

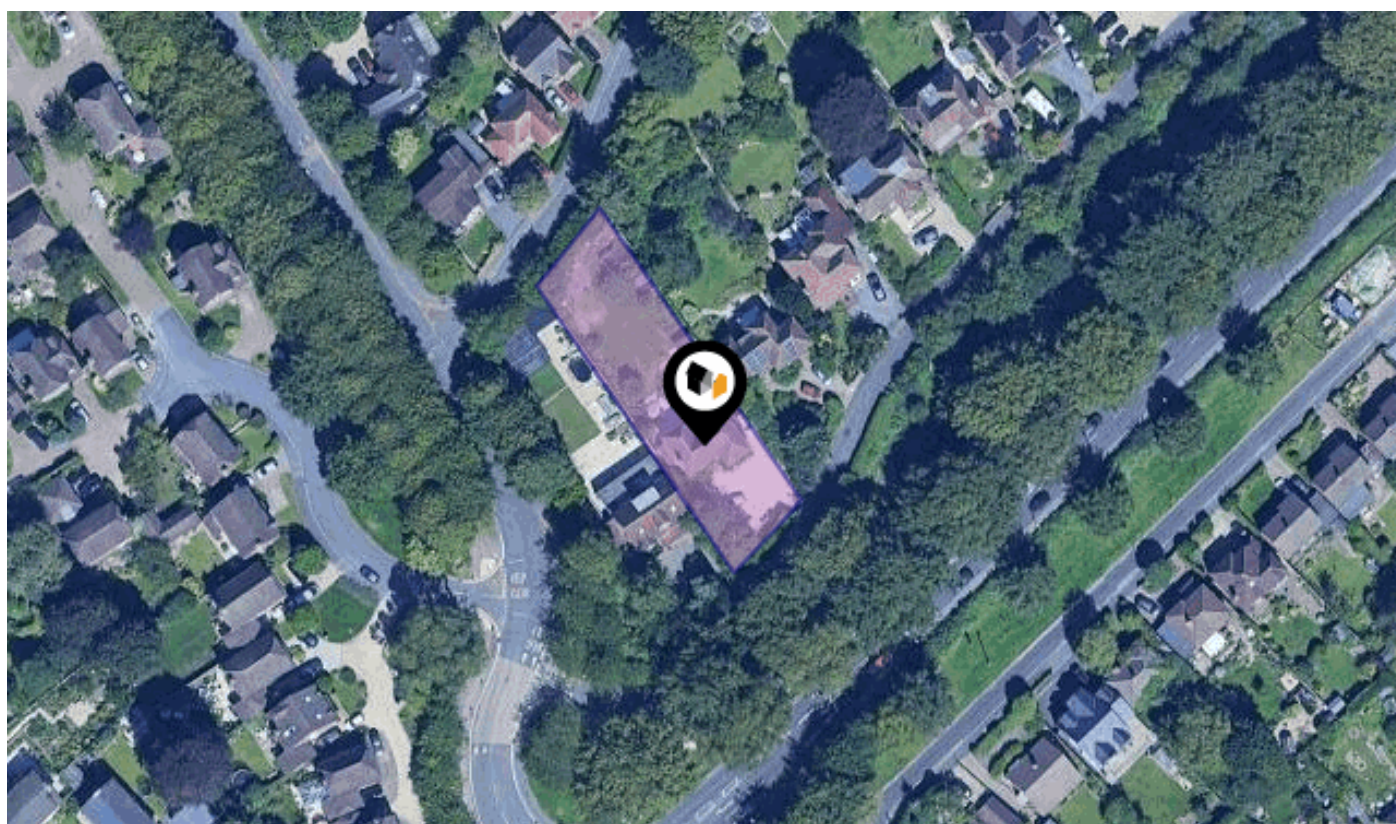


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th June 2025



ROMSEY ROAD, WINCHESTER, SO22

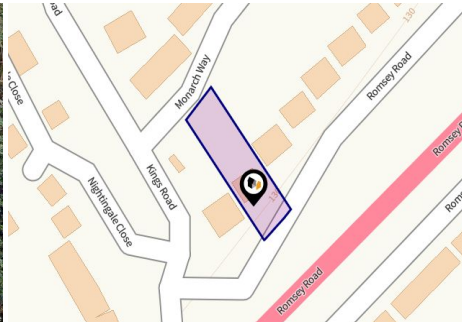
Guide Price : £1,150,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Detached	Guide Price:	£1,150,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.25 acres		
Year Built :	1930-1949		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP428533		

Local Area

Local Authority:	Winchester	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	60	1000
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History This Address



Planning records for: **Romsey Road, Winchester, SO22**

Reference - 09/00275/FUL
Decision: Decided
Date: 12th February 2009
Description: Single storey extension to side and rear including associated works and 1 no. dormer to rear of property

Reference - 10/03031/FUL
Decision: Decided
Date: 24th November 2010
Description: (HOUSEHOLDER) Single storey rear extension (Amendment of previous permission 09/00275/FUL) (Retrospective)

