

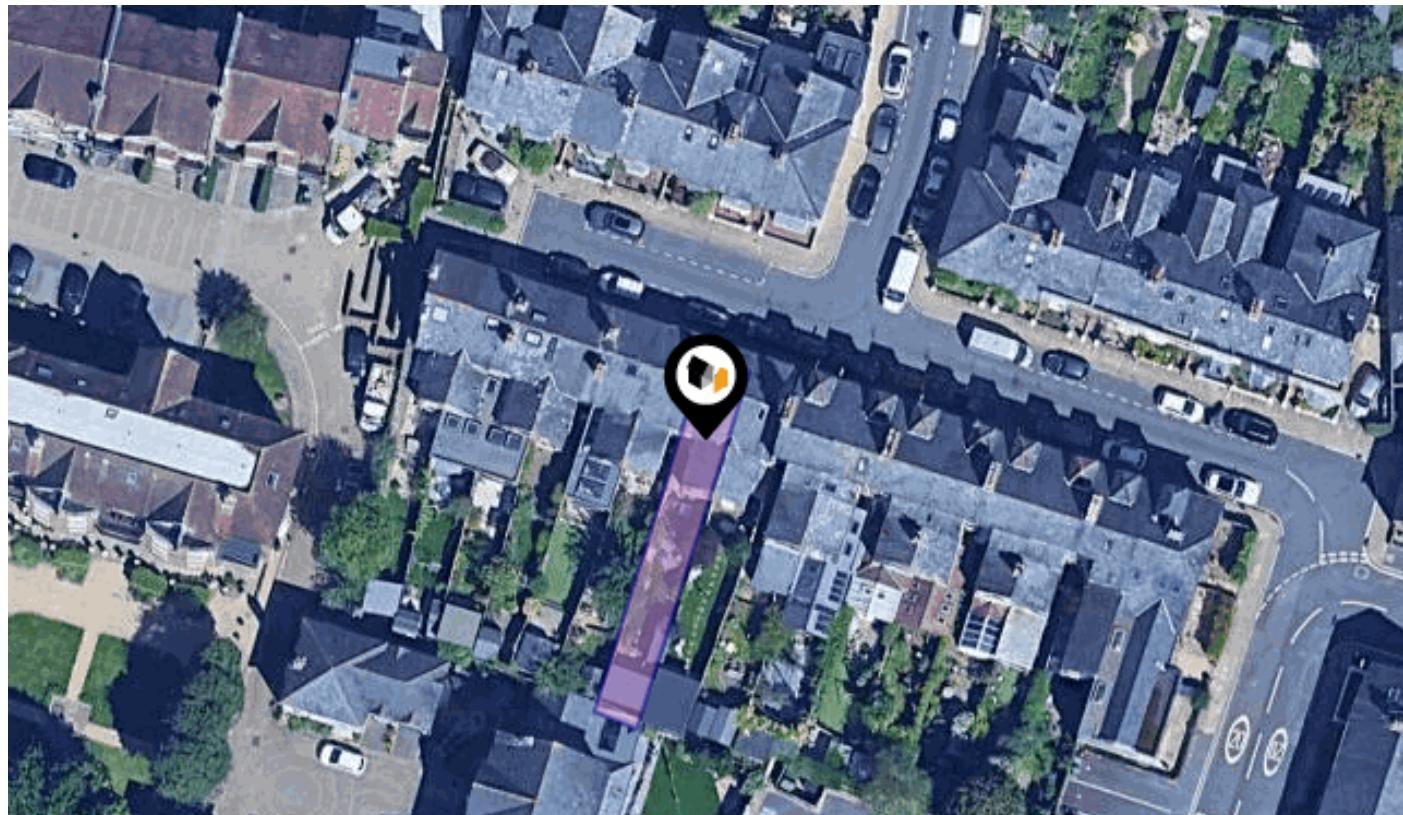


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



HYDE ABBEY ROAD, WINCHESTER, SO23

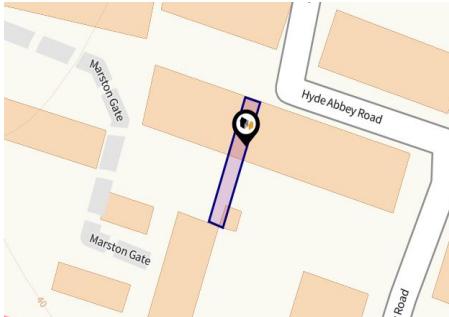
Price Estimate : £641,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com

Property Overview



Property

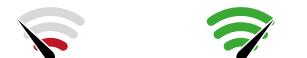
Type:	Terraced	Price Estimate:	£641,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,251		
Title Number:	HP434021		

Local Area

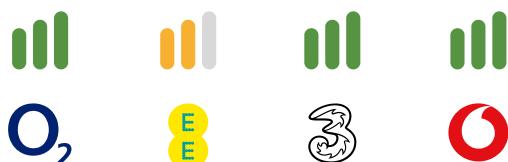
Local Authority:	Hampshire
Conservation Area:	Winchester
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: **Hyde Abbey Road, Winchester, SO23**

Reference - 00/01665/TPC

Decision: Decided

Date: 27th July 2000

Description:

Thinning one Sycamore tree

Reference - 11/01775/TPC

Decision: Decided

Date: 21st July 2011

Description:

3no. Sycamores fell.

Reference - 24/01096/HOU

Decision: Decided

Date: 22nd May 2024

Description:

Loft Conversion with Rear Facing Dormer

Reference - 23/01682/HOU

Decision: Decided

Date: 13th July 2023

Description:

Single storey side/rear extension

Gallery Photos



HYDE ABBEY ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Outbuildings = 10.8 sq m / 116 sq ft
Total = 88.3 sq m / 950 sq ft



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1234130)

Property EPC - Certificate

WINCHESTER, SO23

Energy rating

D

Valid until 21.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		 82 B
69-80	C		 61 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 10% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

Market Sold in Street

52, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	24/06/2025	03/07/2007	19/12/2002
Last Sold Price:	£965,000	£505,000	£340,000

10, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	06/06/2025	17/05/2018	23/01/2015
Last Sold Price:	£723,500	£657,500	£422,795

23, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	17/01/2025	28/06/2021	10/04/2012
Last Sold Price:	£538,000	£495,000	£307,250

17, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	23/07/2024	20/10/2010
Last Sold Price:	£565,000	£399,995

42, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	01/03/2024	22/06/2012	03/09/2004
Last Sold Price:	£695,000	£335,000	£300,000

44, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	19/02/2024	23/05/2014	04/08/2011
Last Sold Price:	£529,448	£435,000	£342,000

22, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	30/11/2023	08/04/2011	14/06/2006
Last Sold Price:	£430,000	£345,000	£223,000

St Valentines, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	31/07/2023	14/08/2013
Last Sold Price:	£500,000	£375,000

30, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	31/08/2022	19/12/2002
Last Sold Price:	£583,750	£240,000

45, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	01/07/2022	27/08/2010
Last Sold Price:	£651,000	£325,000

49, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	24/03/2022	05/08/2011	10/11/2006
Last Sold Price:	£910,000	£600,000	£385,000

51, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	28/02/2022
Last Sold Price:	£875,000

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

Market Sold in Street

19, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	15/12/2021	07/10/2014
Last Sold Price:	£620,000	£395,000

47, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	28/09/2021	25/03/2010	14/01/2005	12/05/2003	28/06/2002
Last Sold Price:	£585,000	£346,000	£260,000	£250,000	£230,000

16, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	28/06/2021	11/08/2006
Last Sold Price:	£500,000	£269,000

24, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	22/06/2021	20/05/2013	05/09/2003
Last Sold Price:	£560,000	£450,000	£285,000

39, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	22/06/2021
Last Sold Price:	£500,000

14, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	18/06/2021	09/09/2008	13/12/2006	09/09/2005
Last Sold Price:	£655,000	£300,000	£335,000	£240,000

34, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	30/04/2021
Last Sold Price:	£460,000

8, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	17/03/2021	02/05/2013	05/07/2004
Last Sold Price:	£670,000	£415,000	£355,000

36, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	16/03/2021	18/12/2012
Last Sold Price:	£635,000	£455,000

4, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	21/12/2020	03/06/2003	09/05/2003	03/10/2002
Last Sold Price:	£300,000	£166,000	£166,000	£150,000

20, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	04/12/2020	08/12/2015	11/01/2008	02/06/2004
Last Sold Price:	£600,000	£565,000	£333,900	£205,000

41, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	03/09/2020	18/06/2010	29/06/2007	17/11/2003
Last Sold Price:	£500,000	£370,000	£330,000	£260,000

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

Market Sold in Street

55, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	21/08/2020	04/03/2011	21/04/2004
Last Sold Price:	£855,000	£535,000	£390,000

15, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	06/09/2019	24/06/2002
Last Sold Price:	£445,000	£220,000

13, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	23/07/2019
Last Sold Price:	£690,000

33, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	06/10/2017	14/06/2016
Last Sold Price:	£607,000	£438,000

48, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	06/01/2017	29/08/2006	28/06/2002
Last Sold Price:	£510,000	£280,000	£225,000

50, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	06/01/2017
Last Sold Price:	£606,500

26, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	09/09/2016
Last Sold Price:	£465,000

43, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	10/07/2015	21/08/2013	18/08/2006
Last Sold Price:	£465,000	£392,500	£300,000

Ground Floor Flat, 4a, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	28/02/2014	04/09/2009
Last Sold Price:	£214,000	£205,000

5, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	02/09/2013
Last Sold Price:	£385,000

29, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	02/08/2013
Last Sold Price:	£300,000

38, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date:	22/06/2012	11/10/2005
Last Sold Price:	£422,000	£280,000

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

Market Sold in Street

7, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 30/04/2012

Last Sold Price: £405,000

27, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 24/06/2011 15/03/2002

Last Sold Price: £337,500 £217,500

12, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 04/03/2011 06/01/2006

Last Sold Price: £425,000 £288,500

32, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 14/02/2011 31/07/2002

Last Sold Price: £326,000 £230,000

6, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 03/10/2008

Last Sold Price: £335,000

First Floor Flat, 4b, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 10/11/2006

Last Sold Price: £174,500

1, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 14/09/2006

Last Sold Price: £336,000

40, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 01/05/2003

Last Sold Price: £250,000

18, Hyde Abbey Road, Winchester, SO23 7DA

Last Sold Date: 31/01/2003

Last Sold Price: £245,000

54, Hyde Abbey Road, Winchester, SO23 7DA

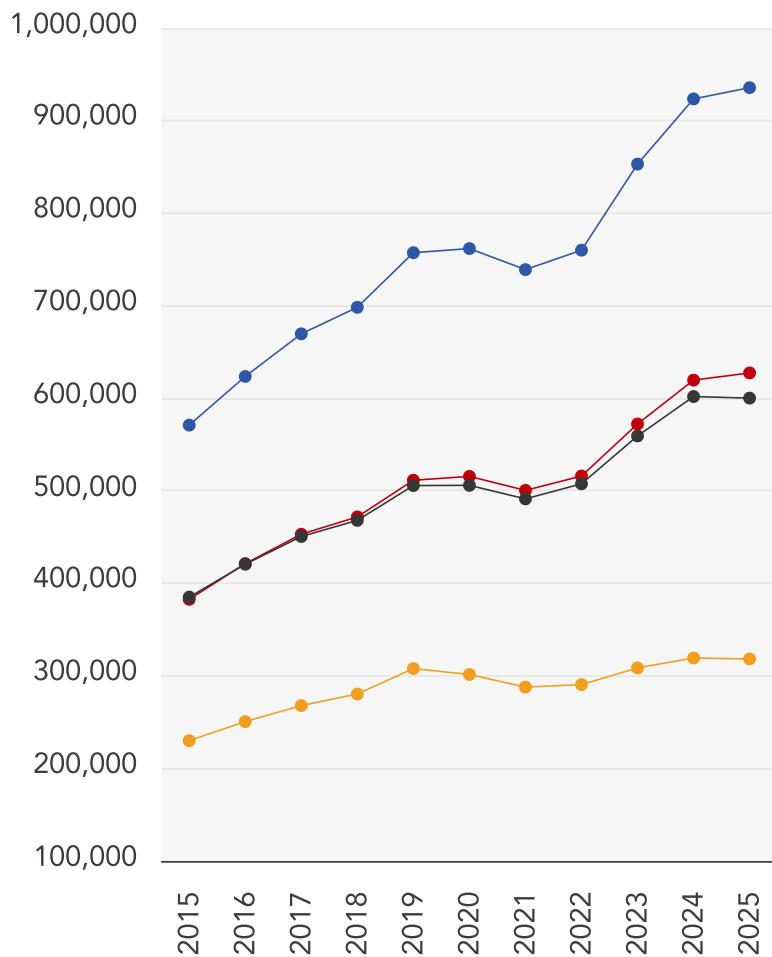
Last Sold Date: 05/12/2002

Last Sold Price: £380,000

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 SO23



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

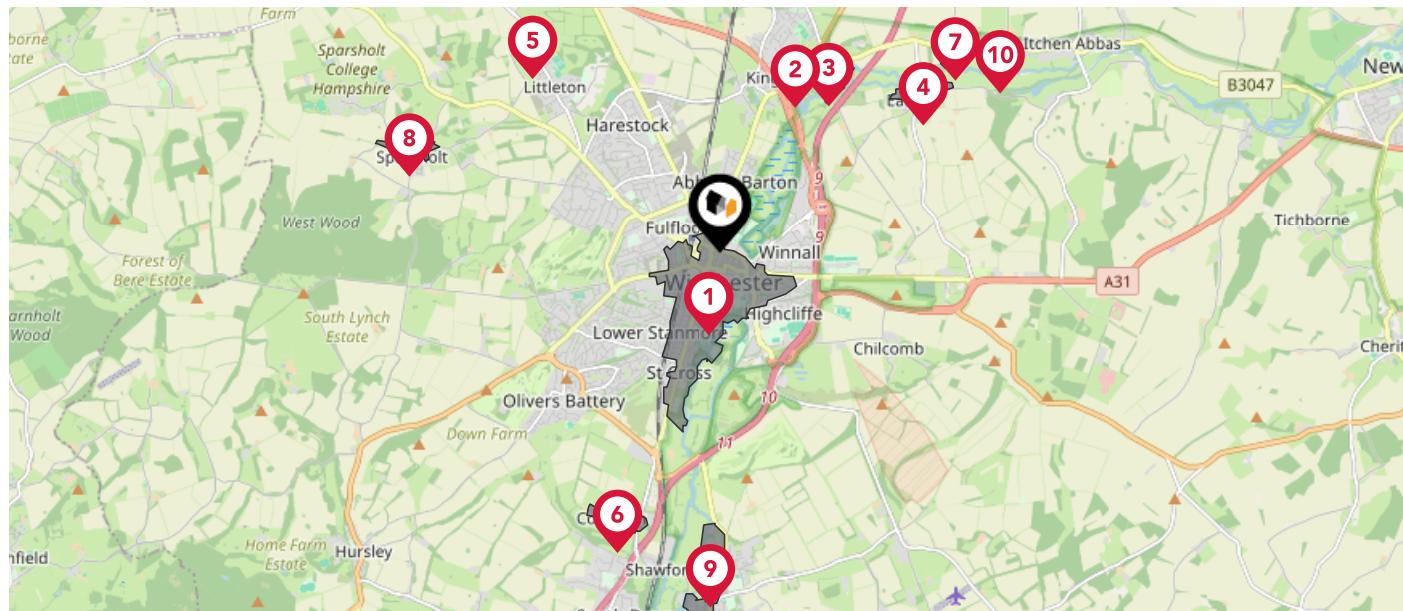
Flat

+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 Winchester

2 Kings Worthy

3 Abbots Worthy

4 Easton

5 Littleton

6 Compton Street

7 Martyr Worthy

8 Sparsholt

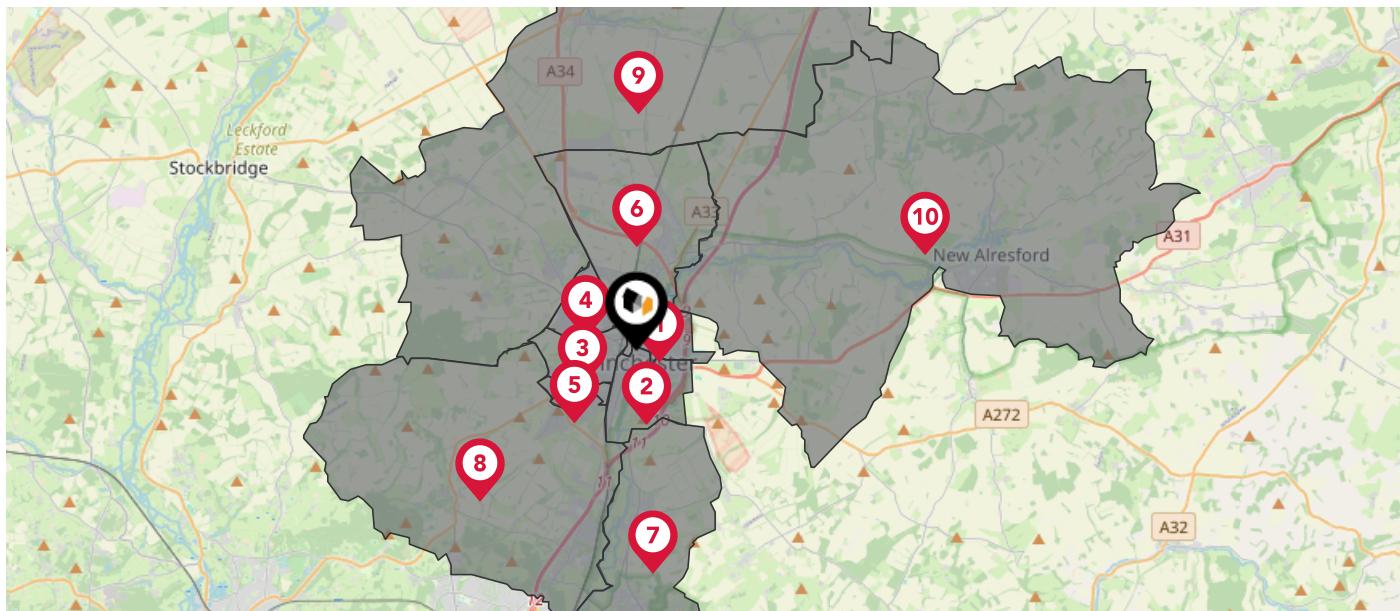
9 Twyford

10 Chilland

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



1 St. Bartholomew Ward



2 St. Michael Ward



3 St. Paul Ward



4 St. Barnabas Ward



5 St. Luke Ward



6 The Worthys Ward



7 Colden Common & Twyford Ward



8 Badger Farm & Oliver's Battery Ward



9 Wonston & Micheldever Ward

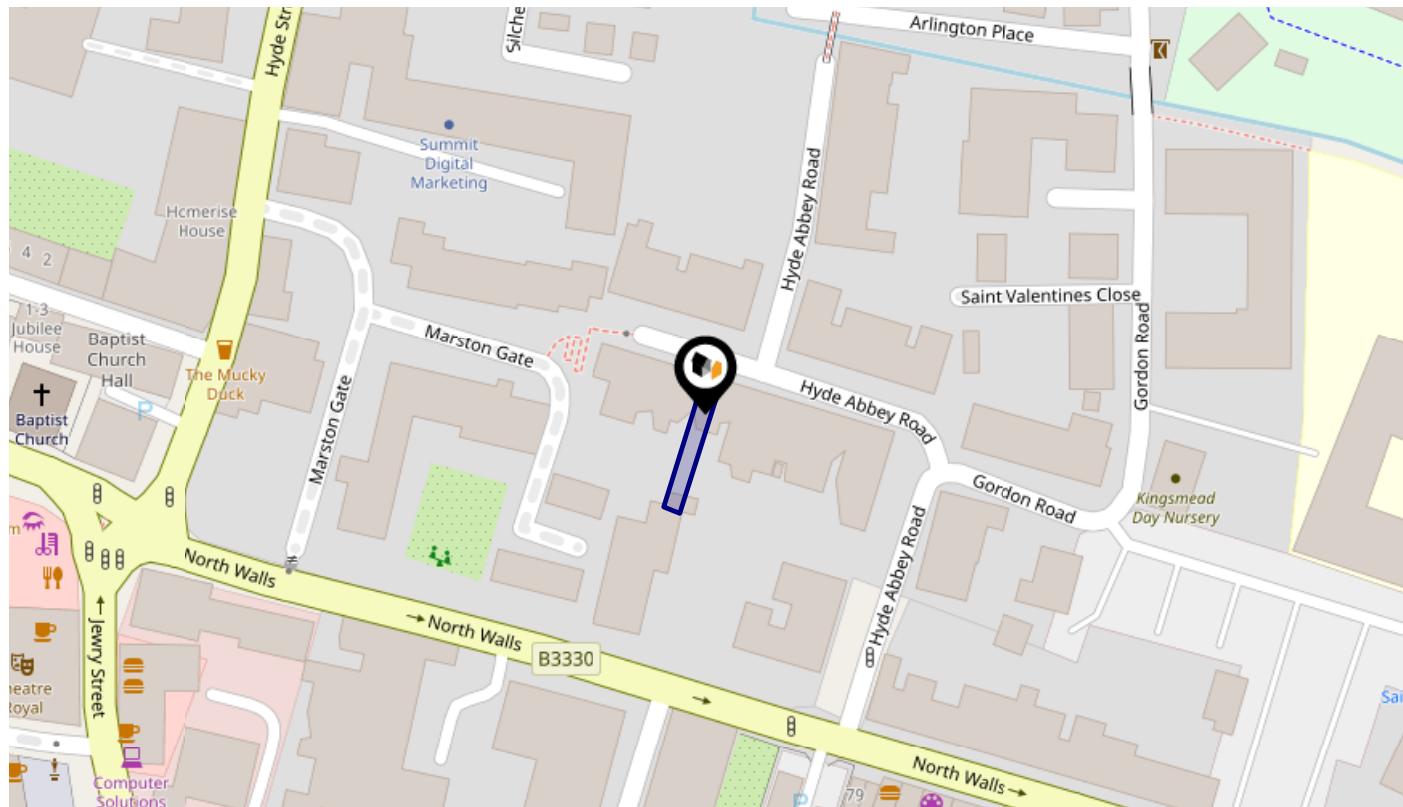


10 Alresford & Itchen Valley Ward

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.

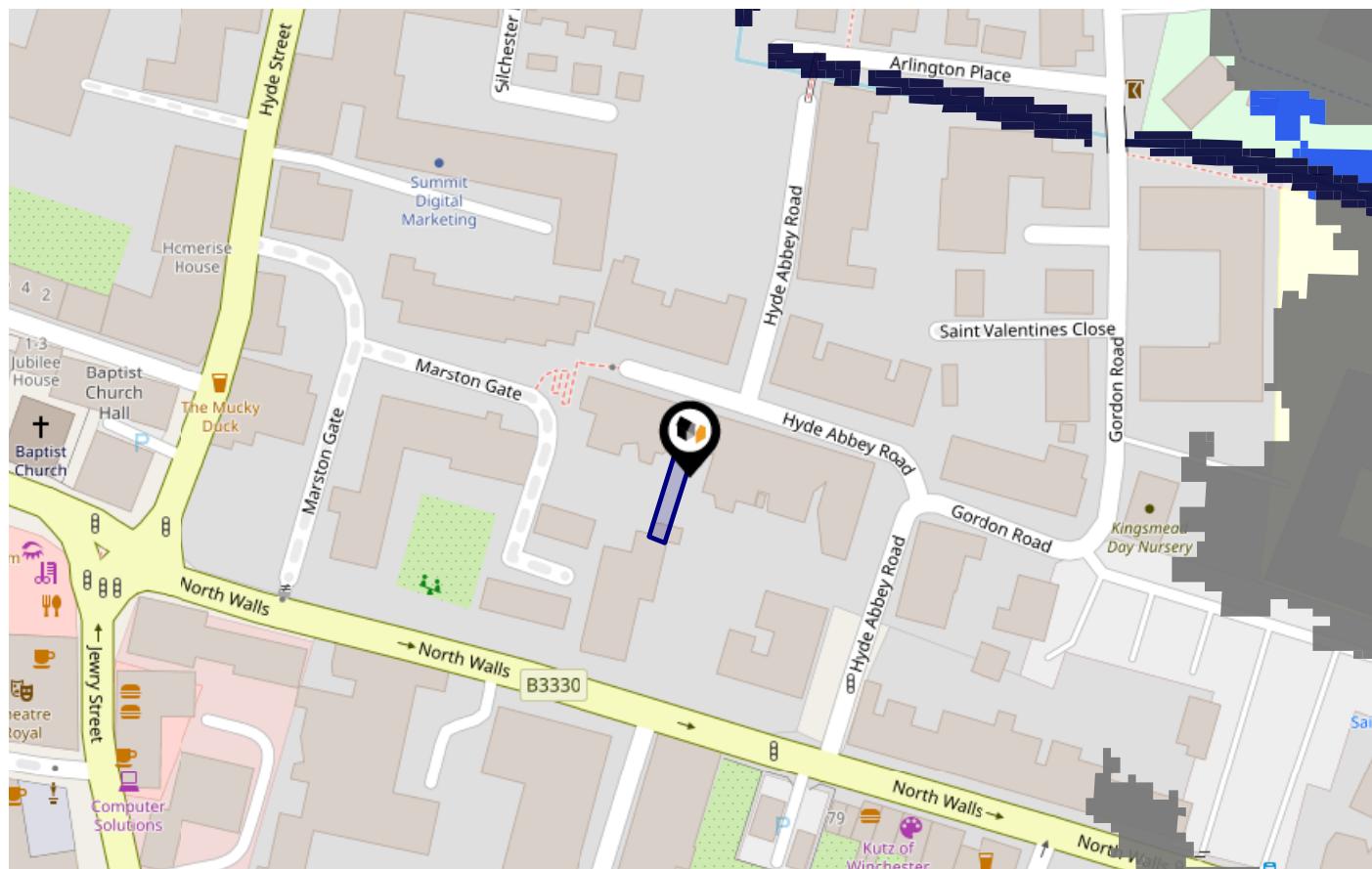
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

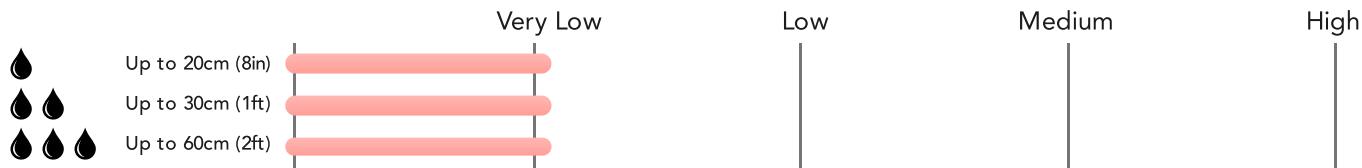


Risk Rating: Very low

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.

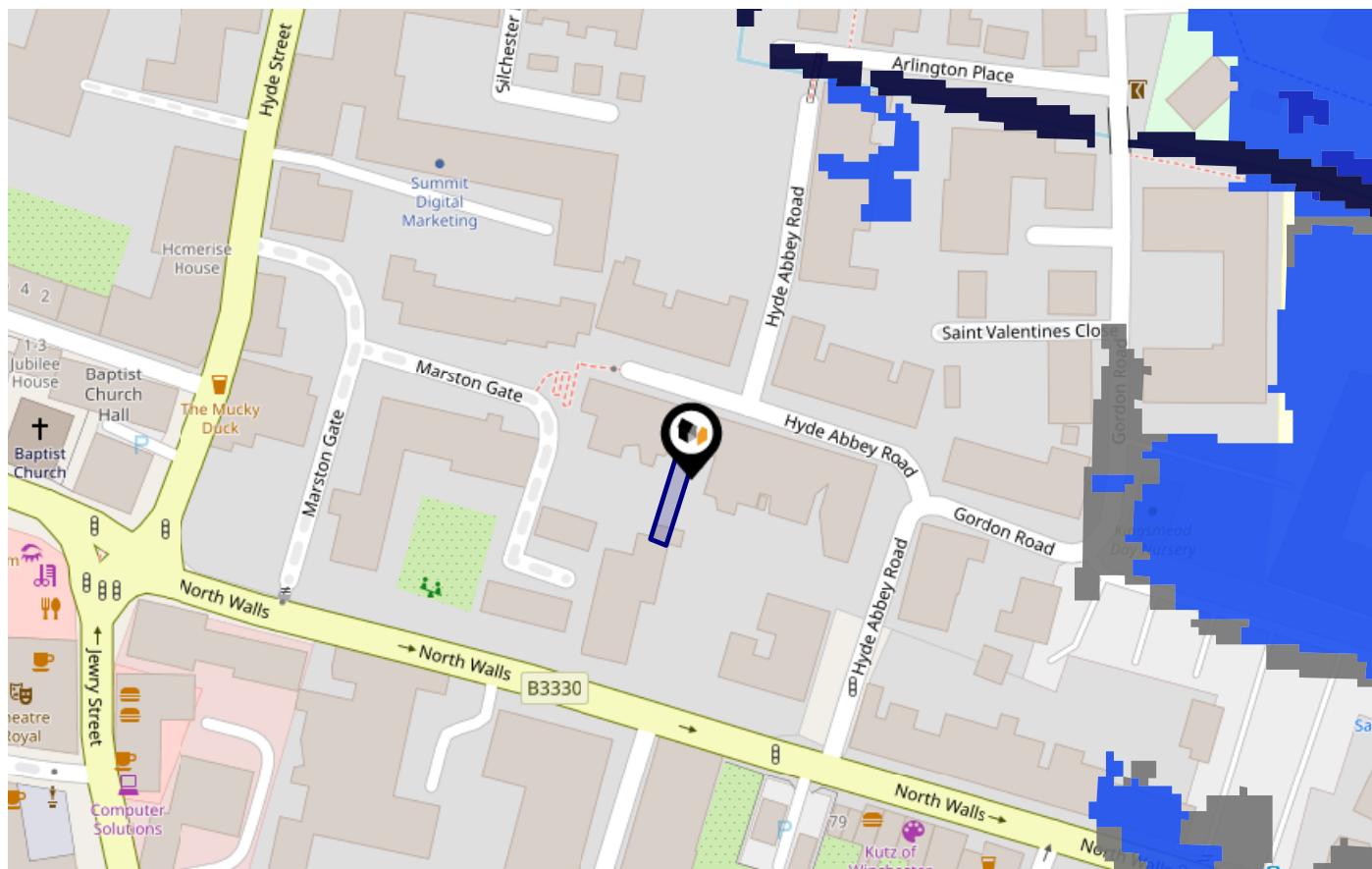
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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.

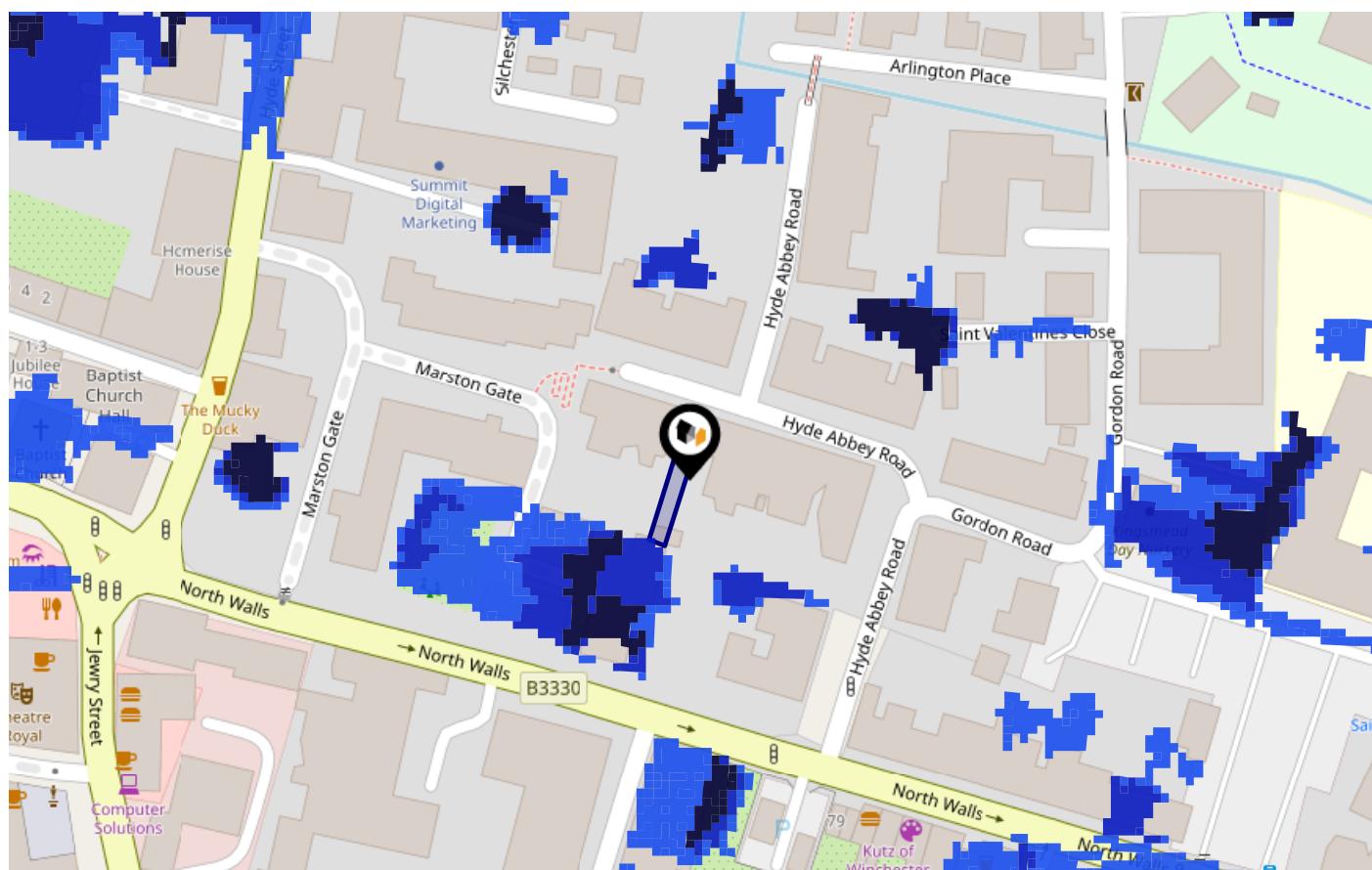
Chance of flooding to the following depths at this property:



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.

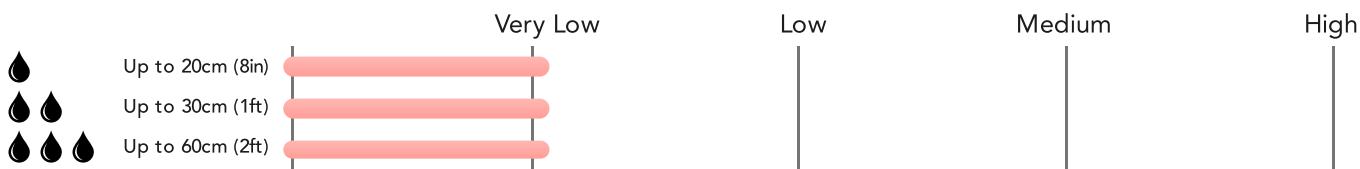


Risk Rating: Very low

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.

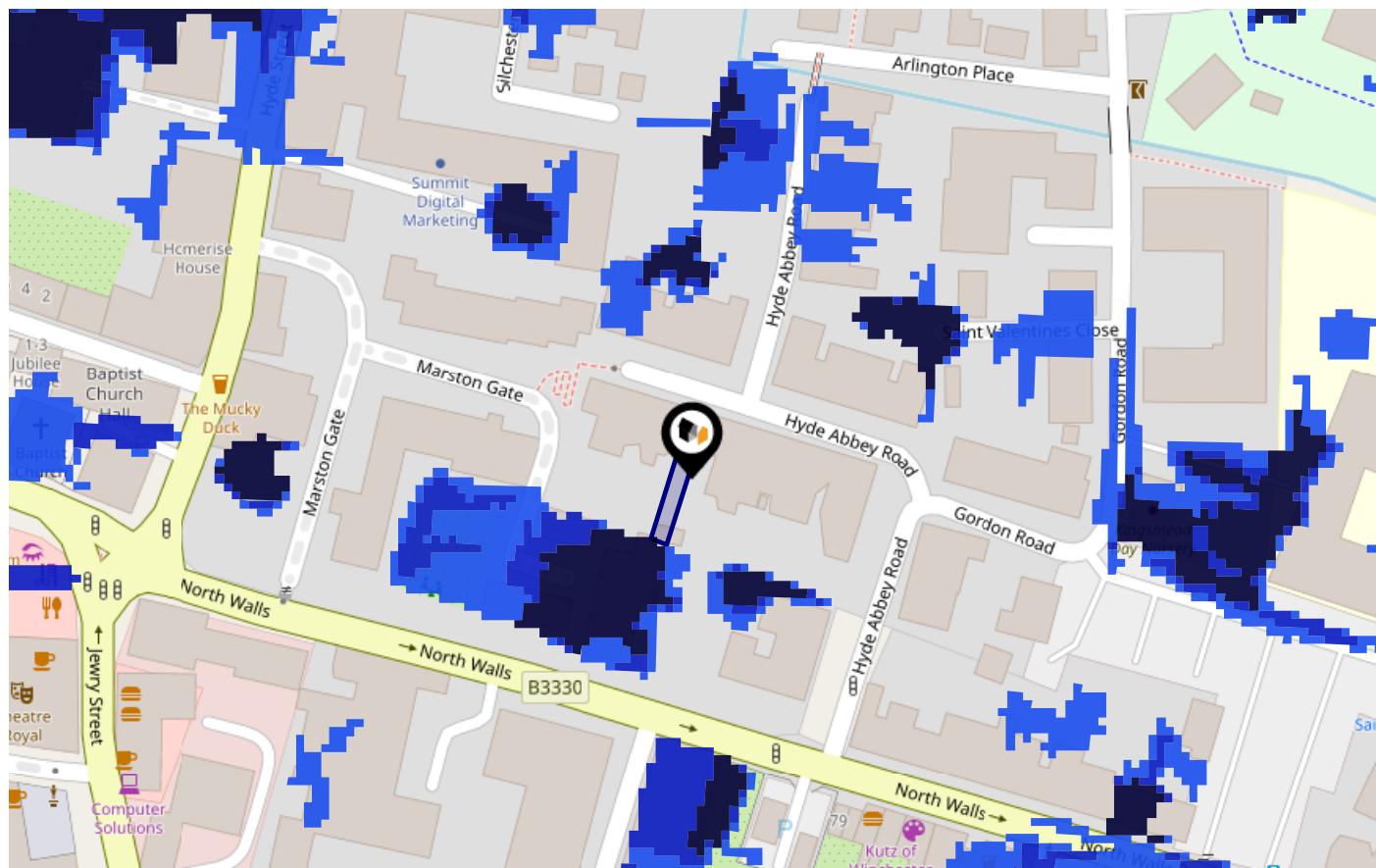
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

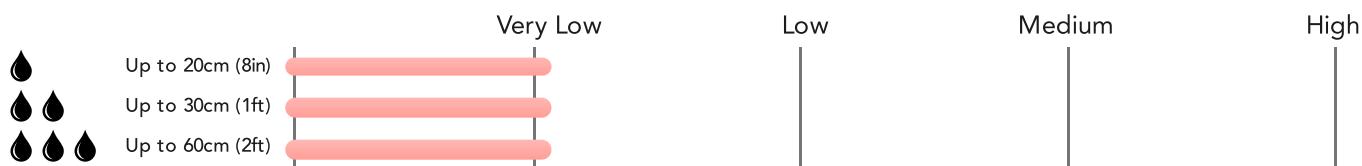


Risk Rating: Very low

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.
- 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.

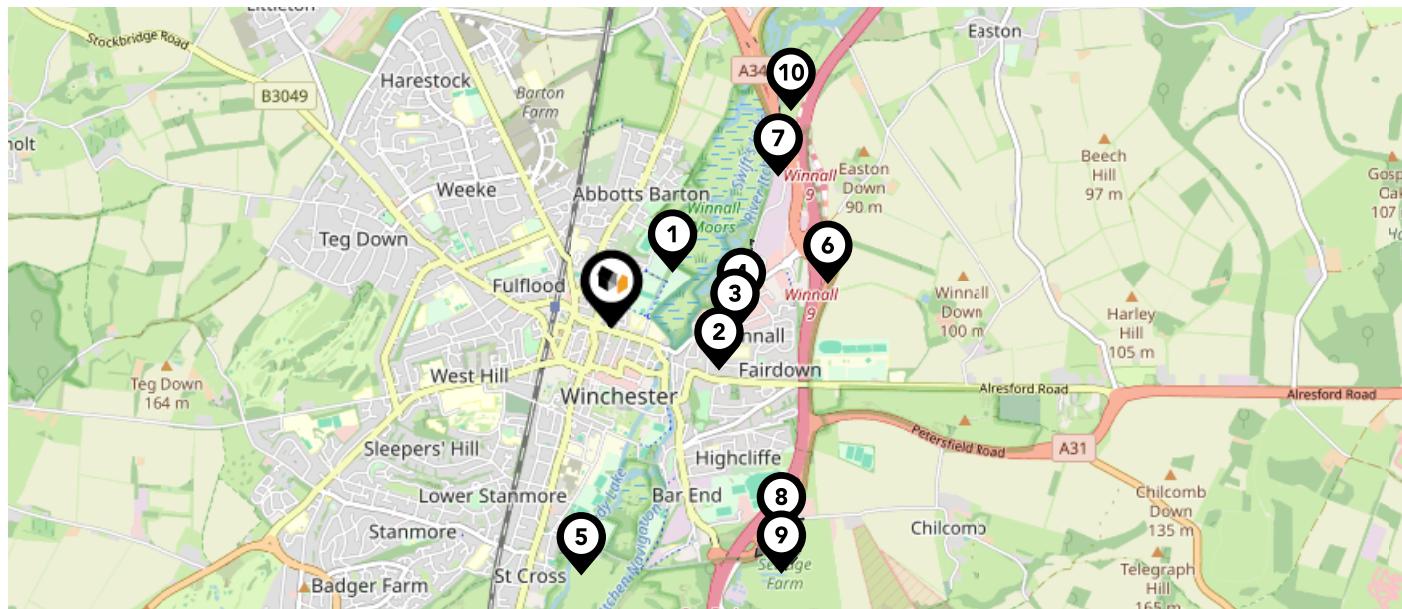
Chance of flooding to the following depths at this property:



Maps

Landfill Sites

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.



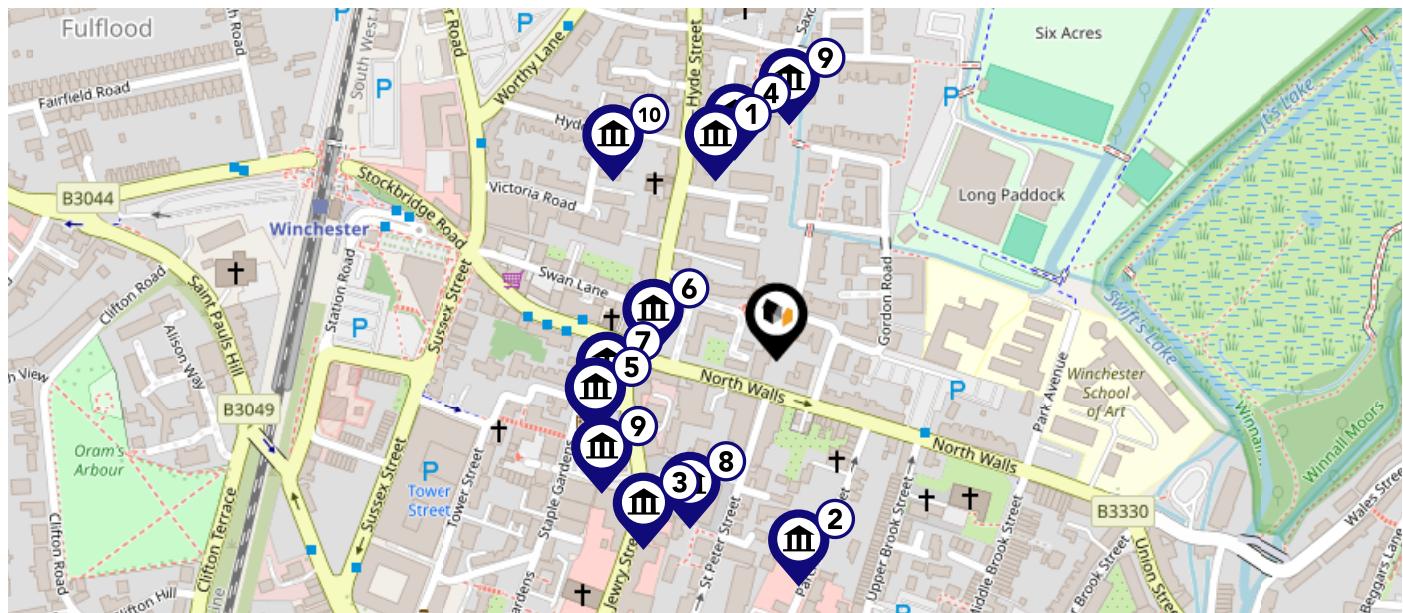
Nearby Landfill Sites

1	Nuns Road-Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
2	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
3	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
4	Winnal-Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
5	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
6	Spitfire Link-Easton Lane, Winchester	Historic Landfill	<input type="checkbox"/>
7	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnal	Historic Landfill	<input type="checkbox"/>
8	King George V Playing Fields-Winchester	Historic Landfill	<input type="checkbox"/>
9	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill	<input type="checkbox"/>
10	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill	<input type="checkbox"/>

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
 1095453 - Barns At No 75	Grade II	0.1 miles
 1088090 - 17-20, Parchment Street	Grade II	0.1 miles
 1350688 - 29, Jewry Street	Grade II	0.1 miles
 1350721 - Walls Of No 75	Grade II	0.1 miles
 1350686 - Theatre Royal	Grade II	0.1 miles
 1095312 - Northgate House The White Swan Public House	Grade II	0.1 miles
 1095415 - 22-26, Jewry Street	Grade II	0.1 miles
 1095417 - Roman Catholic Cathedral Church Of St Peter	Grade II	0.1 miles
 1095420 - Walls And Bridges (remains Of Hyde Abbey)	Grade II	0.1 miles
 1095442 - Garden Wall Of Nos 20 To 25	Grade II	0.1 miles
 1095414 - Winchester Library	Grade II	0.1 miles

Area Schools



Nursery Primary Secondary College Private

1 St Bede Church of England Primary School
Ofsted Rating: Outstanding | Pupils: 415 | Distance:0.06



2 Osborne School
Ofsted Rating: Outstanding | Pupils: 223 | Distance:0.33



3 Swanwick Lodge
Ofsted Rating: Not Rated | Pupils:0 | Distance:0.06



4 Peter Symonds College
Ofsted Rating: Outstanding | Pupils:0 | Distance:0.46



5 The Pilgrims School
Ofsted Rating: Not Rated | Pupils: 235 | Distance:0.5



6 Winchester College
Ofsted Rating: Not Rated | Pupils: 726 | Distance:0.55



7 Lanterns Nursery School and Extended Services
Ofsted Rating: Outstanding | Pupils: 108 | Distance:0.6



8 Winnall Primary School
Ofsted Rating: Good | Pupils: 190 | Distance:0.61



Area Schools



Nursery Primary Secondary College Private



The Westgate School

Ofsted Rating: Outstanding | Pupils: 1626 | Distance: 0.73



All Saints Church of England Primary School

Ofsted Rating: Good | Pupils: 184 | Distance: 0.75



Western Church of England Primary School

Ofsted Rating: Good | Pupils: 391 | Distance: 0.85



Weeke Primary School

Ofsted Rating: Good | Pupils: 397 | Distance: 1.07



St Faith's Church of England Primary School

Ofsted Rating: Good | Pupils: 149 | Distance: 1.09



St Swithuns

Ofsted Rating: Not Rated | Pupils: 742 | Distance: 1.11



Barton Farm Primary Academy

Ofsted Rating: Outstanding | Pupils: 168 | Distance: 1.16

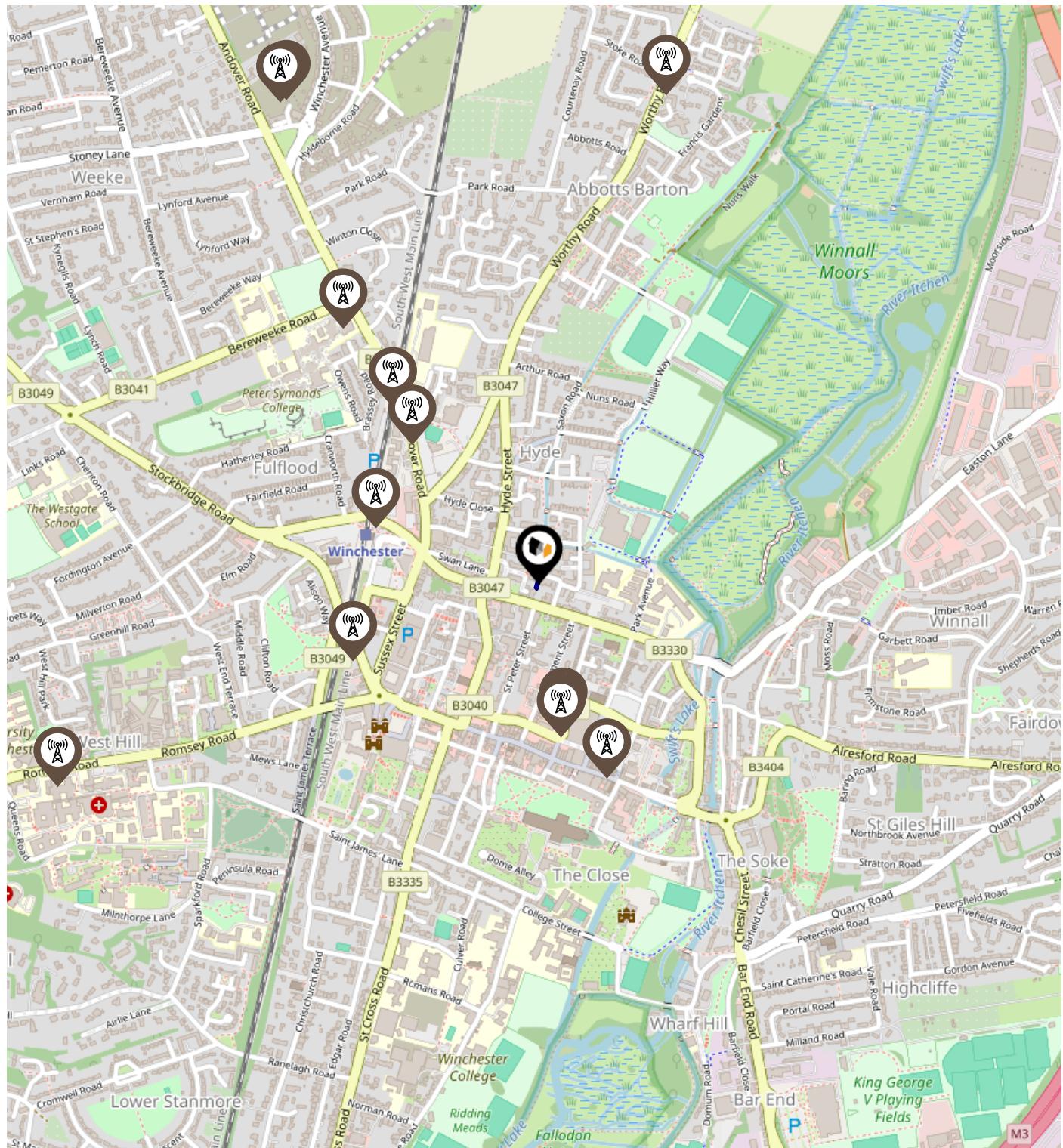


Stanmore Primary School

Ofsted Rating: Requires improvement | Pupils: 187 | Distance: 1.2



Local Area Masts & Pylons

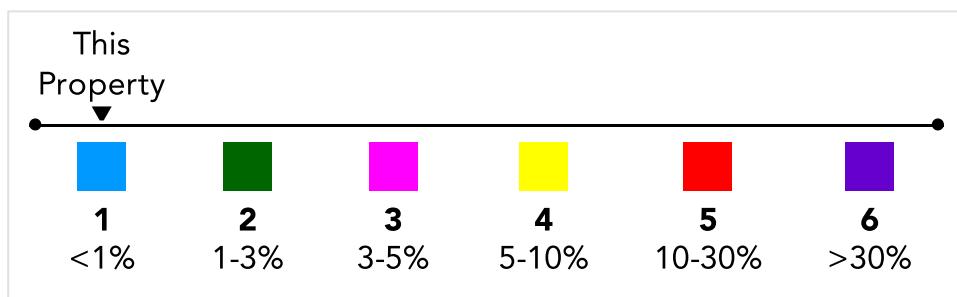
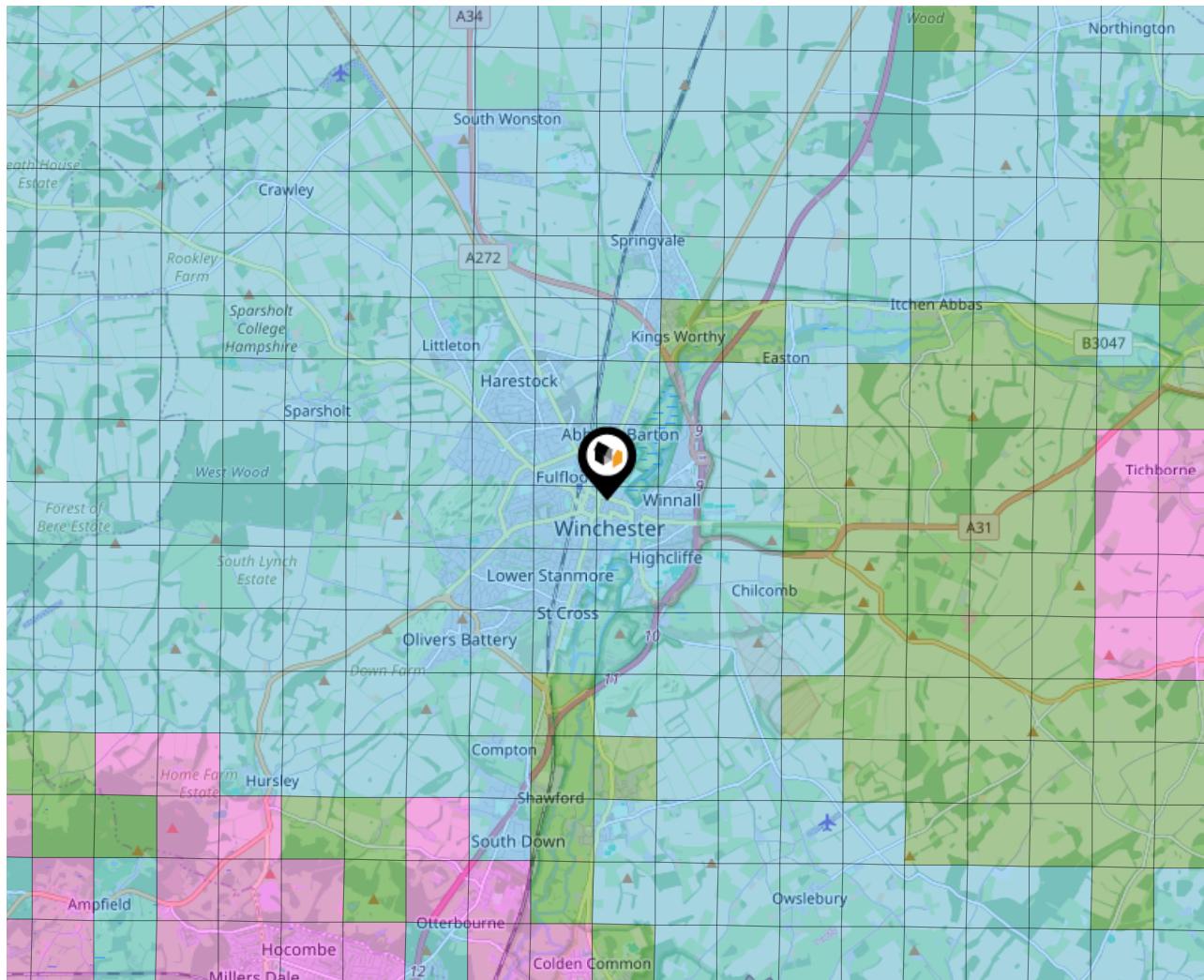


Key:

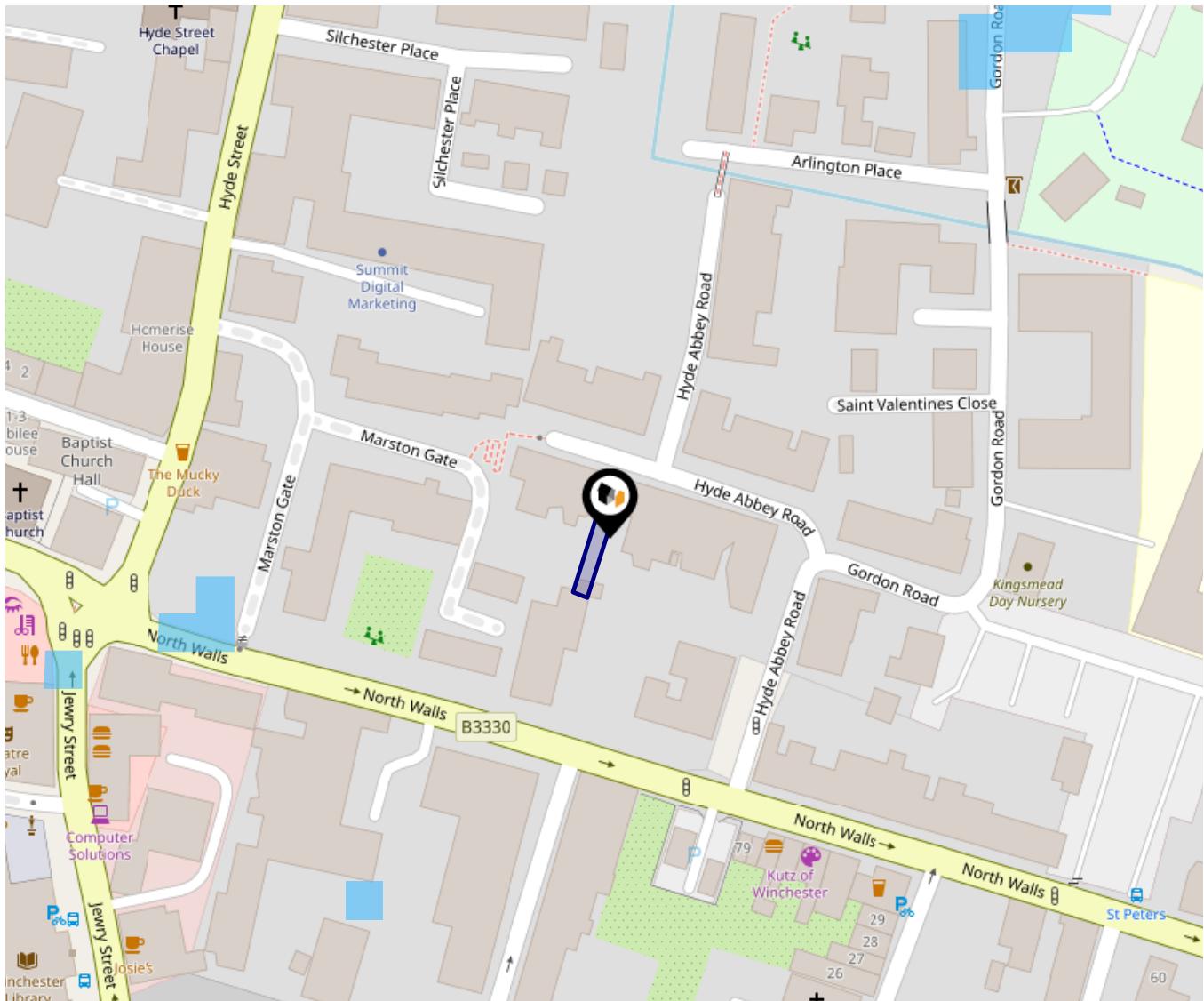
- Power Pylons
- Communication Masts

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).



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.

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

Agent Disclaimer



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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Land Registry

