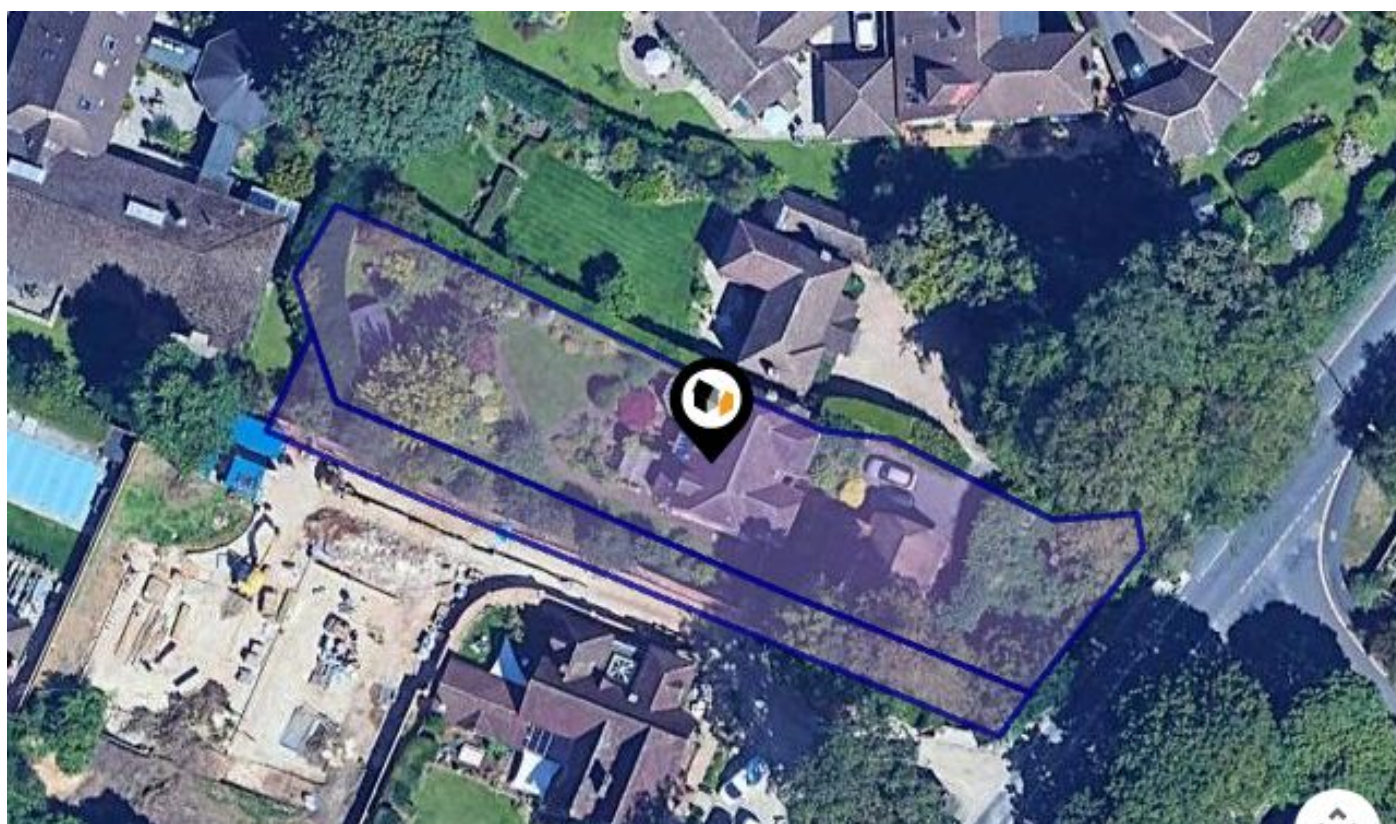# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th July 2025

WORTHY ROAD, WINCHESTER, SO23

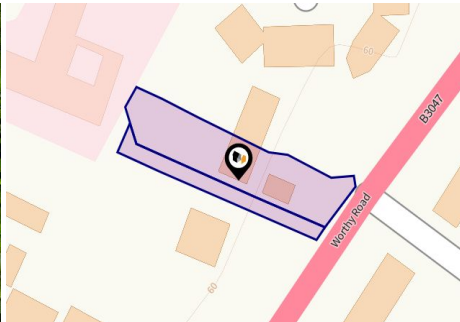**Offers Over :** £1,300,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

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Property

Type:	Detached	**Offers Over:**	£1,300,000
Bedrooms:	4	**Tenure:**	Freehold
Floor Area:	2,077 ft^2 / 193 m^2		
Plot Area:	0.35 acres		
Year Built :	1986/7		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP523133		

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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

Reference - 97/02170/FUL

Decision: Decided

Date: 16th December 1997

Description:

Single garage

Reference - 86/01521/OLD

Decision: Decided

Date: 11th July 1986

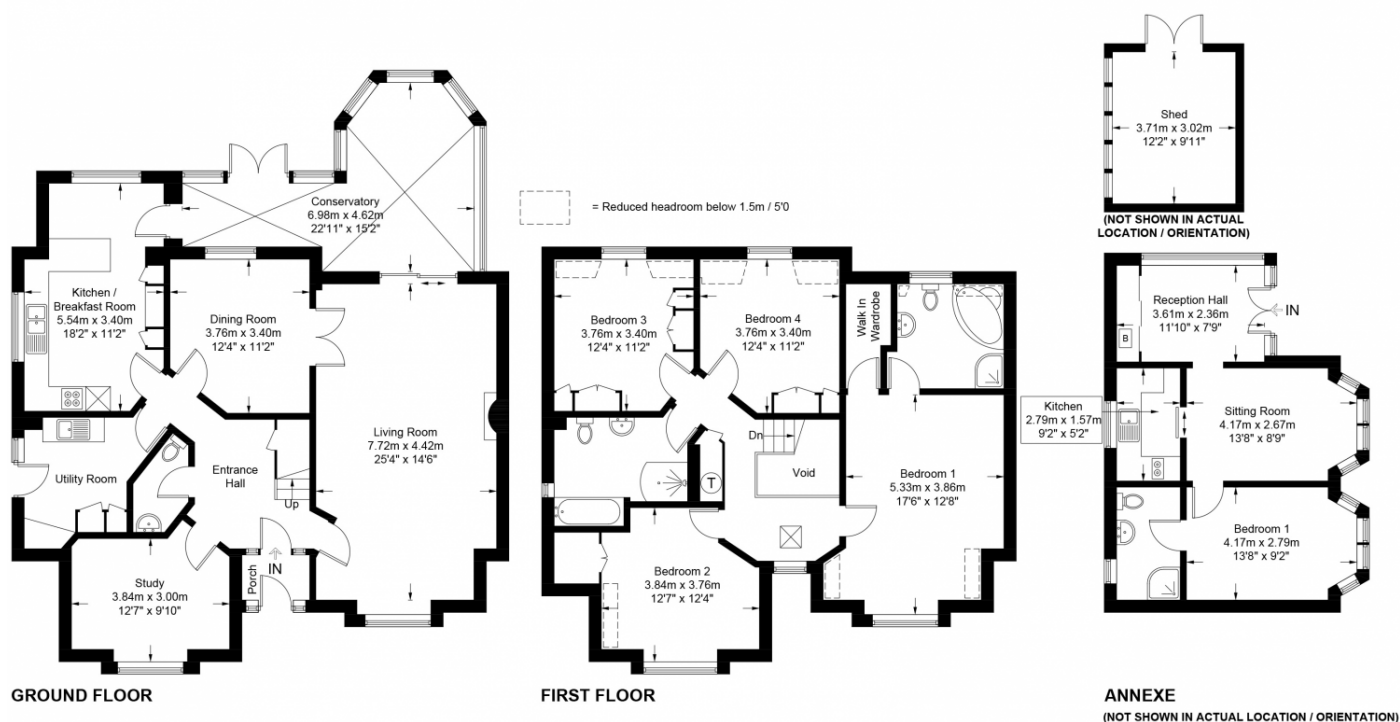**Description:**

Dwelling and garage

Reference - Winchester/18/01548/TPO

Decision: Decided

Date: 21st June 2018

Description:

T1 Beech - removal of tree at front of property. Tree is in decline due to disease.

Reference - 18/01548/TPO

Decision: Decided

Date: 21st June 2018

Description:

T1 Beech - removal of tree at front of property. Tree is in decline due to disease.

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WORTHY ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 213.3 sq m / 2296 sq ft
(Excluding Void)
Shed / Annexe = 51.9 sq m / 559 sq ft
Total = 265.2 sq m / 2855 sq ft

N

Shed
3.71m x 3.02m
12'2" x 9'11"

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

= Reduced headroom below 1.5m / 5'0

Conservatory
6.98m x 4.62m
22'11" x 15'2"

Kitchen /
Breakfast Room
5.54m x 3.40m
18'2" x 11'2"

Dining Room
3.76m x 3.40m
12'4" x 11'2"

Living Room
7.72m x 4.42m
25'4" x 14'6"

Utility Room

Entrance
Hall

Up

Study
3.84m x 3.00m
12'7" x 9'10"

Porch

IN

GROUND FLOOR

Bedroom 3
3.76m x 3.40m
12'4" x 11'2"

Bedroom 4
3.76m x 3.40m
12'4" x 11'2"

Walk In
Wardrobe

Dn

Void

Bedroom 1
5.33m x 3.86m
17'6" x 12'8"

Bedroom 2
3.84m x 3.76m
12'7" x 12'4"

T

FIRST FLOOR

Kitchen
2.79m x 1.57m
9'2" x 5'2"

Reception Hall
3.61m x 2.36m
11'10" x 7'9"

IN

B

Sitting Room
4.17m x 2.67m
13'8" x 8'9"

Bedroom 1
4.17m x 2.79m
13'8" x 9'2"

ANNEXE
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1206212)

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Property
EPC - Certificate

Worthy Road, WINCHESTER, SO23

Energy rating
D

Valid until 02.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	67 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	193 m^2

Market
Sold in Street

Oakwood, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	14/11/2024
Last Sold Price:	£1,250,000

Barton Edge, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	30/08/2023	11/12/2009
Last Sold Price:	£1,700,000	£830,000

Salcot Lodge, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	22/12/2020	22/06/2012
Last Sold Price:	£815,000	£682,000

Beechwood, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	14/12/2018
Last Sold Price:	£1,650,000

Flat 6, Dalzel, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	11/04/2016
Last Sold Price:	£112,100

Selborne Lodge, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	05/07/2004
Last Sold Price:	£750,000

Flat 2, Dalzel, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	01/05/2001
Last Sold Price:	£80,000

Holly House, Worthy Road, Winchester, SO23 7AG

Last Sold Date:	04/09/1996
Last Sold Price:	£251,000

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

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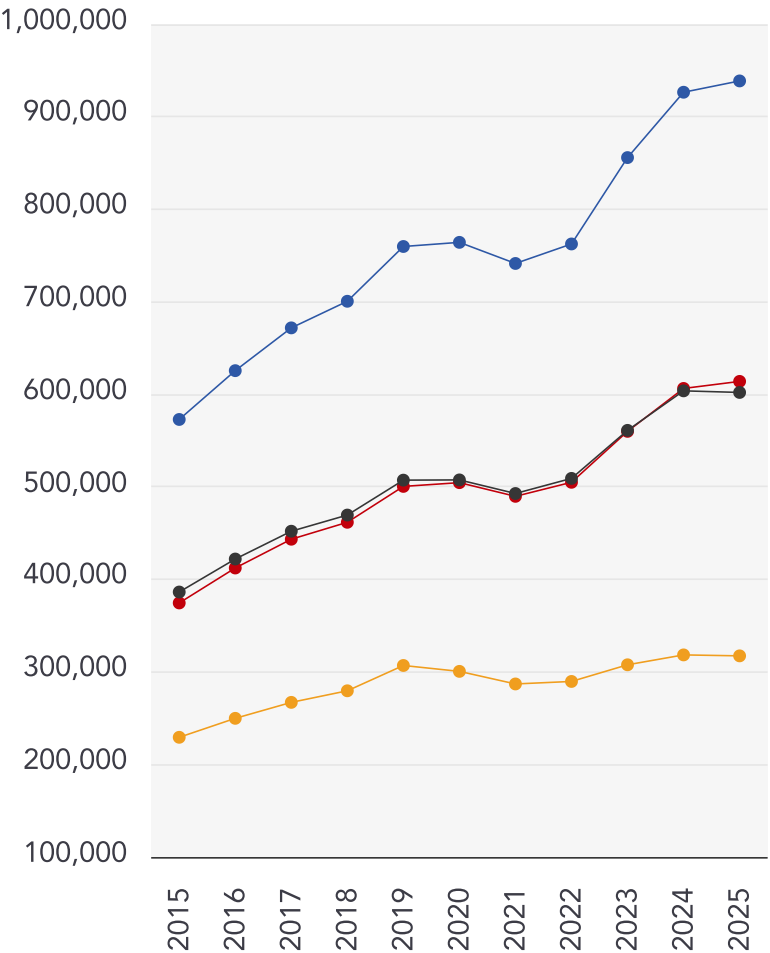
Detached