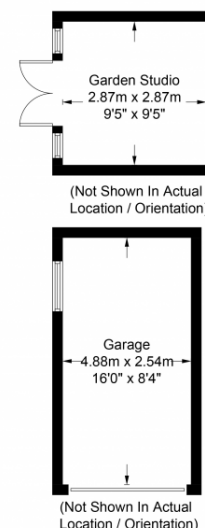
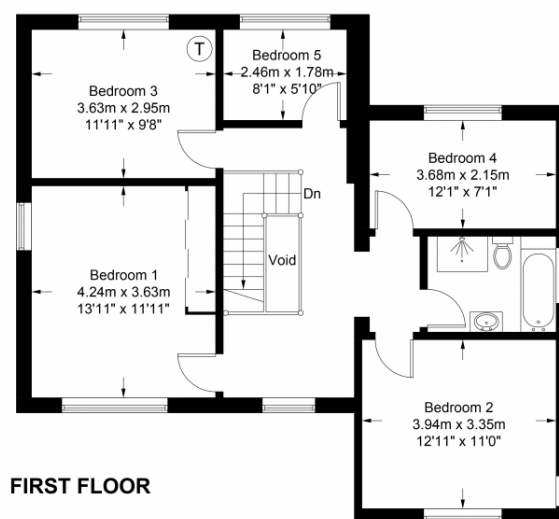
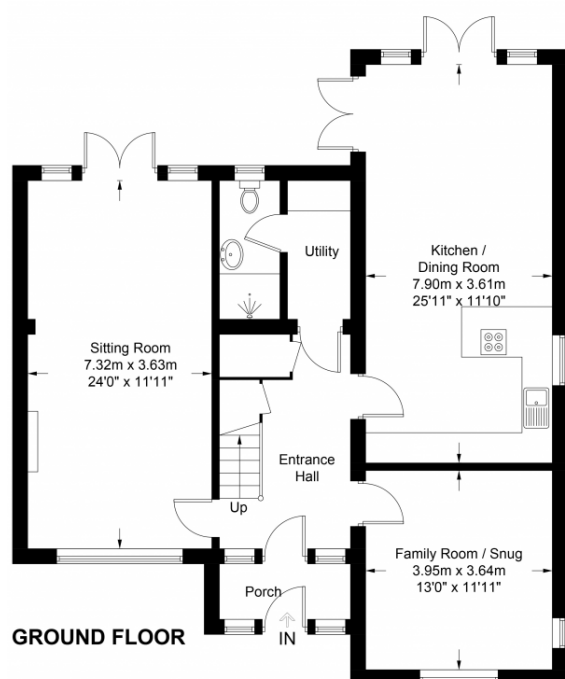
Reference - Winchester/09/00275/FUL
Decision: Decided
Date: 12th February 2009
Description: Single storey extension to side and rear including associated works and 1 no. dormer to rear of property

Reference - 75/00312/OLD
Decision: Decided
Date: 30th September 1974
Description: Erection of two storey extension comprising bedroom and addition to lounge



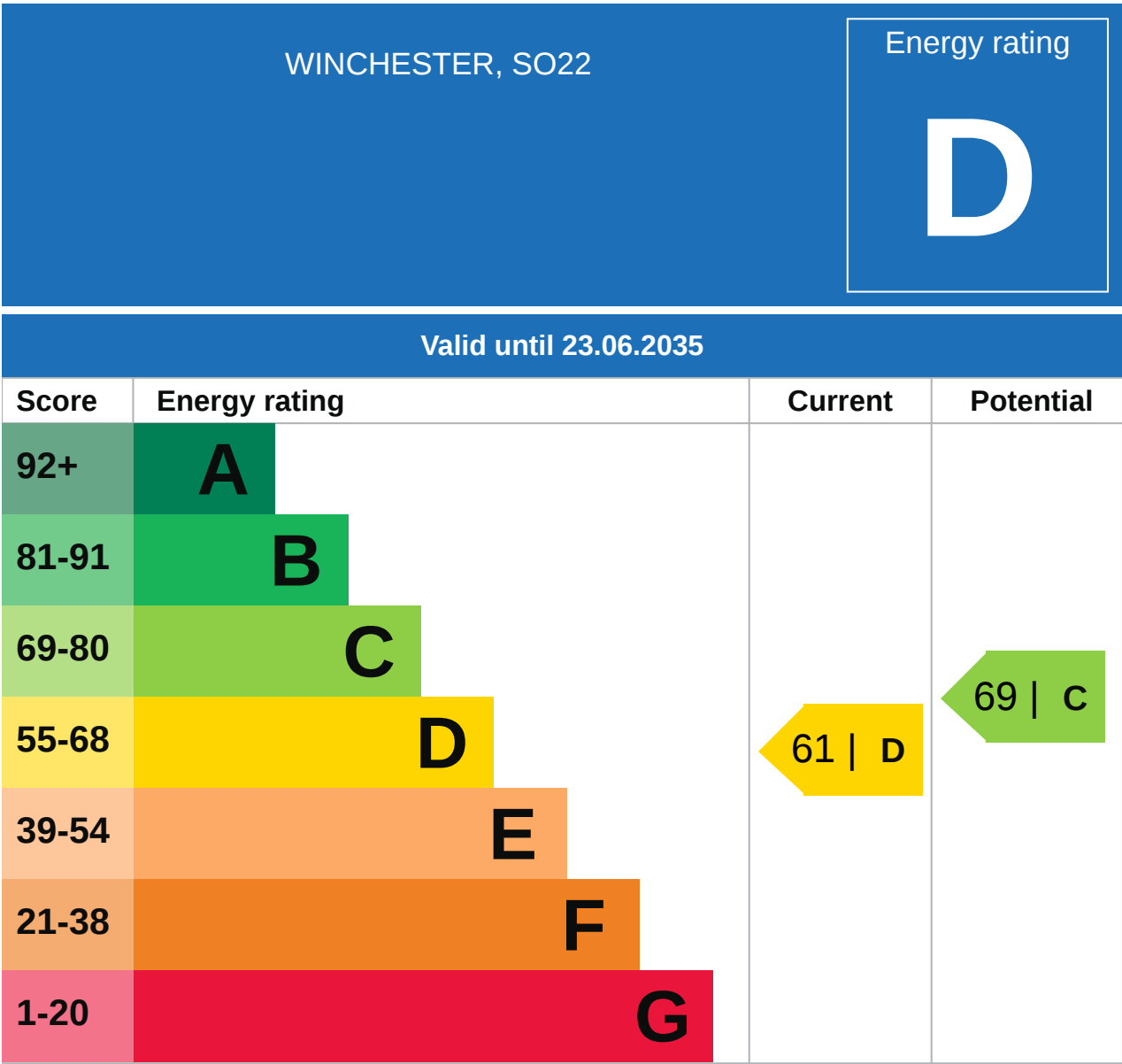
ROMSEY ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft
Garage / Garden Studio = 20.6 sq m / 222 sq ft
Total = 195.7 sq m / 2107 sq ft
(Including Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1216103)

Property
EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Mostly double glazing
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	170 m ²

94, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 11/03/2021
Last Sold Price: £860,000

90, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 27/03/2018
Last Sold Price: £1,065,000

