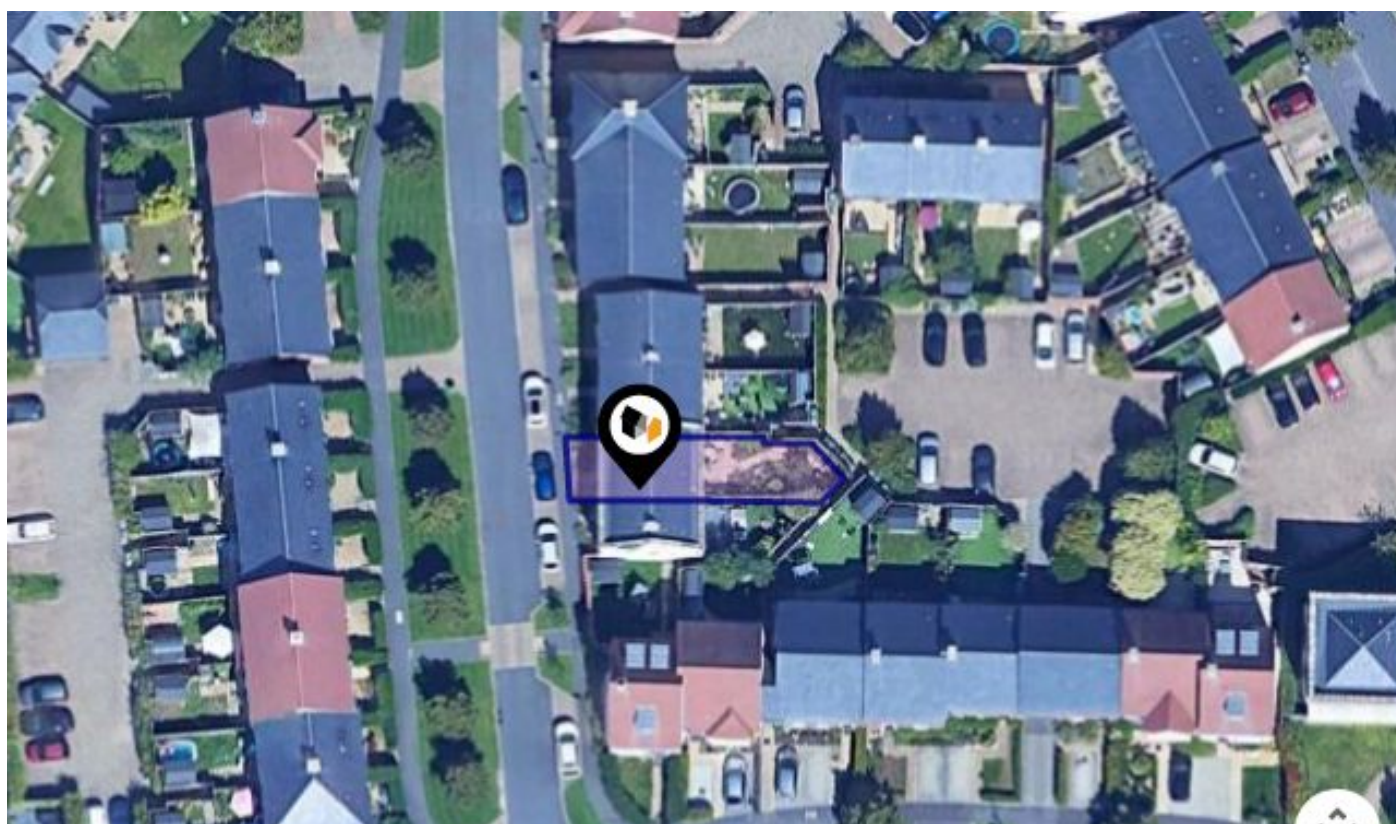# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th September 2025

PITT ROAD, WINCHESTER, SO22

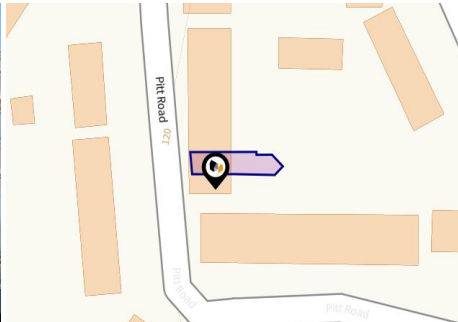**Guide Price :** £425,000

Sam Kerr-Smiley

07801 056784

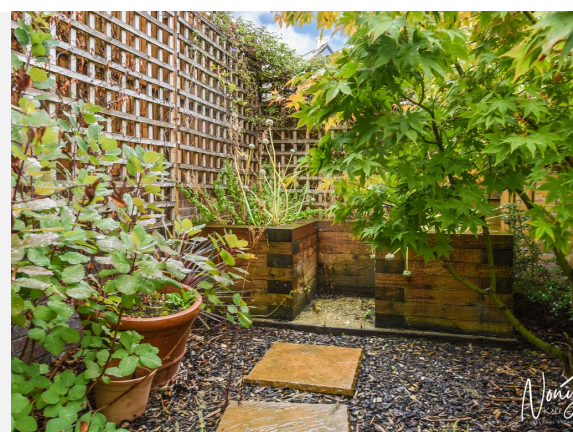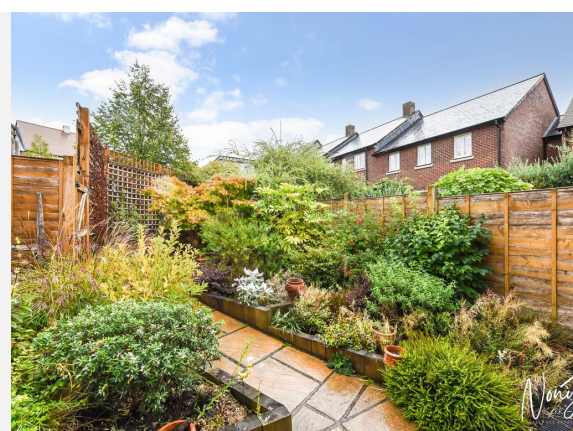sam@nonykerr-smiley.com
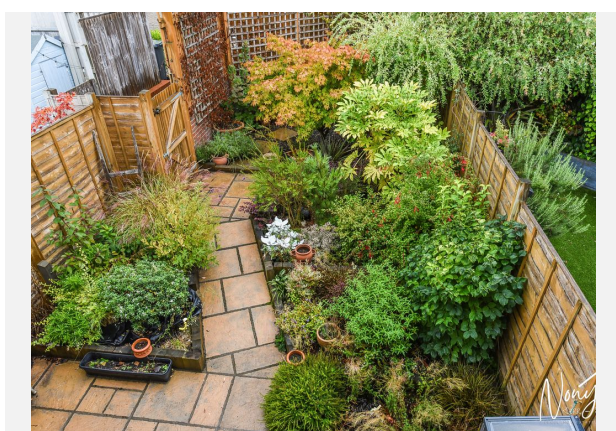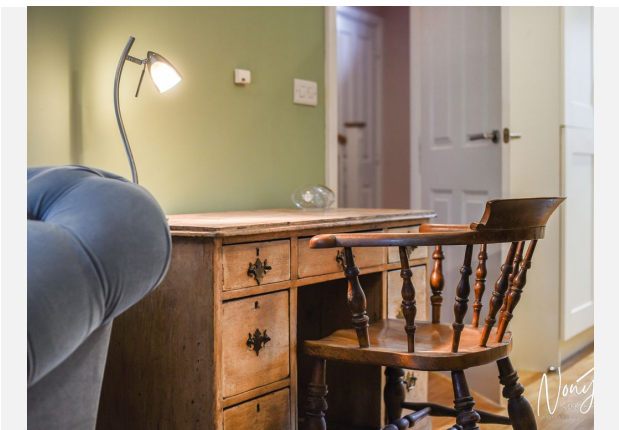
www.nonykerr-smiley.com

