

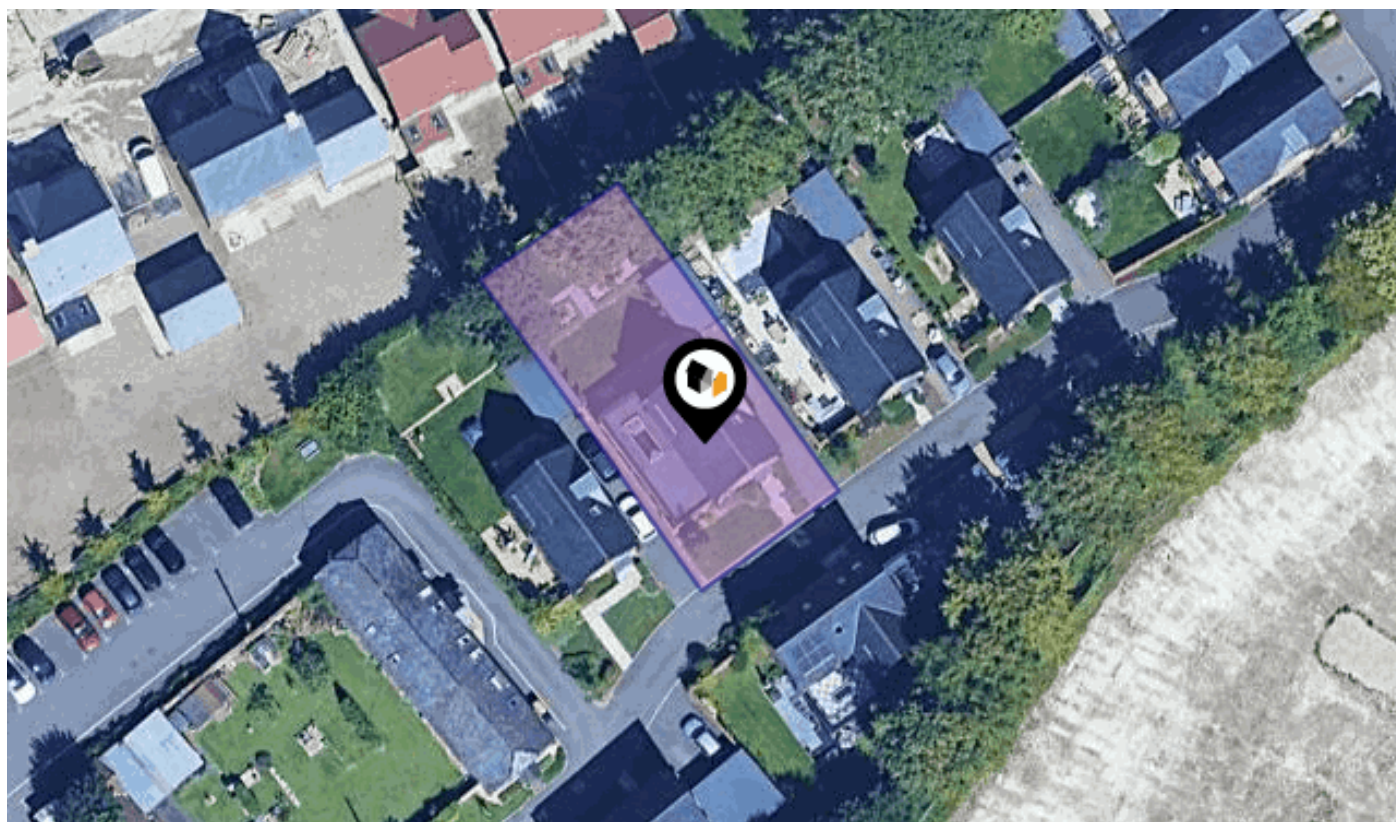


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



ANDOVER ROAD, WINCHESTER, SO22

Guide Price : £950,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

Type:	Detached	Guide Price:	£950,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,218 ft ² / 206 m ²		
Plot Area:	0.12 acres		
Year Built :	2016		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP801295		

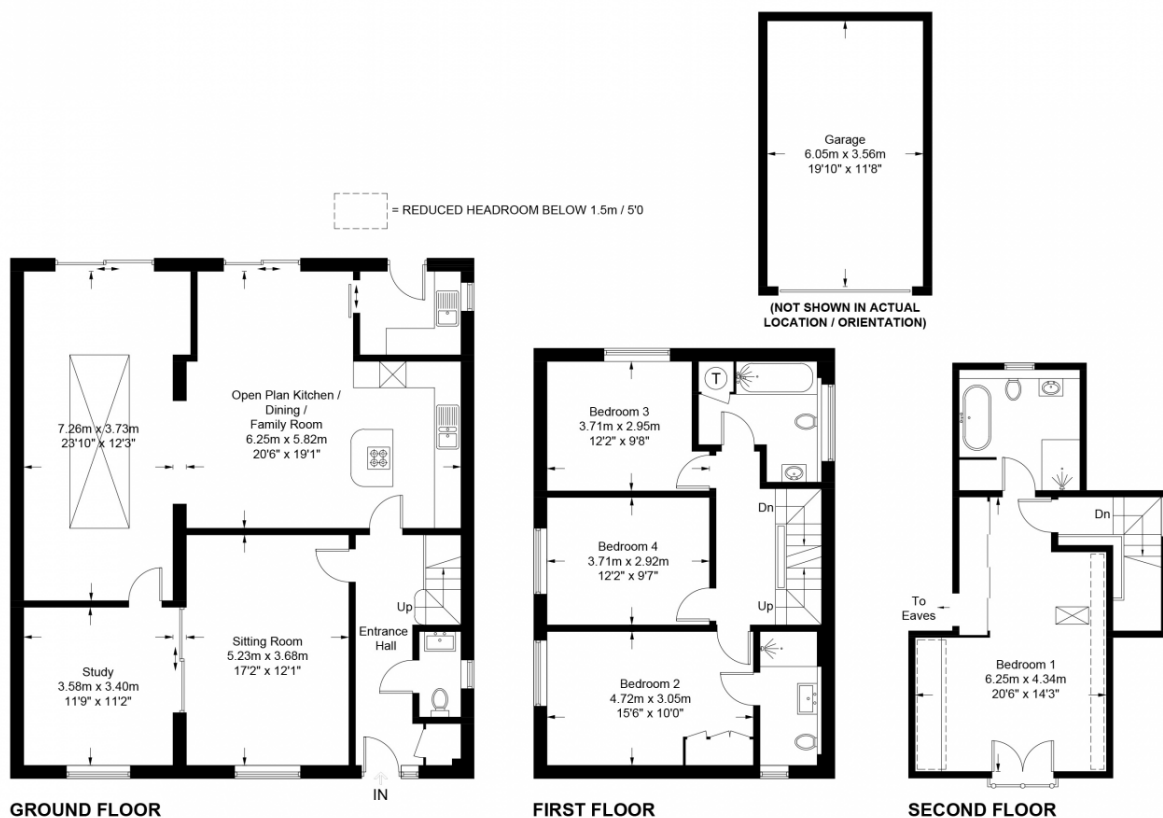
Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		12	80	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