98, Romsey Road, Winchester, SO22 5PJ

Last Sold Date:	06/12/2017	29/06/2001
Last Sold Price:	£995,000	£415,650

92, Romsey Road, Winchester, SO22 5PJ

Last Sold Date:	07/07/2014	28/02/1997
Last Sold Price:	£900,000	£143,000

110, Romsey Road, Winchester, SO22 5PJ

Last Sold Date:	28/07/2011	28/11/2008
Last Sold Price:	£680,000	£500,000

112, Romsey Road, Winchester, SO22 5PJ

Last Sold Date:	03/11/2009	31/08/2006	16/01/1995
Last Sold Price:	£620,000	£540,000	£129,400

86, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 29/01/2003
Last Sold Price: £480,000

100, Romsey Road, Winchester, SO22 5PJ

Last Sold Date:	23/07/2002	12/09/1996
Last Sold Price:	£525,000	£195,000

102, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 30/03/2001
Last Sold Price: £280,000

96, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 16/10/1998
Last Sold Price: £195,000

104, Romsey Road, Winchester, SO22 5PJ

Last Sold Date: 10/09/1998
Last Sold Price: £225,000

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%

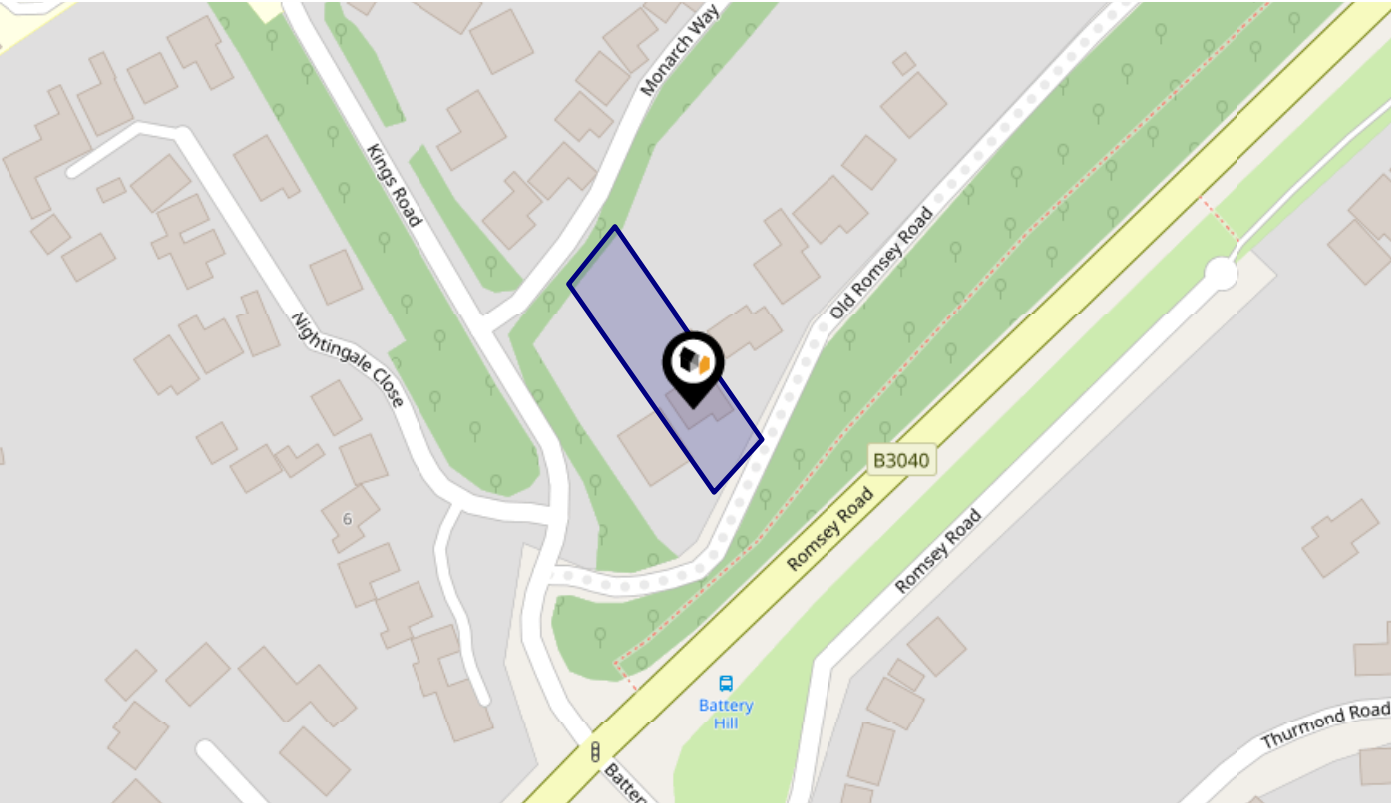
Terraced

+55.82%

Flat

+38.37%

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.