Property

Type:	Terraced	**Guide Price:**	£425,000
Bedrooms:	2	**Tenure:**	Freehold
Floor Area:	839 ft^2 / 78 m^2		
Plot Area:	0.03 acres		
Year Built :	2015		
Council Tax :	Band D		
Annual Estimate:	£2,251		
Title Number:	HP790758		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT ✔   sky ✔   Virgin media ✘

PITT ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft

N

Lounge /
Diner / Kitchen
8.17m x 4.73m
26'10" x 15'6"

Bedroom 1
4.08m x 2.97m
13'5" x 9'9"

Landing

Dn

Hallway

Up

Bedroom 2
3.63m x 2.98m
11'11" x 9'9"

IN

GROUND FLOOR

FIRST FLOOR
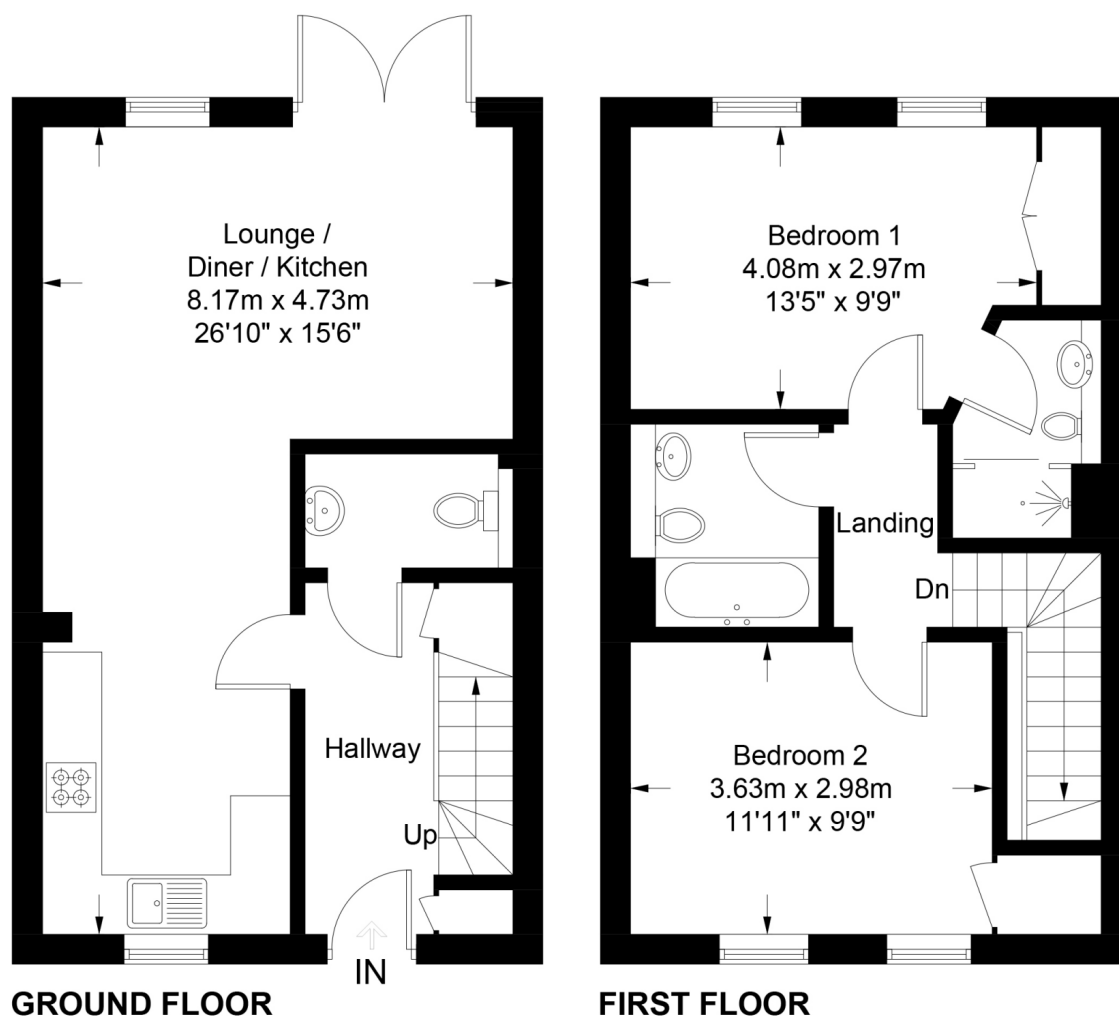
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1237082)

Property
EPC - Certificate

Pitt Road, SO22

Energy rating

B

Valid until 15.12.2025

Score	Energy rating	Current	Potential
92+	A		96 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
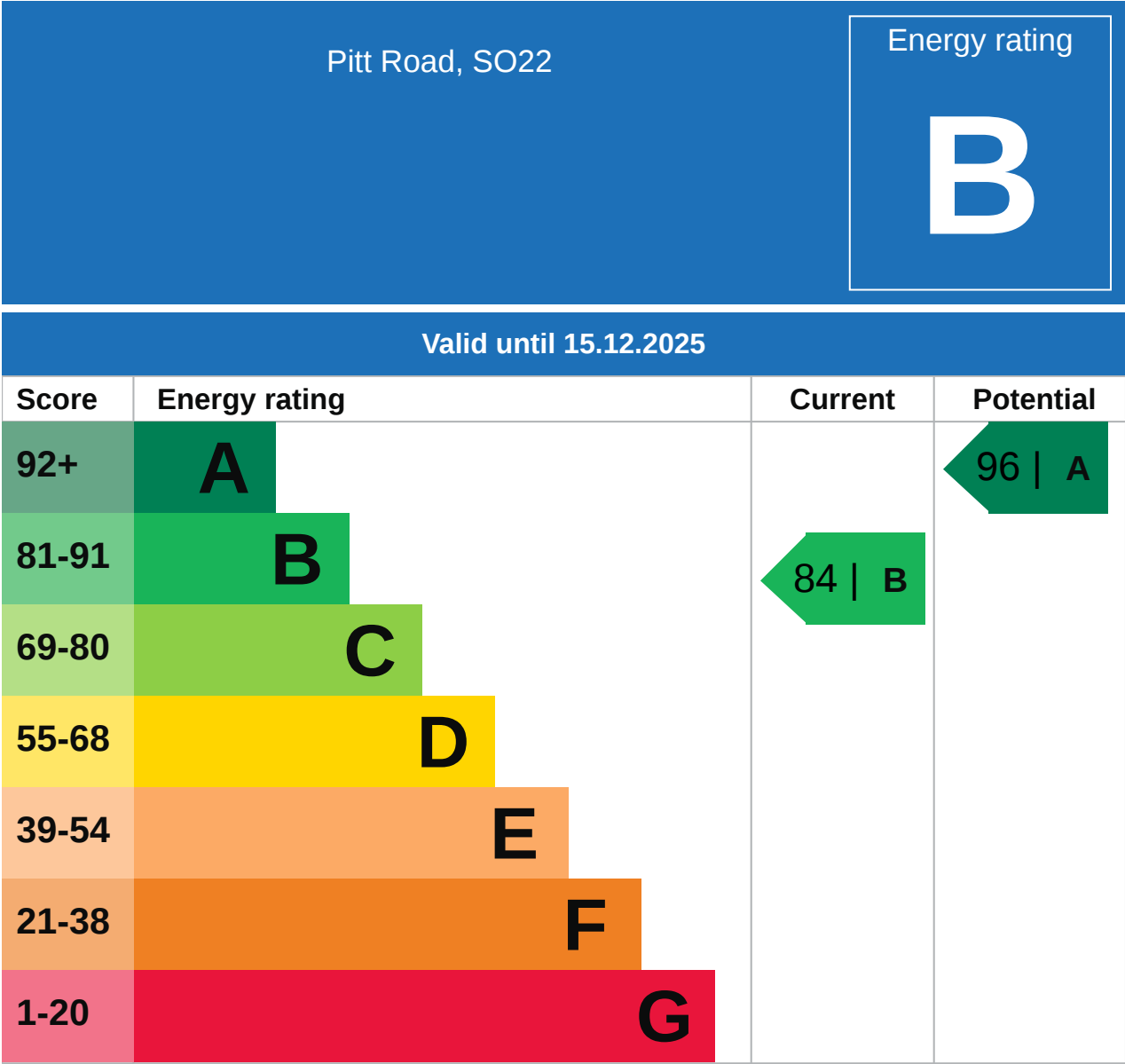
Additional EPC Data

Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â¦K
Total Floor Area:	78 m^2

Market
Sold in Street

15, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	20/05/2025	25/03/2021	15/04/2016
Last Sold Price:	£606,750	£567,500	£585,000

19, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	06/01/2023	08/04/2016
Last Sold Price:	£580,000	£514,950

55, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	03/10/2022	30/06/2017
Last Sold Price:	£680,000	£600,000

35, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	25/07/2022	29/06/2018
Last Sold Price:	£595,000	£544,950

17, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	15/07/2022	17/06/2016
Last Sold Price:	£730,000	£660,000

21, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/11/2021	19/12/2016
Last Sold Price:	£580,500	£527,750

29, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	28/05/2021	01/04/2016
Last Sold Price:	£469,950	£475,000

25, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	02/02/2021	18/12/2020	29/12/2015
Last Sold Price:	£385,000	£390,000	£409,950

59, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	29/10/2019	21/07/2017
Last Sold Price:	£480,000	£504,950

49, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	08/10/2019	12/07/2018	30/11/2016
Last Sold Price:	£335,000	£370,000	£350,000

5, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	26/07/2019
Last Sold Price:	£570,000

53, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/11/2017
Last Sold Price:	£590,000

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

57, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	24/08/2017
Last Sold Price:	£644,950

63, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/06/2017
Last Sold Price:	£405,950

61, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/06/2017
Last Sold Price:	£419,950

65, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/06/2017
Last Sold Price:	£509,950

47, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	22/02/2017
Last Sold Price:	£459,950

23, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	16/12/2016
Last Sold Price:	£379,950

33, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	09/12/2016
Last Sold Price:	£390,000

27, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	20/10/2016
Last Sold Price:	£459,950

45, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	19/08/2016
Last Sold Price:	£480,000

51, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/06/2016
Last Sold Price:	£564,950

31, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	30/06/2016
Last Sold Price:	£429,950

43, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	24/06/2016
Last Sold Price:	£564,590

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

Market
Sold in Street

7, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	21/12/2015
Last Sold Price:	£530,000

11, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	18/12/2015
Last Sold Price:	£500,000

9, Pitt Road, Winchester, SO22 5SP

Last Sold Date:	18/12/2015
Last Sold Price:	£500,000

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 SO22
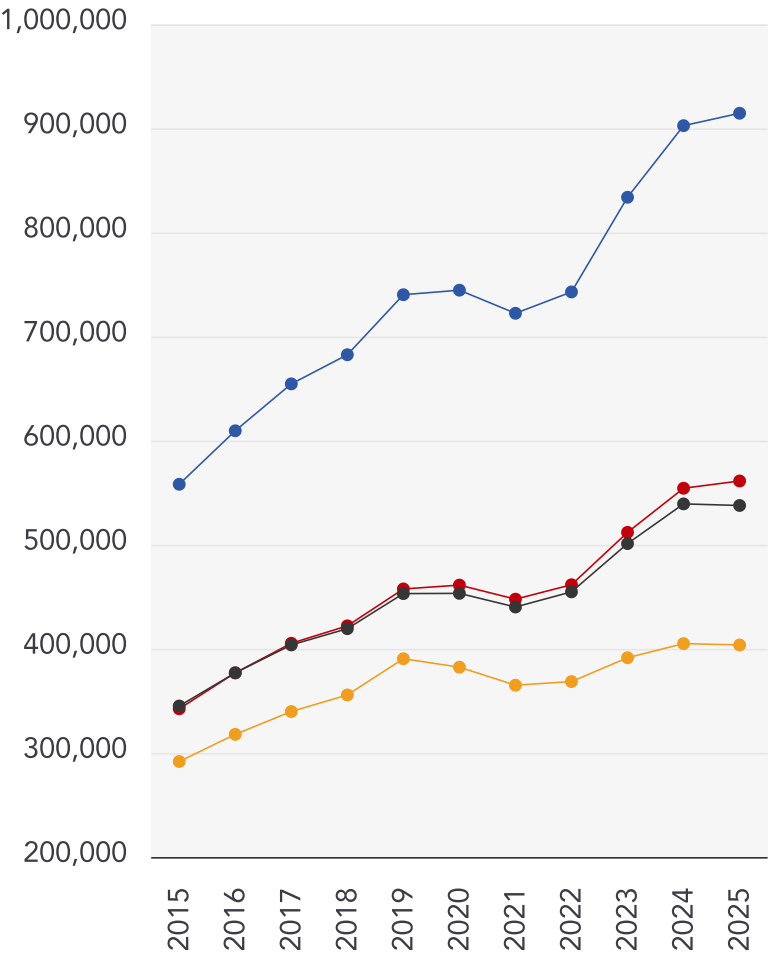
Detached
+63.86%

Semi-Detached
+63.92%

Terraced
+55.82%

Flat
+38.37%

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.
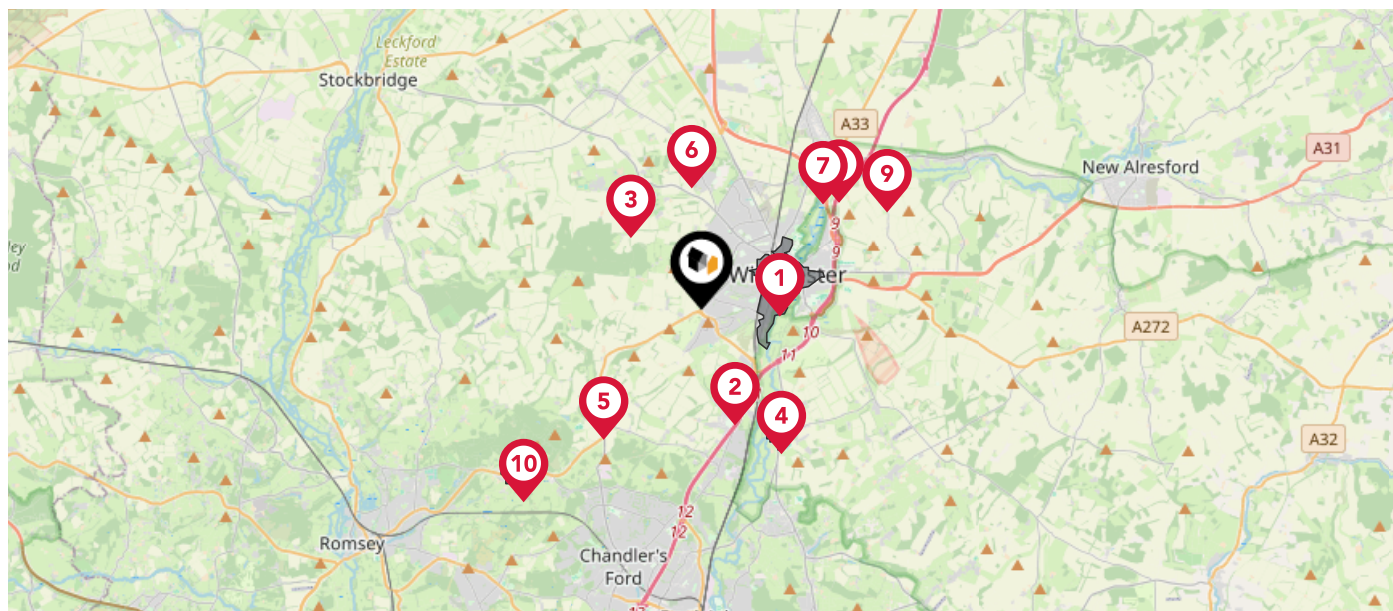
Nearby Conservation Areas	
1	Winchester
2	Compton Street
3	Sparsholt
4	Twyford
5	Hursley
6	Littleton
7	Kings Worthy
8	Abbots Worthy
9	Easton
10	Ampfield