ANDOVER ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft
Garage = 21.5 sq m / 231 sq ft
Total = 227.6 sq m / 2449 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1231686)

Andover Road, WINCHESTER, SO22

Energy rating

B

Valid until 13.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	205 m ²

8, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date:	18/01/2024	11/11/2016
Last Sold Price:	£720,000	£609,950

12, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date:	22/07/2022	31/07/2020
Last Sold Price:	£250,000	£225,000

107, Andover Road, Winchester, SO22 6AX

Last Sold Date:	17/12/2021	03/01/2019
Last Sold Price:	£1,300,000	£940,000

101, Andover Road, Winchester, SO22 6AX

Last Sold Date:	30/06/2021	06/02/1996
Last Sold Price:	£1,488,000	£190,000

Windy Ridge, 99, Andover Road, Winchester, SO22 6AX

Last Sold Date:	23/06/2021
Last Sold Price:	£990,000

16, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date:	23/04/2021	29/09/2016
Last Sold Price:	£260,000	£249,950

100, Andover Road, Winchester, SO22 6AX

Last Sold Date:	27/01/2020	17/11/2006
Last Sold Price:	£384,000	£245,000

121, Andover Road, Winchester, SO22 6AX

Last Sold Date:	20/12/2019
Last Sold Price:	£918,000

Pembroke House, 99b, Andover Road, Winchester, SO22 6AX

Last Sold Date:	12/07/2018
Last Sold Price:	£1,450,000

99a, Andover Road, Winchester, SO22 6AX

Last Sold Date:	02/07/2018
Last Sold Price:	£1,400,000

99b, Andover Road, Winchester, SO22 6AX

Last Sold Date:	30/08/2017
Last Sold Price:	£466,667

2, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date:	10/03/2017
Last Sold Price:	£645,000

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

9, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 30/11/2016
Last Sold Price: £614,950

7, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 04/11/2016
Last Sold Price: £614,950

17, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 03/10/2016
Last Sold Price: £350,000

14, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 03/10/2016
Last Sold Price: £349,950

15, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 30/09/2016
Last Sold Price: £349,950

18, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 30/09/2016
Last Sold Price: £370,000

6, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 29/09/2016
Last Sold Price: £719,950

5, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 28/09/2016
Last Sold Price: £705,000

4, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 27/09/2016
Last Sold Price: £719,950

3, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 26/09/2016
Last Sold Price: £719,950

1, Barton Farm, Andover Road, Winchester, SO22 6AX

Last Sold Date: 14/09/2016
Last Sold Price: £700,000

125, Andover Road, Winchester, SO22 6AX

Last Sold Date: 06/02/2015
Last Sold Price: £847,500

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

Market Sold in Street



The Beeches, 107a, Andover Road, Winchester, SO22 6AX

Last Sold Date: 29/01/2010
Last Sold Price: £755,000

123, Andover Road, Winchester, SO22 6AX

Last Sold Date: 08/09/2000
Last Sold Price: £445,000

127, Andover Road, Winchester, SO22 6AX

Last Sold Date: 31/08/2000
Last Sold Price: £335,250

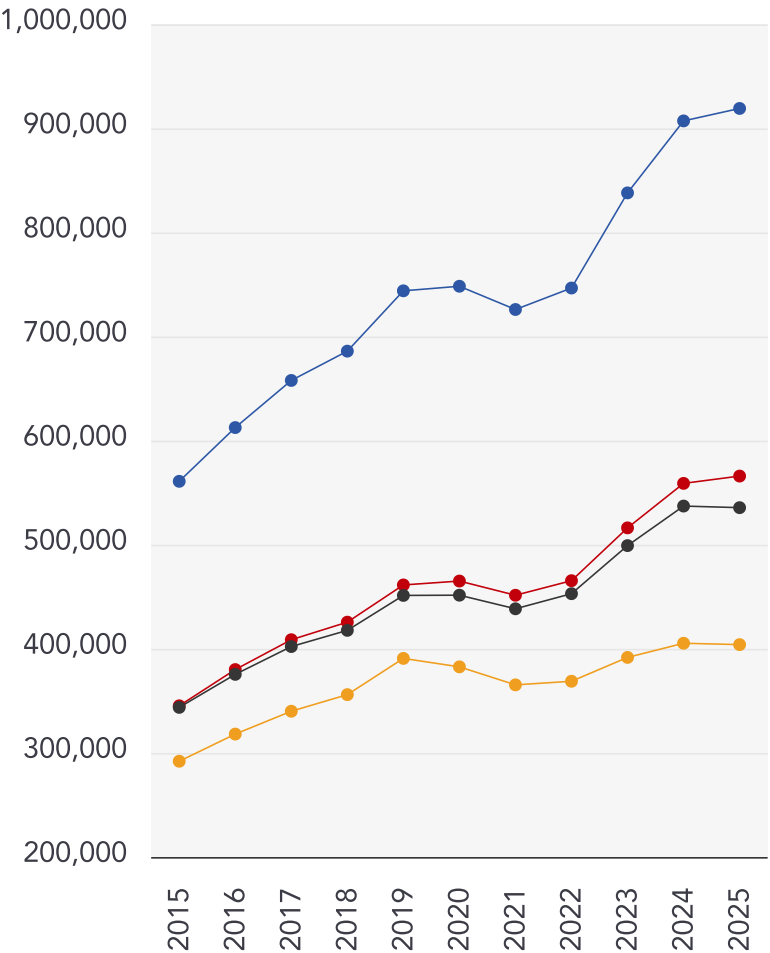
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