+63.86%

Terraced

+55.82%

Semi-Detached

+63.92%

Flat

+38.37%

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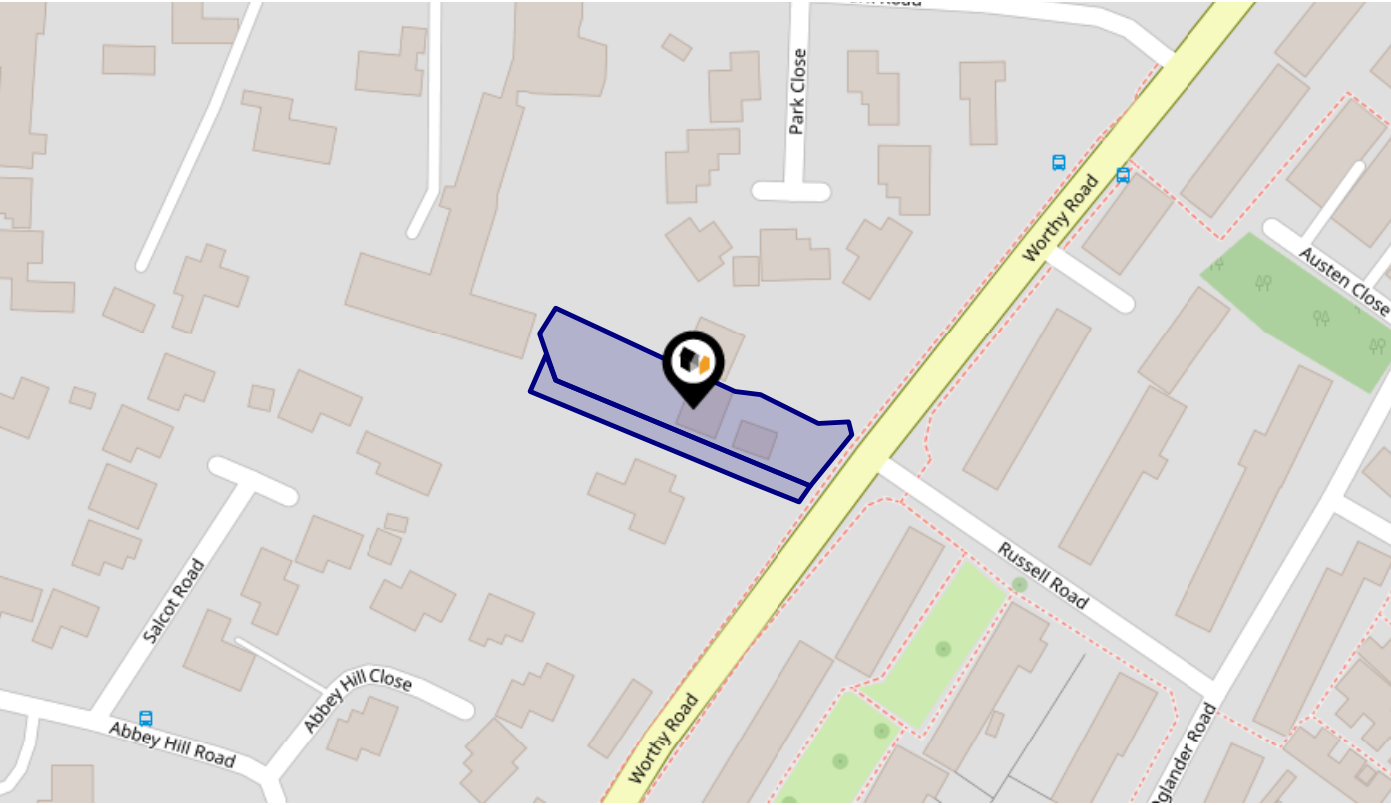
Rail Noise Data

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	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
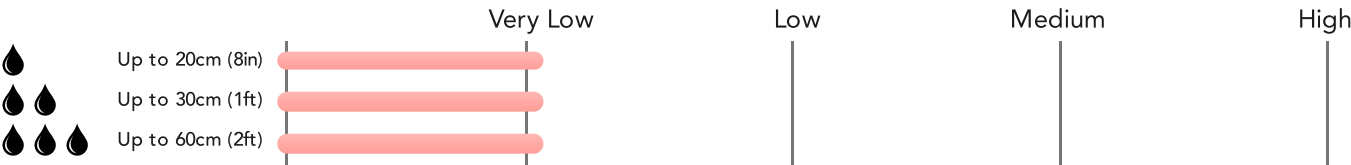