Maps
Rail Noise

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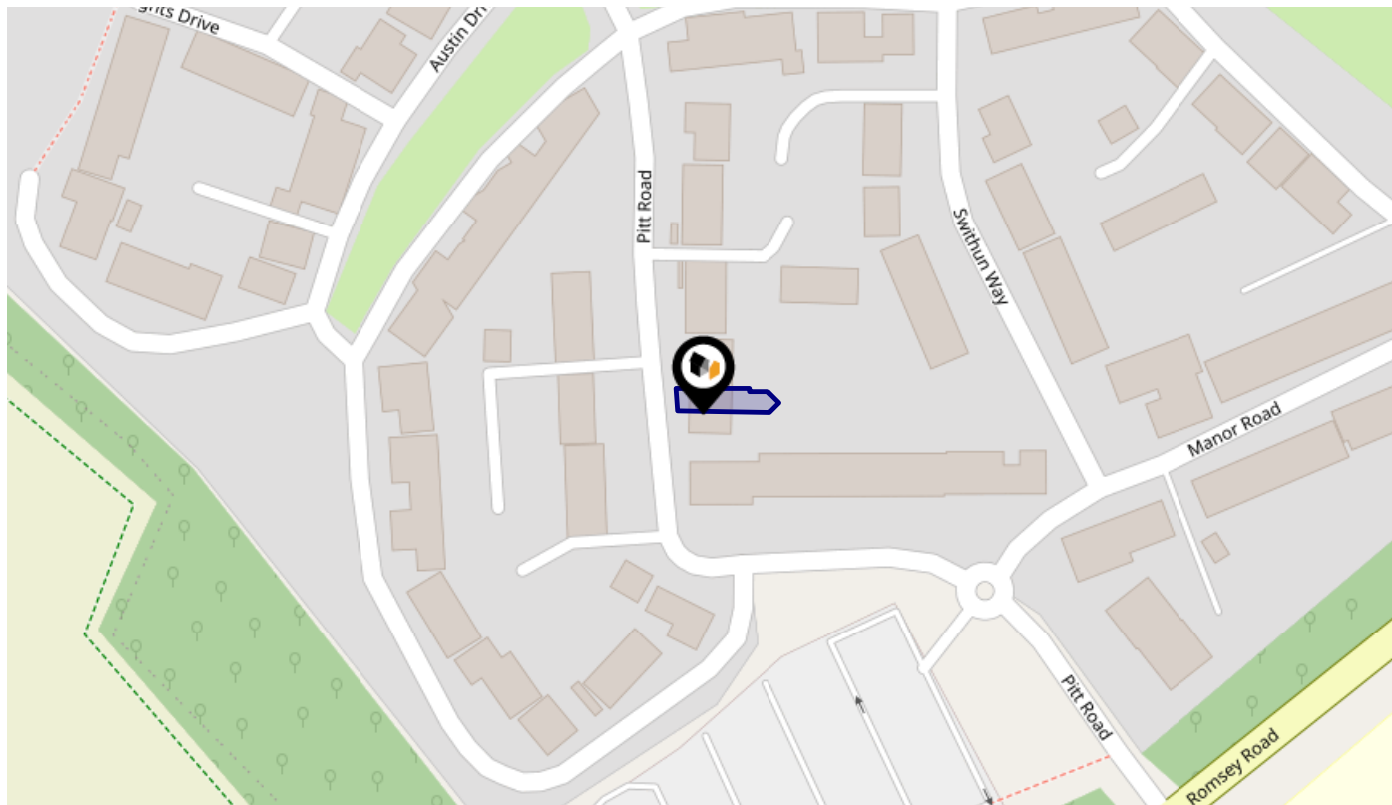
Rail Noise Data

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	🟦

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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.
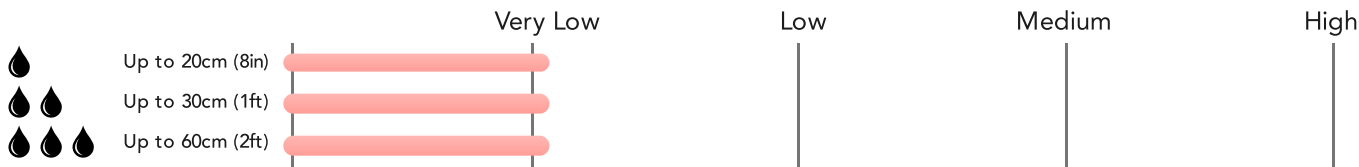

Risk Rating: Very low

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.

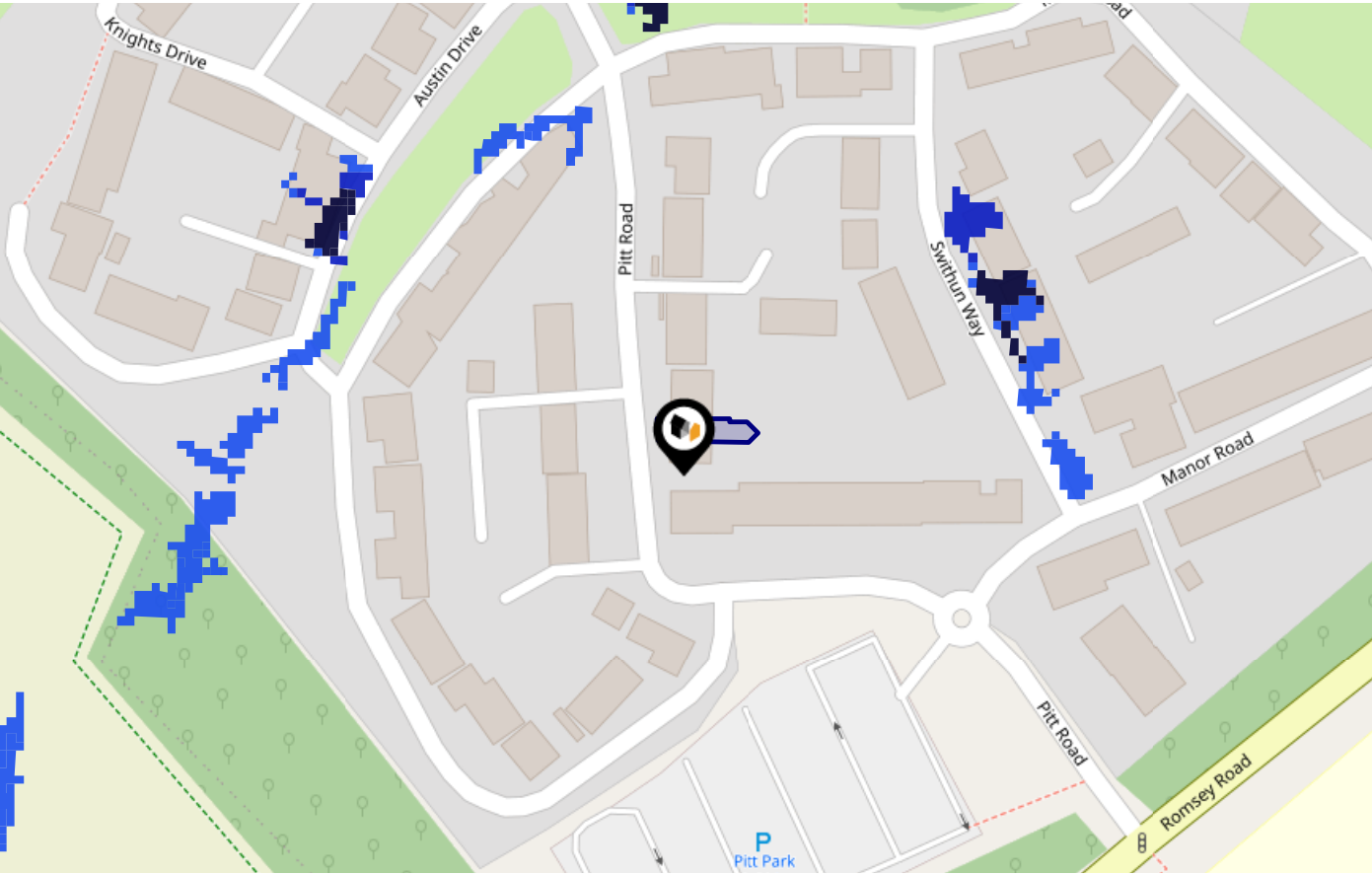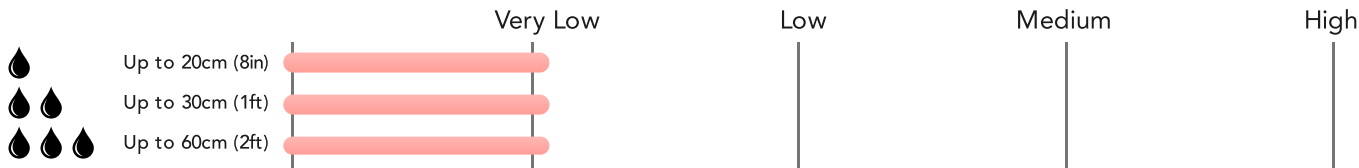- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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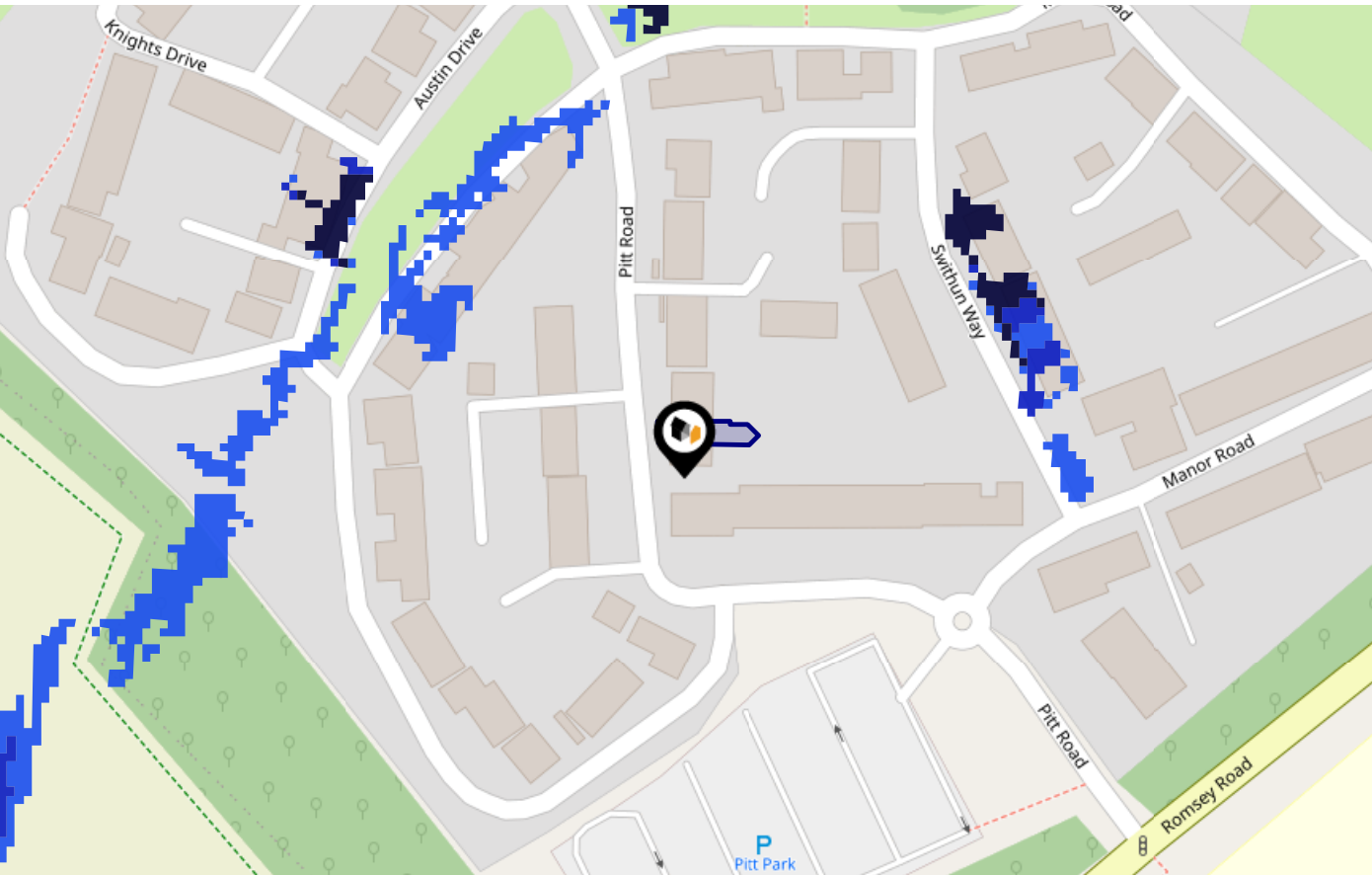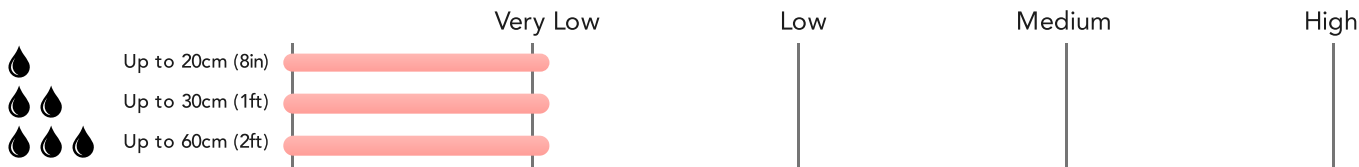
Chance of flooding to the following depths at this property:

		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.
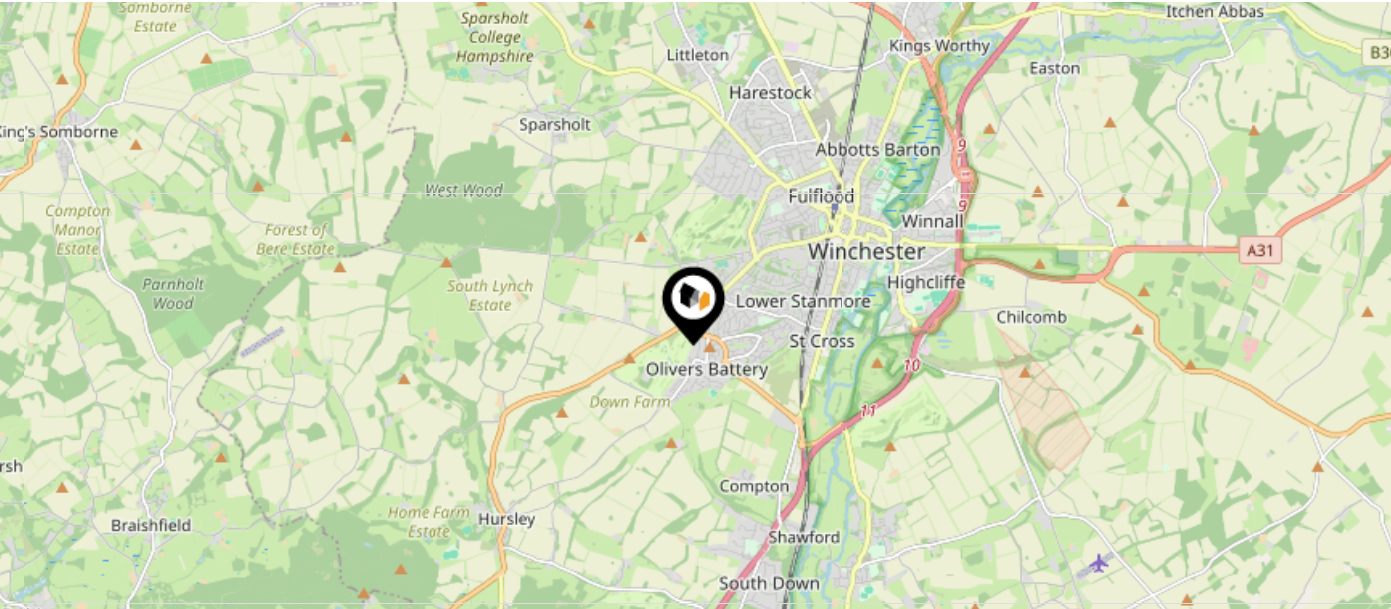

Risk Rating: Very low

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.

■ **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 displays nearby areas that have been designated as Green Belt...

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
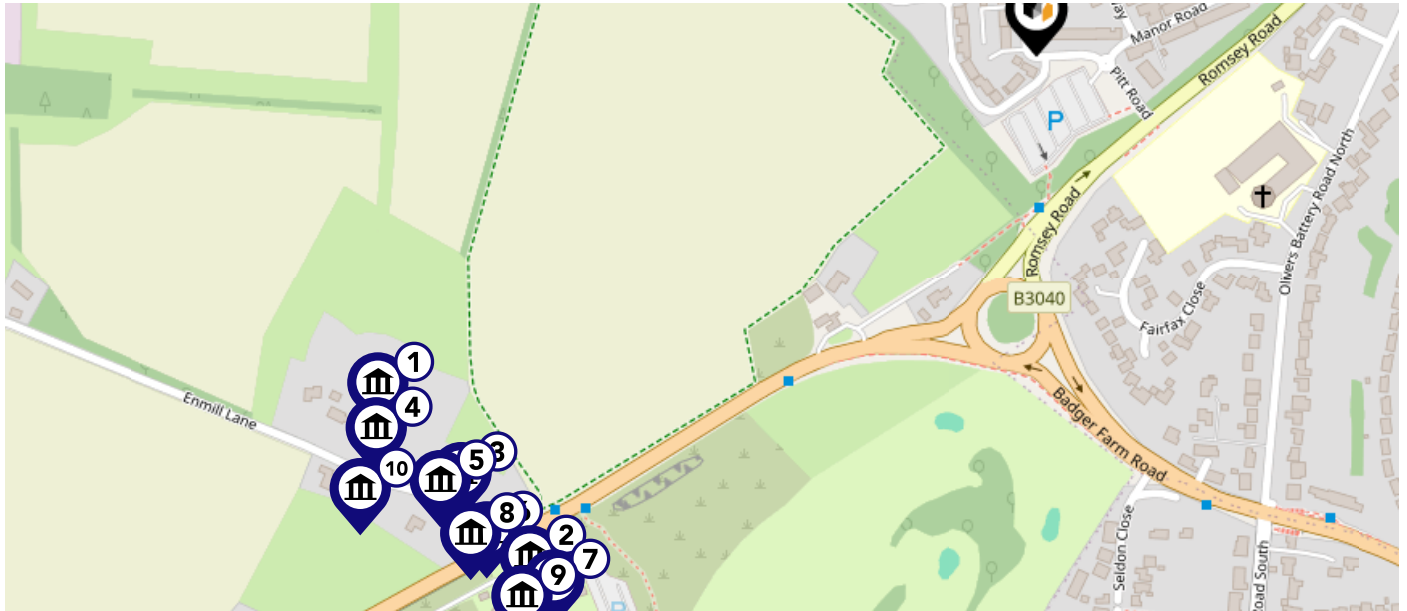
| Listed Buildings in the local district	Grade	Distance
1 1350513 - Pitt Vale Farmhouse	Grade II	0.4 miles
2 1178767 - Pitt Manor Farm House	Grade II	0.4 miles
3 1350512 - Swallows Rest	Grade II	0.4 miles
4 1178761 - Barn 35 Metres South Of Pitt Vale Farm House	Grade II	0.4 miles
5 1095781 - Pitt Chapel School	Grade II	0.4 miles
6 1095780 - Milestone Opposite Junction Of A3090 And Pitt Lane	Grade II	0.4 miles
7 1350514 - Barn 10 Metres East Of Pitt Manor Farm House	Grade II	0.4 miles
8 1178741 - Oddicombe Wayside Cottage	Grade II	0.4 miles
9 1178771 - Barn 25 Metres South East Of Pitt Manor Farm House	Grade II	0.4 miles
10 1095782 - Field House	Grade II	0.5 miles
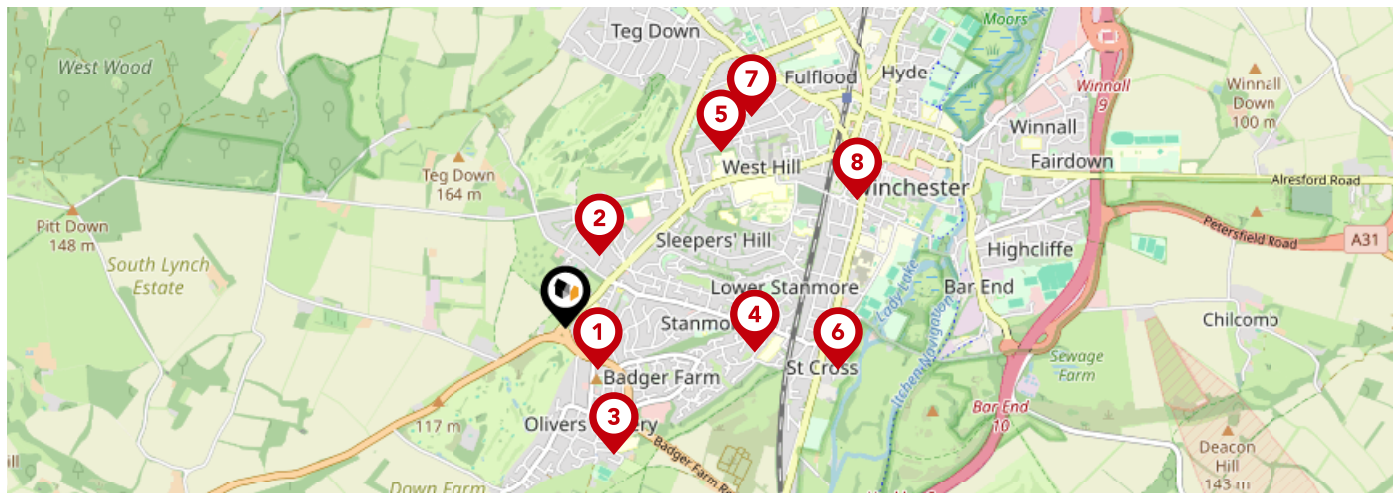
		Nursery	Primary	Secondary	College	Private
1	**St Peter's Catholic Primary School, Winchester** Ofsted Rating: Good | Pupils: 411 | Distance:0.25	☐	☑	☐	☐	☐
2	**Kings' School** Ofsted Rating: Good | Pupils: 1794 | Distance:0.37	☐	☐	☑	☐	☐
3	**Olivers Battery Primary School** Ofsted Rating: Good | Pupils: 222 | Distance:0.63	☐	☑	☐	☐	☐
4	**Stanmore Primary School** Ofsted Rating: Requires improvement | Pupils: 187 | Distance:0.89	☐	☑	☐	☐	☐
