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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th July 2025



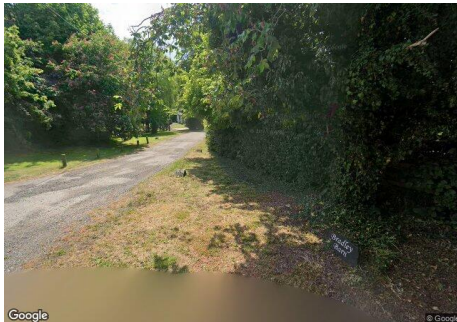
MICHELDEVER, WINCHESTER, SO21

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,884 ft ² / 268 m ²		
Plot Area:	1.24 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,501		
Title Number:	HP447259		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		23	-
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	High		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History This Address



Planning records for: **Micheldever, Winchester, SO21**

Reference - 15/02403/FUL
Decision: Decided
Date: 27th October 2015
Description: (HOUSEHOLDER) Construction of a detached 2 bay garage with side log store

Reference - Winchester/15/02403/FUL
Decision: Decided
Date: 26th October 2015
Description: (HOUSEHOLDER) Construction of a detached 2 bay garage with side log store

Reference - 07/01394/FUL
Decision: Decided
Date: 04th June 2007
Description: Replace garage with annexe

Reference - Winchester/07/01394/FUL
Decision: Decided
Date: 04th June 2007
Description: Replace garage with annexe

Planning History This Address

Planning records for: *Micheldever, Winchester, SO21*

Reference - 05/02714/FUL	
Decision:	Decided
Date:	25th November 2005
Description:	Extension and conversion of garage/store/stable to form annexe for elderly relative



MICHELDEVER, WINCHESTER, SO21

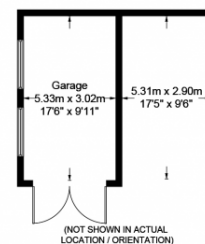
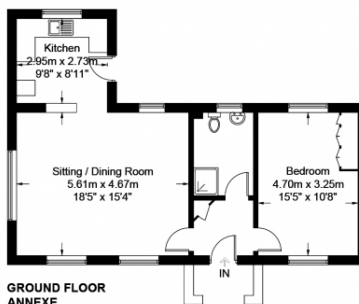
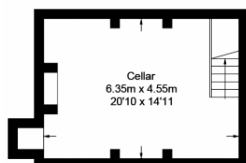
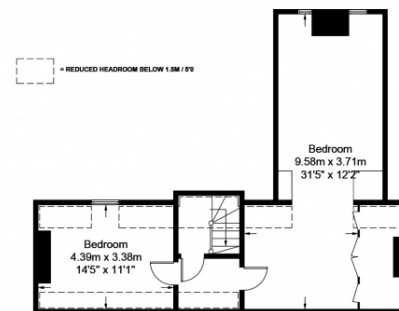
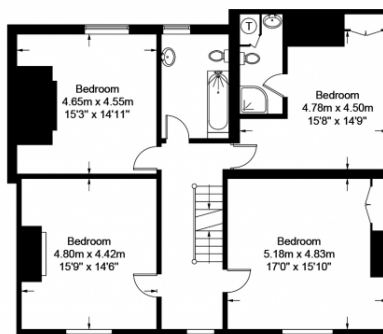
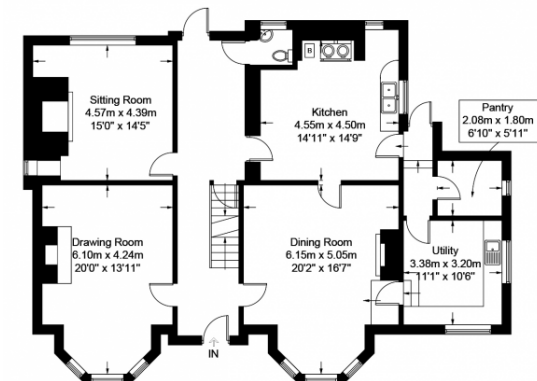
APPROXIMATE GROSS INTERNAL AREA = 317.5 SQ M / 3417 SQ FT

BASEMENT = 28.9 SQ M / 311 SQ FT

ANNEXE = 60.9 SQ M / 655 SQ FT

GARAGE = 16.0 SQ M / 172 SQ FT

TOTAL = 423.3 SQ M / 4555 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
CREATED BY EMZO MARKETING (ID795101)

Property EPC - Certificate

Micheldever, SO21

Energy rating

F

Valid until 08.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	31 F	
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	268 m ²

Ostlers, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	08/09/2021	10/06/2015	21/11/2005
Last Sold Price:	£725,000	£575,000	£392,000

7, Bradley Cottages, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	27/11/2020	16/10/2014	31/07/2002
Last Sold Price:	£600,000	£475,000	£299,450

1, Bradley Cottages, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	07/03/2019
Last Sold Price:	£570,000

4, Bradley Cottages, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	21/12/2009	29/09/2000	05/05/1995
Last Sold Price:	£399,950	£249,500	£95,000

Bradley Barn, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	21/10/2005
Last Sold Price:	£495,000

5, Bradley Cottages, Basingstoke Road, Winchester, SO21 3BQ

Last Sold Date:	18/08/1995
Last Sold Price:	£130,000

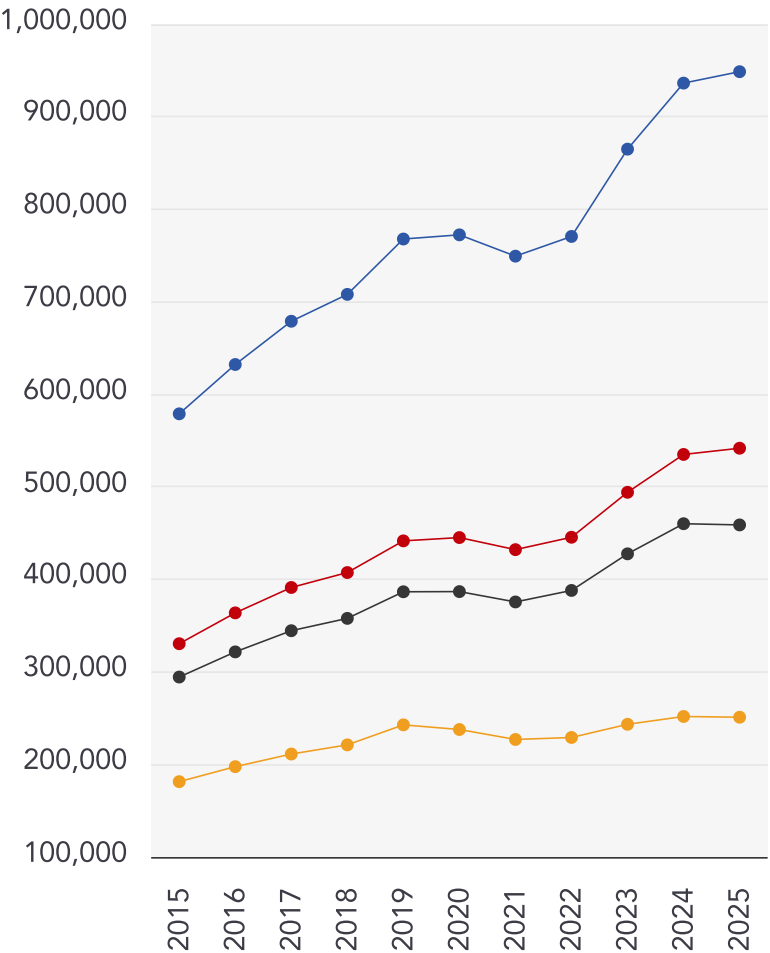
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

