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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 09th August 2025



EASTON, WINCHESTER, SO21

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,195 ft ² / 204 m ²		
Plot Area:	0.27 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP395687		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Easton	10 mb/s	80 mb/s	- mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				
				
				

Planning History This Address



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

Reference - 10/00290/LIS
Decision: Decided
Date: 06th April 2010
Description: Conservatory to rear; replace existing garage

Reference - 95/00036/OLD
Decision: Decided
Date: 02nd December 1994
Description: Single storey rear extension and internal alterations

Reference - Winchester/10/00290/LIS
Decision: Decided
Date: 10th February 2010
Description: Conservatory to rear; replace existing garage

Reference - 95/00037/OLD
Decision: Decided
Date: 02nd December 1994
Description: Single storey extension

Planning History This Address



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

Reference - 00/01125/LIS
Decision: Decided
Date: 23rd May 2000
Description: Removal of chimney stack

Reference - SDNP/20/01846/TCA
Decision: Application Determined
Date: 12th May 2020
Description: T1 Thin Maple by 10-15% to reduce density of crown

Reference - 74/00249/OLD
Decision: Decided
Date: 16th May 1974
Description: Construction of window to Replace Existing bay window

Reference - Winchester/10/02329/FUL
Decision: Decided
Date: 06th September 2010
Description: (HOUSEHOLDER) Replacement of existing garage (WITHIN THE CURTILAGE OF A LISTED BUILDING)

Planning History This Address



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

Reference - 10/02329/FUL	
Decision:	Decided
Date:	08th September 2010
Description:	(HOUSEHOLDER) Replacement of existing garage (WITHIN THE CURTILAGE OF A LISTED BUILDING)



EASTON, WINCHESTER, SO21

Approximate Gross Internal Area = 204.7 sq m / 2203 sq ft
Garage / Shed = 16.2 sq m / 174 sq ft
Total = 220.9 sq m / 2377 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1229671)

Property
EPC - Certificate



Easton, WINCHESTER, SO21

Energy rating

D

Valid until 06.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Some double glazing
Window Energy:	Very 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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	204 m ²

Patchings, Winchester, SO21 1EG

Last Sold Date: 28/09/2023
Last Sold Price: £1,150,000

The Chestnut Horse, Winchester, SO21 1EG

Last Sold Date: 19/07/2022
Last Sold Price: £1,539,900

The Old Chapel, Winchester, SO21 1EG

Last Sold Date:	21/06/2022	31/03/2017	28/06/2013	08/03/2004	28/09/2001	27/06/1996
Last Sold Price:	£920,000	£820,000	£750,000	£585,000	£520,000	£194,000

3, The Terrace, Winchester, SO21 1EG

Last Sold Date:	29/10/2020	28/07/2004	29/01/1998
Last Sold Price:	£420,000	£260,100	£120,000

Dolphin House, Winchester, SO21 1EG

Last Sold Date:	30/01/2019	15/02/2000
Last Sold Price:	£1,375,000	£495,000

Bacton House, Avington Park Lane, Winchester, SO21 1EG

Last Sold Date:	13/12/2018	04/09/2001
Last Sold Price:	£1,550,000	£800,000

2, The Terrace, Winchester, SO21 1EG

Last Sold Date:	31/08/2018	14/11/2006	08/03/2004	27/09/1996
Last Sold Price:	£450,000	£330,000	£245,000	£110,000

Cherry Tree Cottage, Winchester, SO21 1EG

Last Sold Date:	05/12/2013	15/03/2001	21/06/1996
Last Sold Price:	£1,445,000	£700,000	£175,000

Valley Cottage, Winchester, SO21 1EG

Last Sold Date: 09/01/2013
Last Sold Price: £595,000

Wayside, Winchester, SO21 1EG

Last Sold Date:	04/01/2012	19/09/2003	31/08/2001	21/12/2000
Last Sold Price:	£350,000	£240,000	£212,000	£130,000

Old Lime House, Winchester, SO21 1EG

Last Sold Date:	09/12/2011	12/01/2011
Last Sold Price:	£1,300,000	£1,335,000

5, The Terrace, Winchester, SO21 1EG

Last Sold Date: 07/05/2010
Last Sold Price: £235,000

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

Meadowside, Winchester, SO21 1EG

Last Sold Date:	29/05/2009	13/07/2001
Last Sold Price:	£435,000	£227,500

The Green, Winchester, SO21 1EG

Last Sold Date:	22/12/2008	05/05/1995
Last Sold Price:	£600,000	£215,000

The Corner, Winchester, SO21 1EG

Last Sold Date:	20/10/2006
Last Sold Price:	£1,075,000

Wickets, Winchester, SO21 1EG

Last Sold Date:	27/05/2005	28/05/1997
Last Sold Price:	£600,000	£230,000

Homer Cottage, Winchester, SO21 1EG

Last Sold Date:	03/12/2003
Last Sold Price:	£335,000

Steps Cottage, Winchester, SO21 1EG

Last Sold Date:	04/09/2003
Last Sold Price:	£670,000

High Down, Winchester, SO21 1EG

Last Sold Date:	30/04/2001
Last Sold Price:	£1,505,000

4, The Terrace, Winchester, SO21 1EG

Last Sold Date:	23/02/2001
Last Sold Price:	£171,500

Tiled Cottage, Winchester, SO21 1EG

Last Sold Date:	26/05/2000
Last Sold Price:	£335,000

Paddock House, Winchester, SO21 1EG

Last Sold Date:	17/12/1999
Last Sold Price:	£425,000

1, The Terrace, Winchester, SO21 1EG

Last Sold Date:	04/08/1997	15/12/1995
Last Sold Price:	£125,000	£90,000

Garth Cottage, Winchester, SO21 1EG

Last Sold Date:	09/10/1996
Last Sold Price:	£215,000

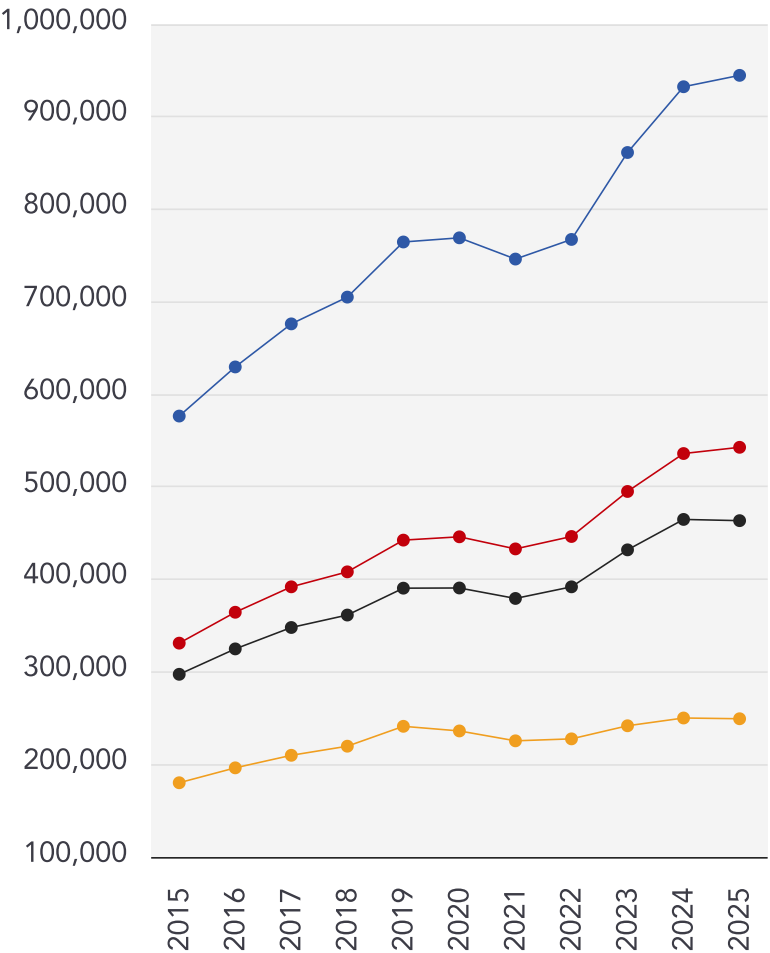
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

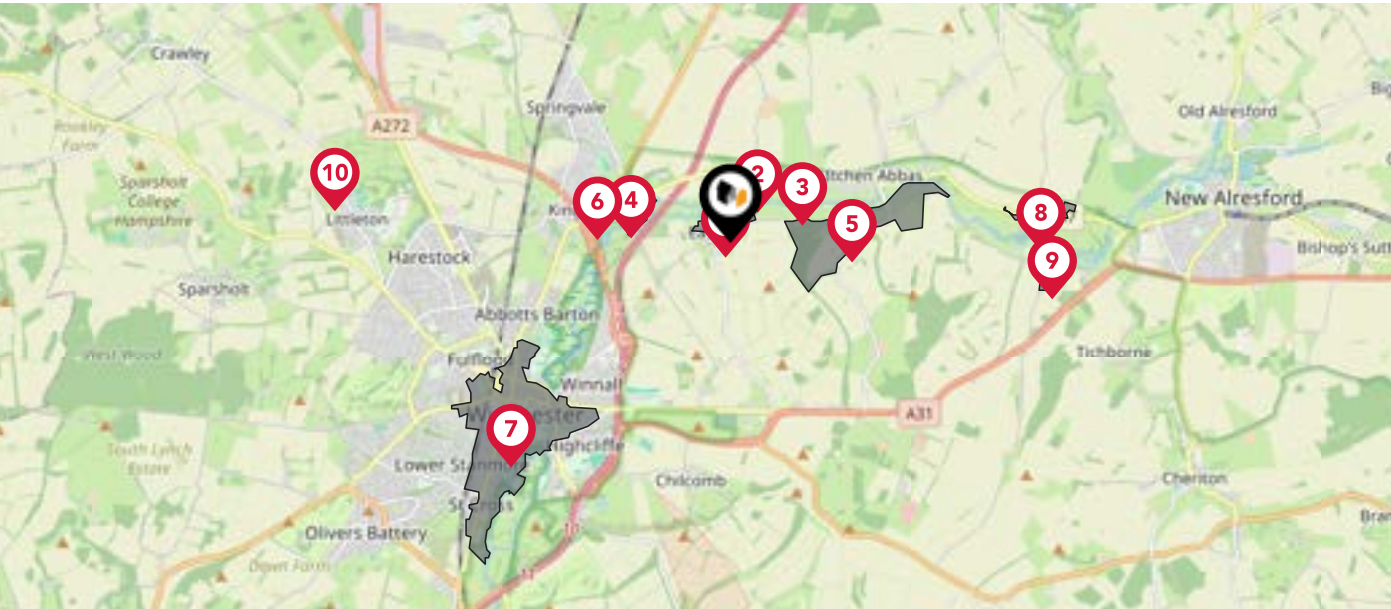
Flat

+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.

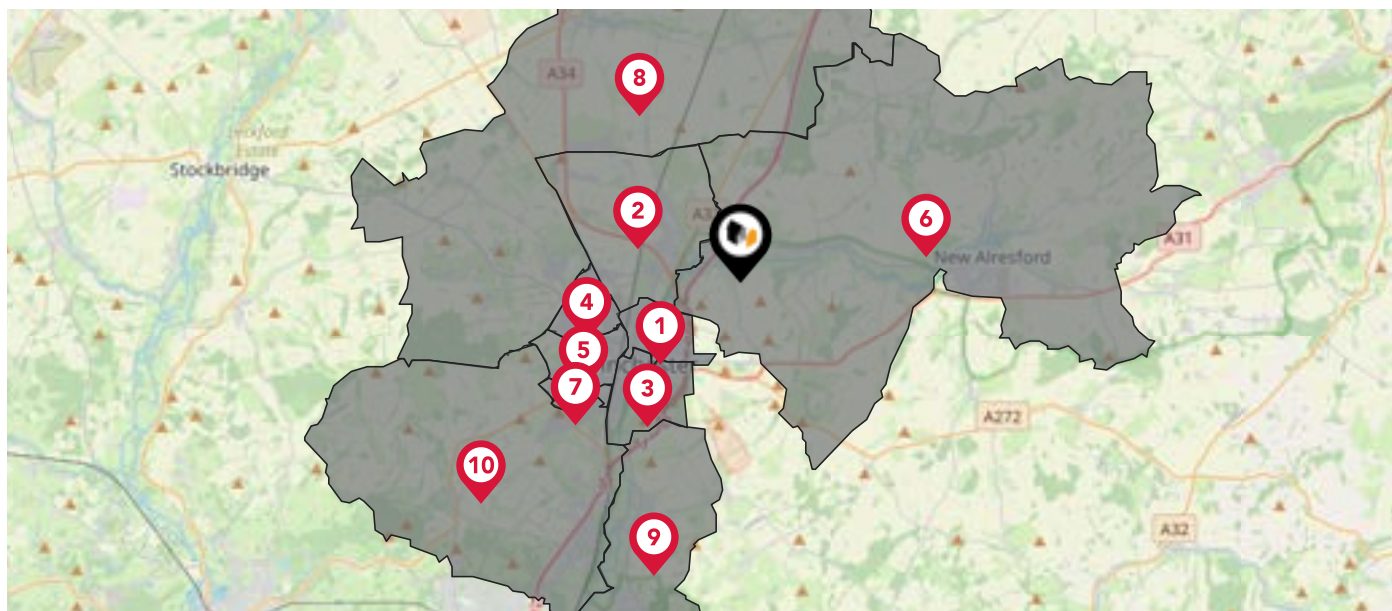


Nearby Conservation Areas	
1	Easton
2	Martyr Worthy
3	Chilland
4	Abbots Worthy
5	Avington
6	Kings Worthy
7	Winchester
8	Itchen Stoke
9	Ovington
10	Littleton

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



St. Bartholomew Ward



The Worthys Ward



St. Michael Ward



St. Barnabas Ward



St. Paul Ward



Alresford & Itchen Valley Ward



St. Luke Ward



Wonston & Micheldever Ward

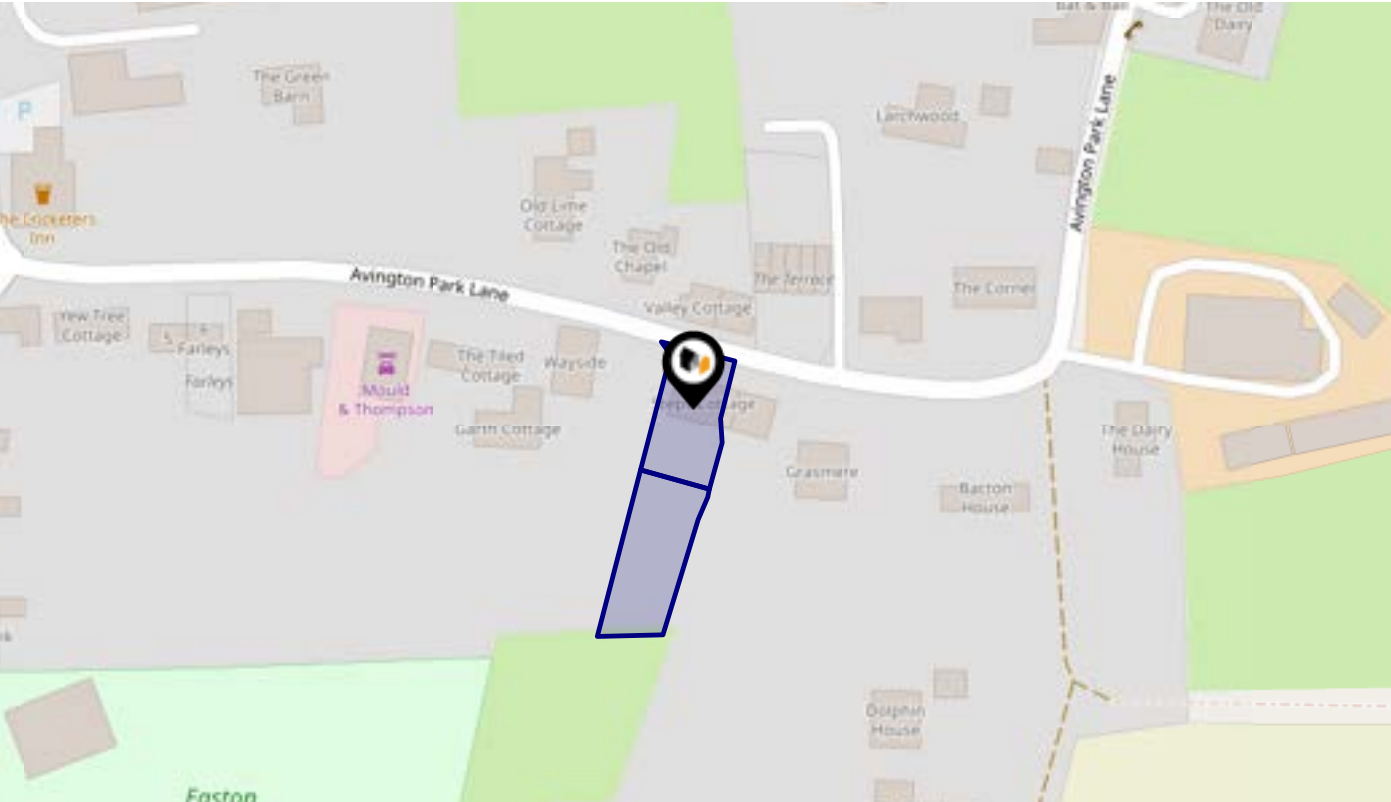


Colden Common & Twyford Ward



Badger Farm & Oliver's Battery 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:

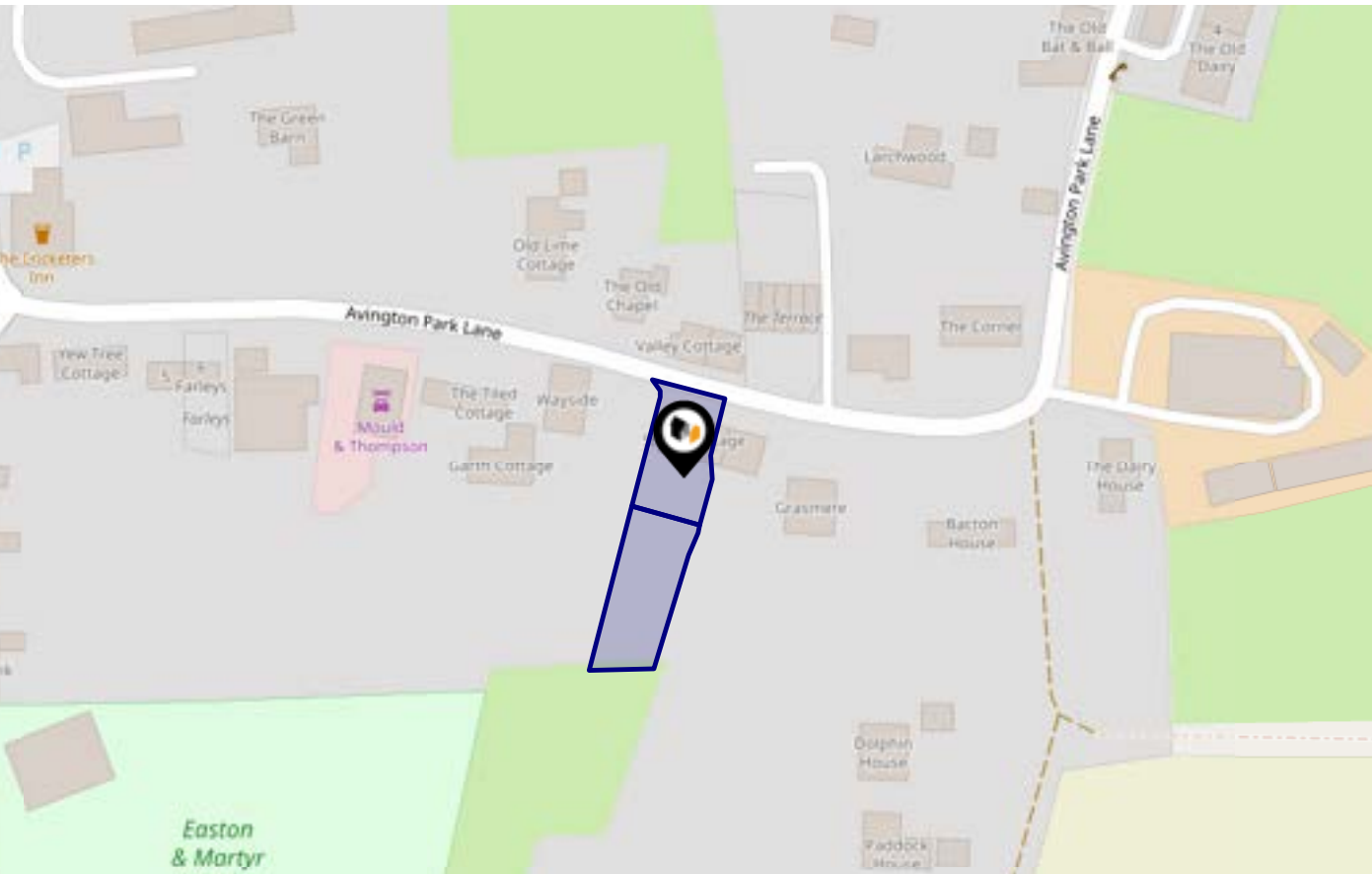
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Water Level	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

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.

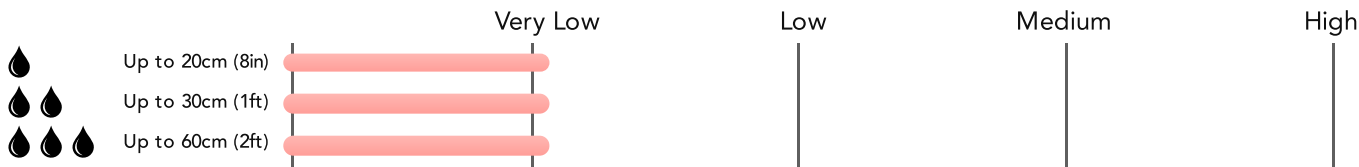


Risk Rating: Very low

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.

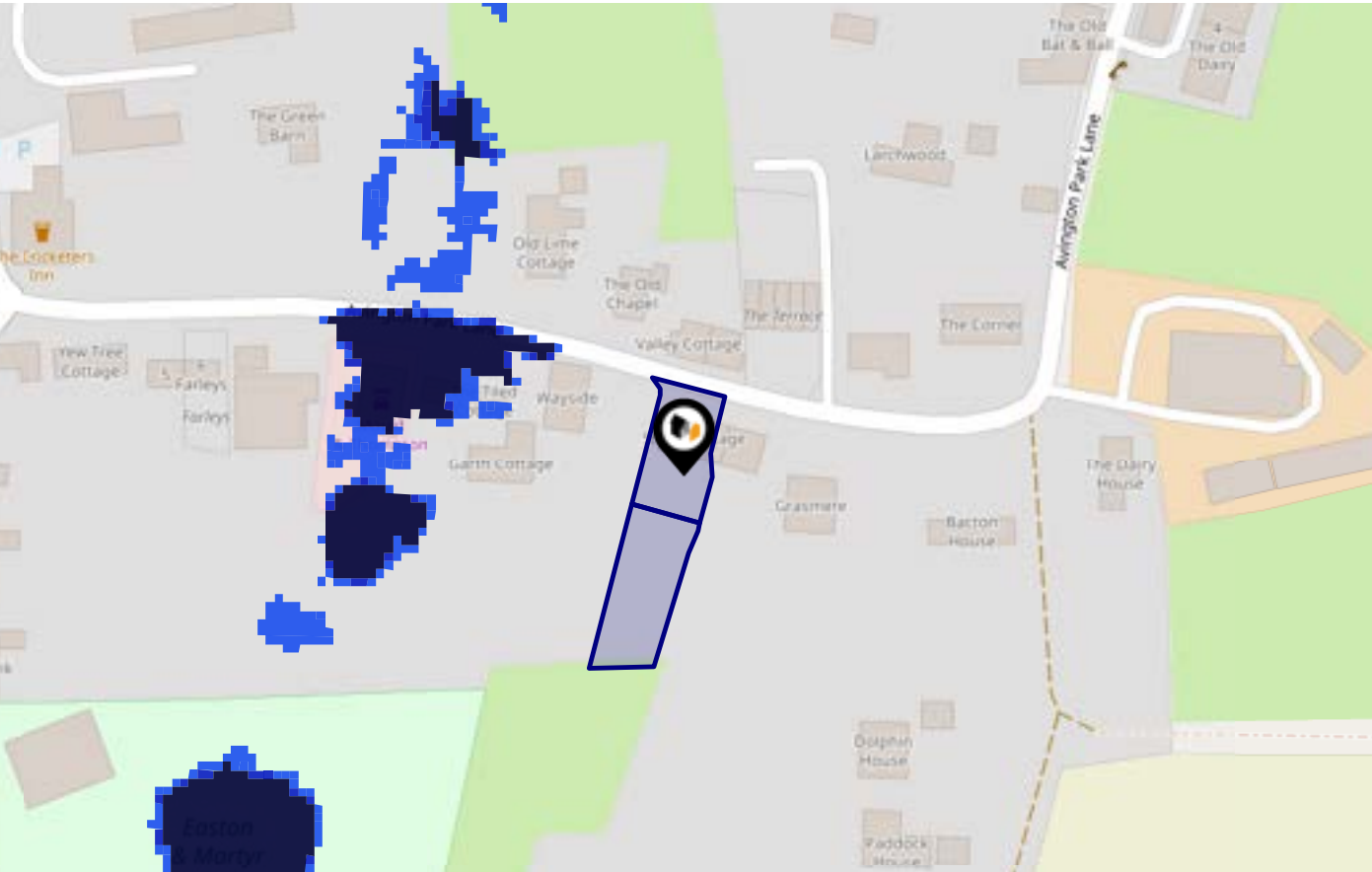
Chance of flooding to the following depths at this property:



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.

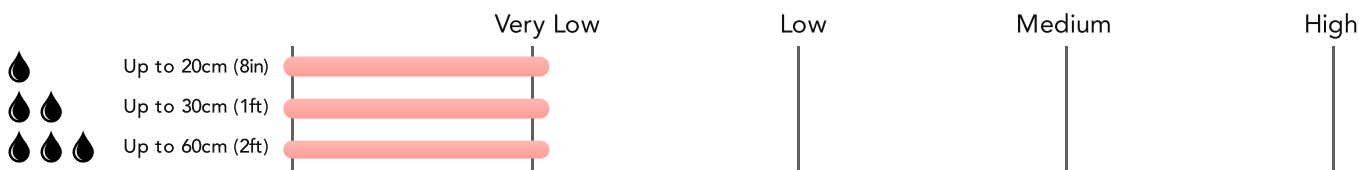


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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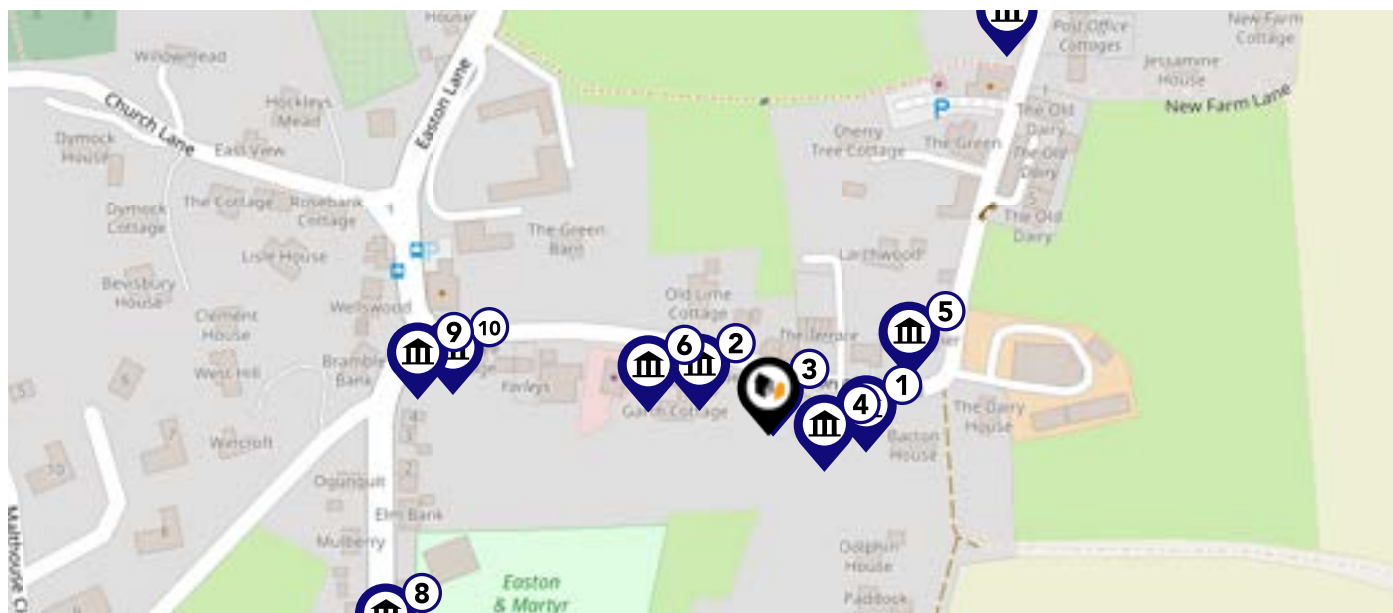
Rainwater Height	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

Nearby Landfill Sites		
1	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
2	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
3	Spitfire Link-Easton Lane, Winchester	Historic Landfill
4	Railway Cutting-Kingsworthy	Historic Landfill
5	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
6	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
7	Winnall-Winchester, Hampshire	Historic Landfill
8	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
9	Springvale Road-Winchester	Historic Landfill
10	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill

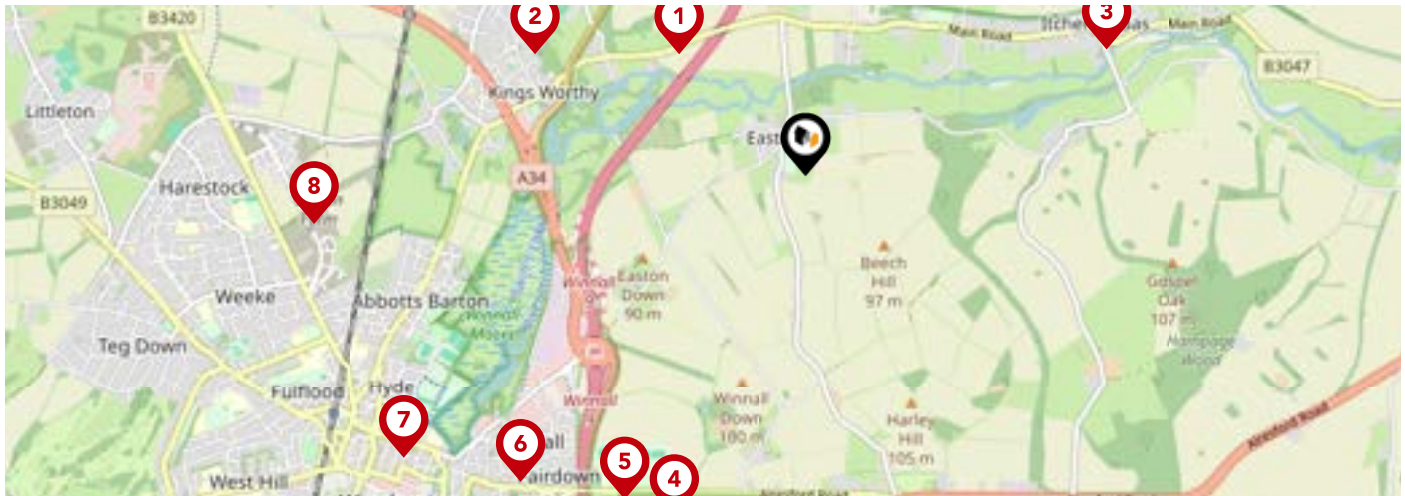
Maps

Listed Buildings

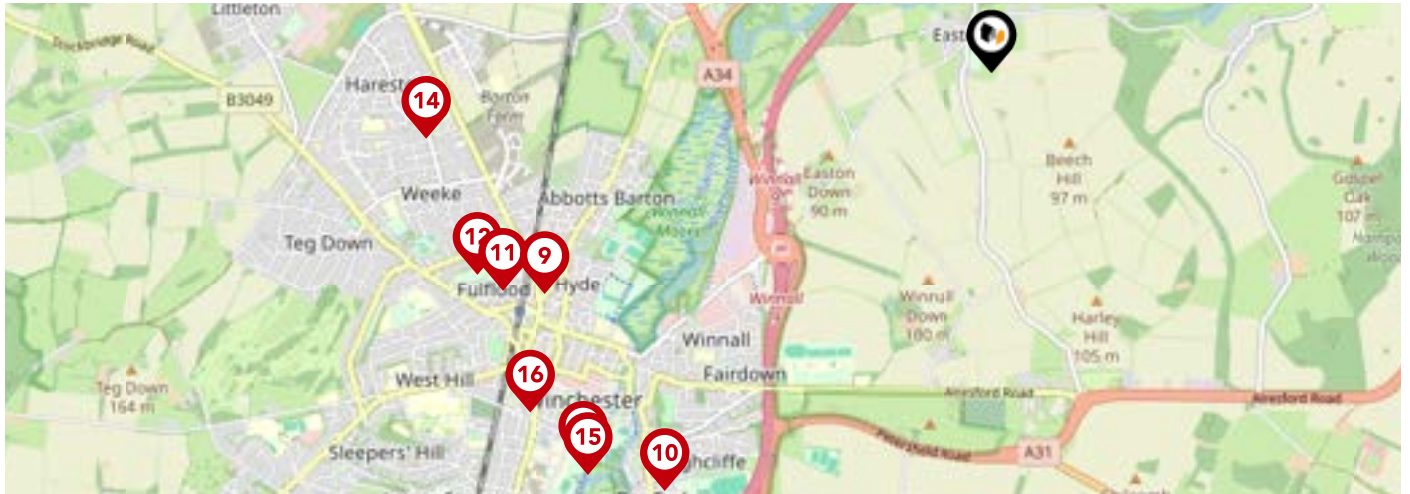
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1350475 - Stable Block 10 M E Of Grasmere	Grade II	0.0 miles
	1095866 - Meadowside Cottages	Grade II	0.0 miles
	1302994 - Steps And Homer Cottages	Grade II	0.0 miles
	1095867 - Grasmere	Grade II	0.0 miles
	1095868 - The Corner	Grade II	0.0 miles
	1156121 - North View, The Tiled Cottage And Alma	Grade II	0.0 miles
	1302969 - Goffs Oak, Lee Cot And The Nook	Grade II	0.1 miles
	1095897 - Clair Martin	Grade II	0.1 miles
	1156101 - Combed Wheat	Grade II	0.1 miles
	1350474 - Yew Tree Cottage	Grade II	0.1 miles



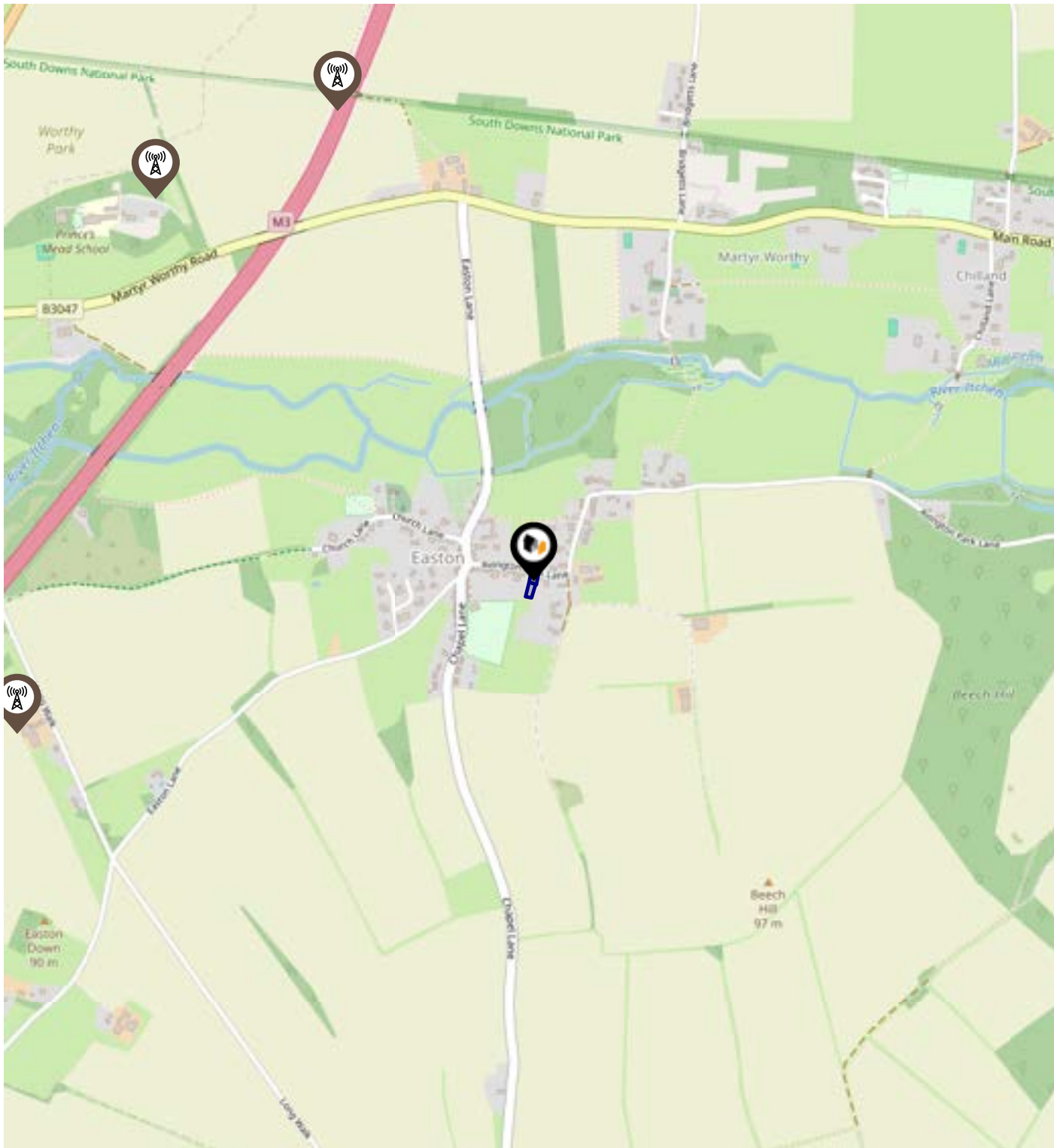
		Nursery	Primary	Secondary	College	Private
1	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:0.81	☐	☒	☐	☐	☐
2	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.38	☐	☒	☐	☐	☐
3	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:1.52	☐	☒	☐	☐	☐
4	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:1.71	☐	☐	☒	☐	☐
5	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:1.73	☐	☐	☒	☐	☐
6	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.95	☐	☒	☐	☐	☐
7	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:2.29	☐	☒	☐	☐	☐
8	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:2.3	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:2.32	☐	☐	☒	☐	☐
10	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.48	☐	☒	☐	☐	☐
11	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:2.49	☐	☐	☒	☐	☐
12	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:2.58	☒	☐	☐	☐	☐
13	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:2.63	☐	☐	☒	☐	☐
14	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:2.65	☐	☐	☒	☐	☐
15	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:2.65	☐	☐	☒	☐	☐
16	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:2.67	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

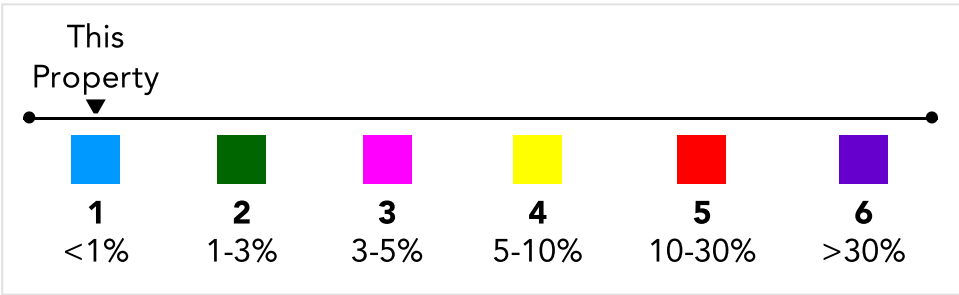
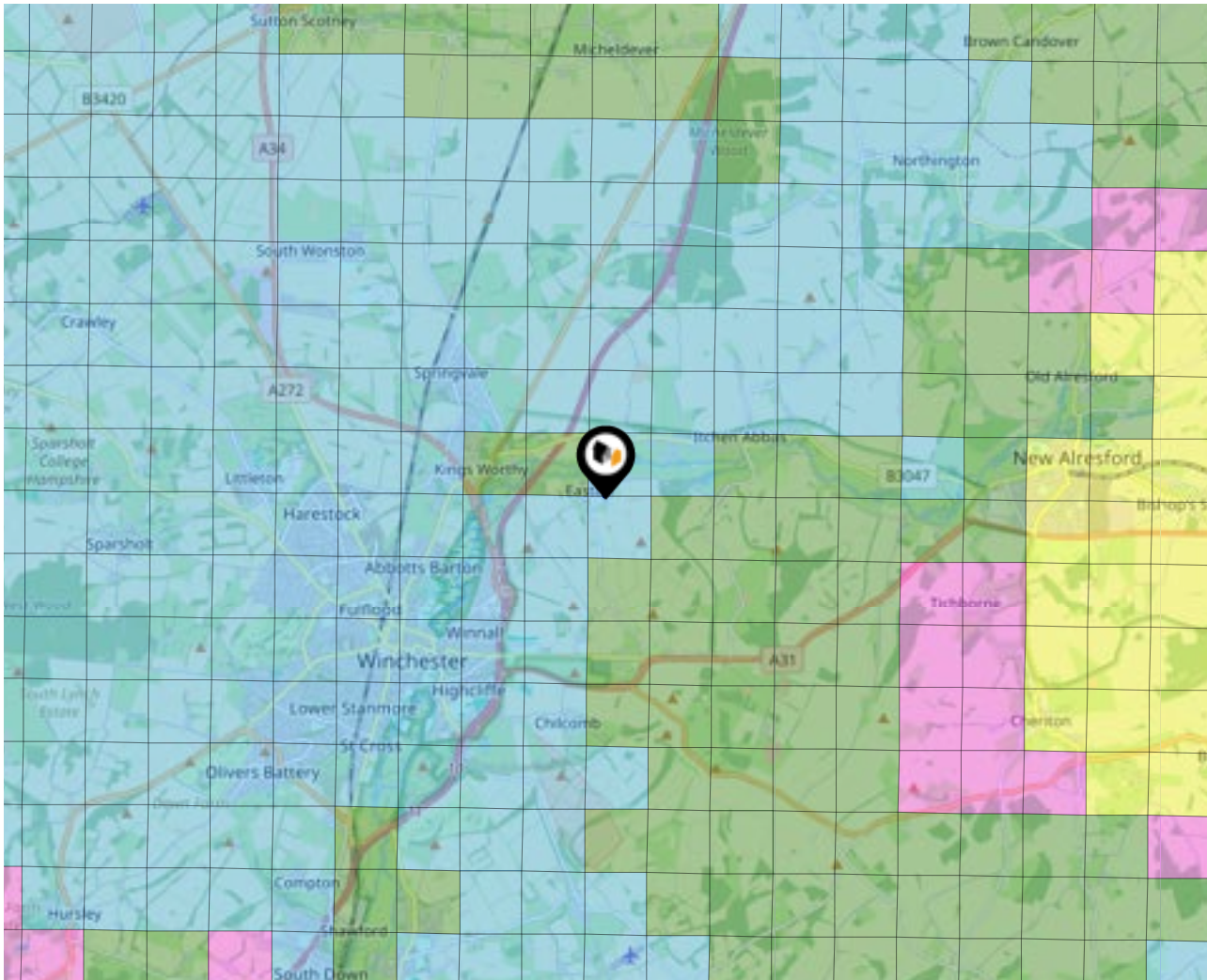


Key:

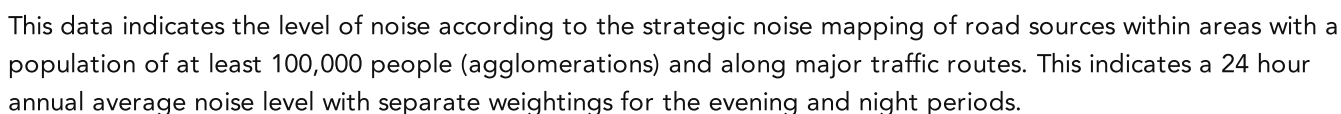
-  Power Pylons
-  Communication Masts

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).



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



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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