5	**Western Church of England Primary School** Ofsted Rating: Good | Pupils: 391 | Distance:1.09	☐	☑	☐	☐	☐
6	**St Faith's Church of England Primary School** Ofsted Rating: Good | Pupils: 149 | Distance:1.28	☐	☑	☐	☐	☐
7	**The Westgate School** Ofsted Rating: Outstanding | Pupils: 1626 | Distance:1.31	☐	☑	☑	☐	☐
8	**Swanwick Lodge** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.48	☐	☐	☑	☐	☐
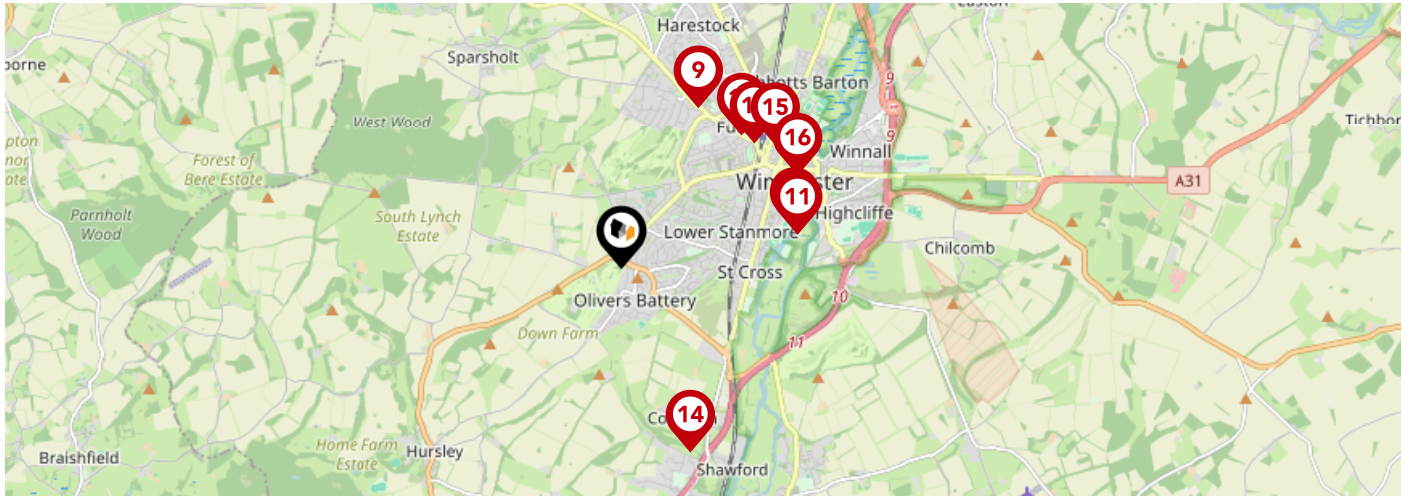
		Nursery	Primary	Secondary	College	Private
9	**Weeke Primary School** Ofsted Rating: Good | Pupils: 397 | Distance: 1.64	☐	☑	☐	☐	☐
10	**The Pilgrims School** Ofsted Rating: Not Rated | Pupils: 235 | Distance: 1.65	☐	☐	☑	☐	☐
11	**Winchester College** Ofsted Rating: Not Rated | Pupils: 726 | Distance: 1.66	☐	☐	☑	☐	☐
12	**Lanterns Nursery School and Extended Services** Ofsted Rating: Outstanding | Pupils: 108 | Distance: 1.66	☑	☐	☐	☐	☐
13	**Peter Symonds College** Ofsted Rating: Outstanding | Pupils:0 | Distance: 1.69	☐	☐	☑	☐	☐
14	**Compton All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 99 | Distance: 1.83	☐	☑	☐	☐	☐
15	**Osborne School** Ofsted Rating: Outstanding | Pupils: 223 | Distance: 1.83	☐	☐	☑	☐	☐
16	**St Bede Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 415 | Distance: 1.85	☐	☑	☐	☐	☐
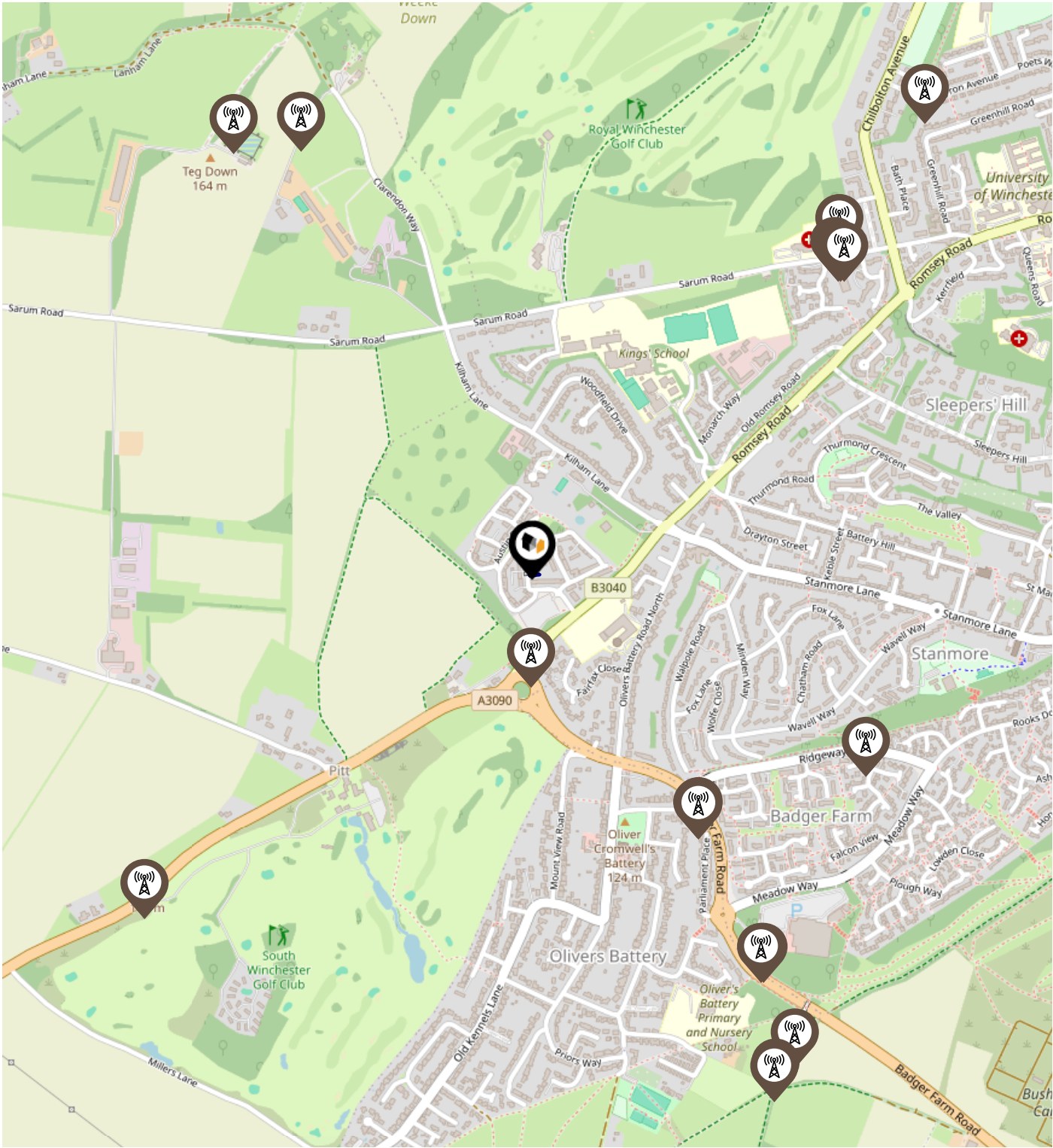
Key:

Power Pylons

Communication Masts

Environment
Radon Gas

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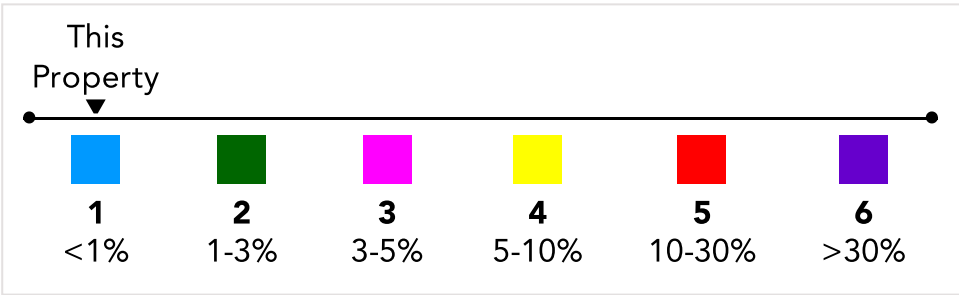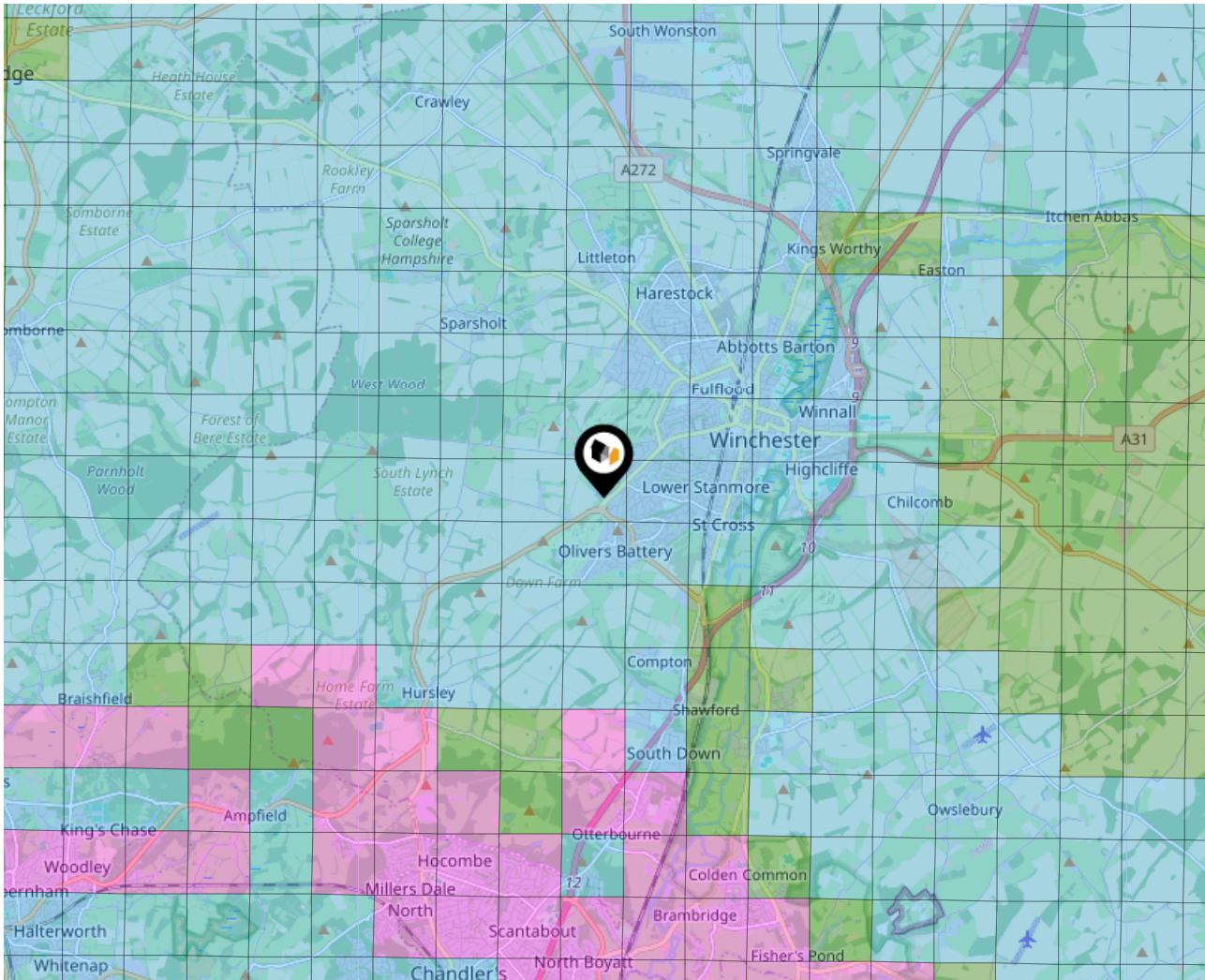
This Property ▼					
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
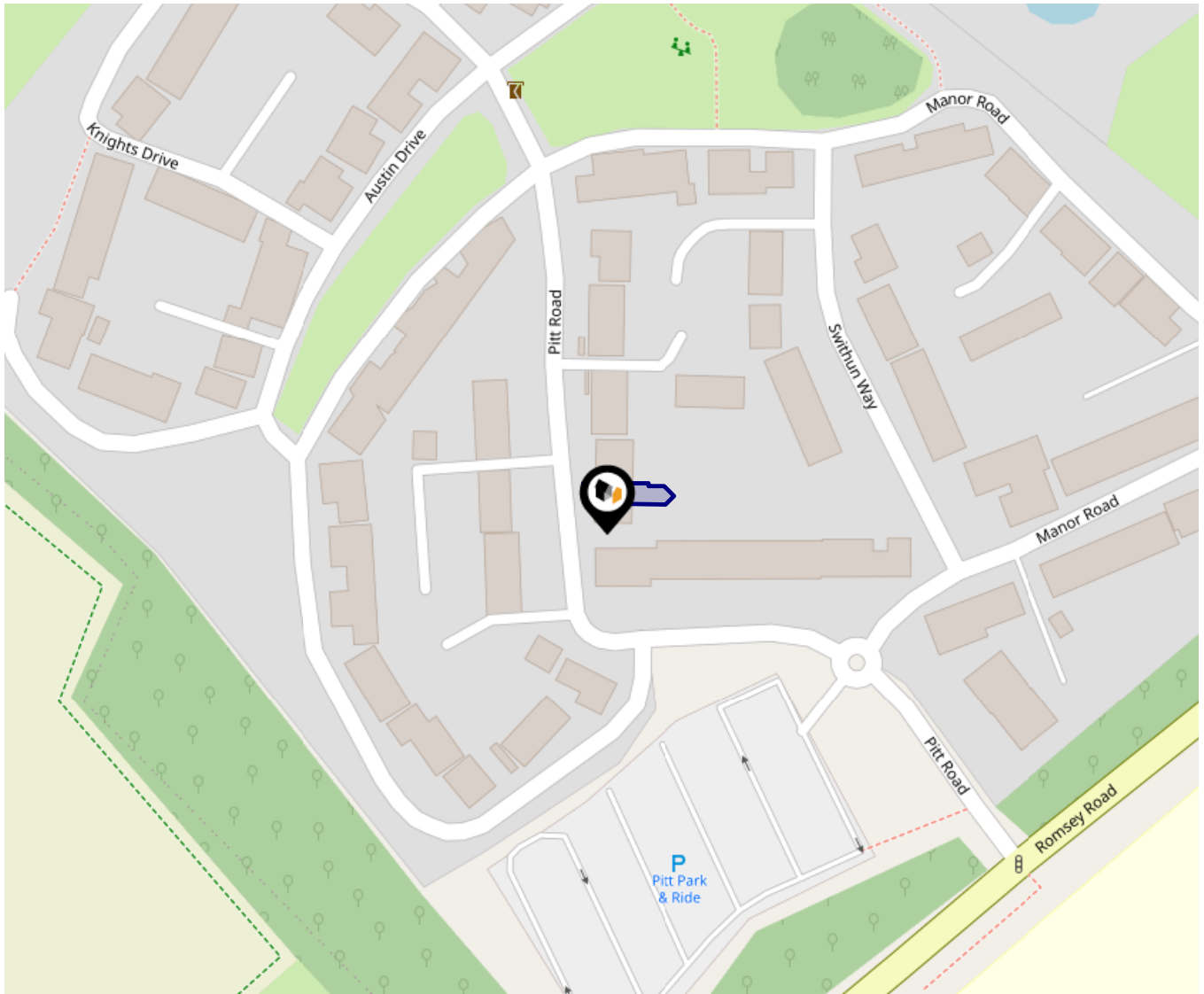
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Sam Kerr-Smiley
Testimonials

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

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.

Sam Kerr-Smiley

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sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail