

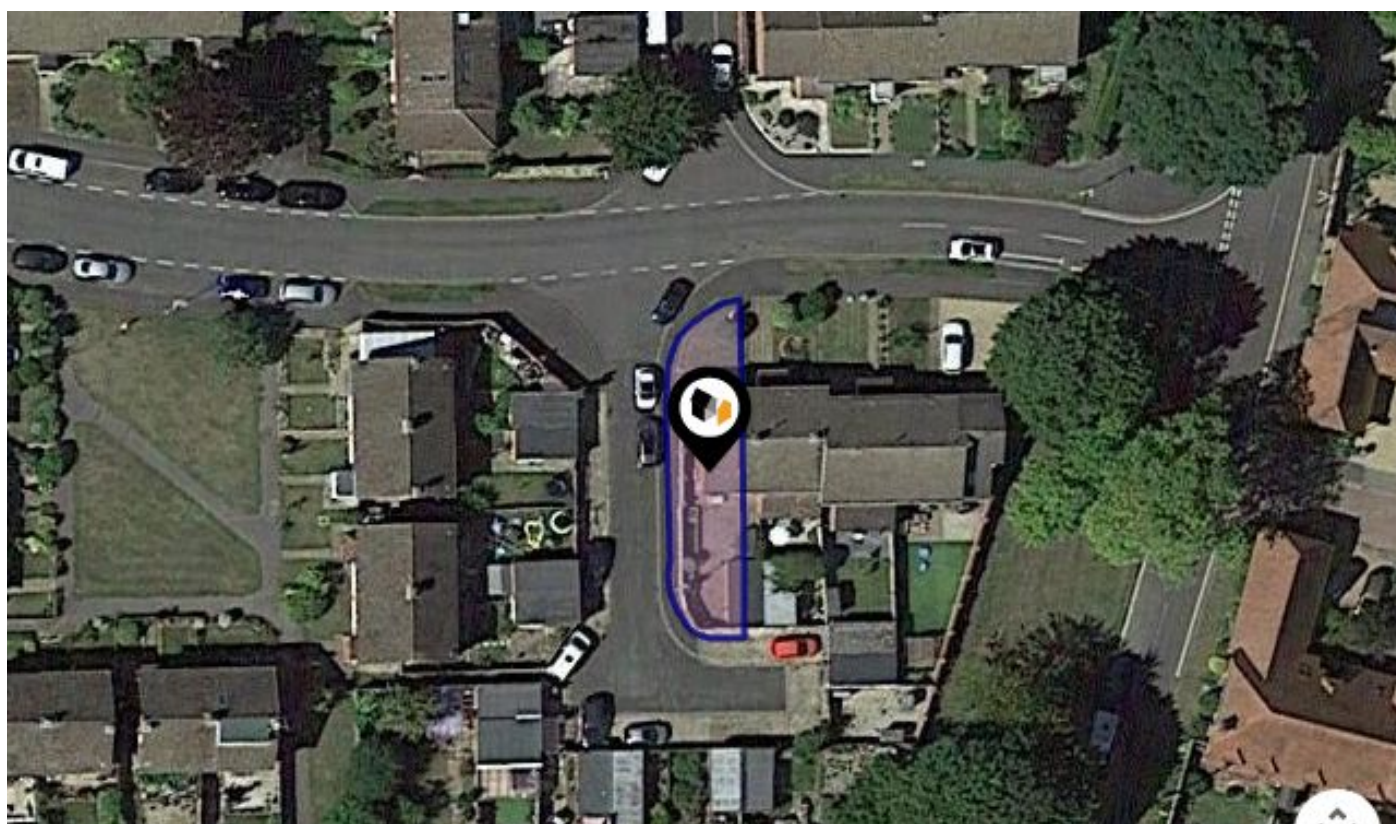


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 16<sup>th</sup> September 2025**



**NURSERY ROAD, ALRESFORD, SO24**

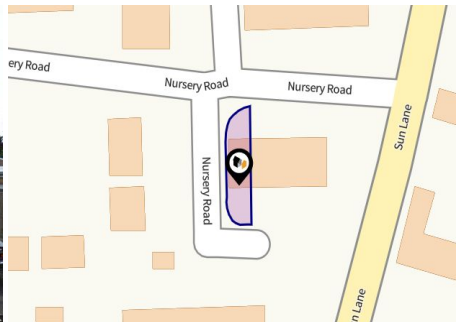
**Guide Price : £475,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Semi-Detached	Guide Price:	£475,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,001		
Title Number:	HP58475		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	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)				

# Planning History This Address



Planning records for: **Nursery Road, Alresford, SO24**

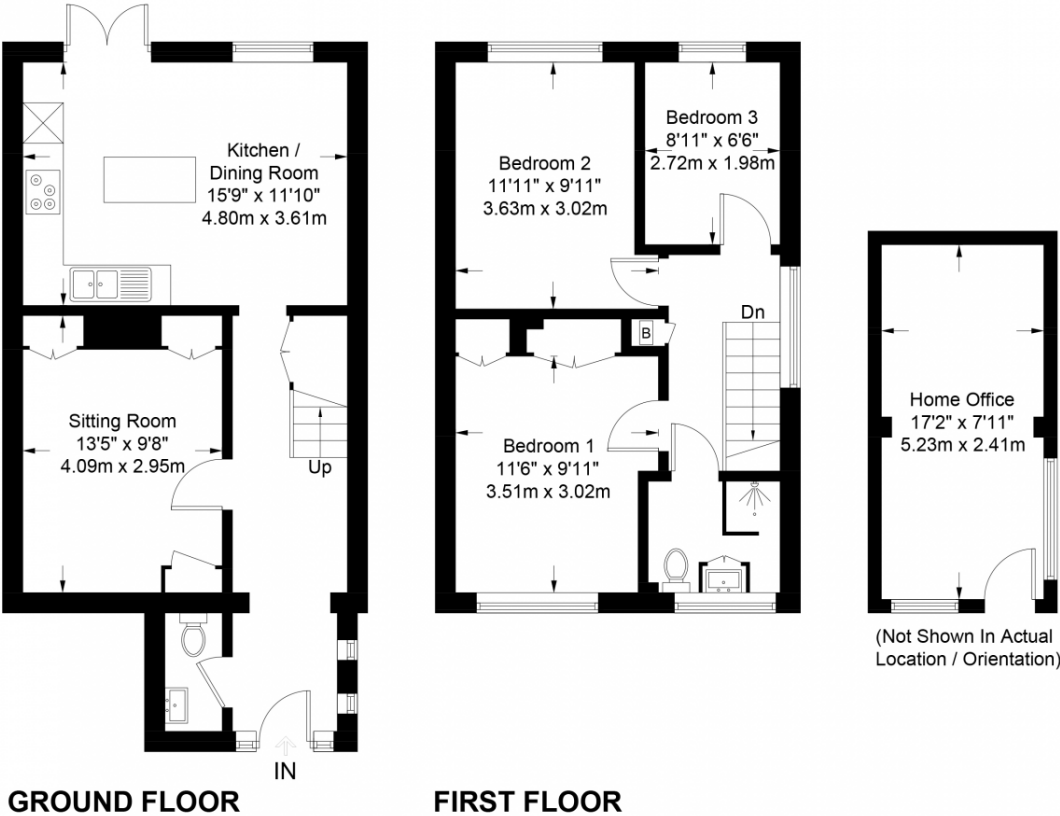
Reference - 22/02402/HOU	
Decision:	Decided
Date:	25th October 2022
Description:	Single storey rear extension, replacement front porch

Reference - 22/02423/PNACOU	
Decision:	Decided
Date:	25th October 2022
Description:	Change of use of farm workshop to single dwelling