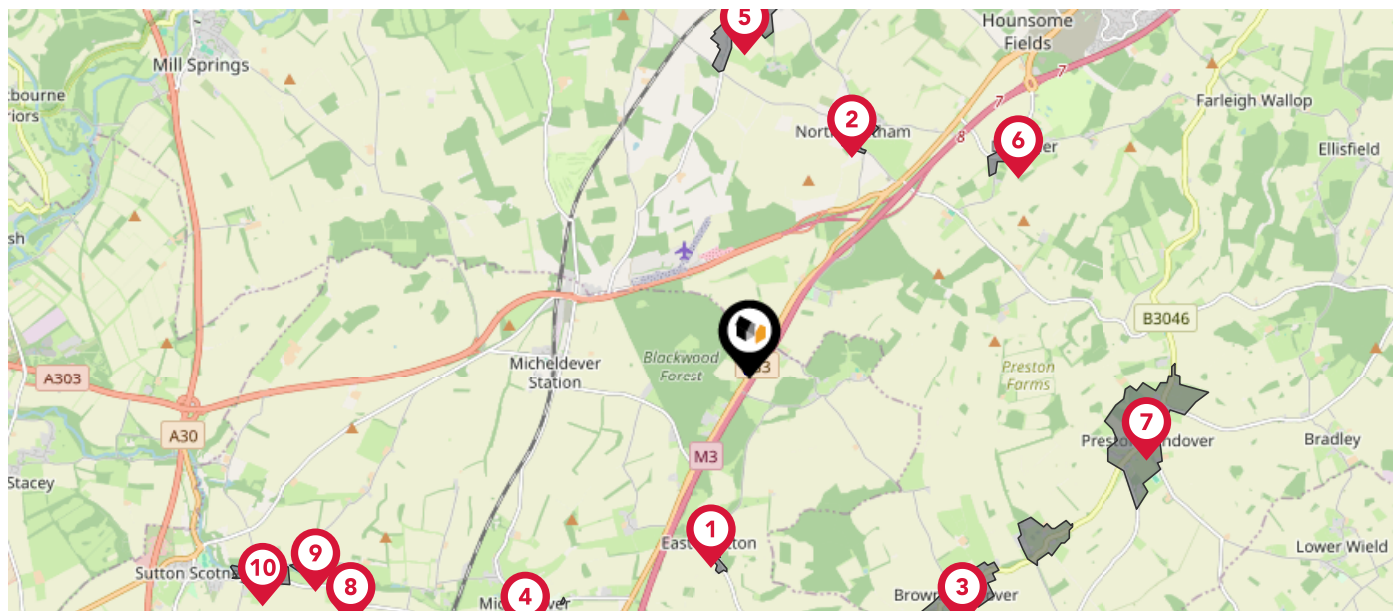
Flat

+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



East Stratton



North Waltham



Brown and Chilton Candover



Micheldever



Steventon



Dummer



Preston Candover



Stoke Charity

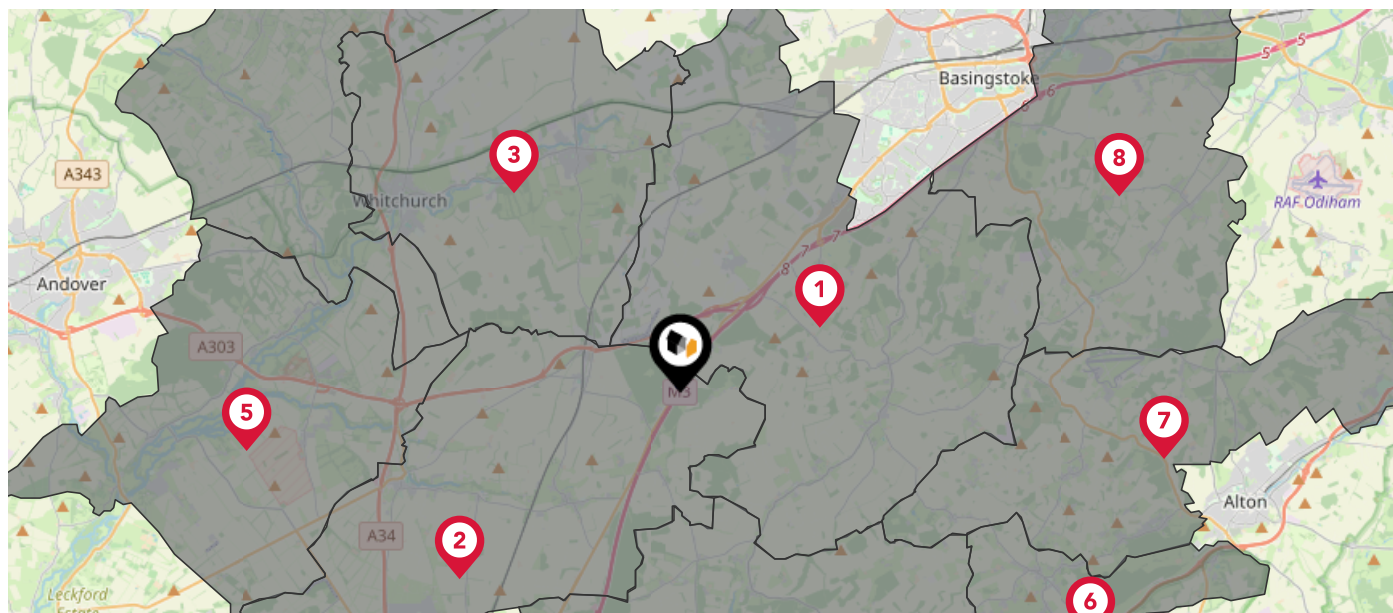


Hunton



Wonston

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

Oakley & The Candovers Ward

2