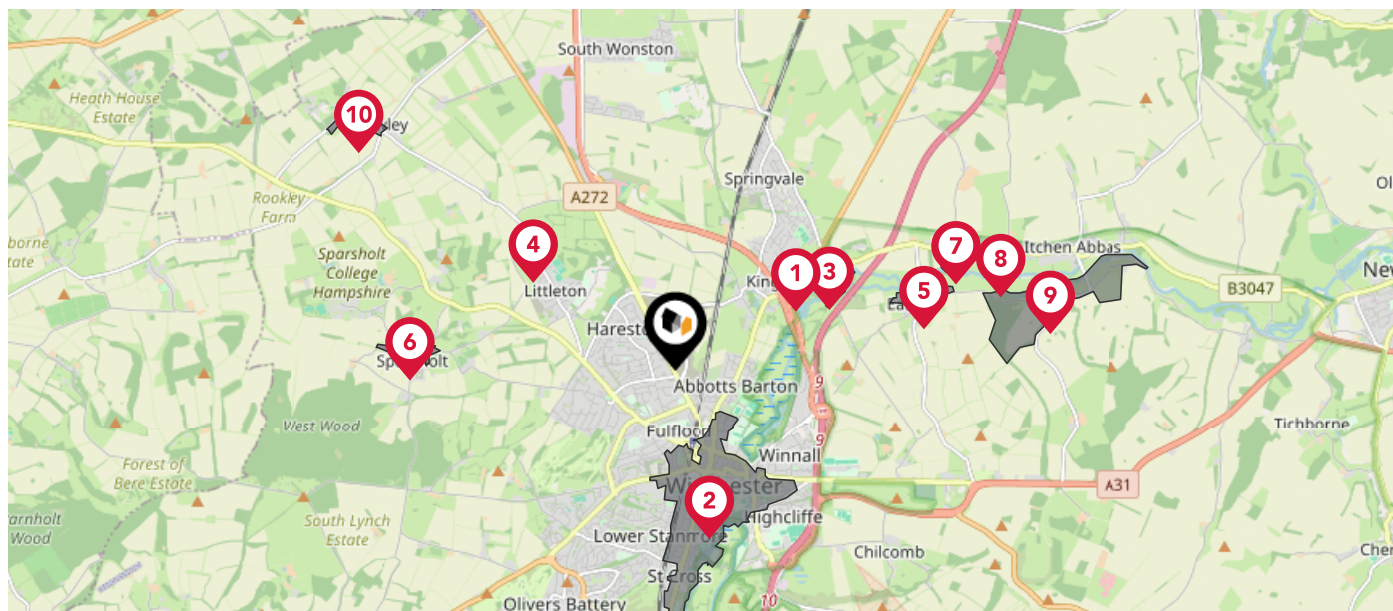
Flat

+38.37%

Maps

Conservation Areas

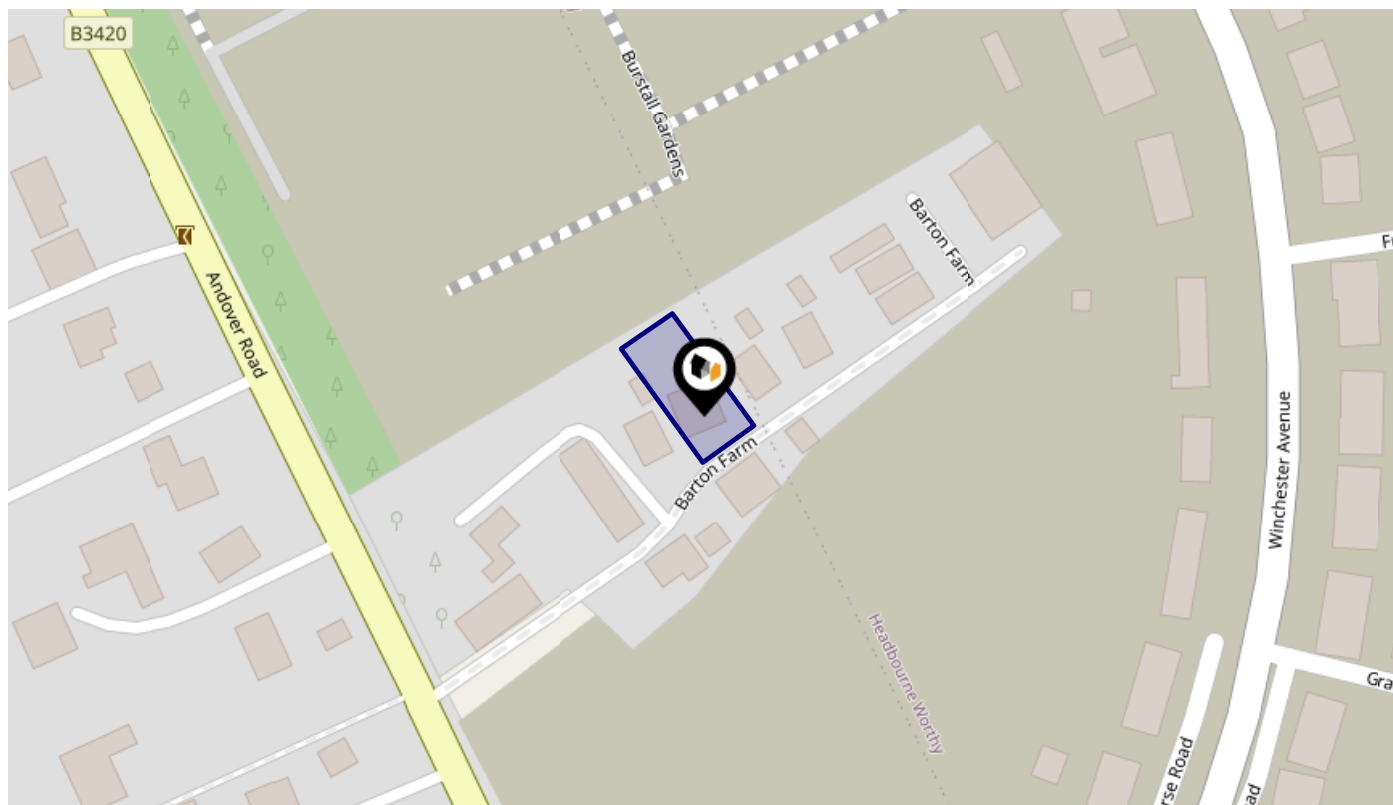
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|---------------|
| 1 | Kings Worthy |
| 2 | Winchester |
| 3 | Abbots Worthy |
| 4 | Littleton |
| 5 | Easton |
| 6 | Sparsholt |
| 7 | Martyr Worthy |
| 8 | Chilland |
| 9 | Avington |
| 10 | Crawley |

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.