Risk Rating: Very low

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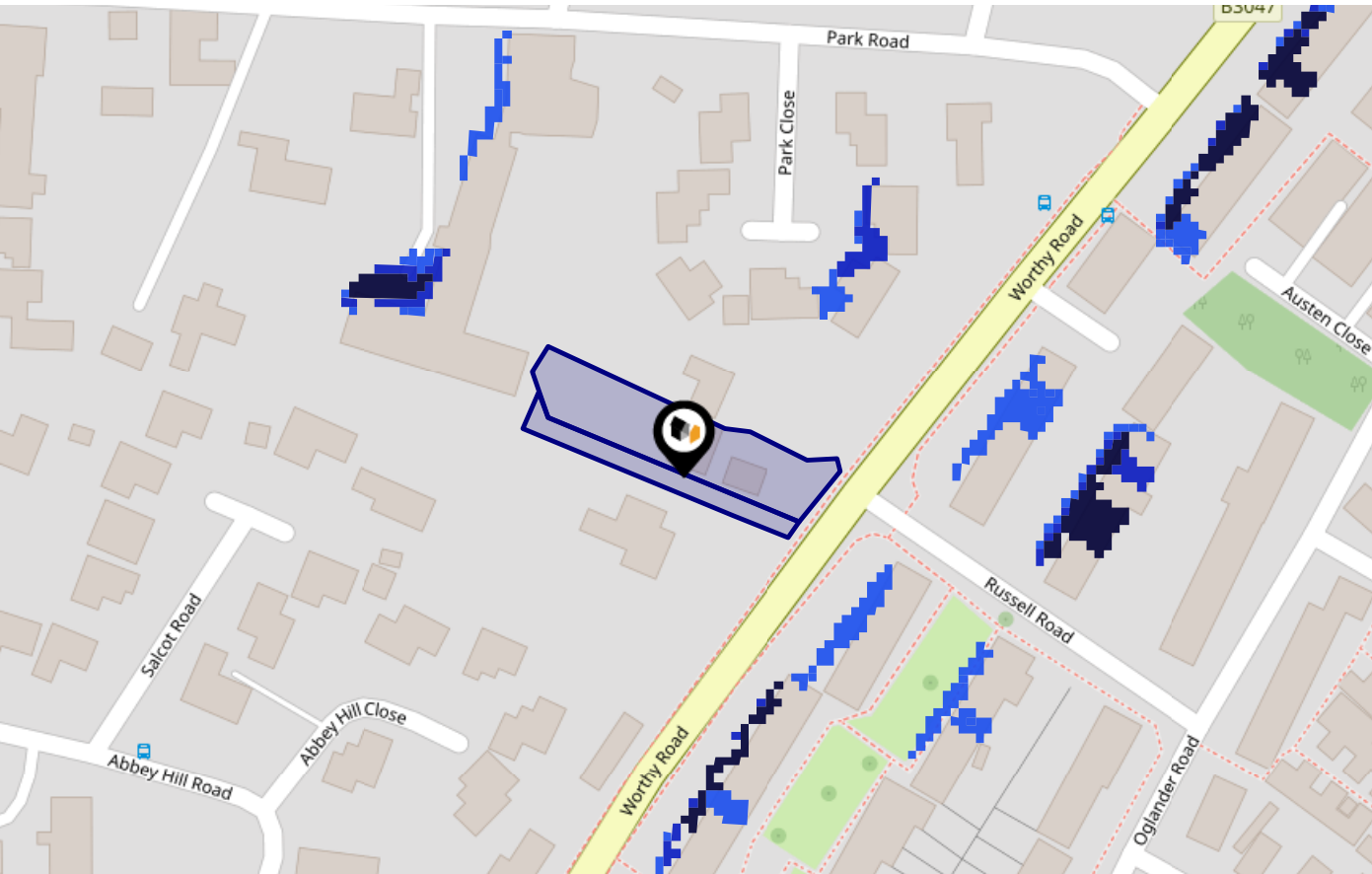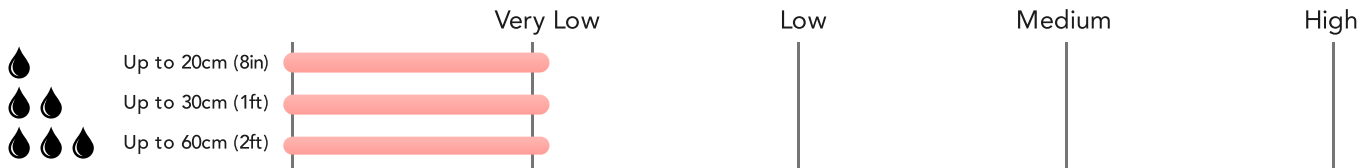
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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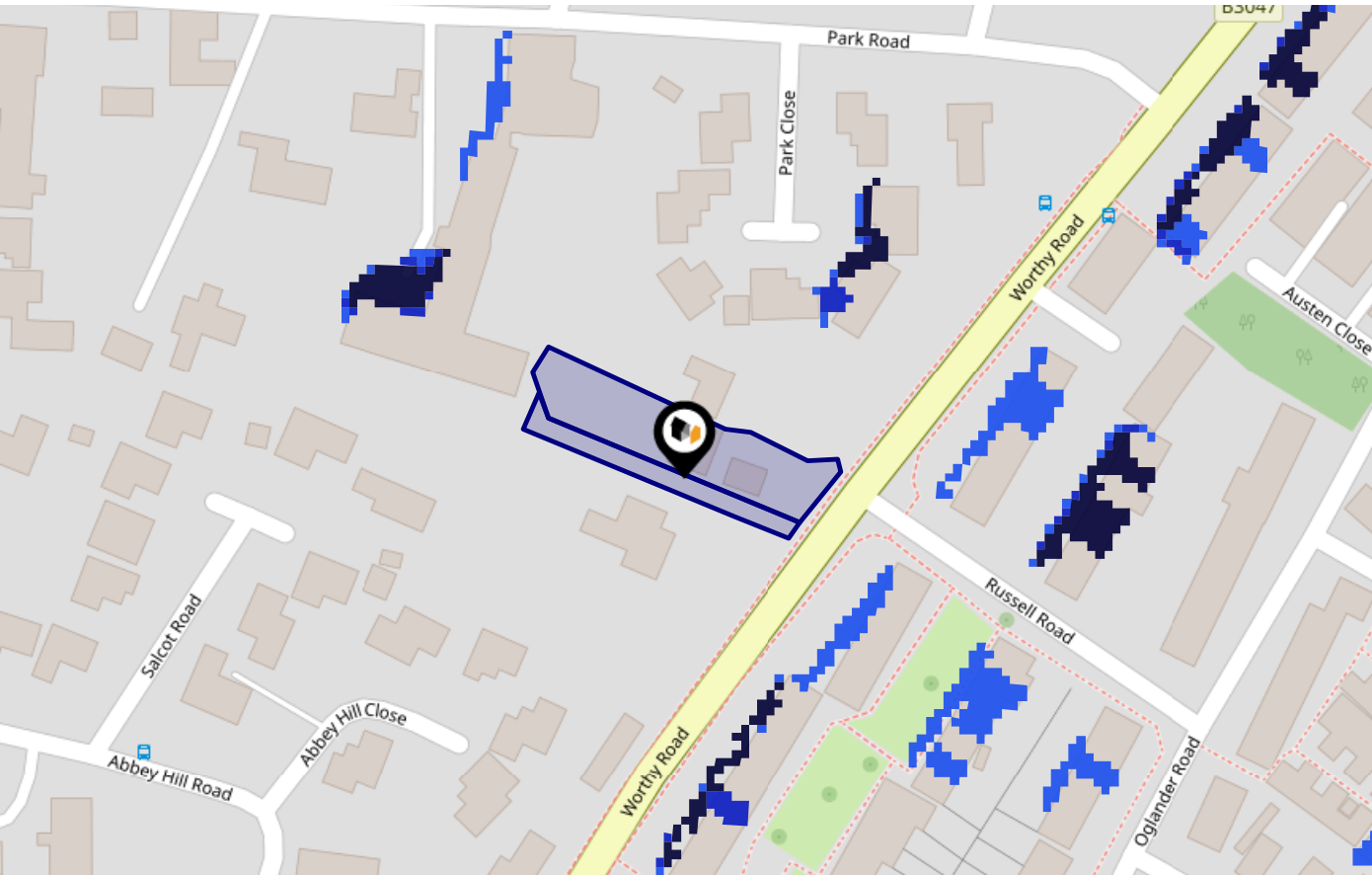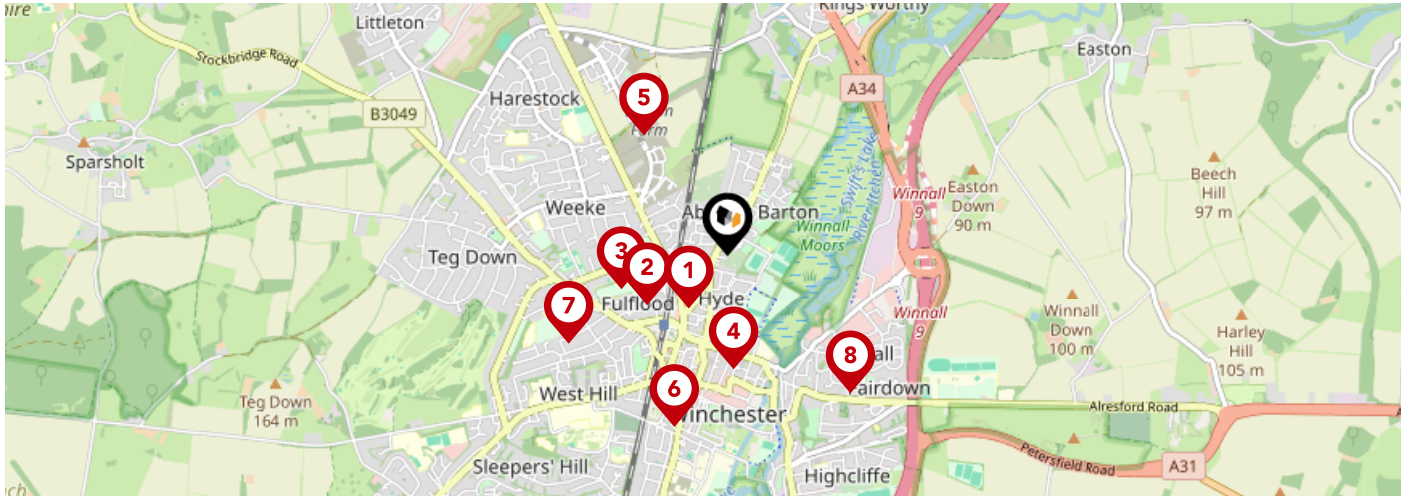■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

	Nursery	Primary	Secondary	College	Private
1 Osborne School Ofsted Rating: Outstanding	Pupils: 223	Distance:0.3	☐	☐	☑	☐	☐
2 Peter Symonds College Ofsted Rating: Outstanding	Pupils:0	Distance:0.44	☐	☐	☑	☐	☐
3 Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding	Pupils: 108	Distance:0.52	☑	☐	☐	☐	☐
4 St Bede Church of England Primary School Ofsted Rating: Outstanding	Pupils: 415	Distance:0.53	☐	☑	☐	☐	☐
5 Barton Farm Primary Academy Ofsted Rating: Outstanding	Pupils: 168	Distance:0.69	☐	☑	☐	☐	☐
6 Swanwick Lodge Ofsted Rating: Not Rated	Pupils:0	Distance:0.83	☐	☐	☑	☐	☐
7 The Westgate School Ofsted Rating: Outstanding	Pupils: 1626	Distance:0.85	☐	☑	☑	☐	☐
8 Winnall Primary School Ofsted Rating: Good	Pupils: 190	Distance:0.86	☐	☑	☐	☐	☐
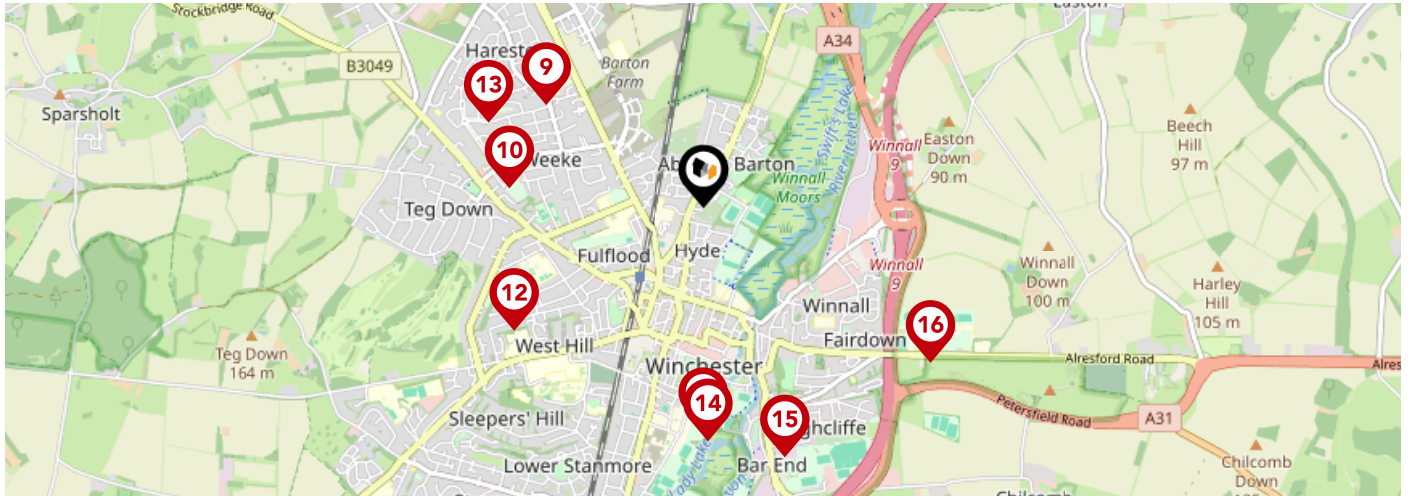
|		Nursery	Primary	Secondary	College	Private
9	**Henry Beaufort School** Ofsted Rating: Good	Pupils: 1047	Distance:0.87	☐	☐	☑	☐	☐
10	**Weeke Primary School** Ofsted Rating: Good	Pupils: 397	Distance:0.91	☐	☑	☐	☐	☐
11	**The Pilgrims School** Ofsted Rating: Not Rated	Pupils: 235	Distance:1.03	☐	☐	☑	☐	☐
12	**Western Church of England Primary School** Ofsted Rating: Good	Pupils: 391	Distance:1.05	☐	☑	☐	☐	☐
13	**Harestock Primary School** Ofsted Rating: Good	Pupils: 197	Distance:1.08	☐	☑	☐	☐	☐
14	**Winchester College** Ofsted Rating: Not Rated	Pupils: 726	Distance:1.08	☐	☐	☑	☐	☐
15	**All Saints Church of England Primary School** Ofsted Rating: Good	Pupils: 184	Distance:1.22	☐	☑	☐	☐	☐
16	**St Swithuns** Ofsted Rating: Not Rated	Pupils: 742	Distance:1.28	☐	☐	☑	☐	☐
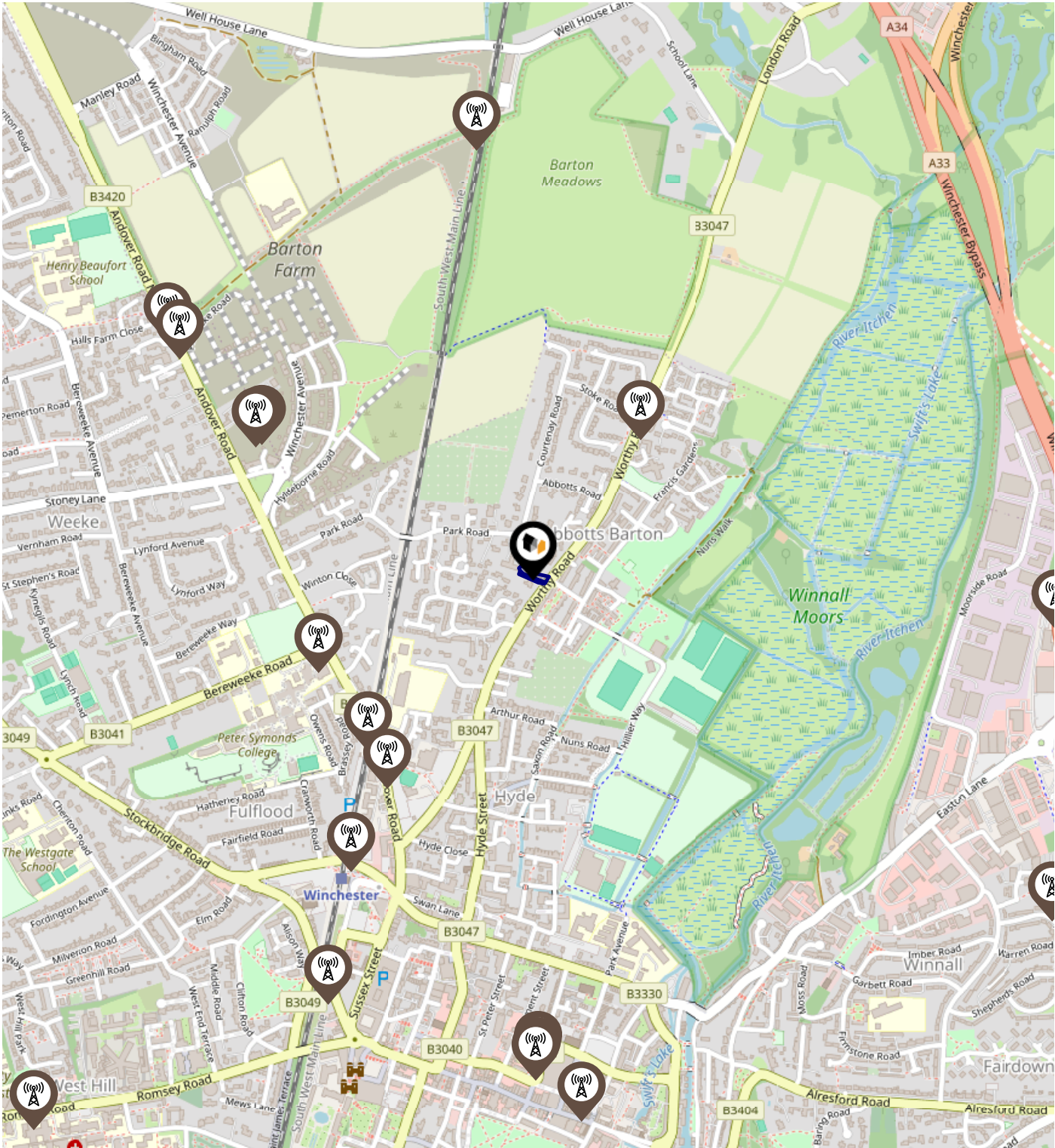
Key:

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).
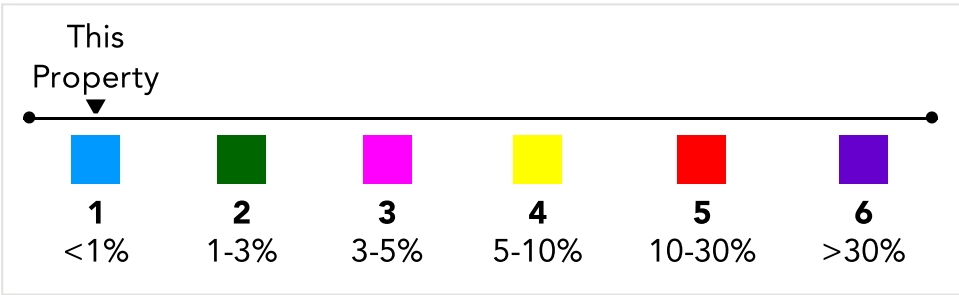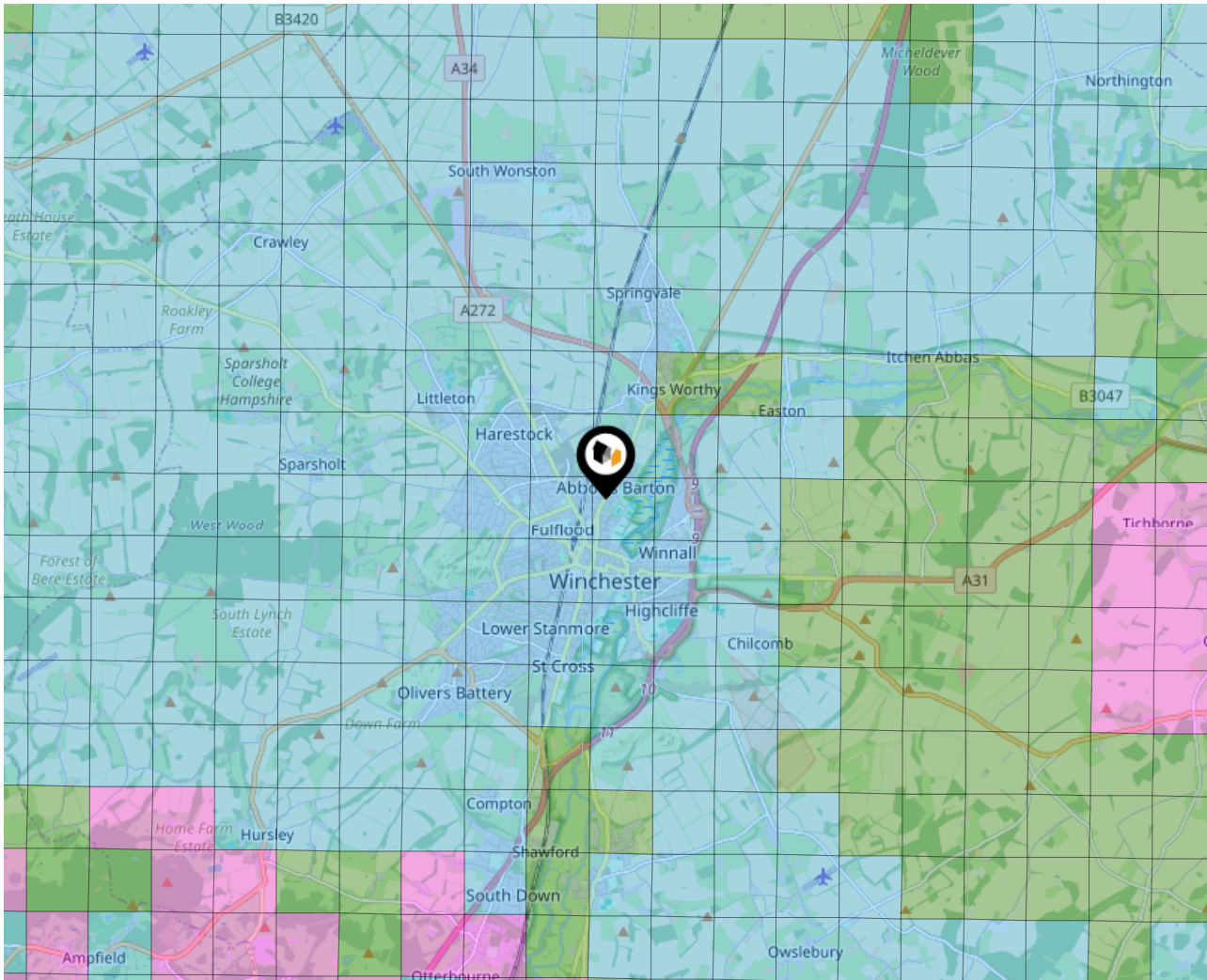
This Property ▼					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
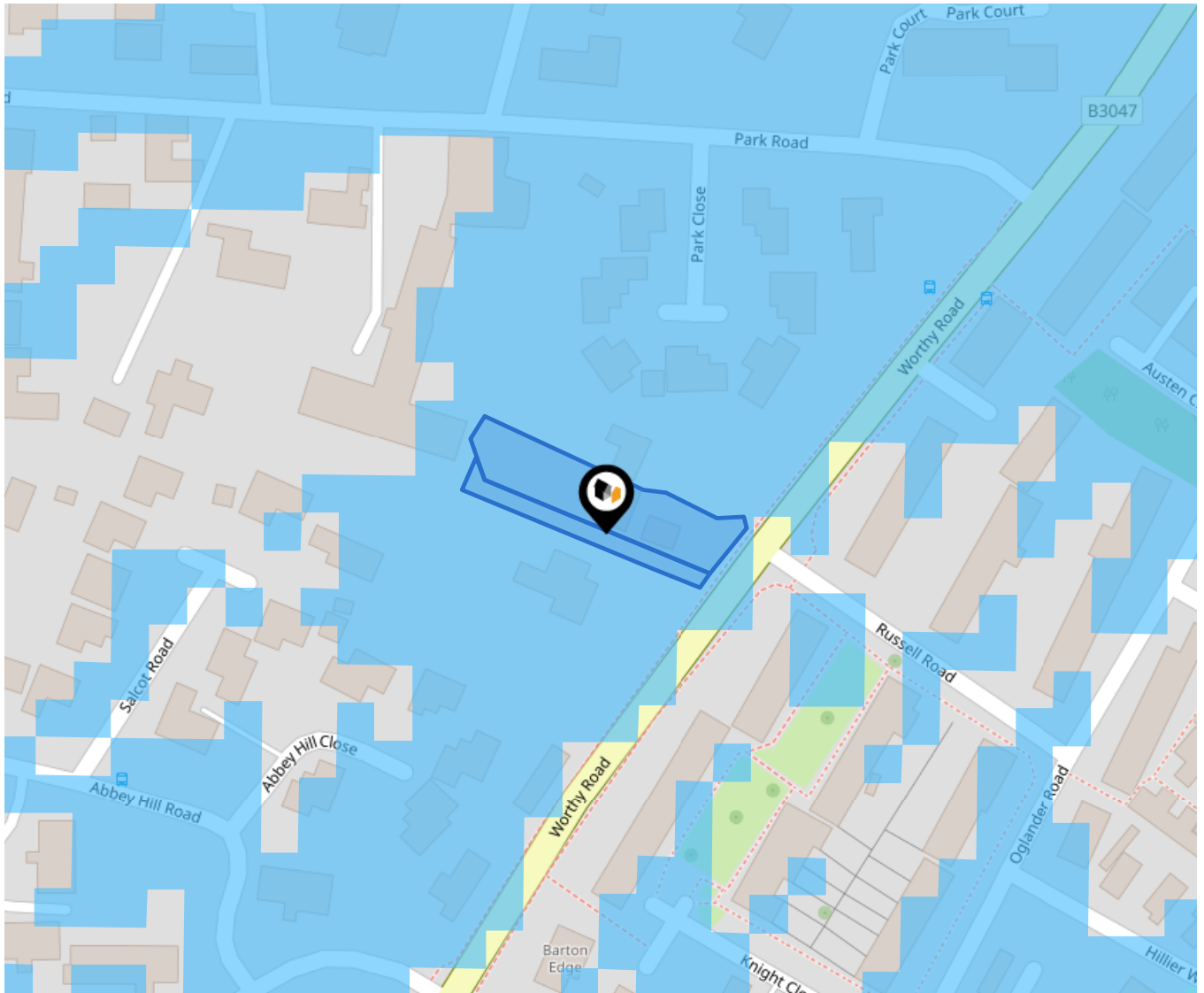
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
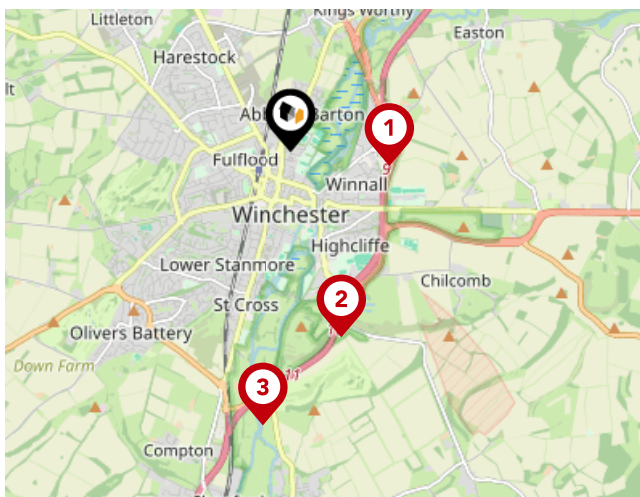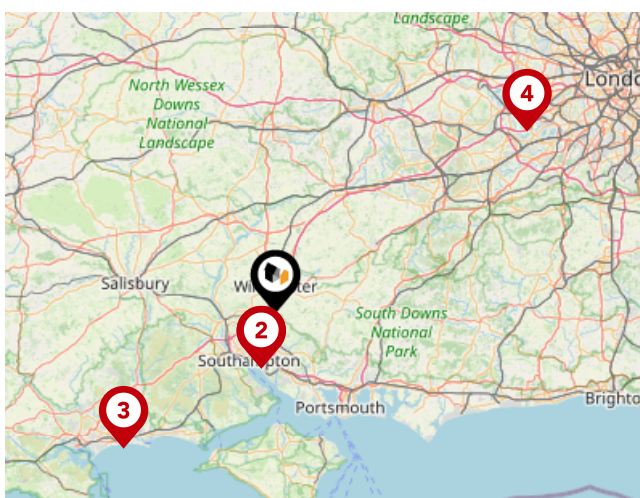- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.55 miles
2	Winchester Rail Station	0.55 miles
3	Shawford Rail Station	3.65 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	0.93 miles
2	M3 J10	1.8 miles
3	M3 J11	2.57 miles
4	M3 J12	5.82 miles
5	M3 J13	7.45 miles