Wonston & Micheldever Ward

3

Whitchurch, Overton & Laverstoke Ward

4

Alresford & Itchen Valley Ward

5

Harewood Ward

6

Four Marks & Medstead Ward

7

Bentworth & Froyle Ward

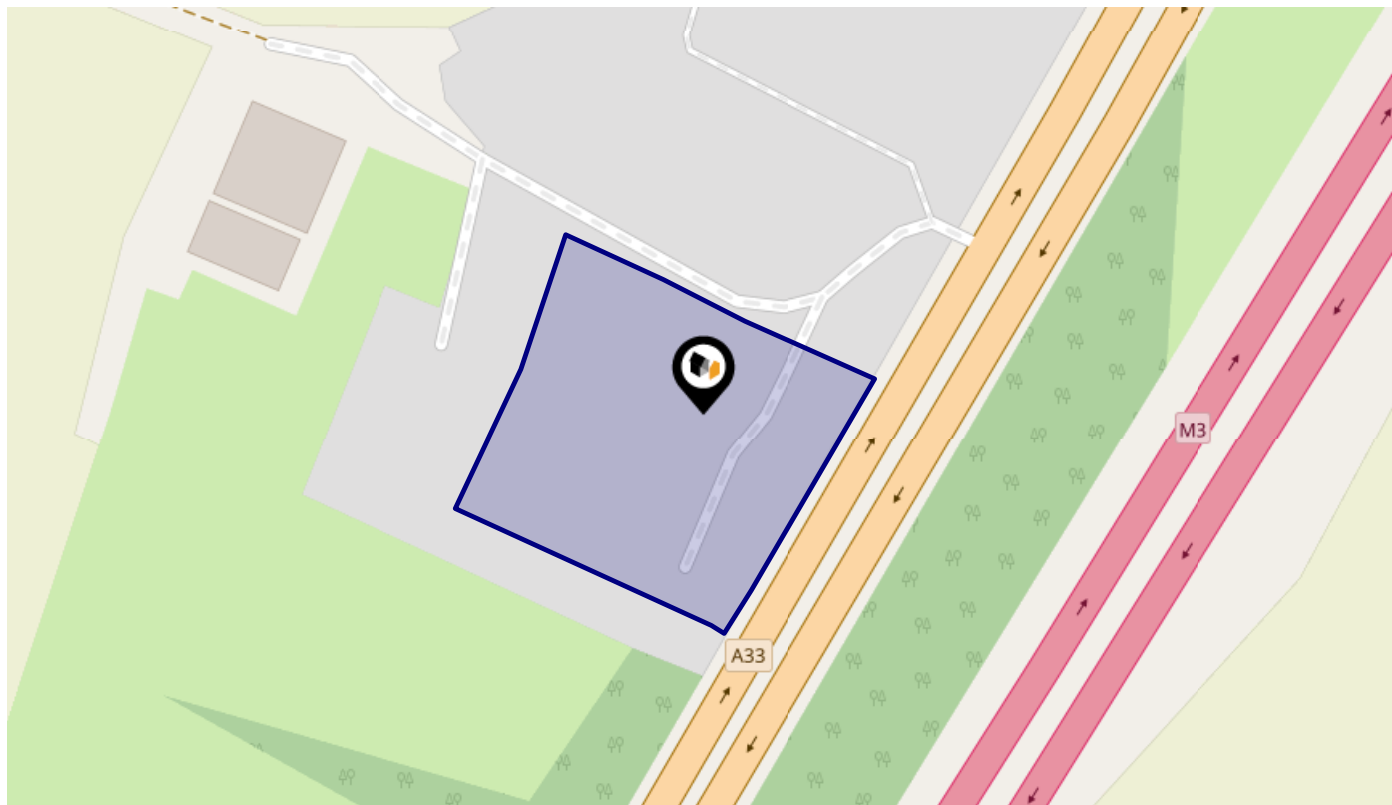
8

Basing & Upton Grey Ward

9

Evingar 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.

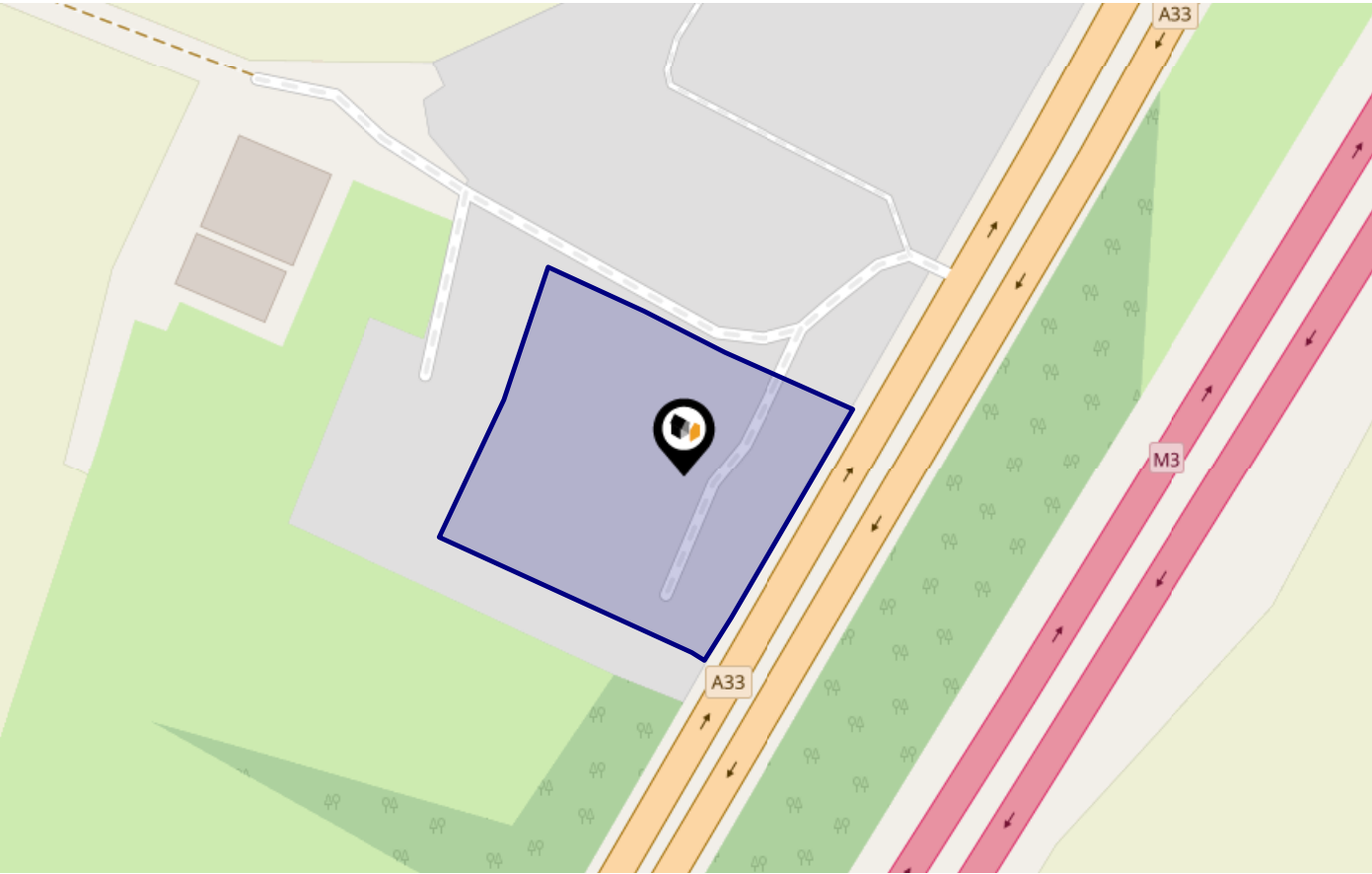
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

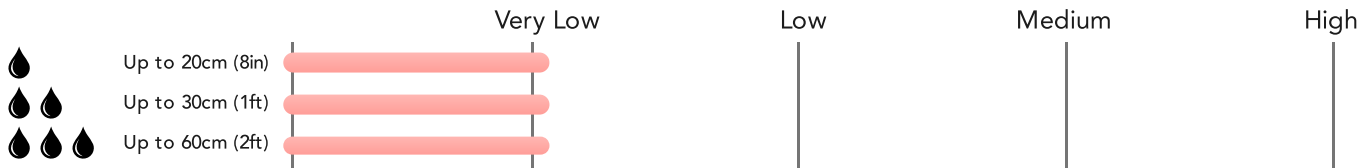


Risk Rating: Very low

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

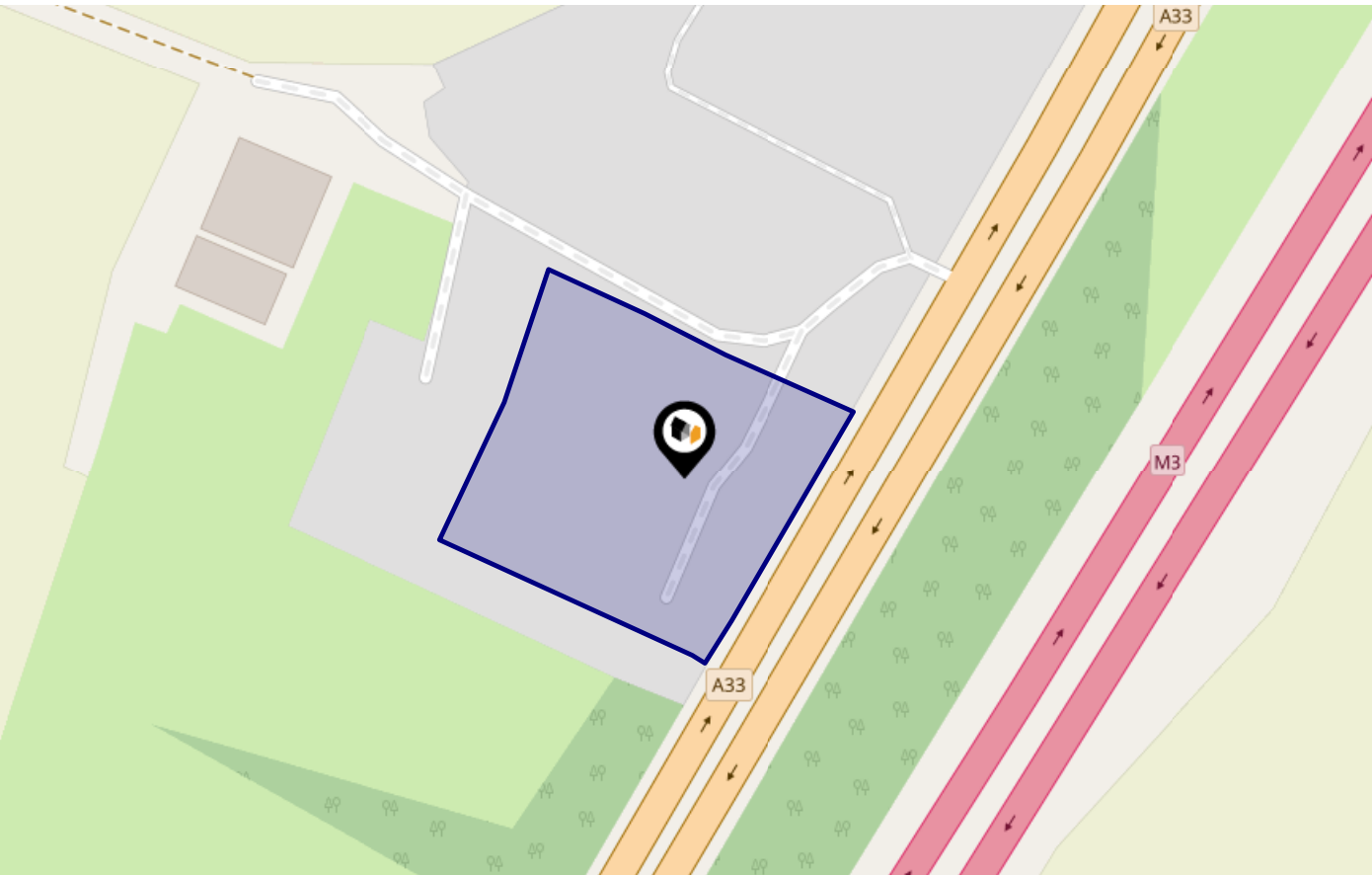
Chance of flooding to the following depths at this property:



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.

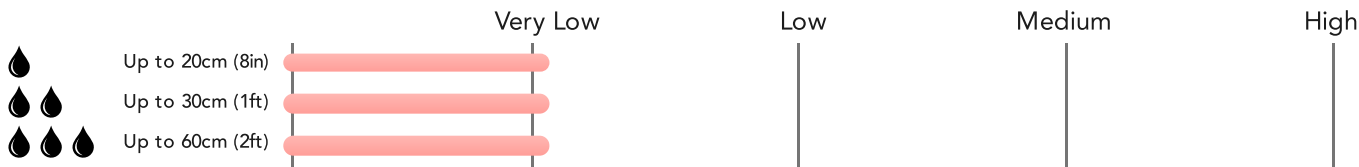


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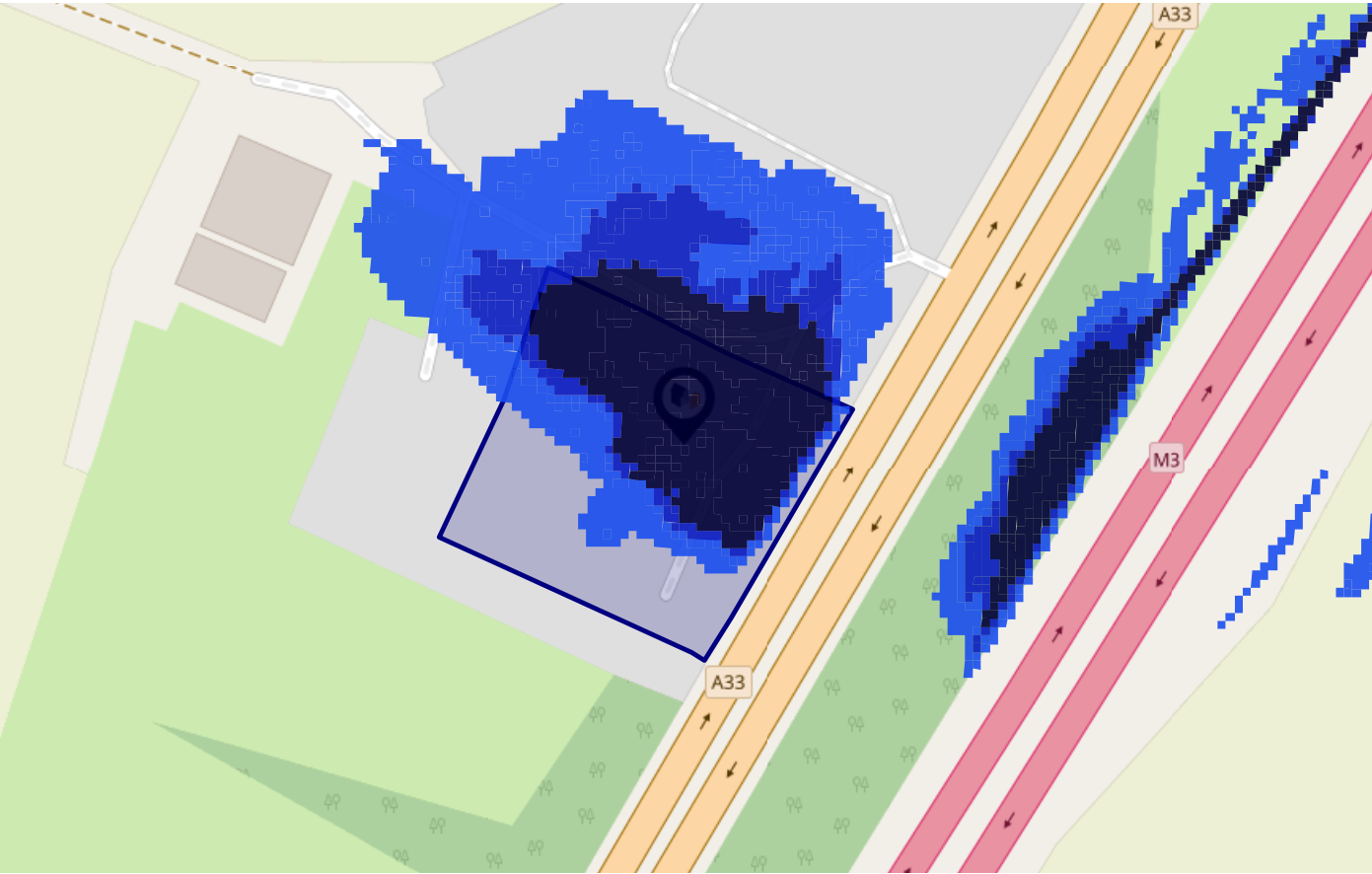
Chance of flooding to the following depths at this property:



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.

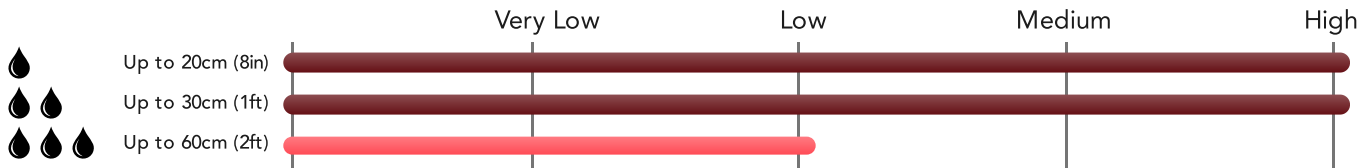


Risk Rating: High

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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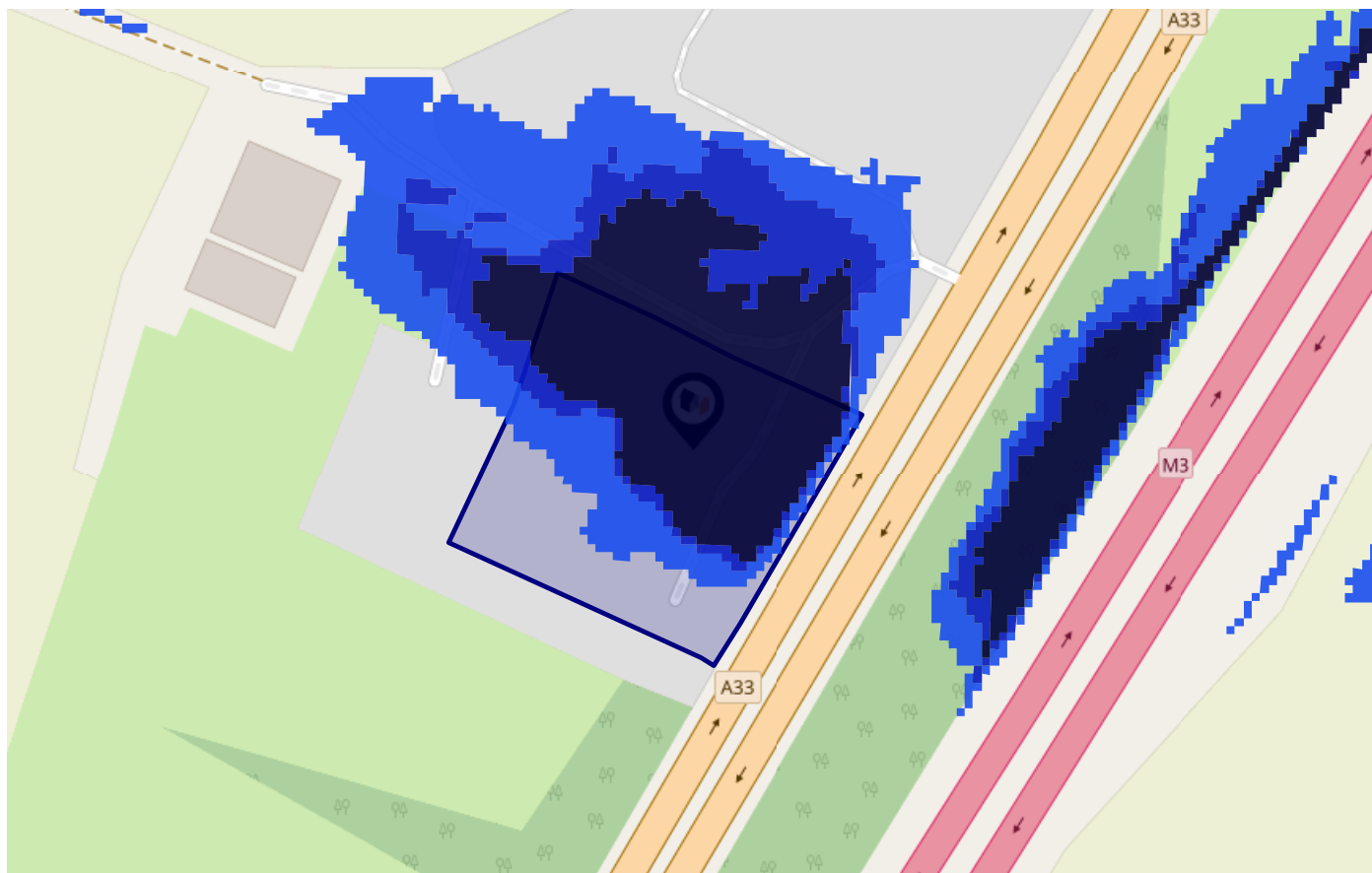
Chance of flooding to the following depths at this property:



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.

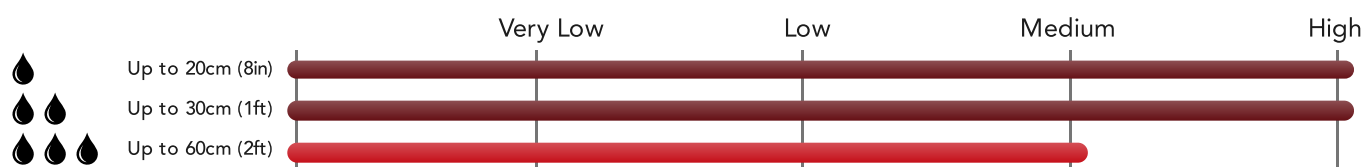


Risk Rating: High

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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.



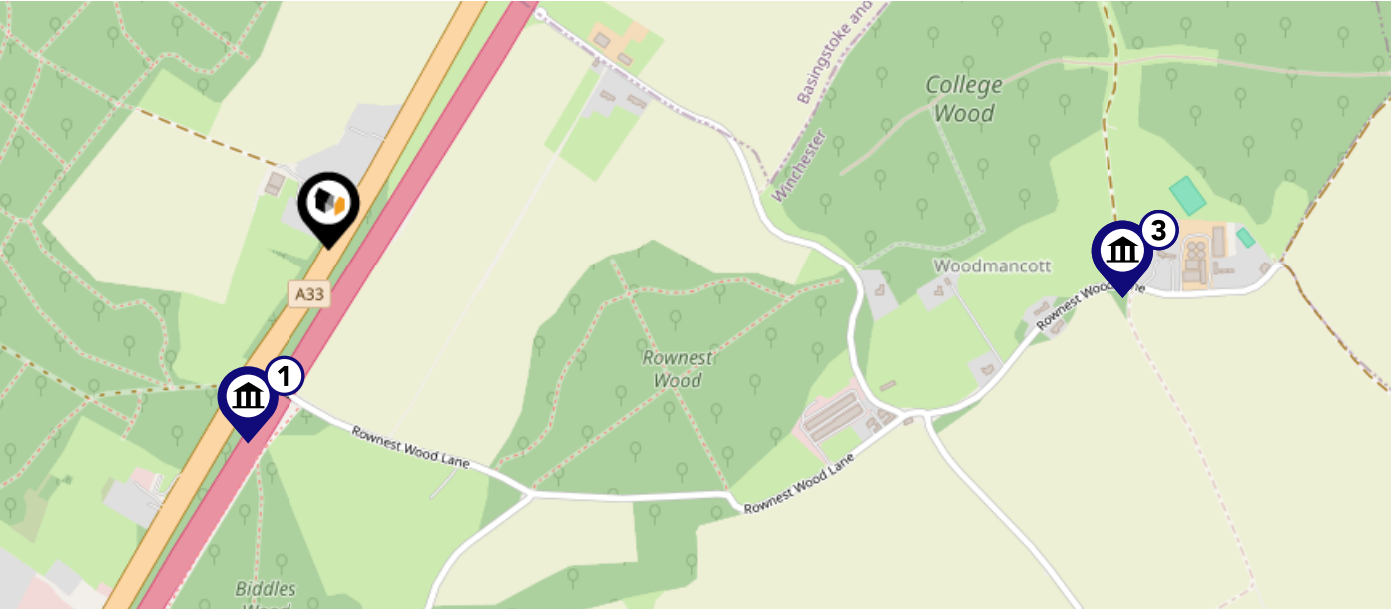
Nearby Landfill Sites

1	Popham Court Road-Vicarage Road, Popham	Historic Landfill
2	West Farm-Popham, Hampshire	Historic Landfill
3	Vicarage Road/ Popham Court Road-Popham	Historic Landfill
4	Land at Burcot Farm-East Stratton, Winchester	Historic Landfill
5	Land At Weston Down Clump-Freefold Lane, Micheldever	Historic Landfill
6	Robey's Farm-Brown Candover, Alresford, Hampshire	Historic Landfill
7	Weston Colley-Micheldever, Hampshire	Historic Landfill
8	Preston Candover-Preston Candover, Hampshire	Historic Landfill
9	West Of A34-North of Tilbury Ring, Bullington	Historic Landfill
10	Bullington Tip-Bullington	Historic Landfill

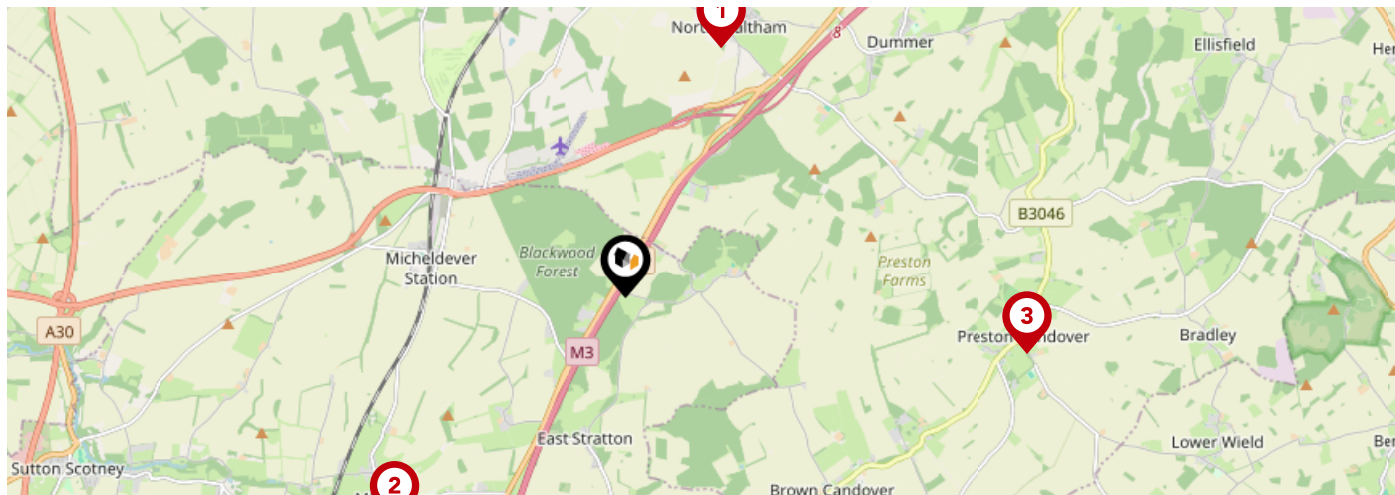
Maps

Listed Buildings

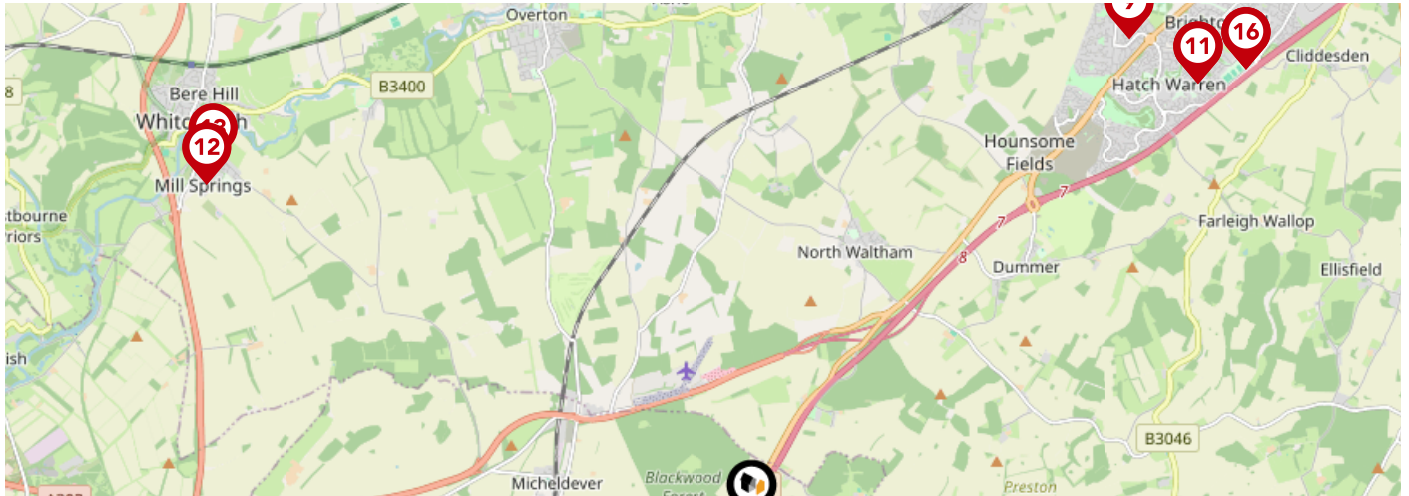
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1155243 - London Lodge	Grade II	0.2 miles
	1263289 - Church Of St James	Grade II	0.9 miles
	1092707 - Church Of St. James	Grade II	0.9 miles



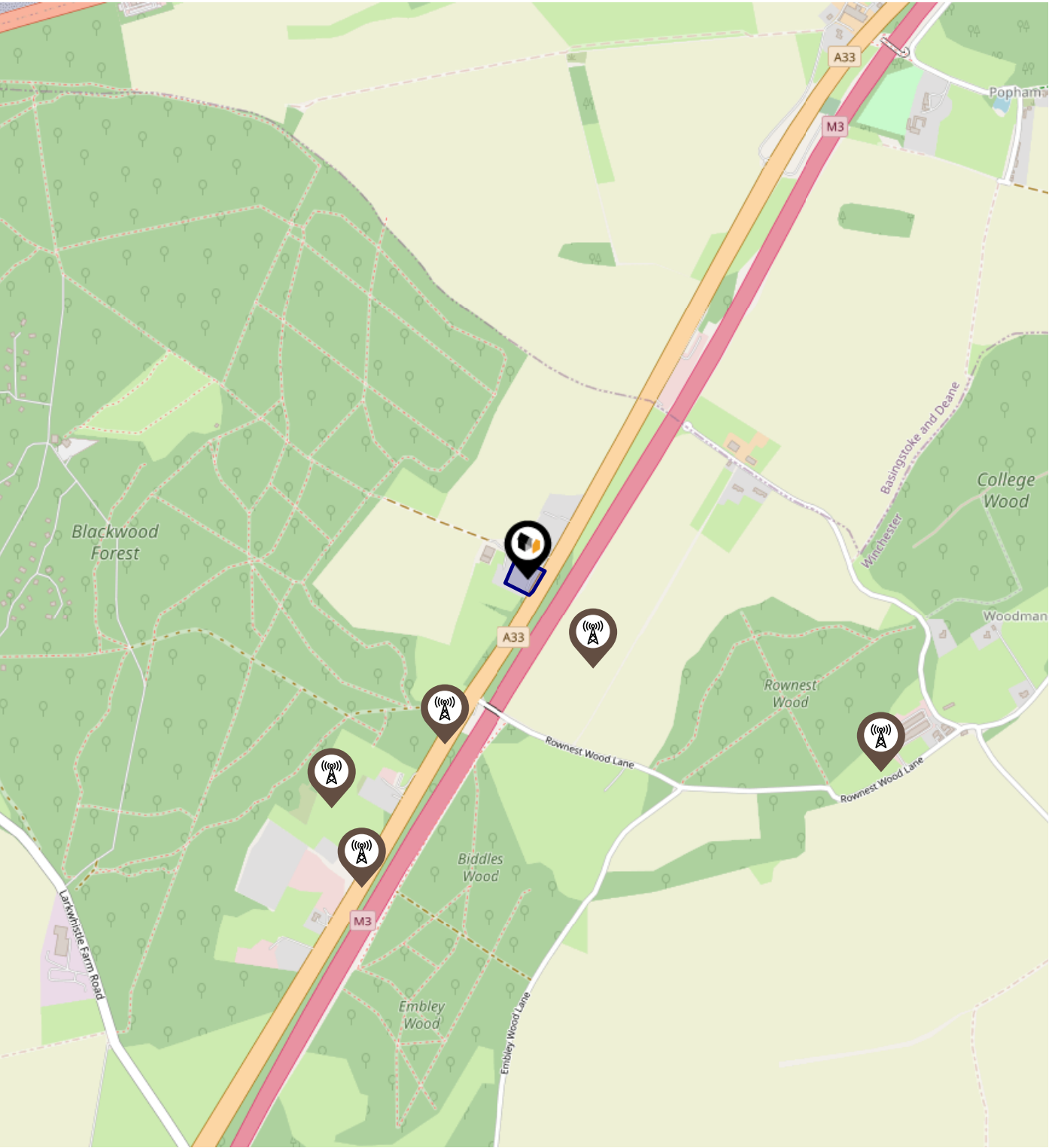
		Nursery	Primary	Secondary	College	Private
1	North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance:2.48	☐	☒	☐	☐	☐
2	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:3	☐	☒	☐	☐	☐
3	Preston Candover Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:3.77	☐	☒	☐	☐	☐
4	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:5.03	☐	☒	☐	☐	☐
5	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:5.03	☐	☒	☐	☐	☐
6	Overton Church of England Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:5.19	☐	☒	☐	☐	☐
7	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:5.35	☐	☒	☐	☐	☐
8	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:5.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:5.7	☐	☒	☐	☐	☐
10	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:5.81	☐	☒	☐	☐	☐
11	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:5.81	☐	☒	☐	☐	☐
12	Testbourne Community School Ofsted Rating: Good Pupils: 941 Distance:5.95	☐	☐	☒	☐	☐
13	Whitchurch Church of England Primary School Ofsted Rating: Good Pupils: 446 Distance:6	☐	☒	☐	☐	☐
14	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:6.02	☐	☒	☐	☐	☐
15	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:6.22	☐	☒	☐	☐	☐
16	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:6.22	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

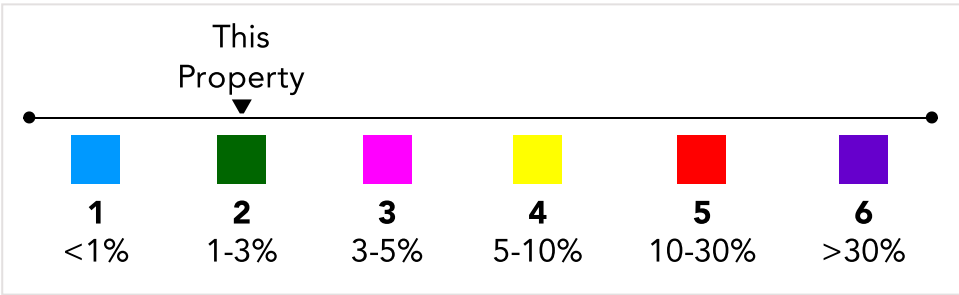
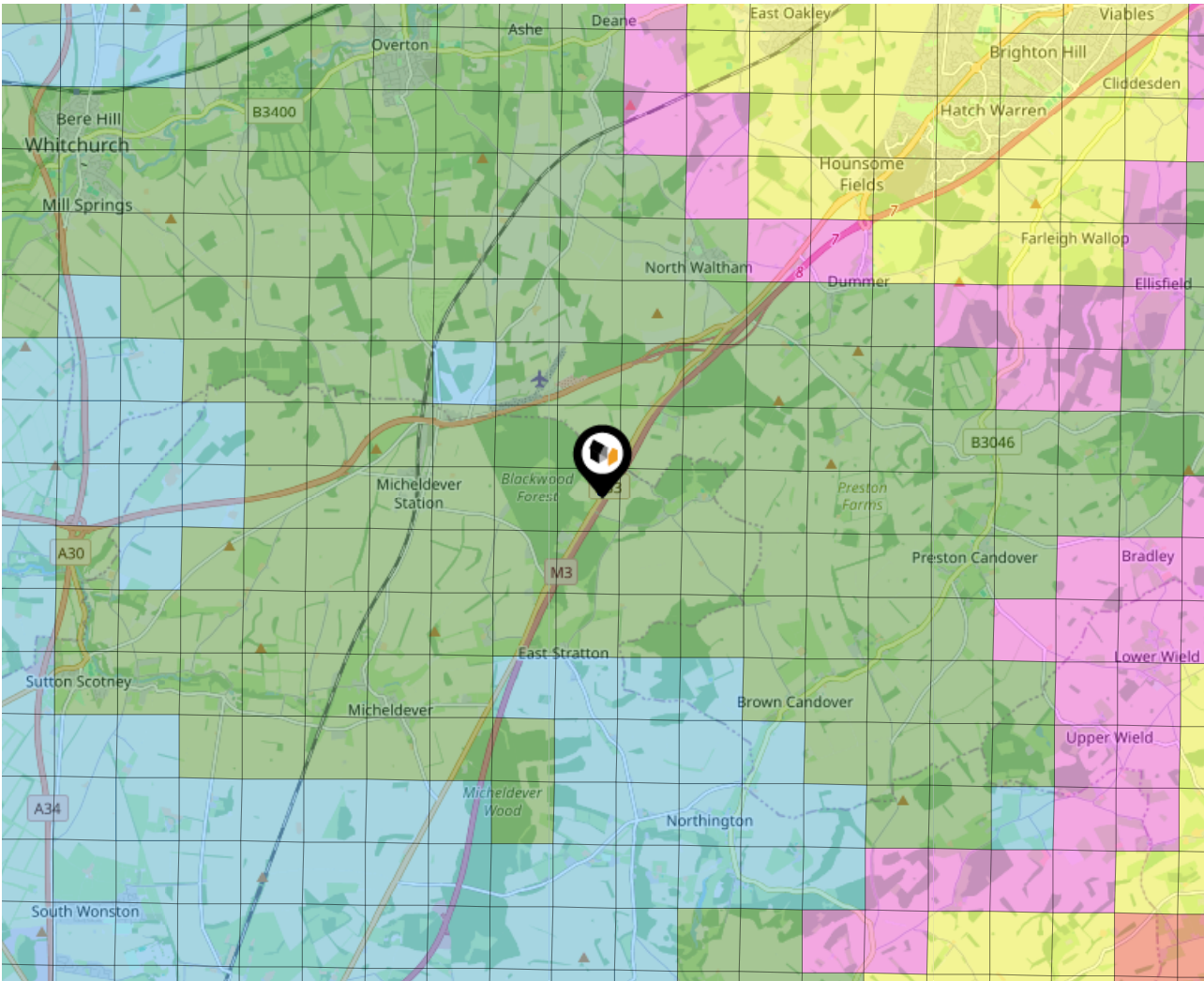


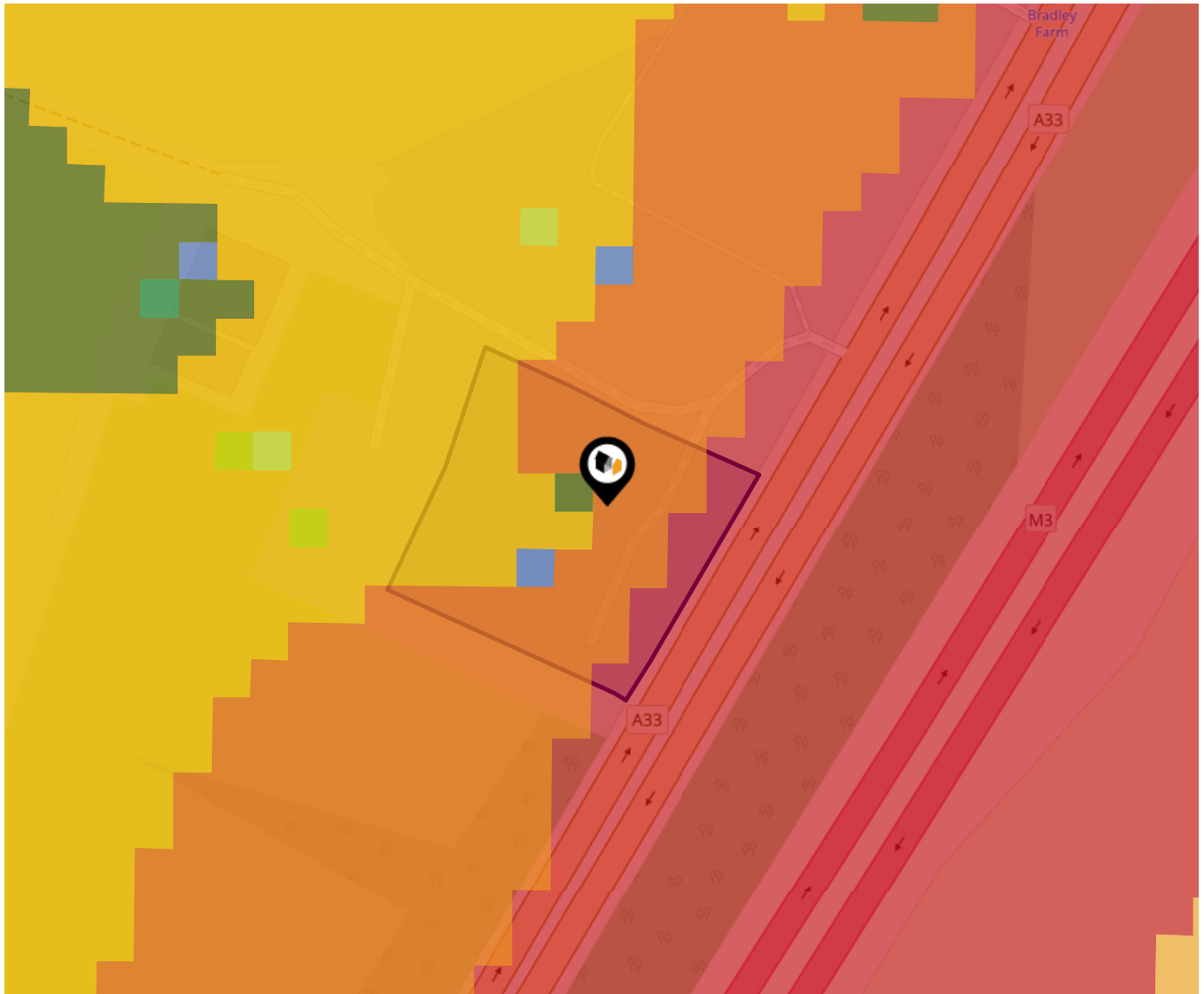
Key:

-  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).





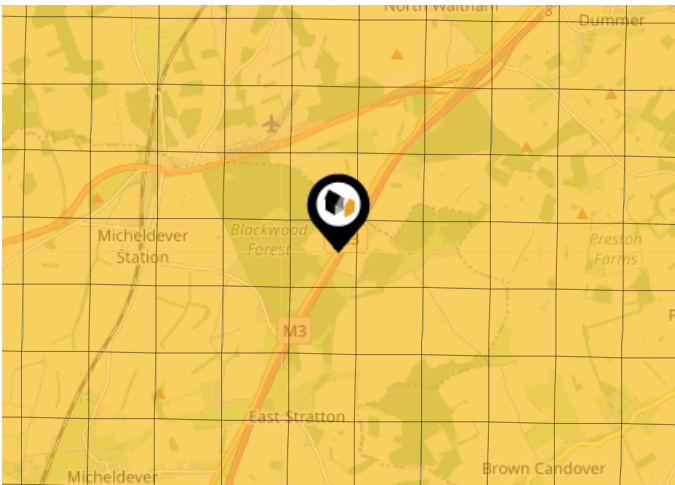
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



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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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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