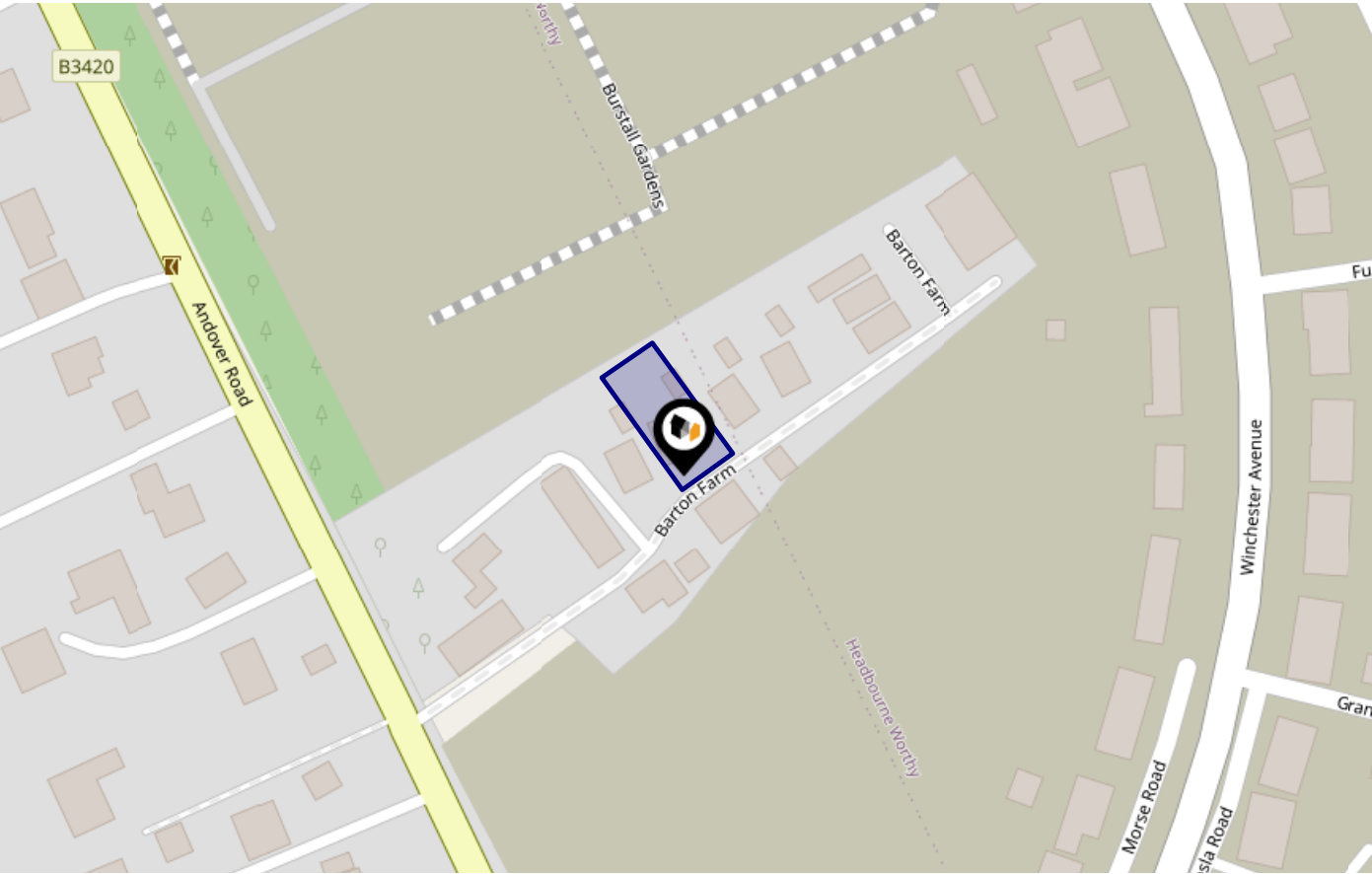
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

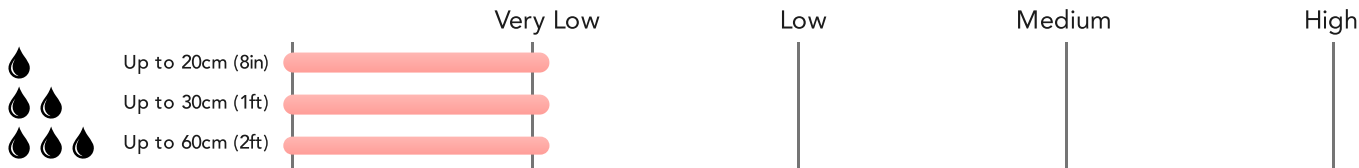


Risk Rating: Very low

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.

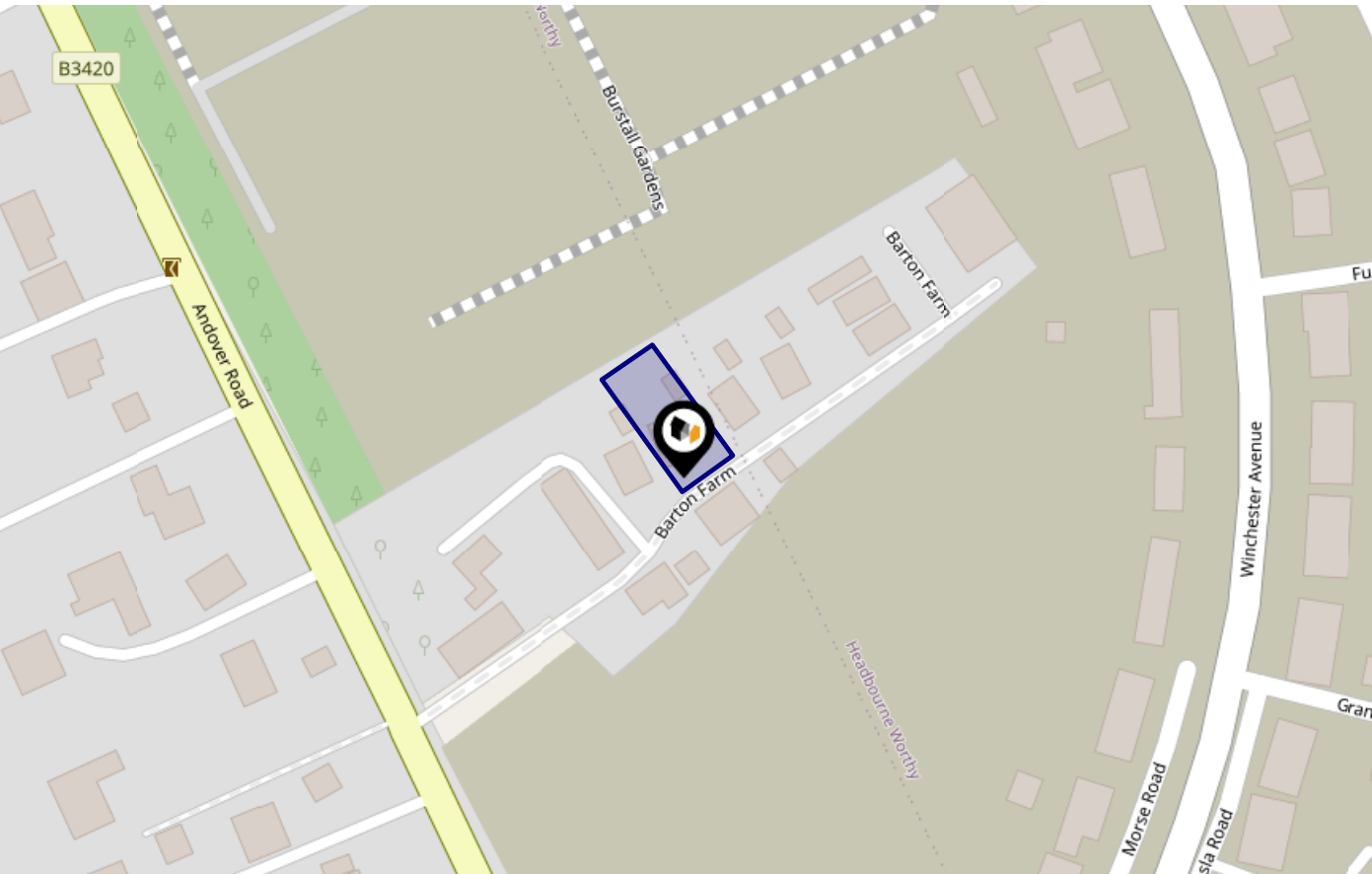
Chance of flooding to the following depths at this property:



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.

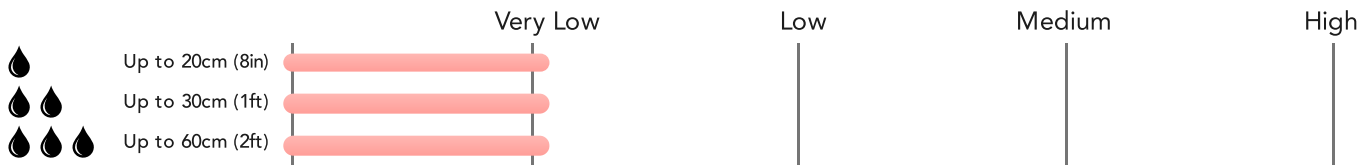


Risk Rating: Very low

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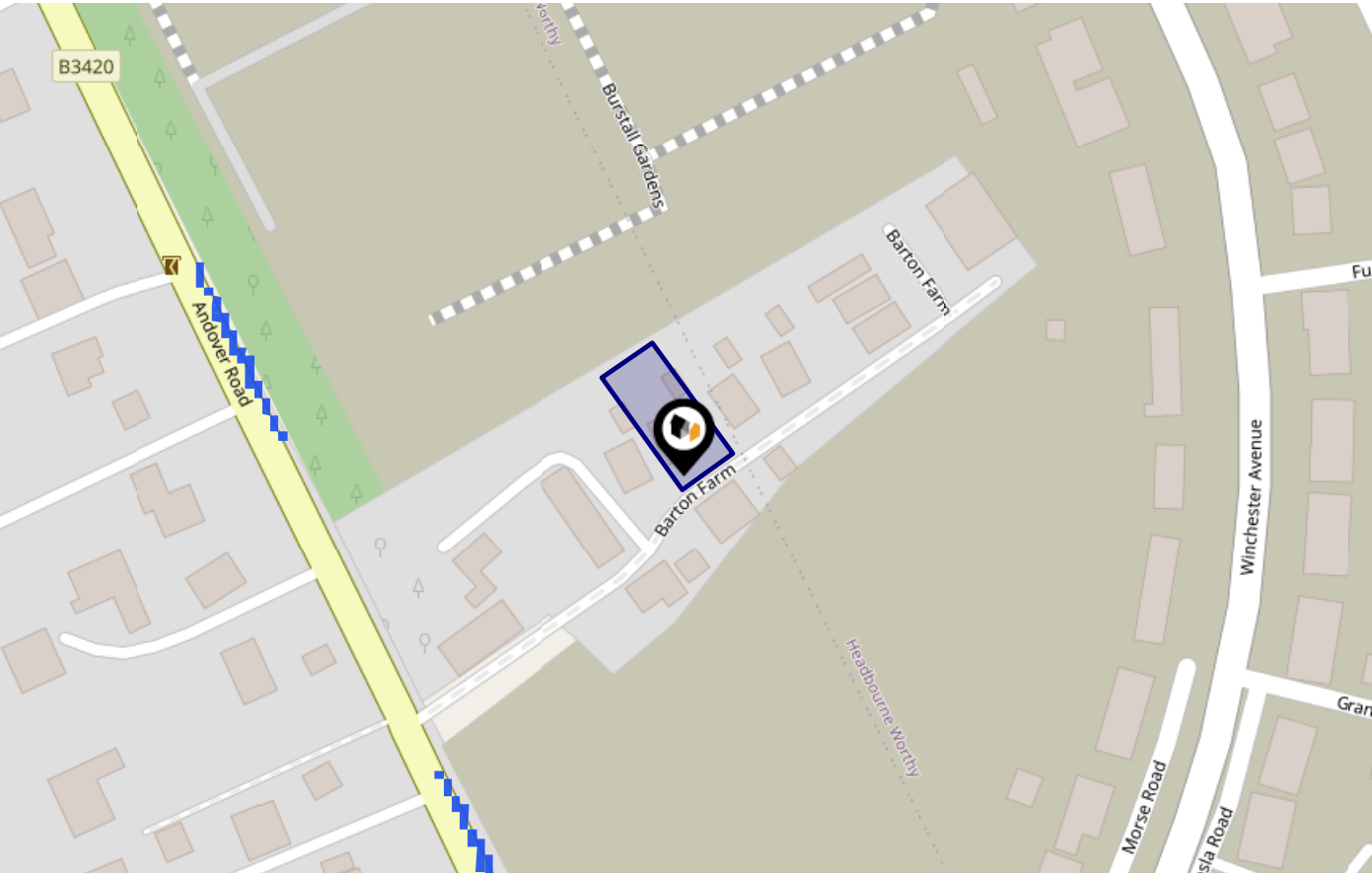
Chance of flooding to the following depths at this property:



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.

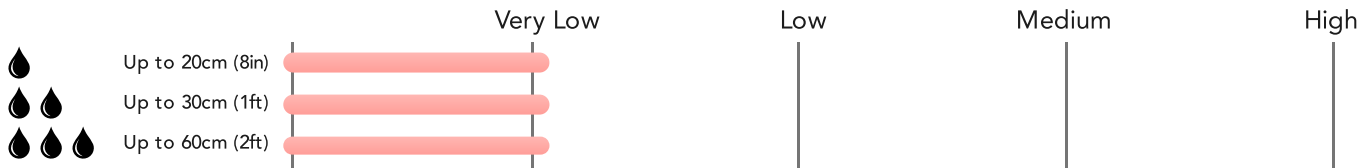


Risk Rating: Very low

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

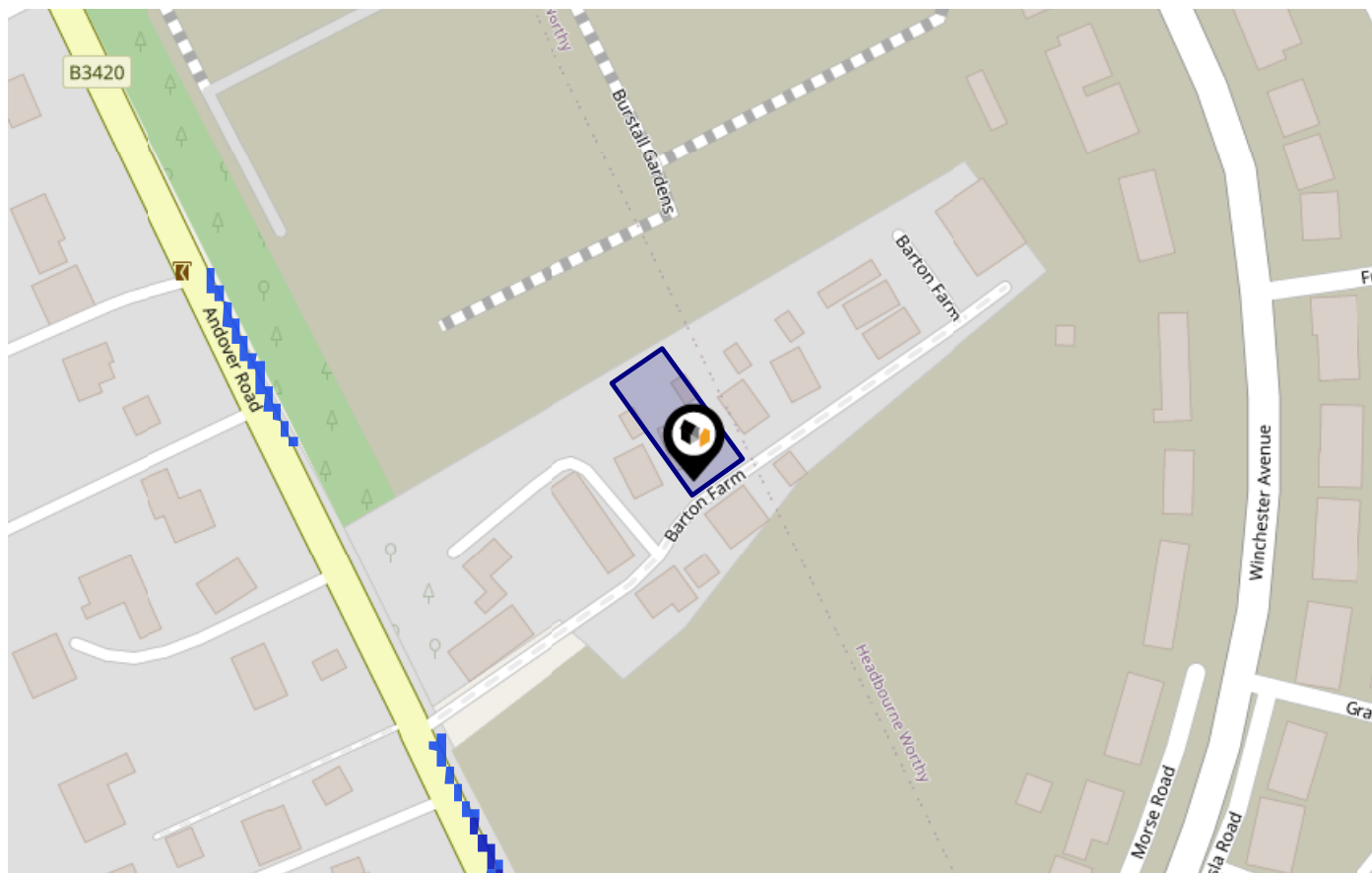
Chance of flooding to the following depths at this property:



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.

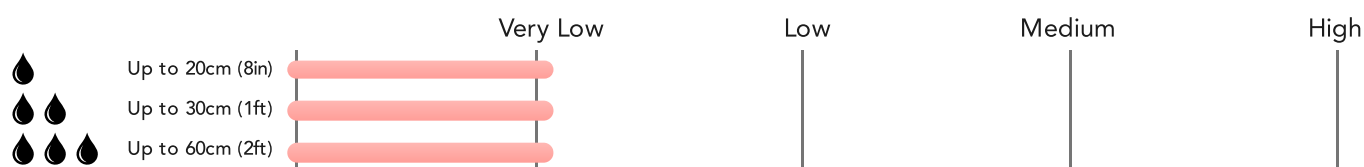


Risk Rating: Very low

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.
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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:



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.



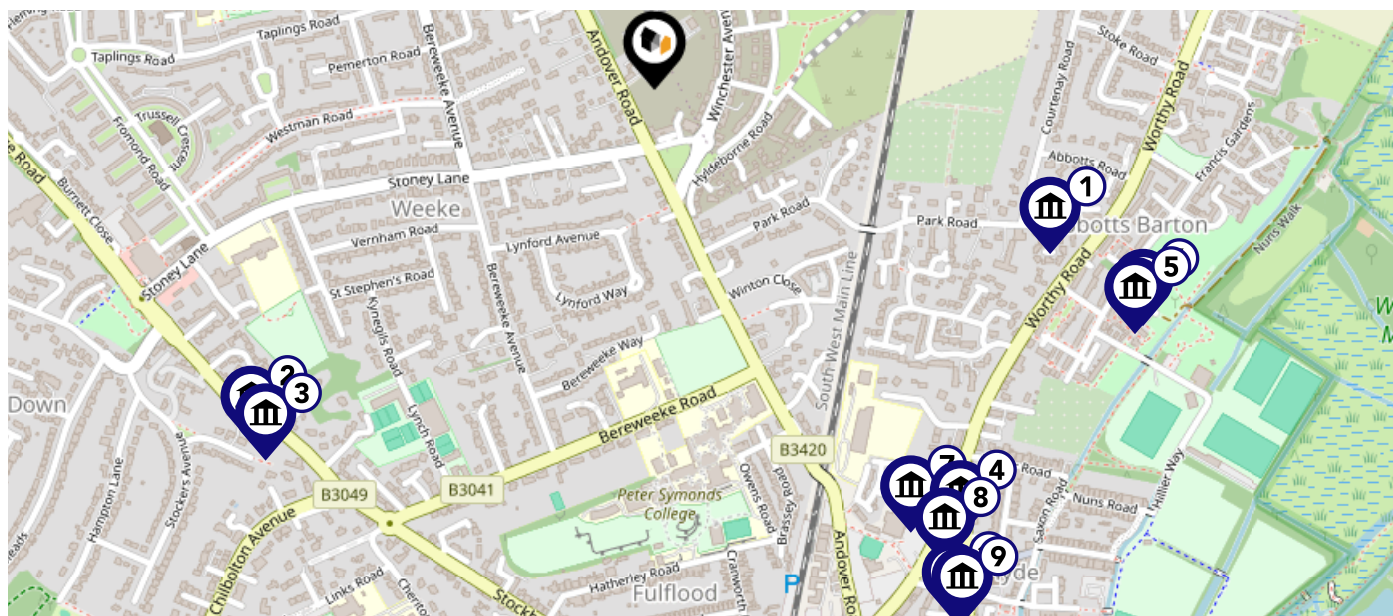
Nearby Landfill Sites

1	Nuns Road-Winchester, Hampshire	Historic Landfill
2	Winnall-Winchester, Hampshire	Historic Landfill
3	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
4	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
5	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
6	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
7	Spitfire Link-Easton Lane, Winchester	Historic Landfill
8	Springvale Road-Winchester	Historic Landfill
9	Railway Cutting-Kingsworthy	Historic Landfill
10	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill

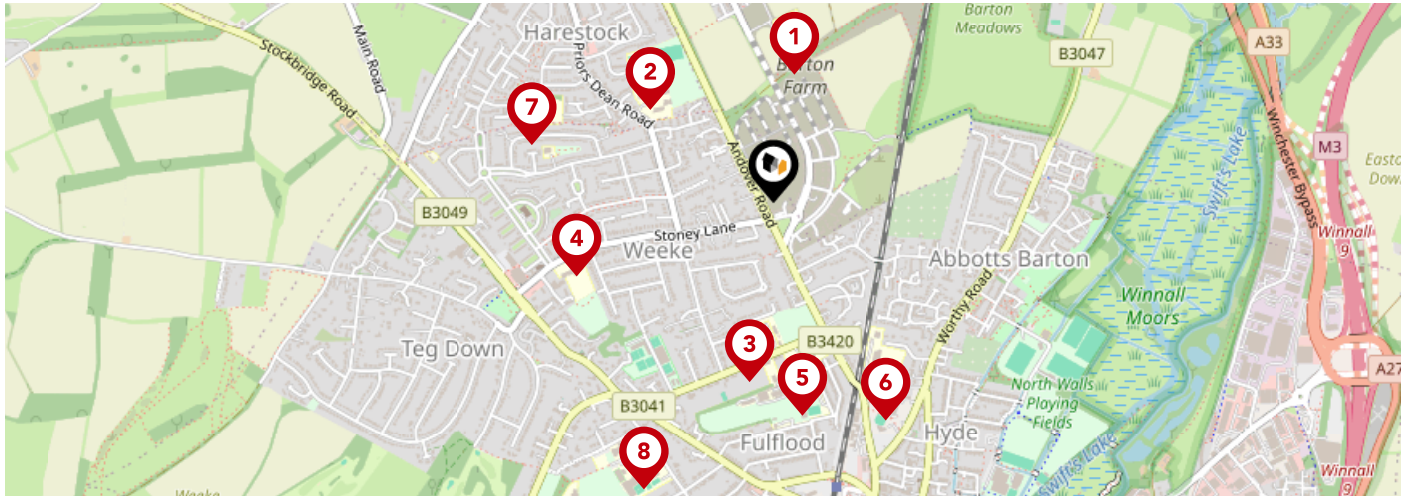
Maps

Listed Buildings

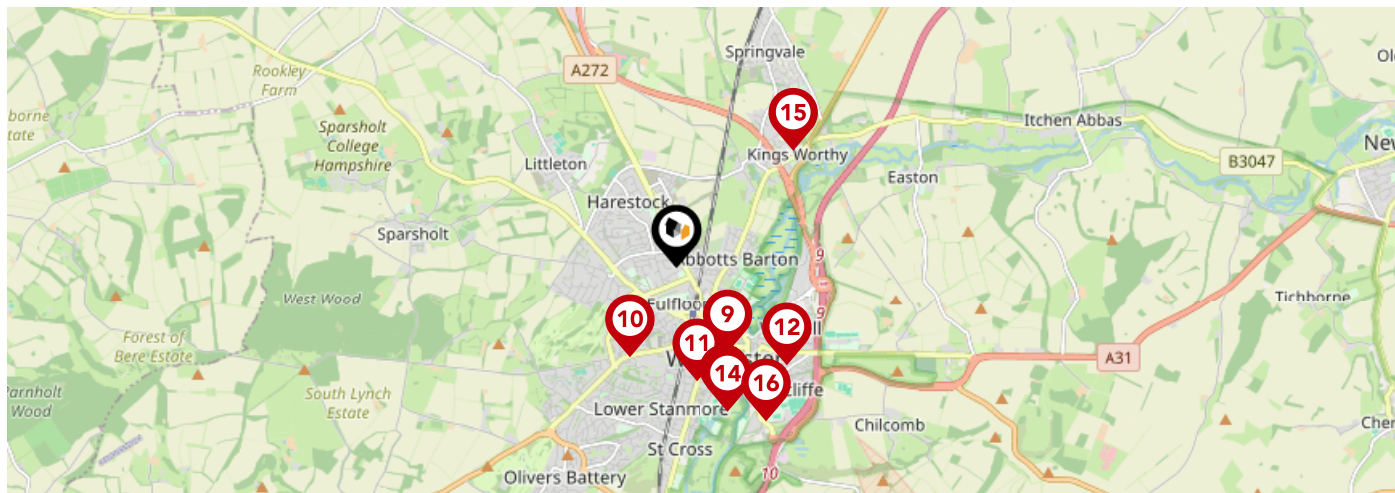
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1393400 - Stapenhill	Grade II	0.5 miles
	1350726 - Church Cottage	Grade II	0.6 miles
	1095338 - Church Of St Matthew	Grade II	0.6 miles
	1095449 - 52, Hyde Street	Grade II	0.6 miles
	1095496 - Abbots Barton Farmhouse With Cottage Adjoining	Grade II	0.6 miles
	1095497 - Dovecote At Abbots Barton Farm	Grade II	0.6 miles
	1419302 - Hyde Lodge	Grade II	0.6 miles
	1172858 - 44, Hyde Street	Grade II	0.6 miles
	1296476 - 59, Hyde Street	Grade II	0.7 miles
	1095447 - 35-42, Hyde Street	Grade II	0.7 miles



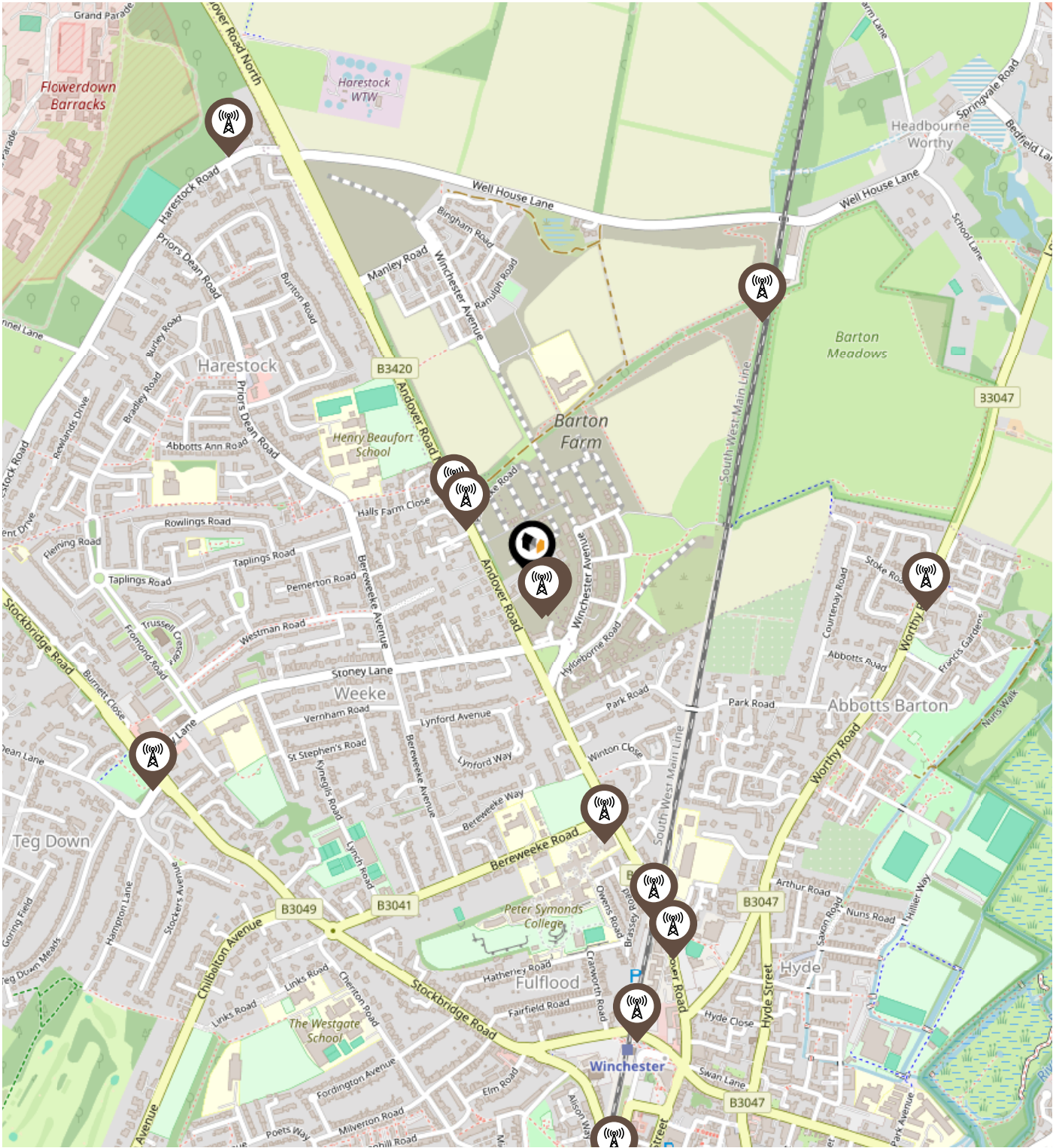
		Nursery	Primary	Secondary	College	Private
1	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:0.3	☐	☒	☐	☐	☐
2	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:0.36	☐	☐	☒	☐	☐
3	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.42	☒	☐	☐	☐	☐
4	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.49	☐	☒	☐	☐	☐
5	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.5	☐	☐	☒	☐	☐
6	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.57	☐	☐	☒	☐	☐
7	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.58	☐	☒	☐	☐	☐
8	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.73	☐	☒	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.92	☐	☒	☐	☐	☐
10	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.95	☐	☒	☐	☐	☐
11	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.08	☐	☐	☒	☐	☐
12	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.36	☐	☒	☐	☐	☐
13	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.37	☐	☐	☒	☐	☐
14	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.43	☐	☐	☒	☐	☐
15	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.53	☐	☒	☐	☐	☐
16	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.65	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