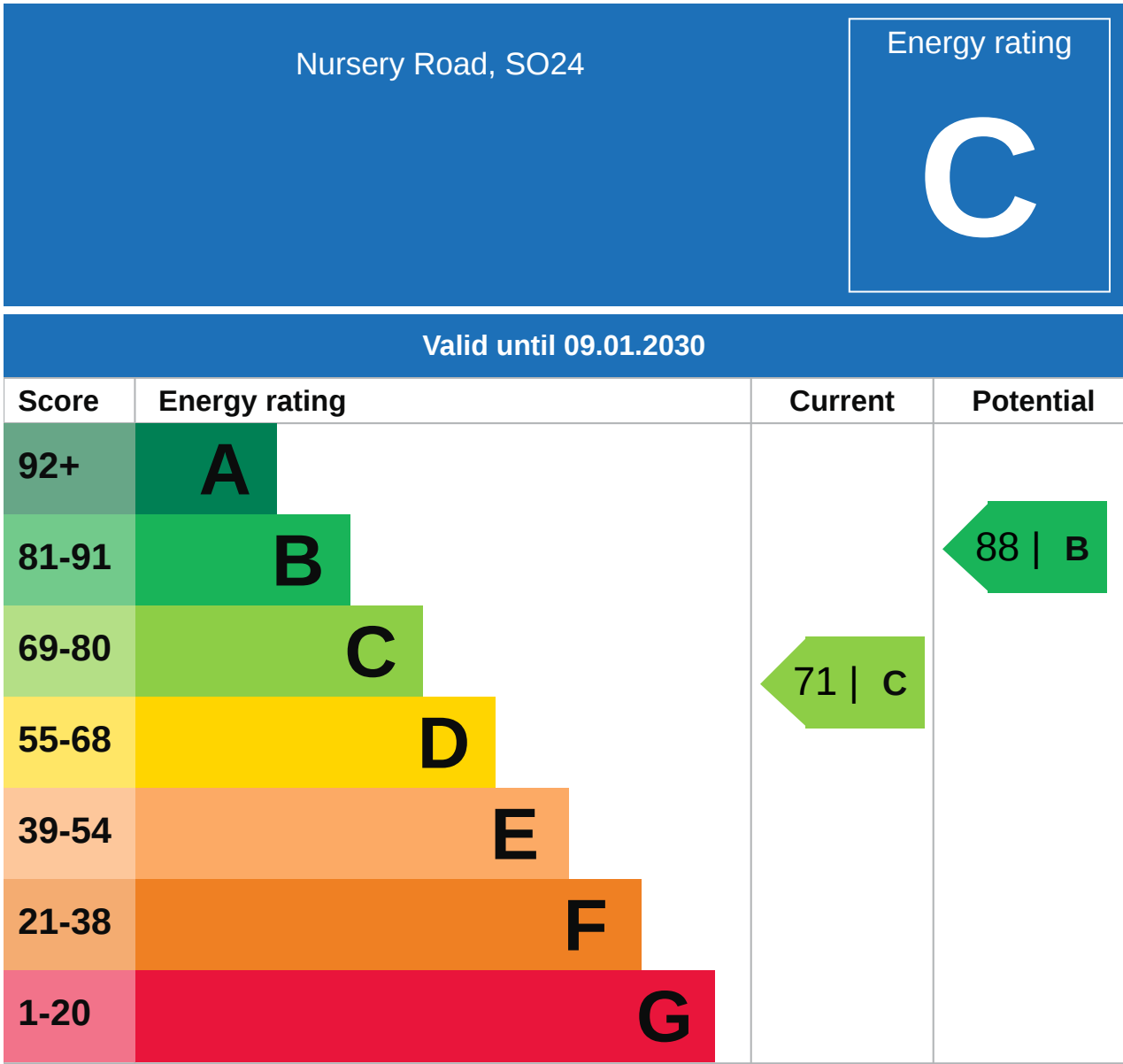
NURSERY ROAD, ALRESFORD, SO24

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft  
Home Office = 12.6 sq m / 136 sq ft  
Total = 93.5 sq m / 1007 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1240683)

Property  
**EPC - Certificate**





## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

## 32, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 17/03/2023  
Last Sold Price: £350,000

## 34, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 13/09/2022  
Last Sold Price: £380,000

## 58, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	30/06/2021	16/11/2007	28/09/2001	03/05/1996
Last Sold Price:	£340,000	£247,500	£138,000	£72,500

## 62, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 11/12/2020  
Last Sold Price: £346,500

## 56, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	24/08/2018	03/12/2004
Last Sold Price:	£330,000	£190,000

## 68, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	29/03/2018	03/10/2005
Last Sold Price:	£487,000	£217,500

## 54, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	17/03/2016	02/01/2007
Last Sold Price:	£290,000	£200,000

## 52, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 05/12/2011  
Last Sold Price: £270,000

## 40, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 10/07/2009  
Last Sold Price: £185,000

## 46, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 16/11/2007  
Last Sold Price: £276,250

## 60, Nursery Road, Alresford, SO24 9JR

Last Sold Date: 25/05/2007  
Last Sold Price: £249,750

## 38, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	12/05/2006	26/02/1999
Last Sold Price:	£228,000	£99,500

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



# Market Sold in Street



## 48, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	06/08/2004	29/03/1996
Last Sold Price:	£205,000	£64,990

## 64, Nursery Road, Alresford, SO24 9JR

Last Sold Date:	21/06/2002
Last Sold Price:	£157,500

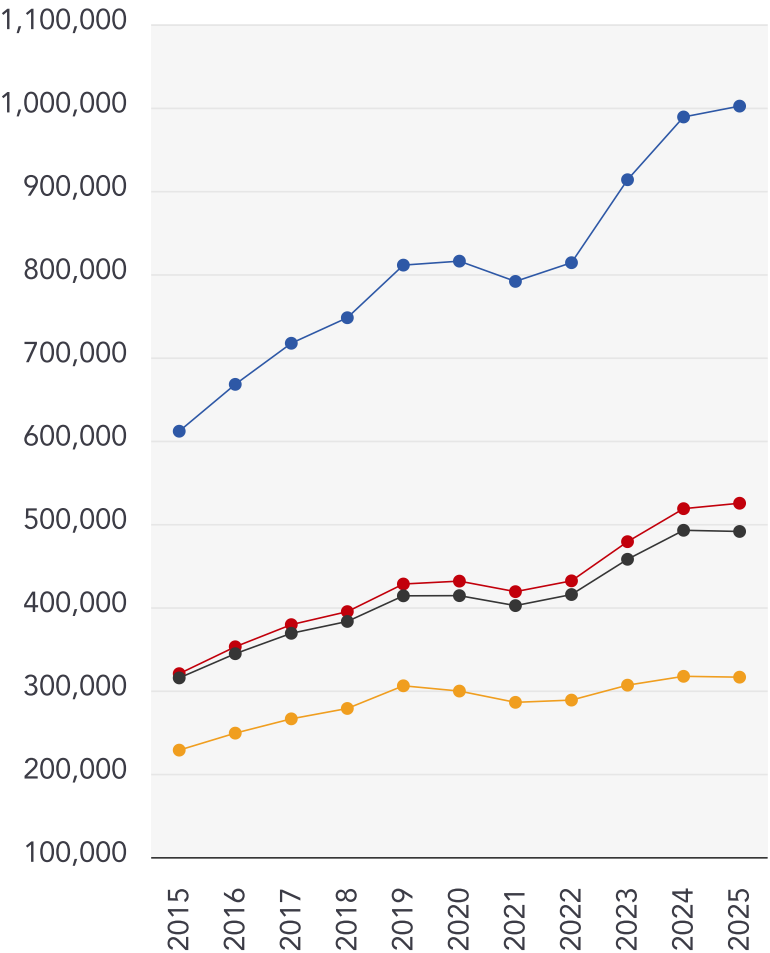
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO24



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

New Alresford

2

Tichbourne

3

Ovington

4

Itchen Stoke

5

Cheriton

6

Ropley

7

Avington

8

Chiland

9

Martyr Worthy

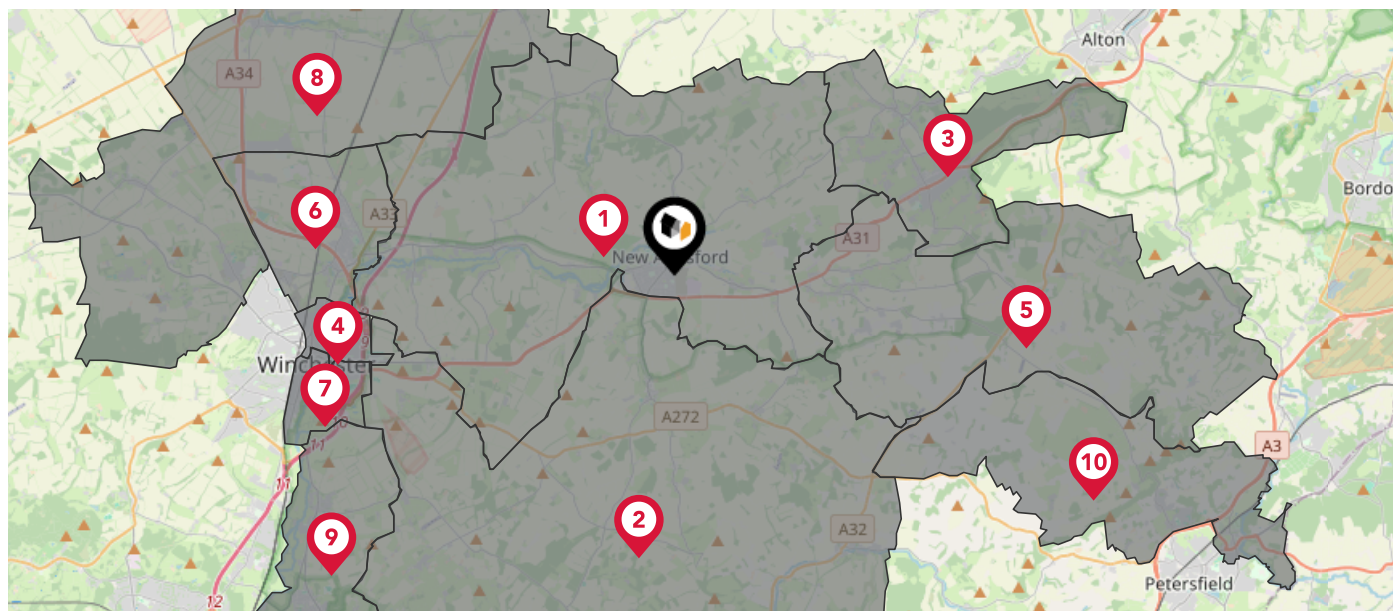
10

Easton











# Maps

## Council Wards

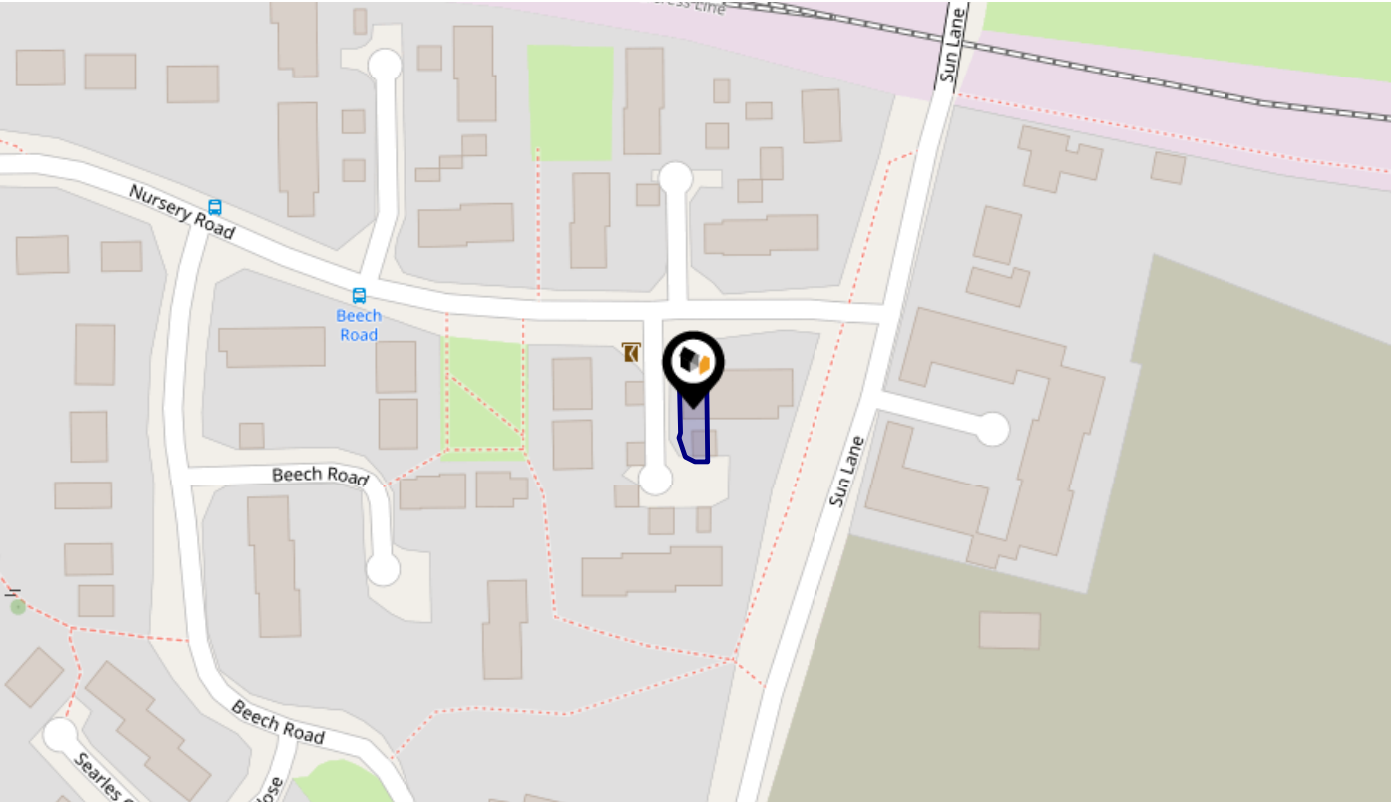
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Alresford & Itchen Valley Ward
-  Upper Meon Valley Ward
-  Four Marks & Medstead Ward
-  St. Bartholomew Ward
-  Ropley, Hawkley & Hangers Ward
-  The Worthys Ward
-  St. Michael Ward
-  Wonston & Micheldever Ward
-  Colden Common & Twyford Ward
-  Froxfield, Sheet & Steep 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.

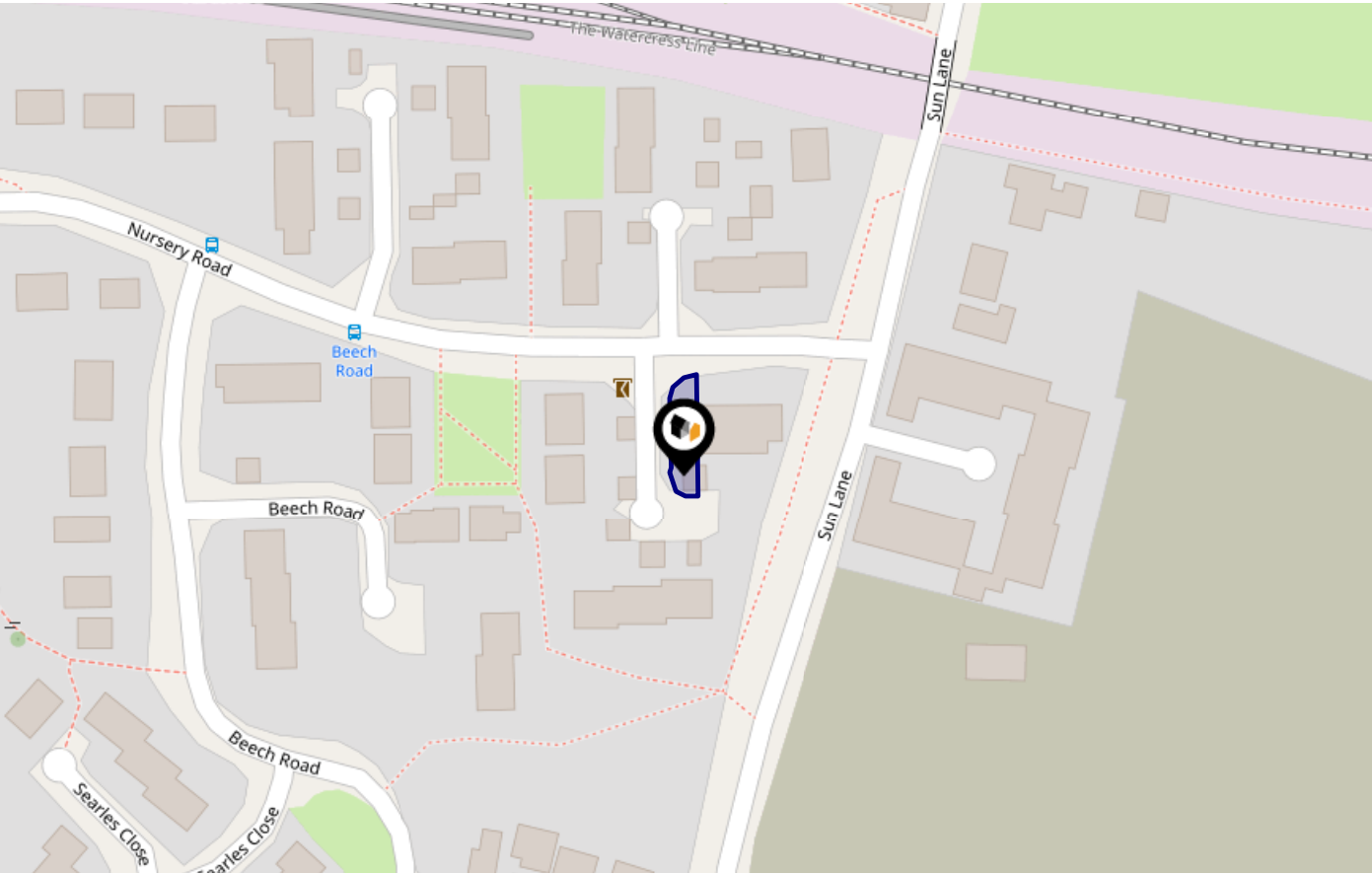
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

# 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.

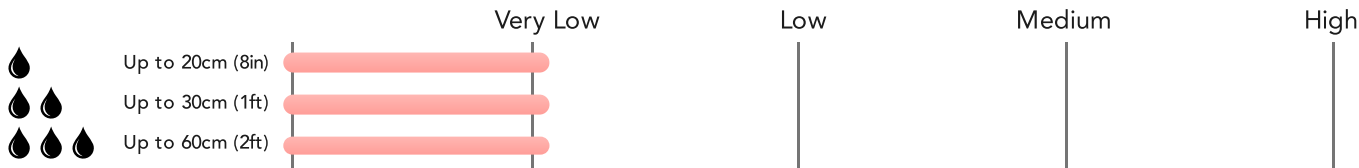


**Risk Rating:** Very low

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.

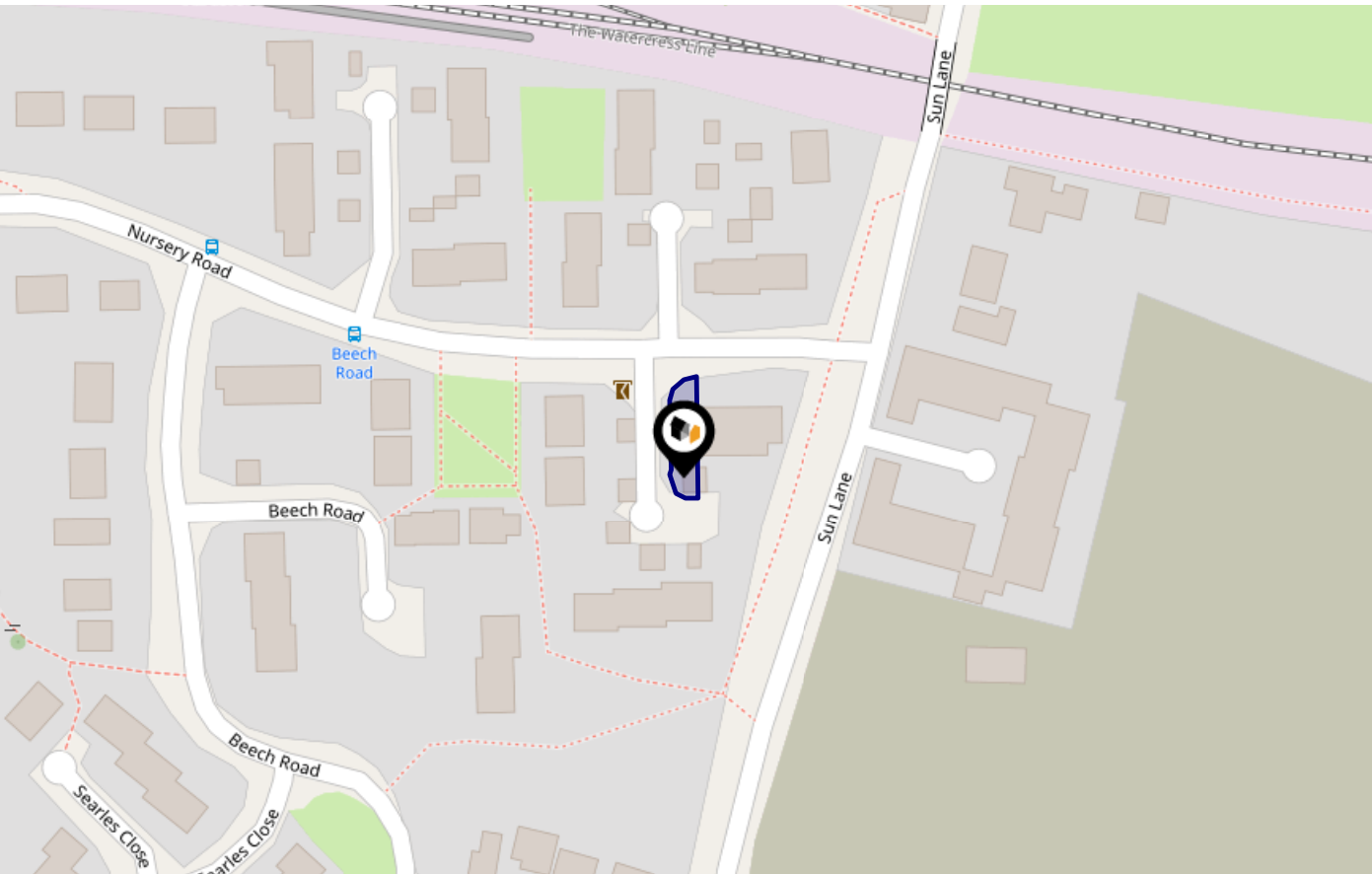
Chance of flooding to the following depths at this property:



# 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**

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:

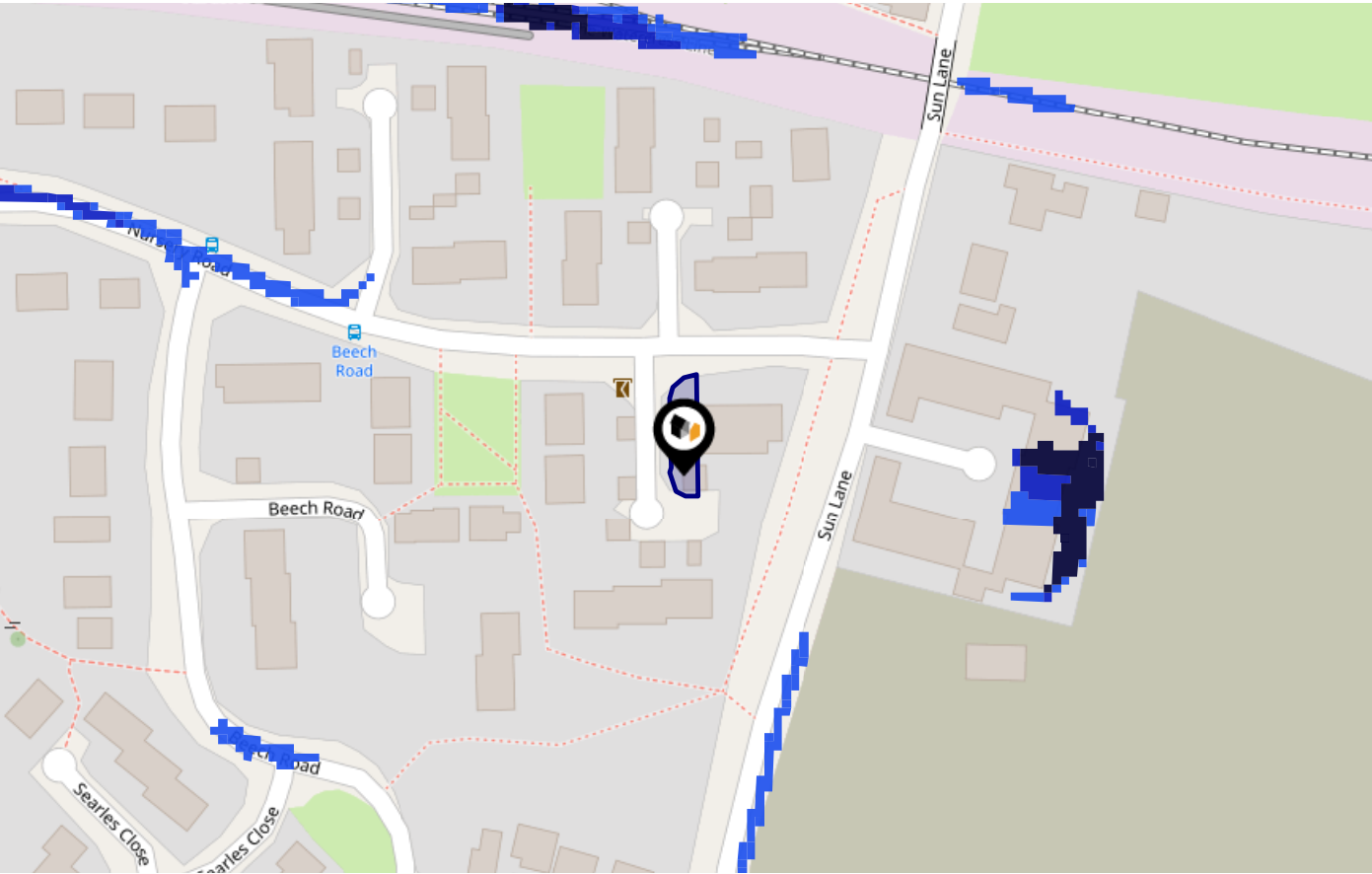




# Flood Risk

## 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.

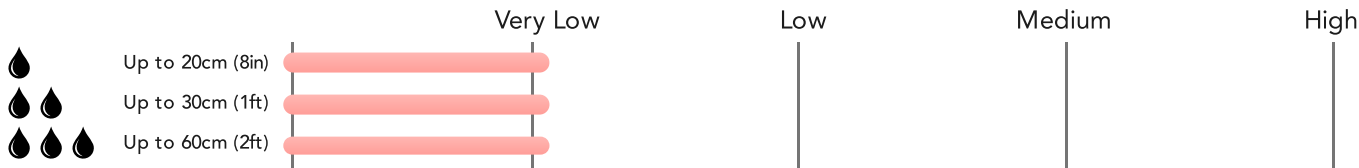


Risk Rating: Very low

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.

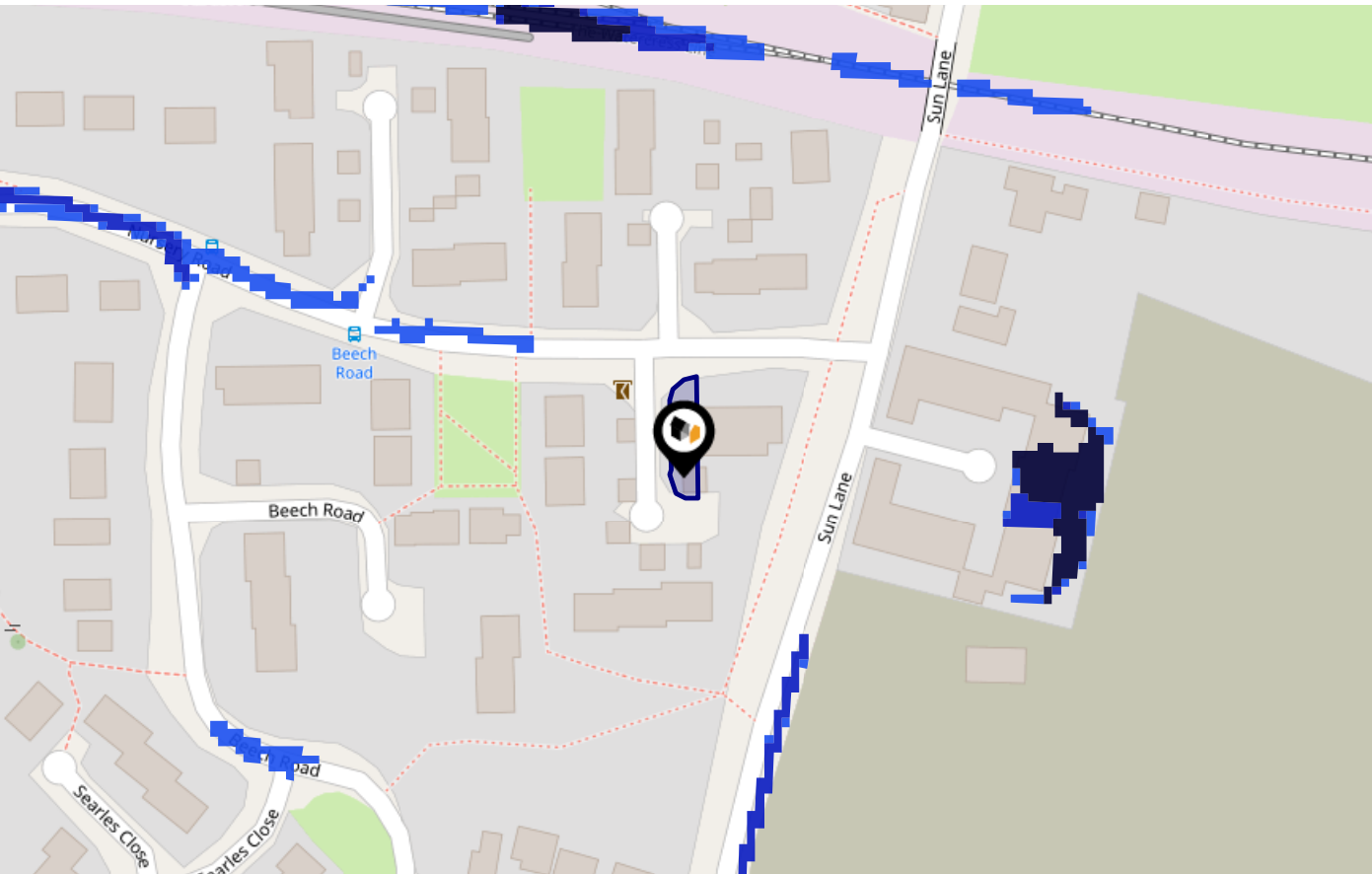
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - 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.

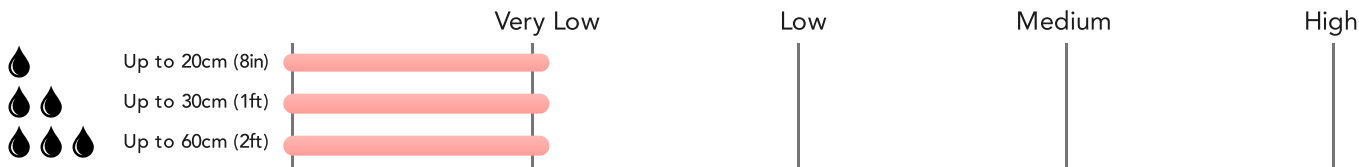


Risk Rating: Very low

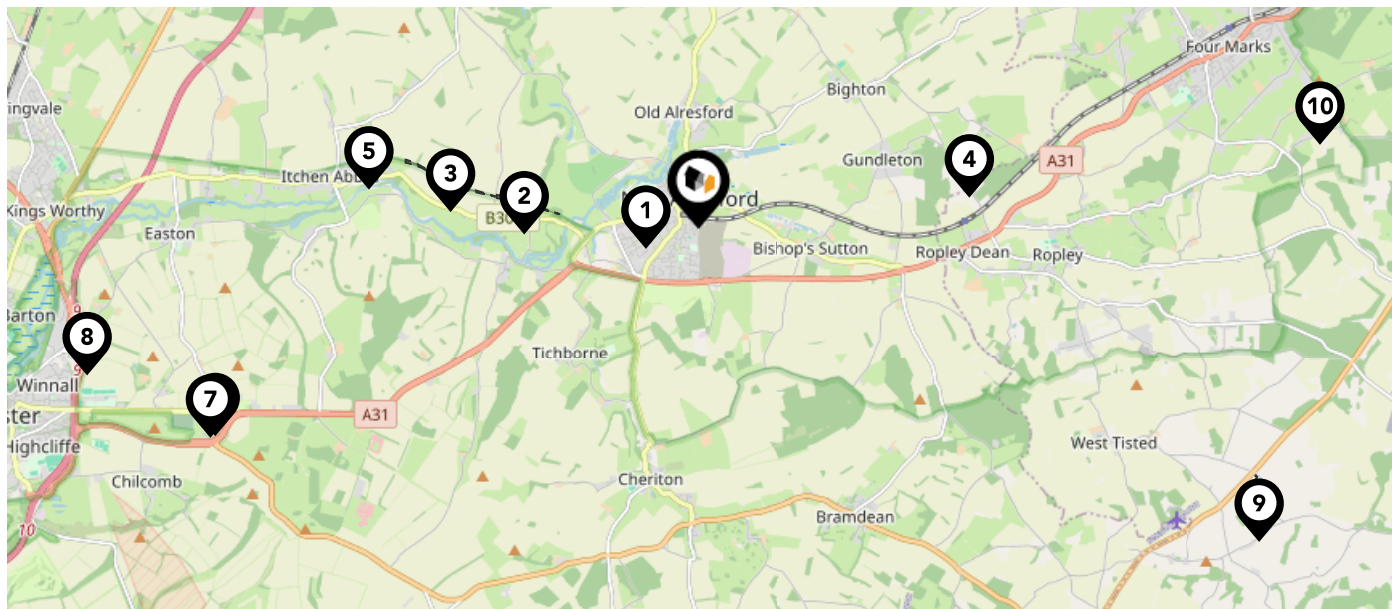
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.



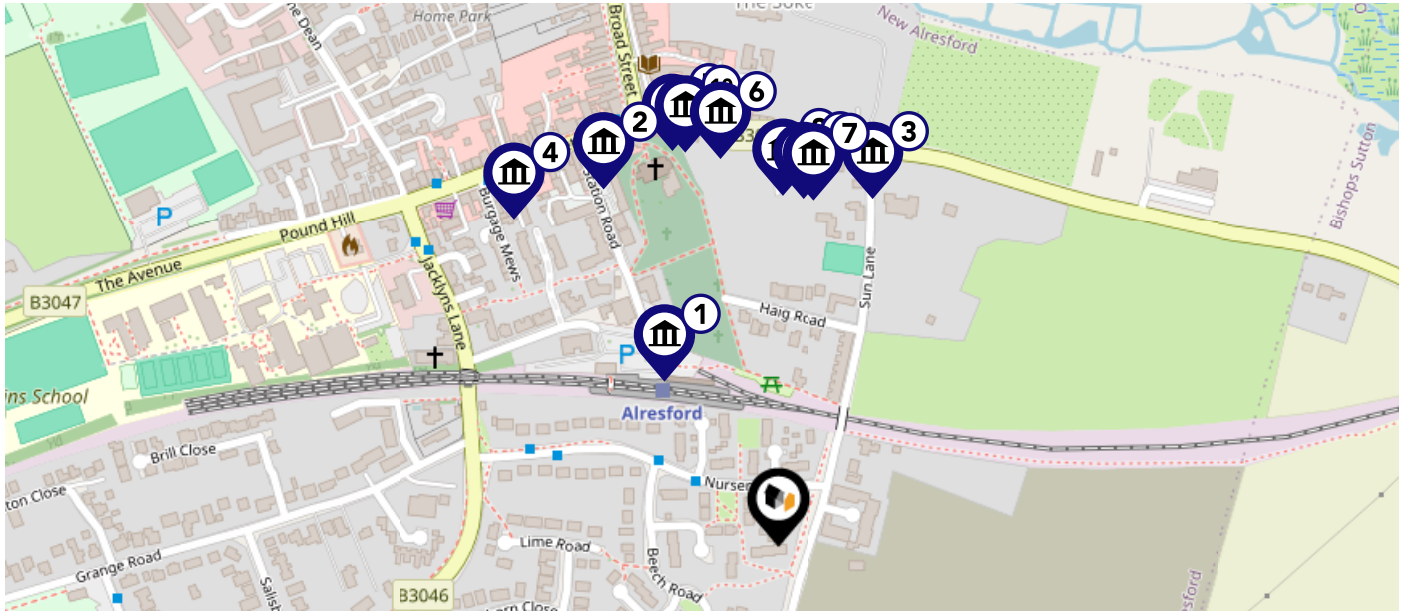
### Nearby Landfill Sites











<b>1</b>	Land At Perins Community School-The Avenue, New Alresford	Historic Landfill
<b>2</b>	Railway Cutting-Railway Cutting, Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
<b>3</b>	Railway Cutting-Railway Cutting, Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
<b>4</b>	Crowhurst Kennels-Crowhurst Kennels, Sutton Wood, Ropley / Alresford, Hampshire	Historic Landfill
<b>5</b>	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
<b>6</b>	Vesonias-Alresford Road, Winchester, Hampshire	Historic Landfill
<b>7</b>	Vesonias-Alresford Road, Winchester, Hampshire	Historic Landfill
<b>8</b>	Spitfire Link-Easton Lane, Winchester	Historic Landfill
<b>9</b>	Basing Home Farm-Privett, Alton	Historic Landfill
<b>10</b>	Land at Southwood Farm-Headmore Lane, Four Marks, Alton	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...

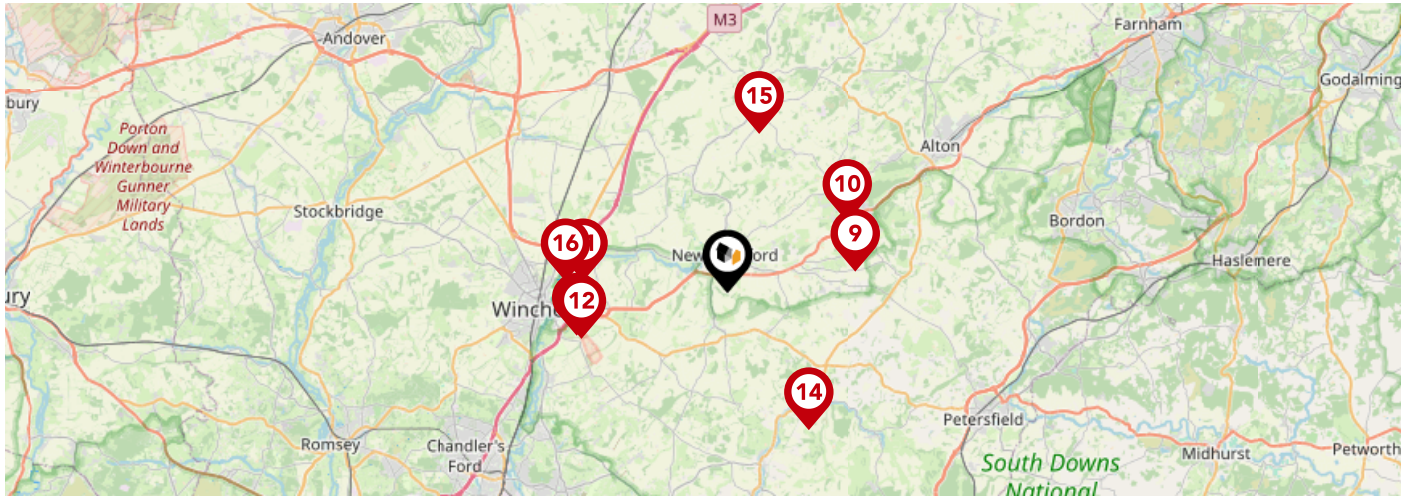


Listed Buildings in the local district		Grade	Distance
	1302849 - Warehouse Building	Grade II	0.1 miles
	1350813 - Lloyds Bank	Grade II	0.2 miles
	1302995 - Gates And Boundary Walls In Front Of Langtons	Grade II	0.2 miles
	1350816 - 29, West Street	Grade II	0.2 miles
	1155967 - 3, East Street	Grade II	0.2 miles
	1095219 - 11, East Street	Grade II	0.2 miles
	1095228 - Austin House	Grade II	0.2 miles
	1156150 - 32-44, East Street	Grade II	0.2 miles
	1350790 - The Manse	Grade II	0.2 miles
	1095262 - 5, East Street	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sun Hill Infant and Preschool</b> Ofsted Rating: Good   Pupils: 130   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sun Hill Junior School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Perins School</b> Ofsted Rating: Good   Pupils: 1154   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cheriton Primary School</b> Ofsted Rating: Requires improvement   Pupils: 75   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Itchen Abbas Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ropley CofE Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brockwood Park School</b> Ofsted Rating: Not Rated   Pupils: 84   Distance:4.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Compass Community School Hampshire</b> Ofsted Rating: Outstanding   Pupils: 11   Distance:4.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

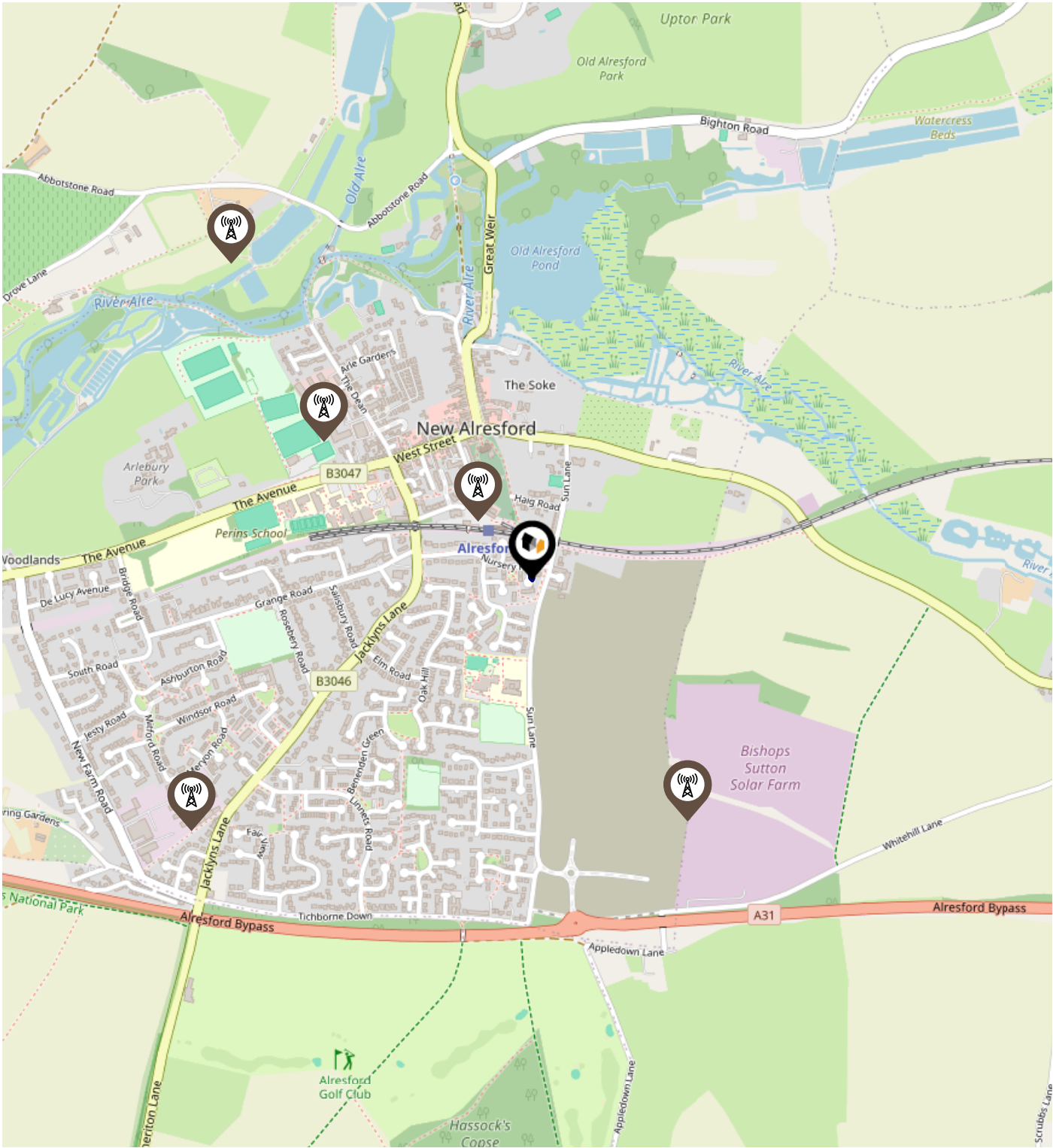






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Four Marks Church of England Primary School</b> Ofsted Rating: Good   Pupils: 286   Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Medstead Church of England Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Leigh House Hospital</b> Ofsted Rating: Not Rated   Pupils:0   Distance:5.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Swithuns</b> Ofsted Rating: Not Rated   Pupils: 742   Distance:5.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>West Meon Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 52   Distance:6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Preston Candover Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:6.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:6.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



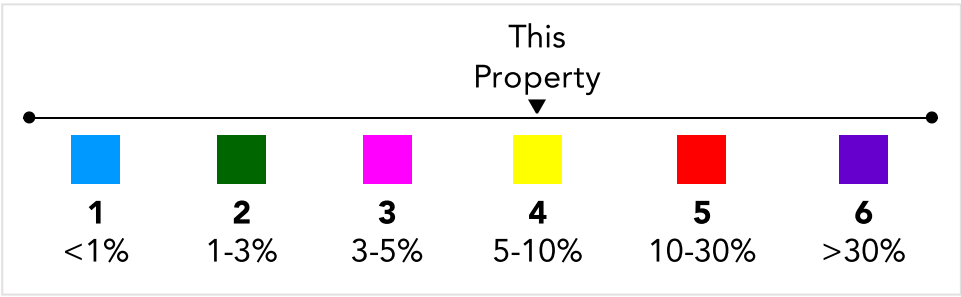
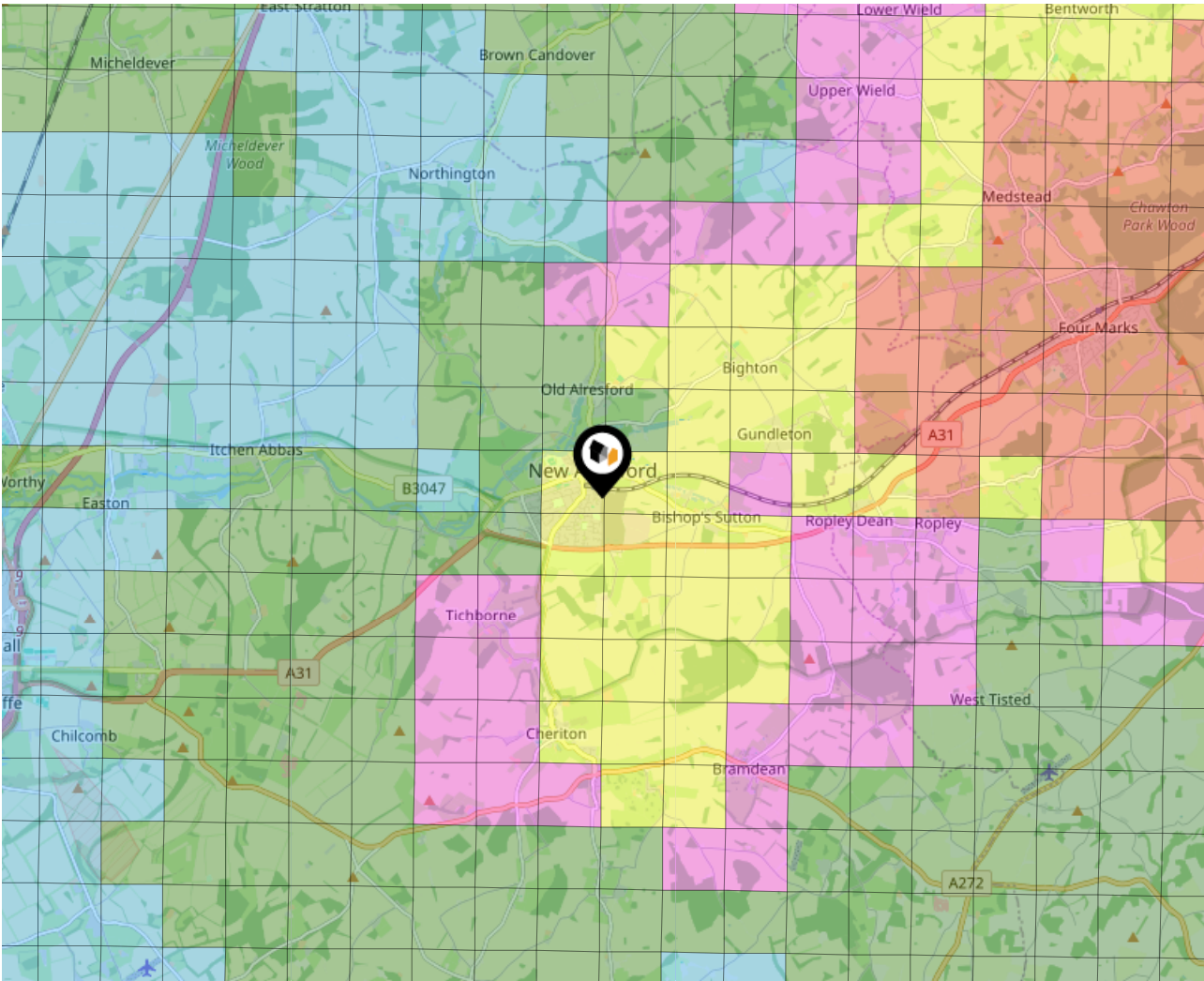
### Key:

-  Power Pylons
-  Communication Masts

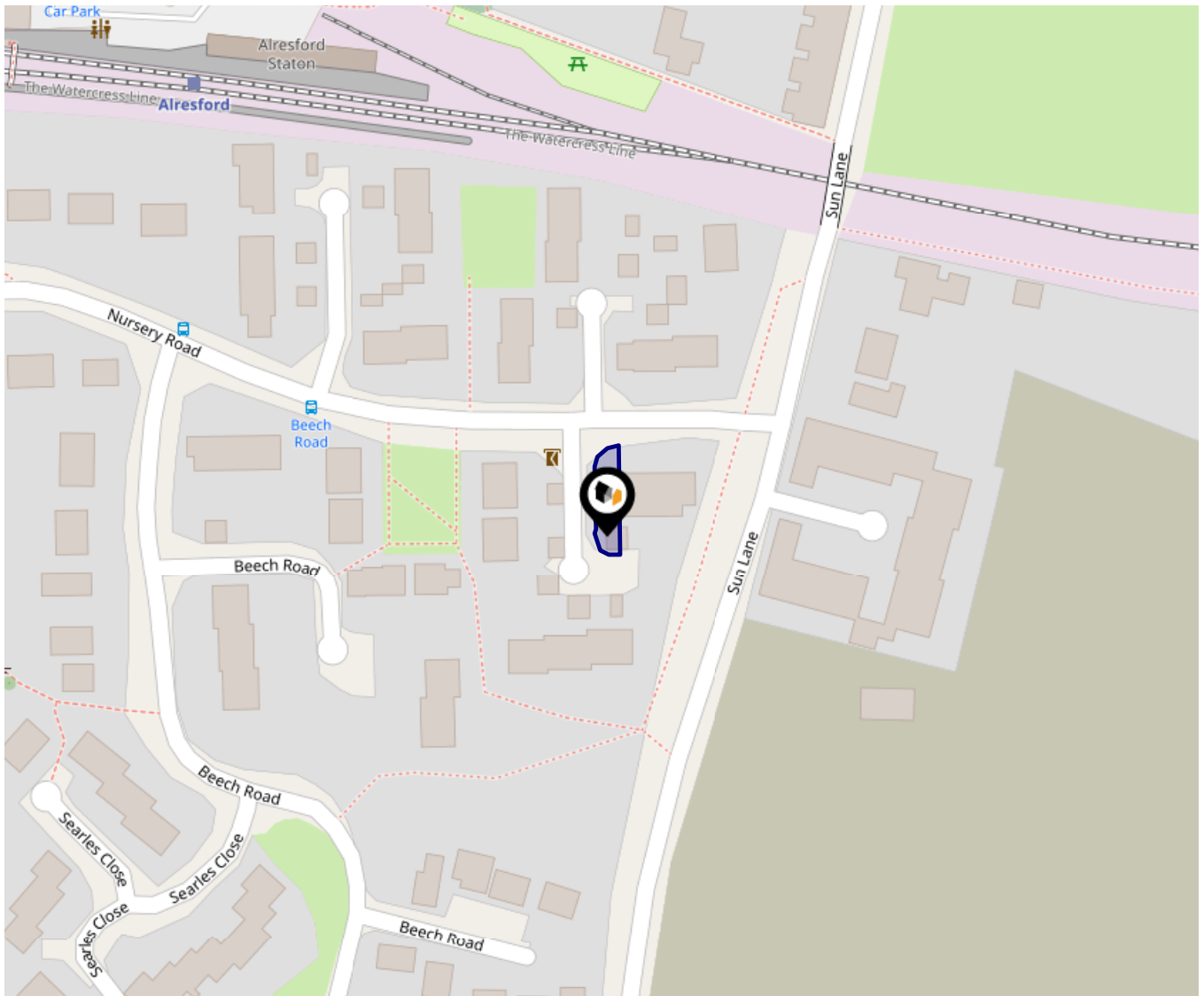


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



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



### 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

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## Important - Please Read

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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.



### Contains public sector information licensed under the Open Government License v3.0

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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**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Valuation Office  
Agency