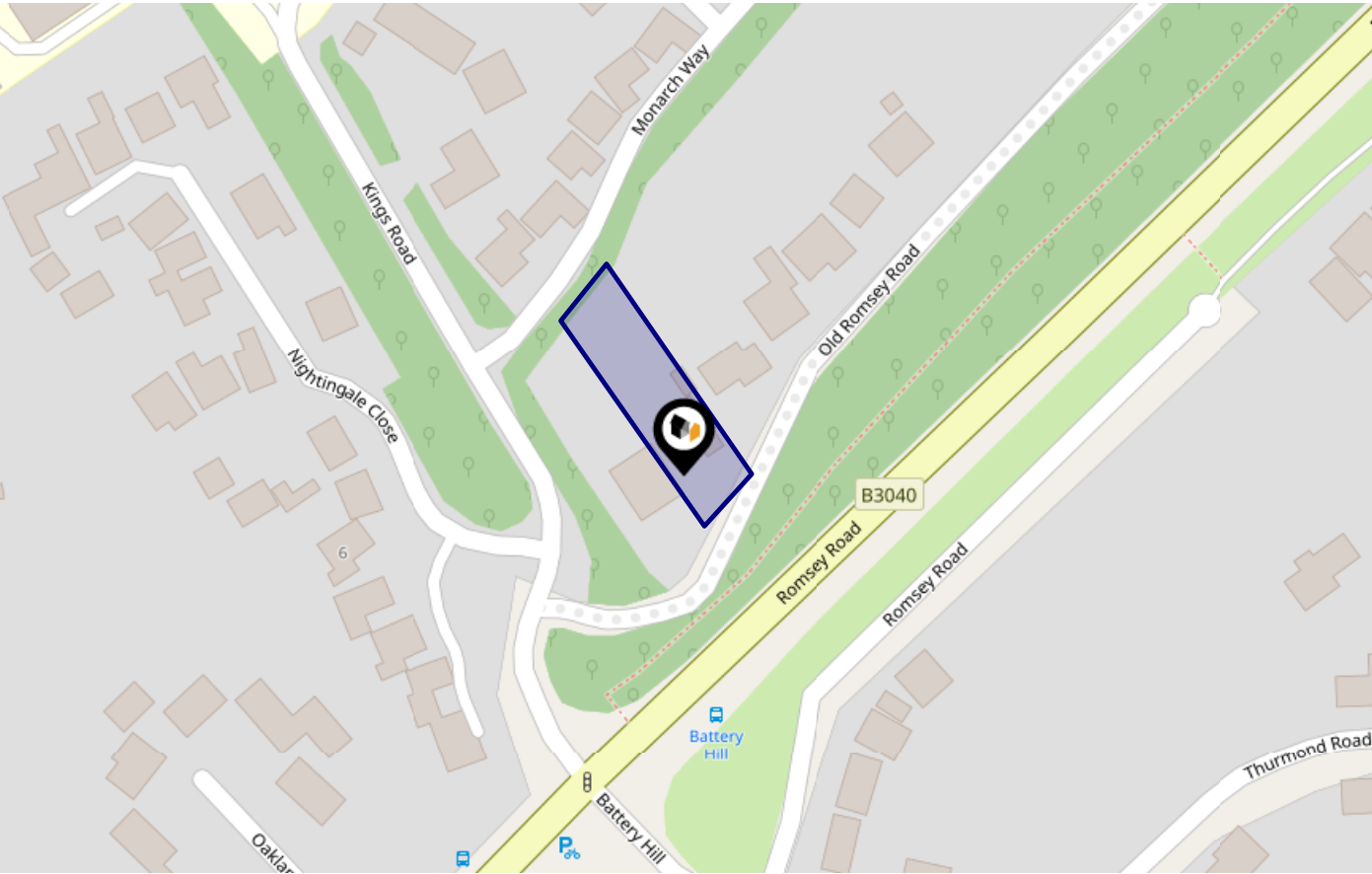
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

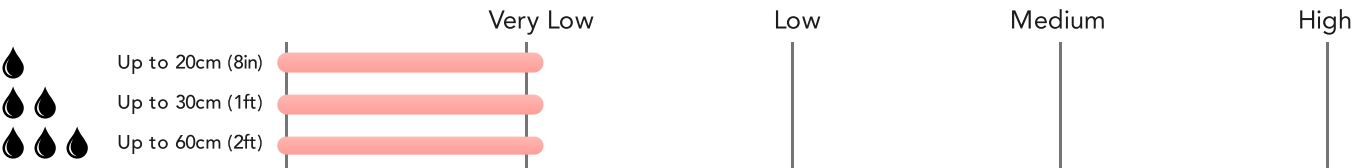


Risk Rating: Very low

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.

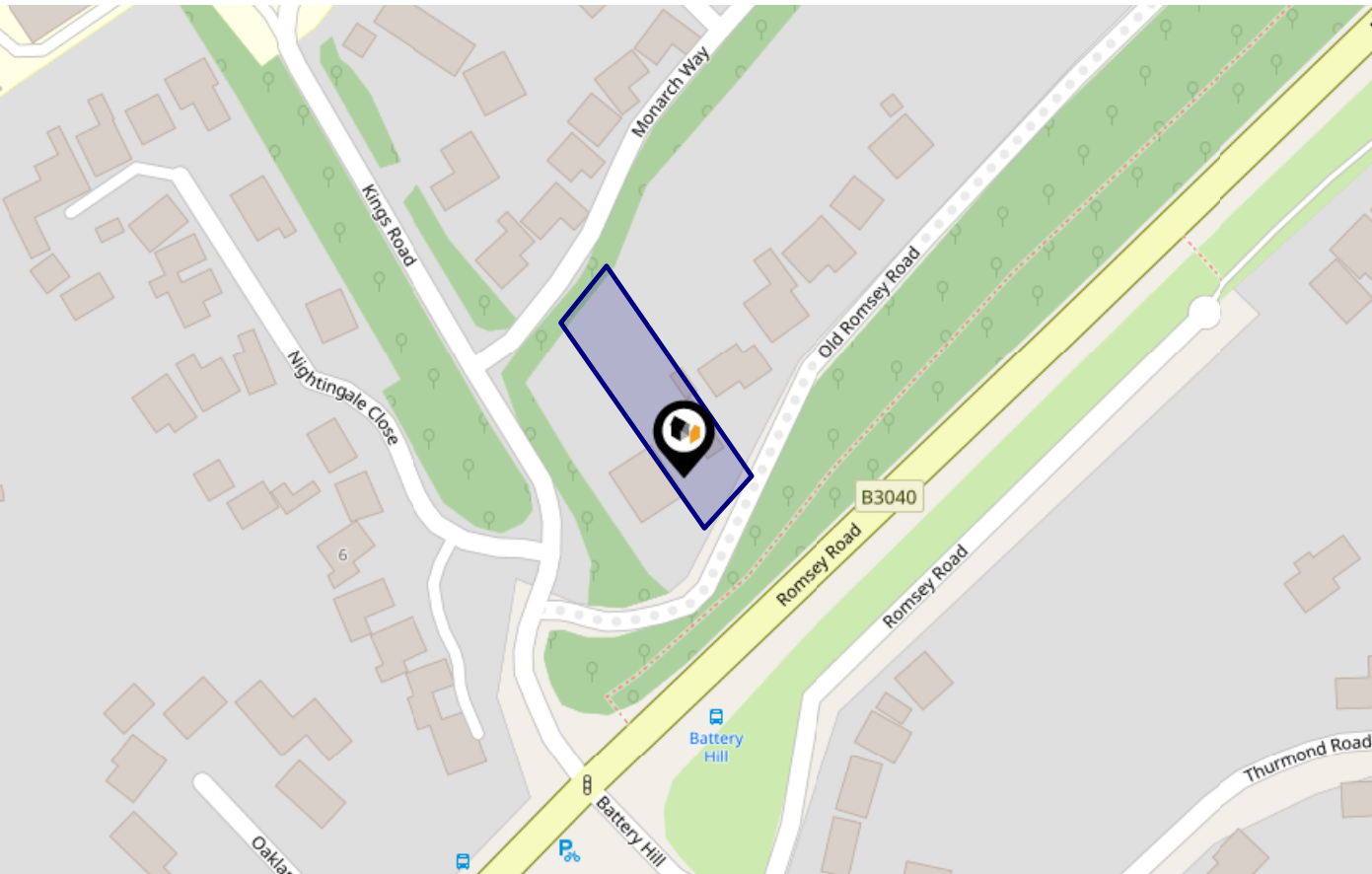
Chance of flooding to the following depths at this property:



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.