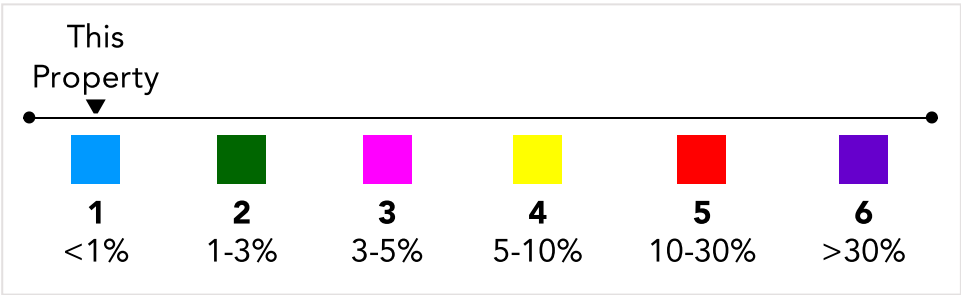
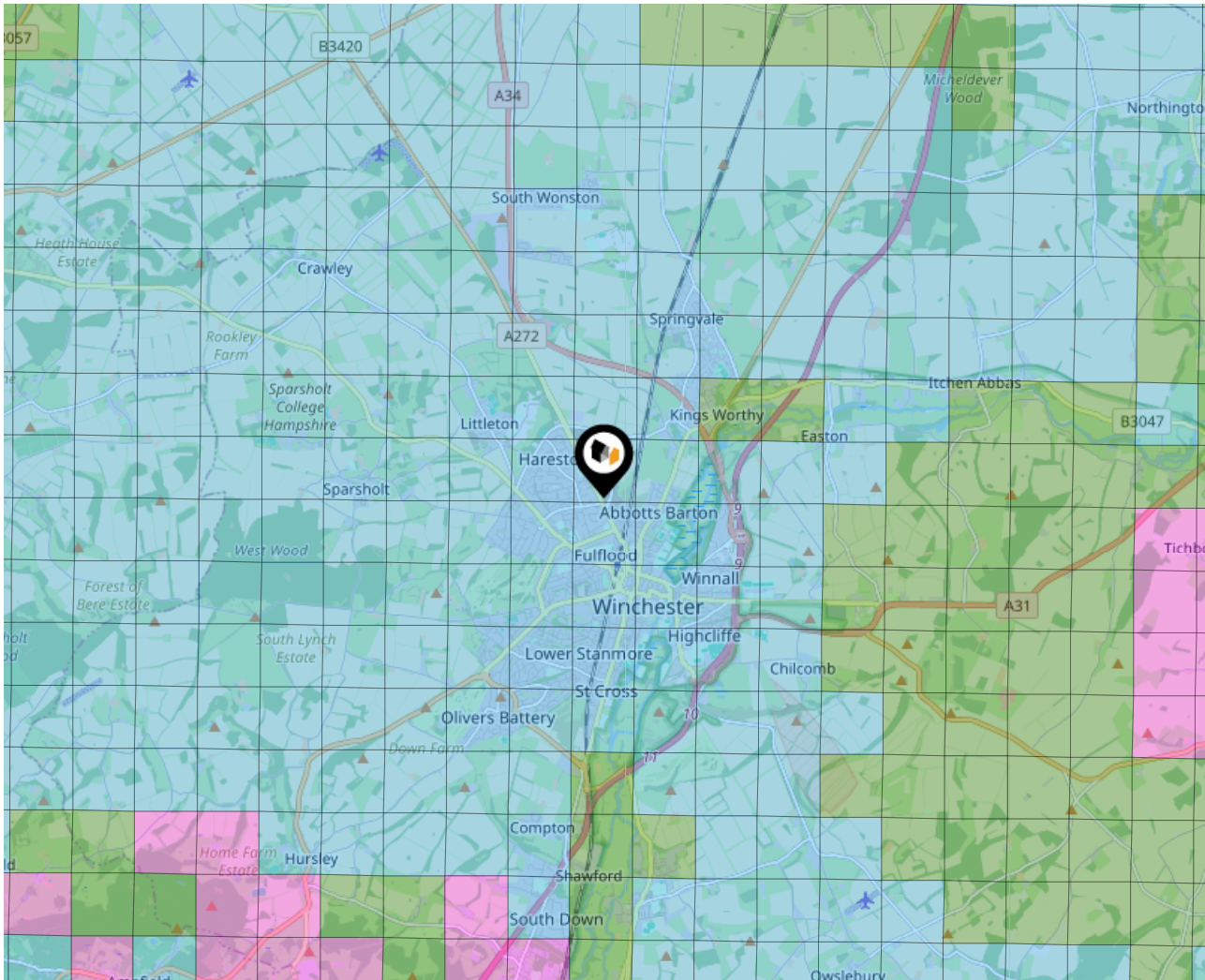


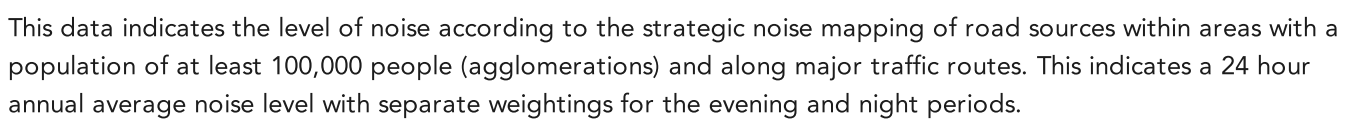
Key:

-  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).





 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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Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