Airports/Helipads

Pin	Name	Distance
1	North Stoneham	8.8 miles
2	Southampton Airport	8.8 miles
3	Bournemouth International Airport	30.58 miles
4	Heathrow Airport Terminal 4	45.99 miles
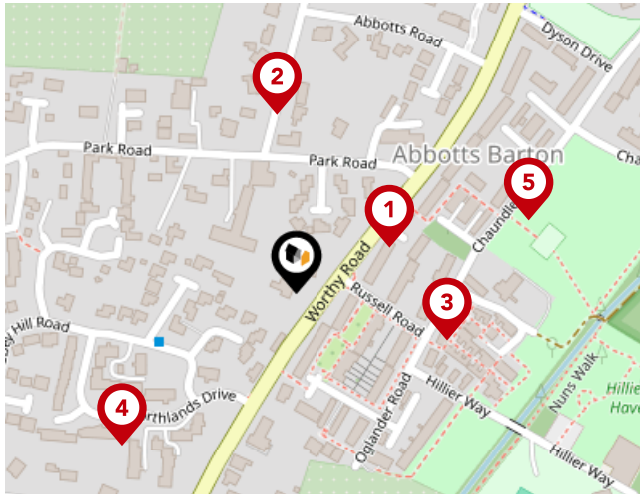
Bus Stops/Stations

Pin	Name	Distance
1	Park Road	0.06 miles
2	Abbotts Road	0.11 miles
3	Simonds Court	0.09 miles
4	Warwick Court	0.13 miles
5	Coram Close	0.14 miles
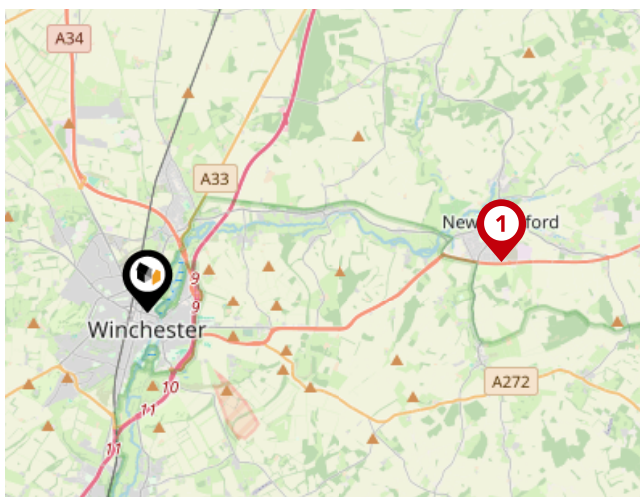
Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.69 miles
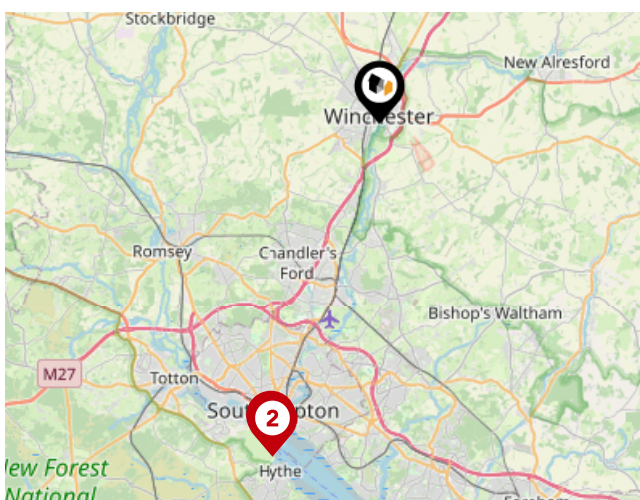
Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.99 miles
2	Southampton Passenger Ferry Terminal	13.06 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.

[f] /MartinCoWinchester   [t] /MAC_Winchester

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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.

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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

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail