1, St Cross Road	Grade II	0.1 miles
	1419305 - Friary House	Grade II	0.1 miles
	1389671 - Chernocke House, Winchester College	Grade II	0.1 miles
	1095384 - 3, St James' Lane (see Details For Further Address Information)	Grade II	0.1 miles
	1389672 - Sergeants, Winchester College	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance: 0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance: 0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Faith's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance: 0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stanmore Primary School</b> 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"/>
<b>6</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance: 0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance: 0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance: 0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

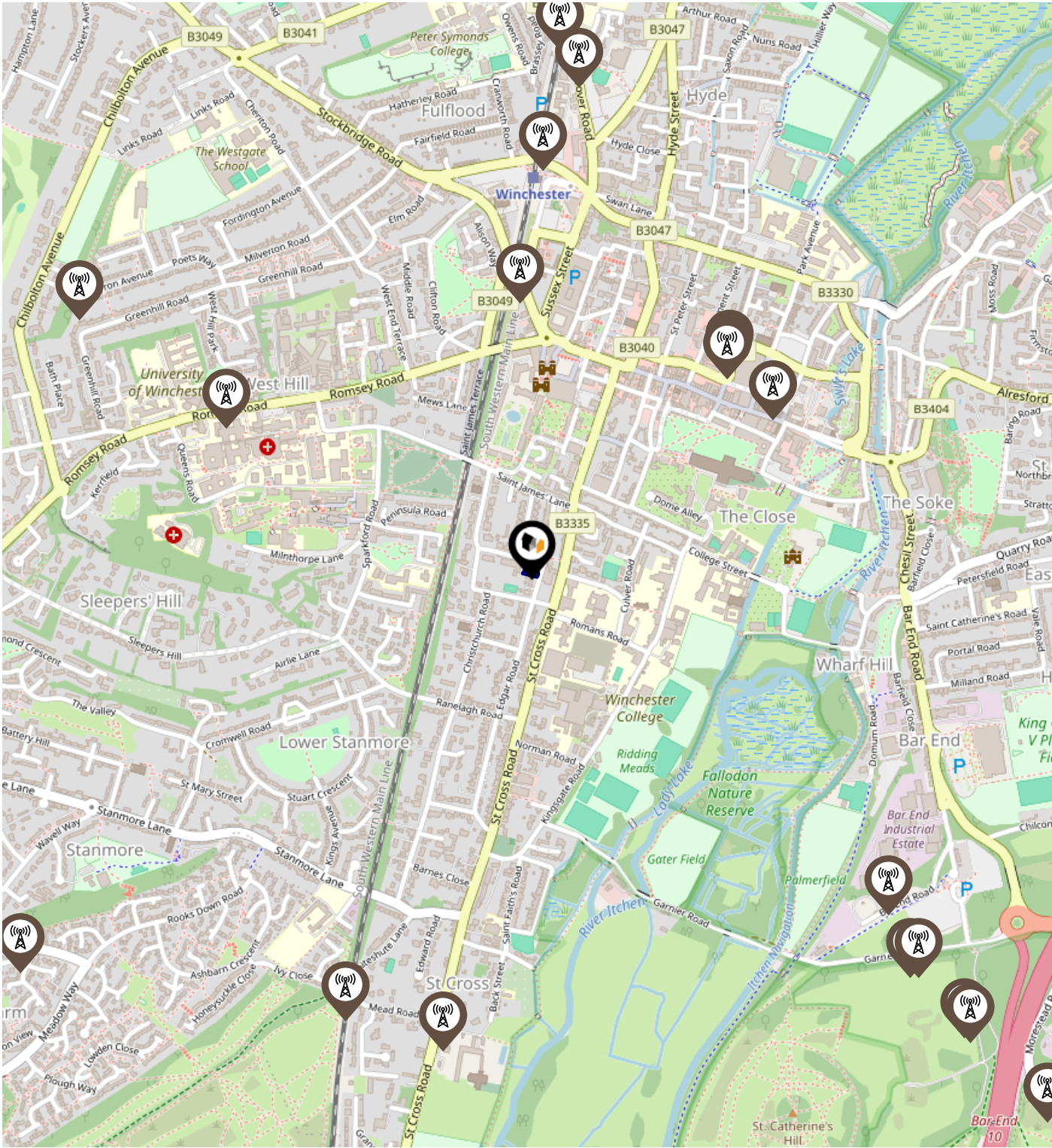


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Winnall Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

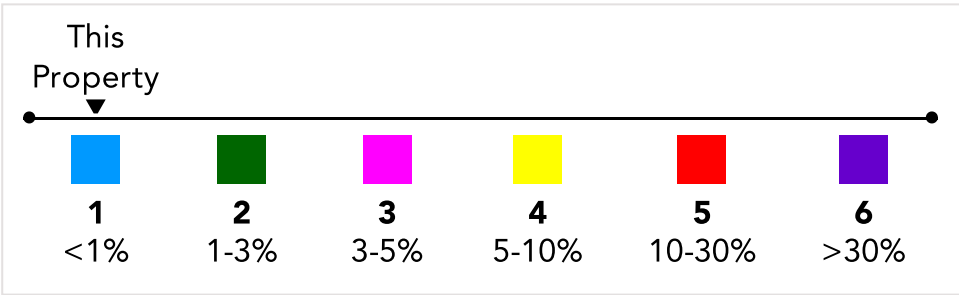
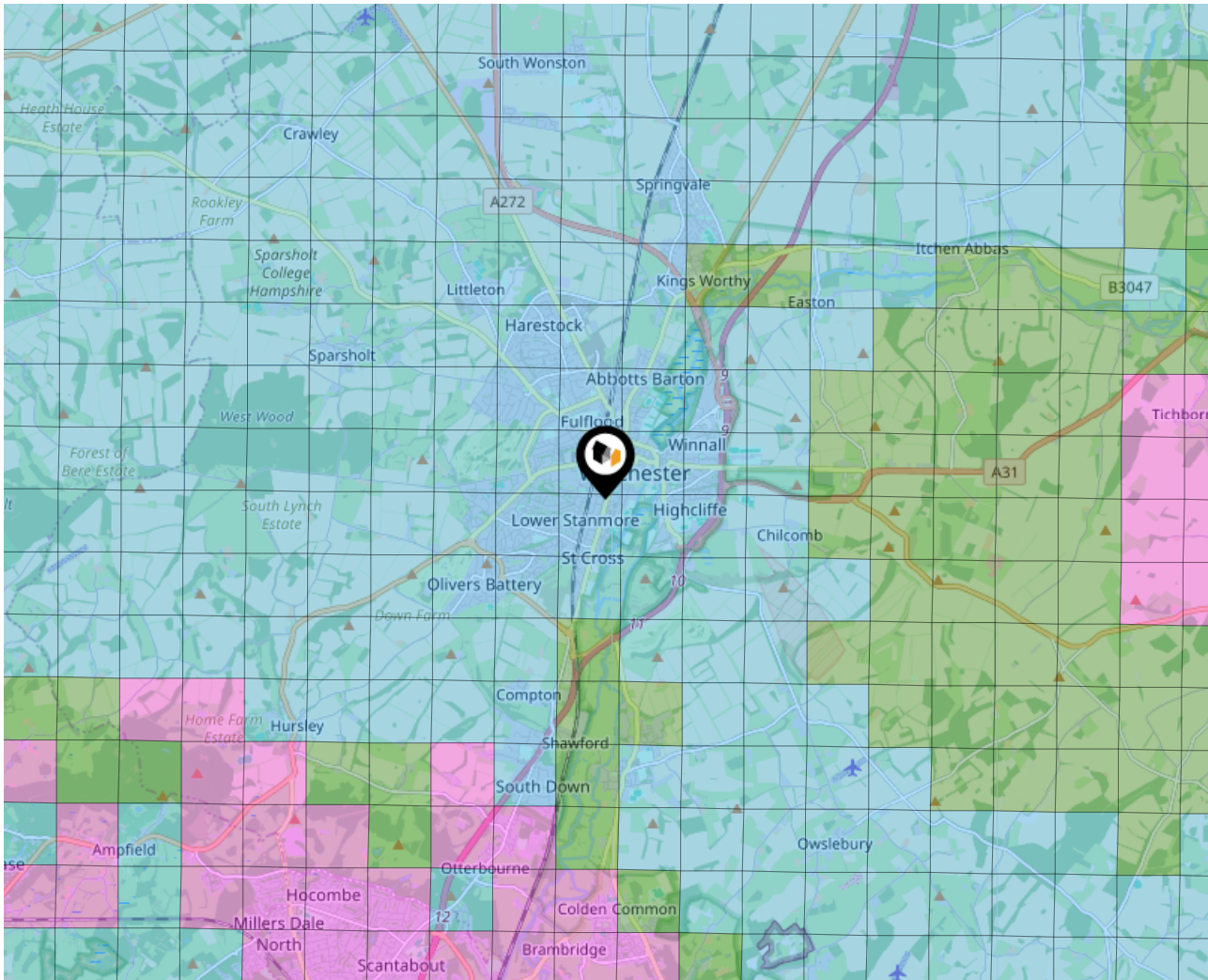


**Key:**

-  Power Pylons
-  Communication Masts

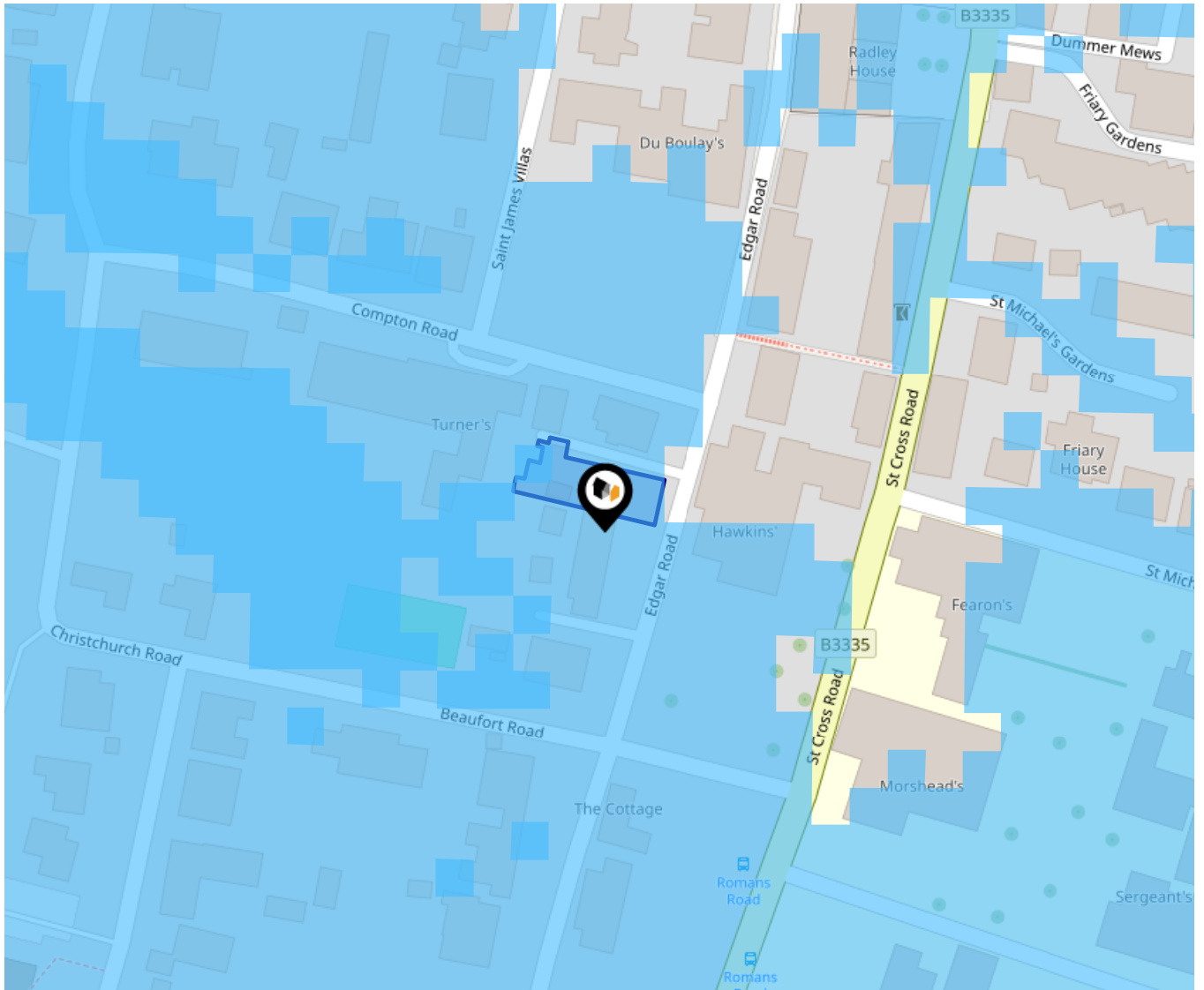
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/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.

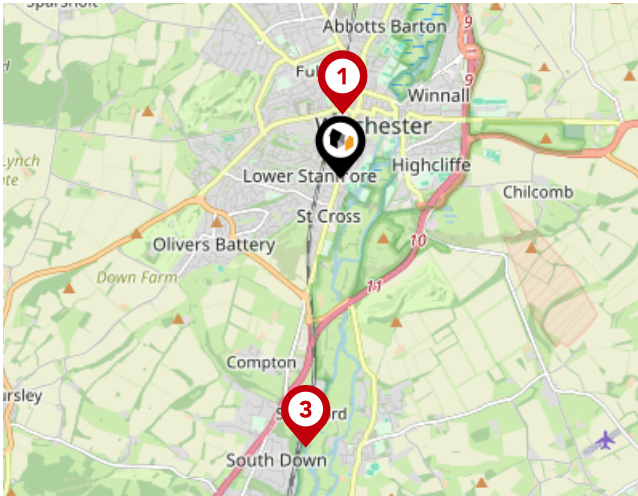
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



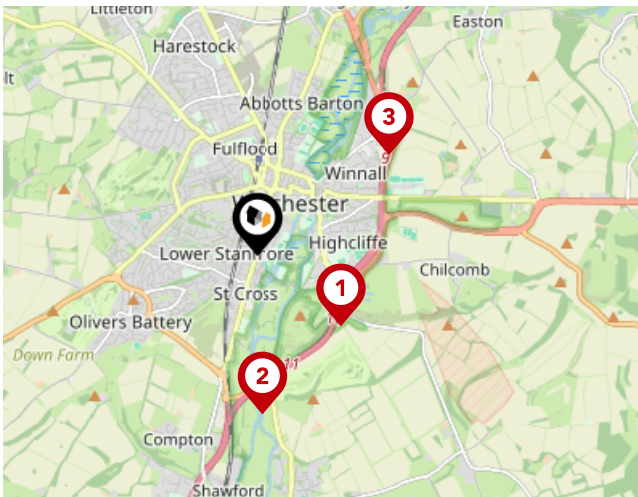
# Area

## Transport (National)



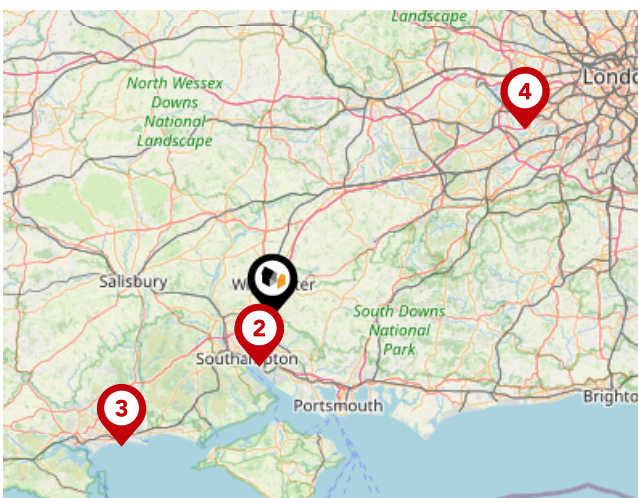
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Winchester Rail Station	0.61 miles
<b>2</b>	Winchester Rail Station	0.61 miles
<b>3</b>	Shawford Rail Station	2.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M3 J10	1.02 miles
<b>2</b>	M3 J11	1.47 miles
<b>3</b>	M3 J9	1.54 miles
<b>4</b>	M3 J12	4.7 miles
<b>5</b>	M3 J13	6.33 miles

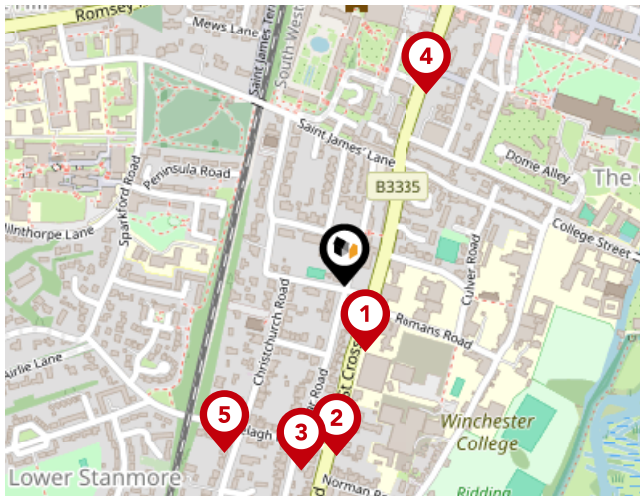


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	North Stoneham	7.68 miles
<b>2</b>	Southampton Airport	7.68 miles
<b>3</b>	Bournemouth International Airport	29.64 miles
<b>4</b>	Heathrow Airport Terminal 4	46.87 miles

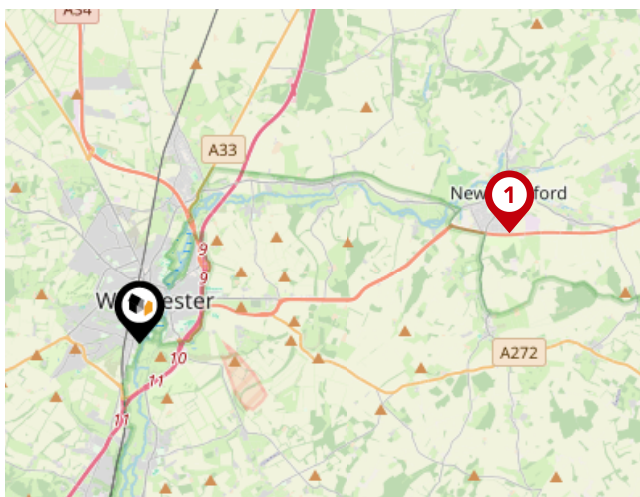
# Area

## Transport (Local)



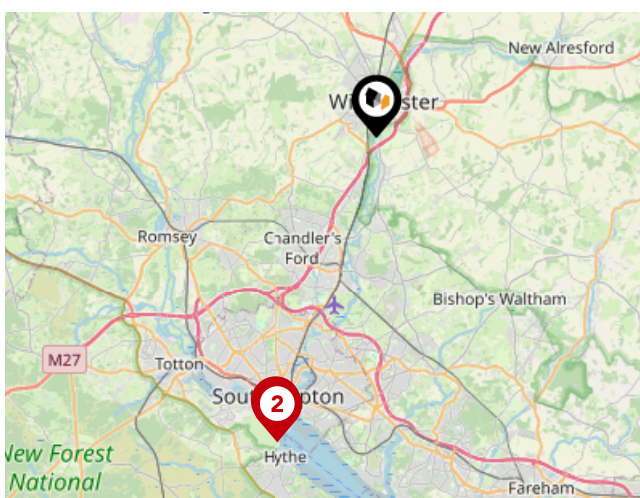
### Bus Stops/Stations

Pin	Name	Distance
1	Romans Road	0.08 miles
2	Ranelagh Road	0.2 miles
3	Edgar Road	0.22 miles
4	St. Thomas Church	0.24 miles
5	Christchurch Road	0.24 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	11.86 miles
2	Southampton Passenger Ferry Terminal	11.93 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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