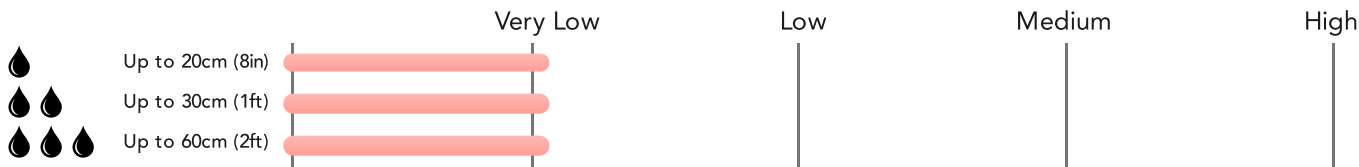


Risk Rating: Very low

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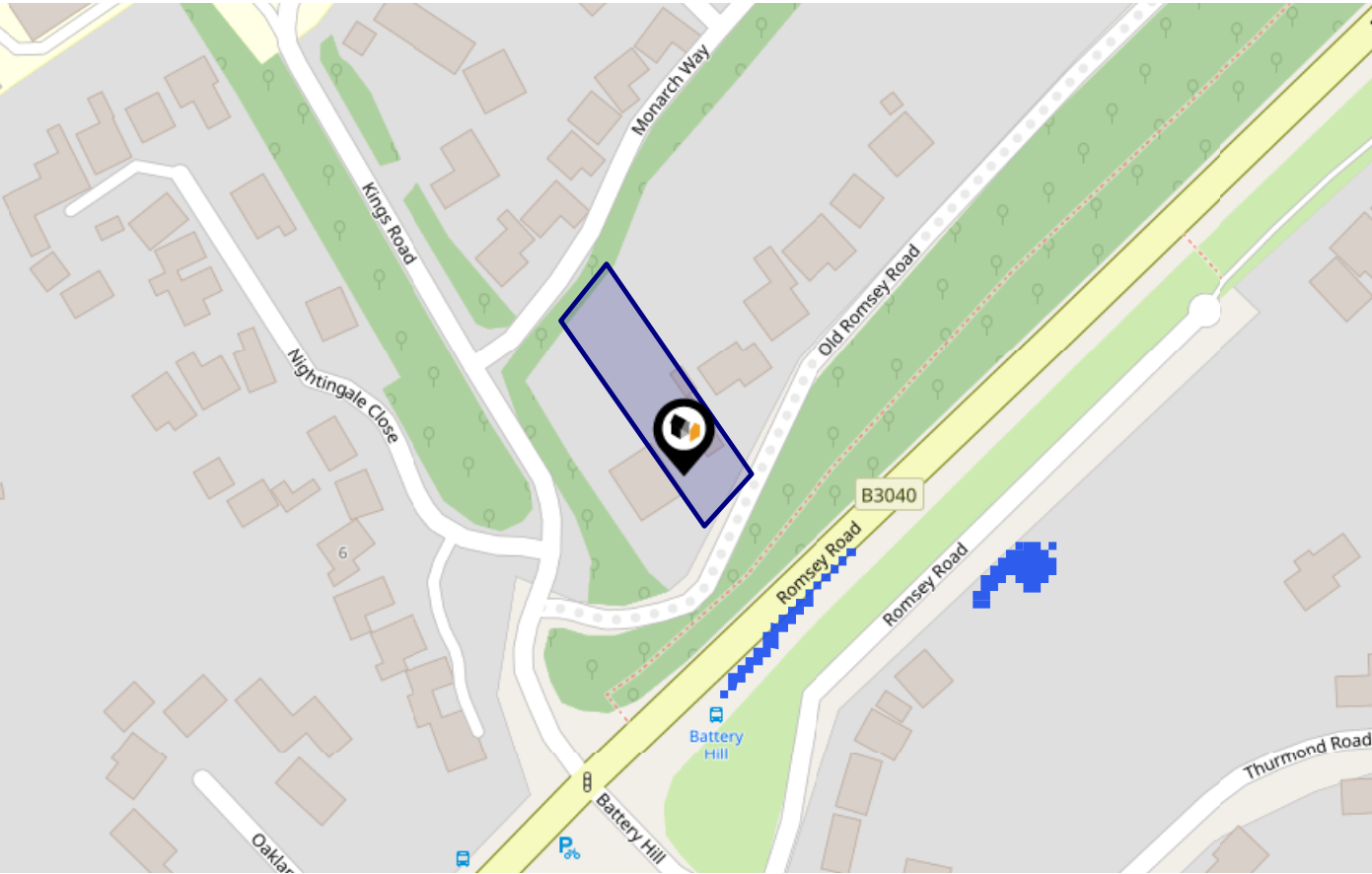
Chance of flooding to the following depths at this property:



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.

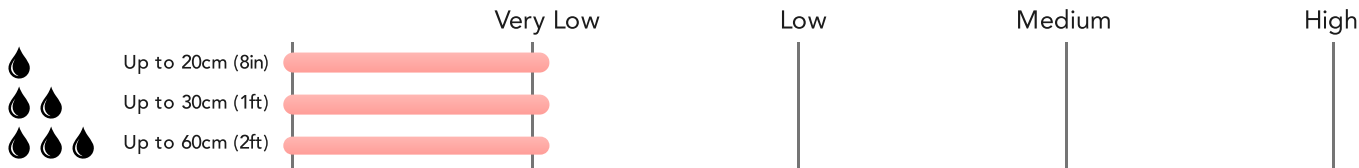


Risk Rating: Very low

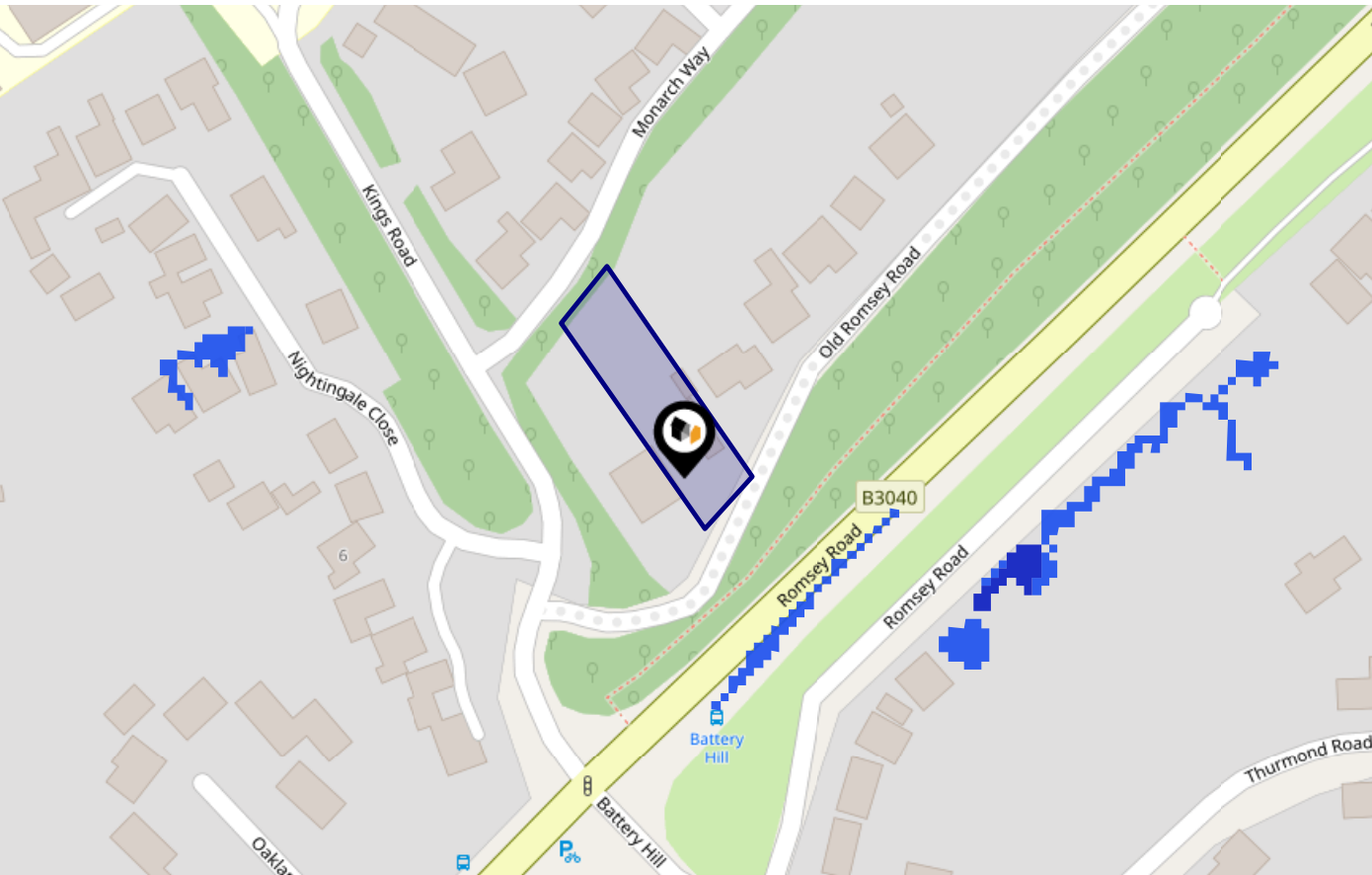
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

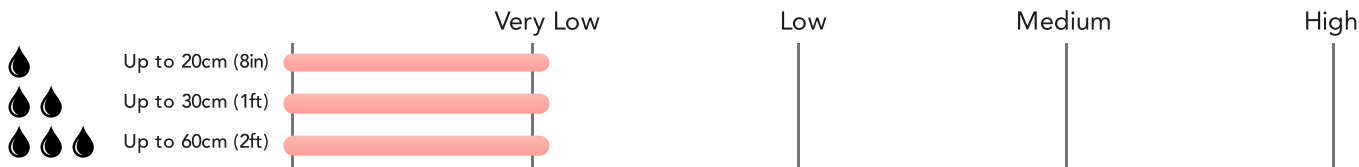


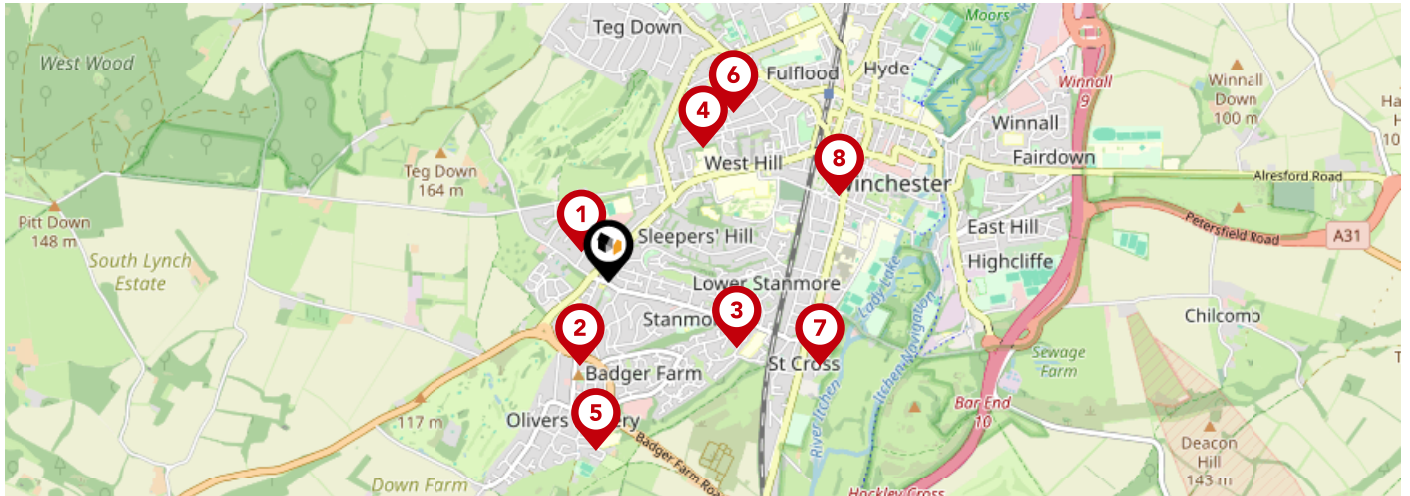
Risk Rating: Very low

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.

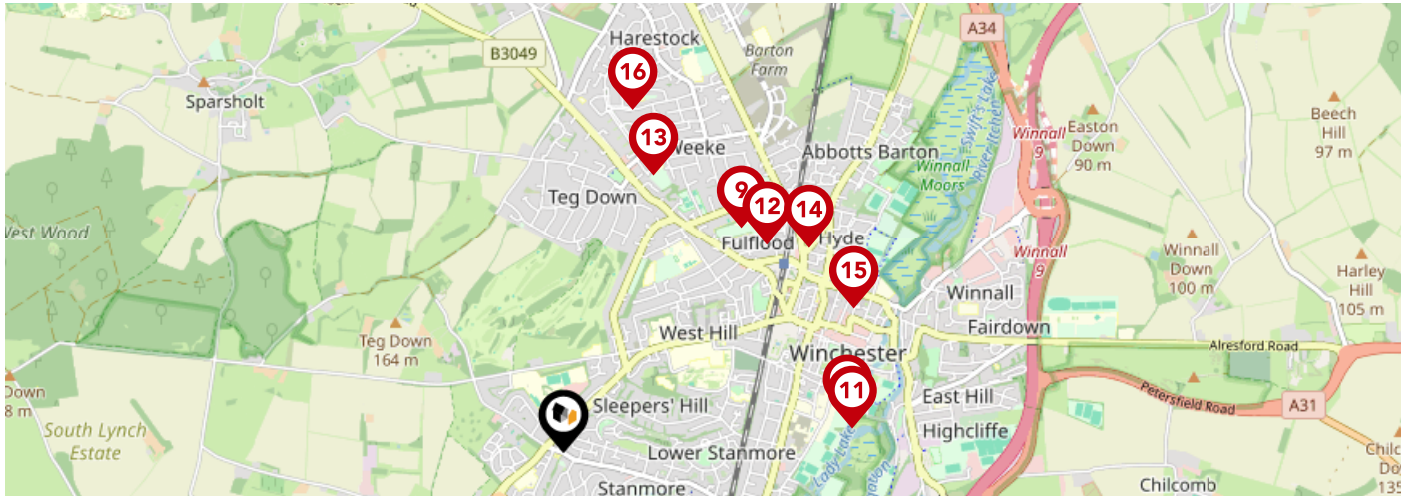
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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





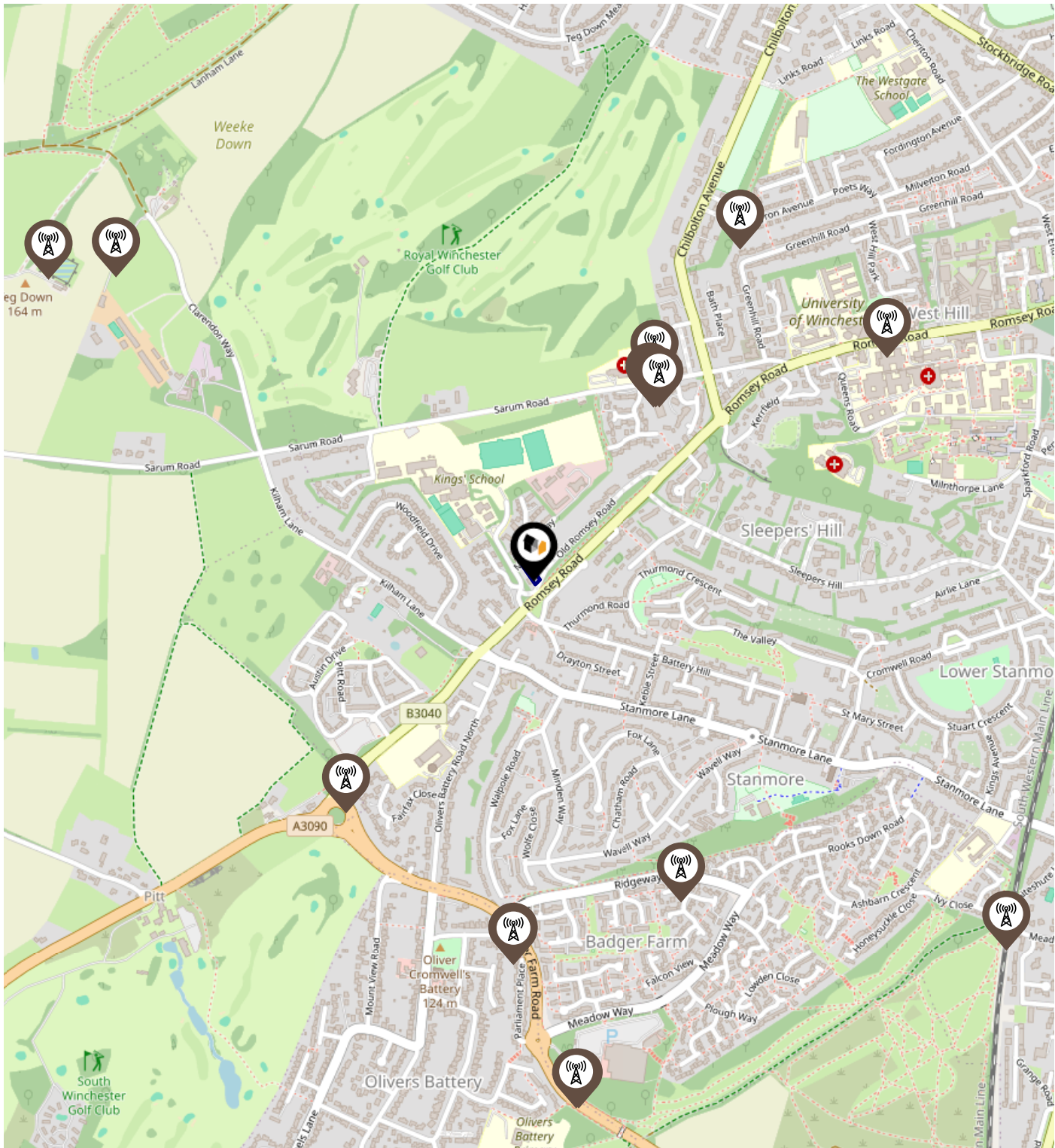
		Nursery	Primary	Secondary	College	Private
1	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.19	☐	☐	☒	☐	☐
2	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:0.41	☐	☒	☐	☐	☐
3	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.67	☐	☒	☐	☐	☐
4	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.76	☐	☒	☐	☐	☐
5	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:0.79	☐	☒	☐	☐	☐
6	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.98	☐	☒	☒	☐	☐
7	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:1.06	☐	☒	☐	☐	☐
8	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:1.14	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.33	☒	☐	☐	☐	☐
10	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.33	☐	☐	☒	☐	☐
11	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.35	☐	☐	☒	☐	☐
12	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.35	☐	☐	☒	☐	☐
13	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.36	☐	☒	☐	☐	☐
14	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.48	☐	☐	☒	☐	☐
15	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.5	☐	☒	☐	☐	☐
16	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:1.63	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

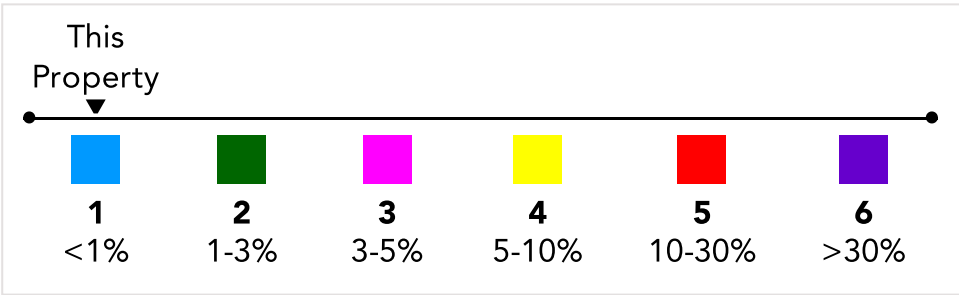
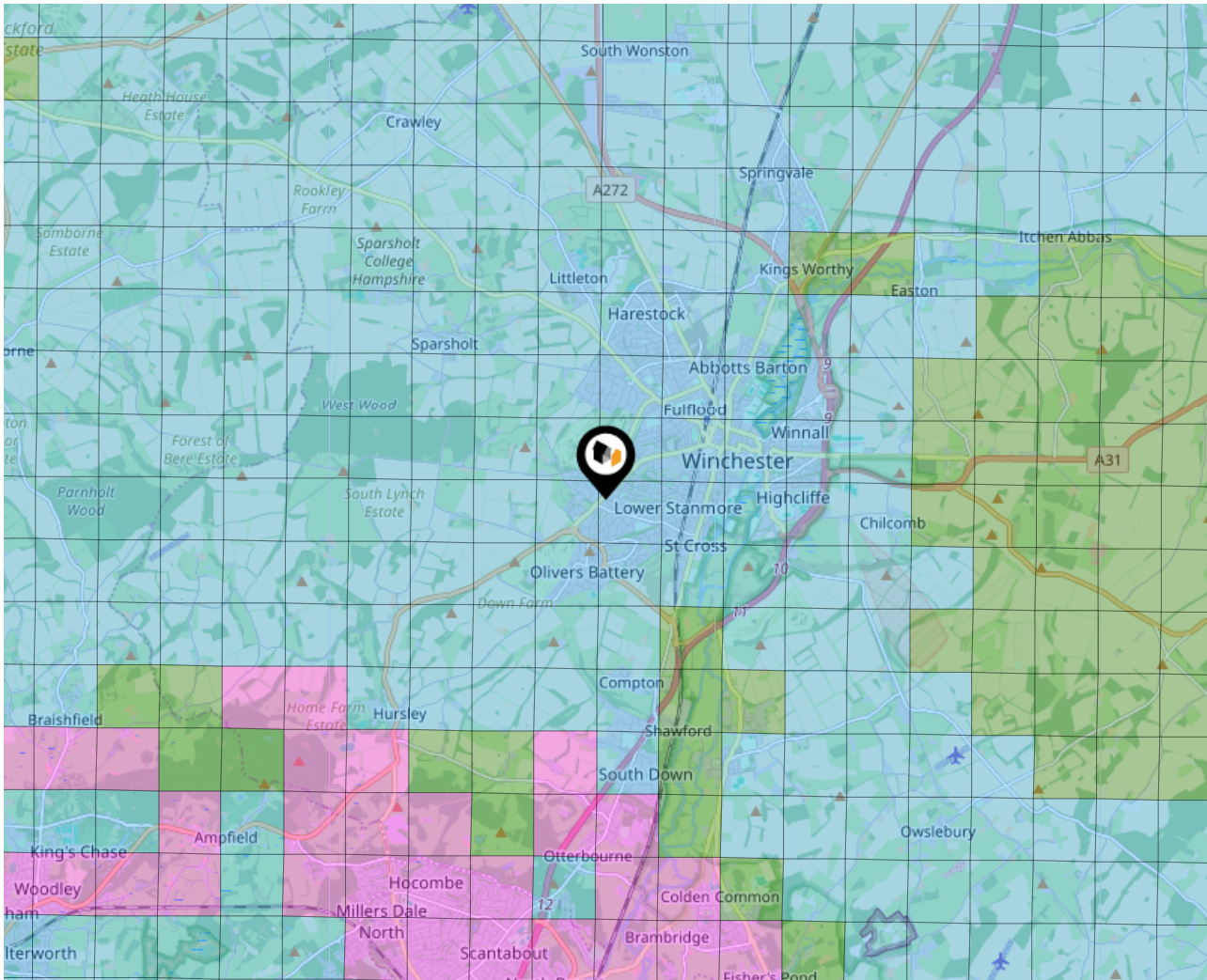


Key:

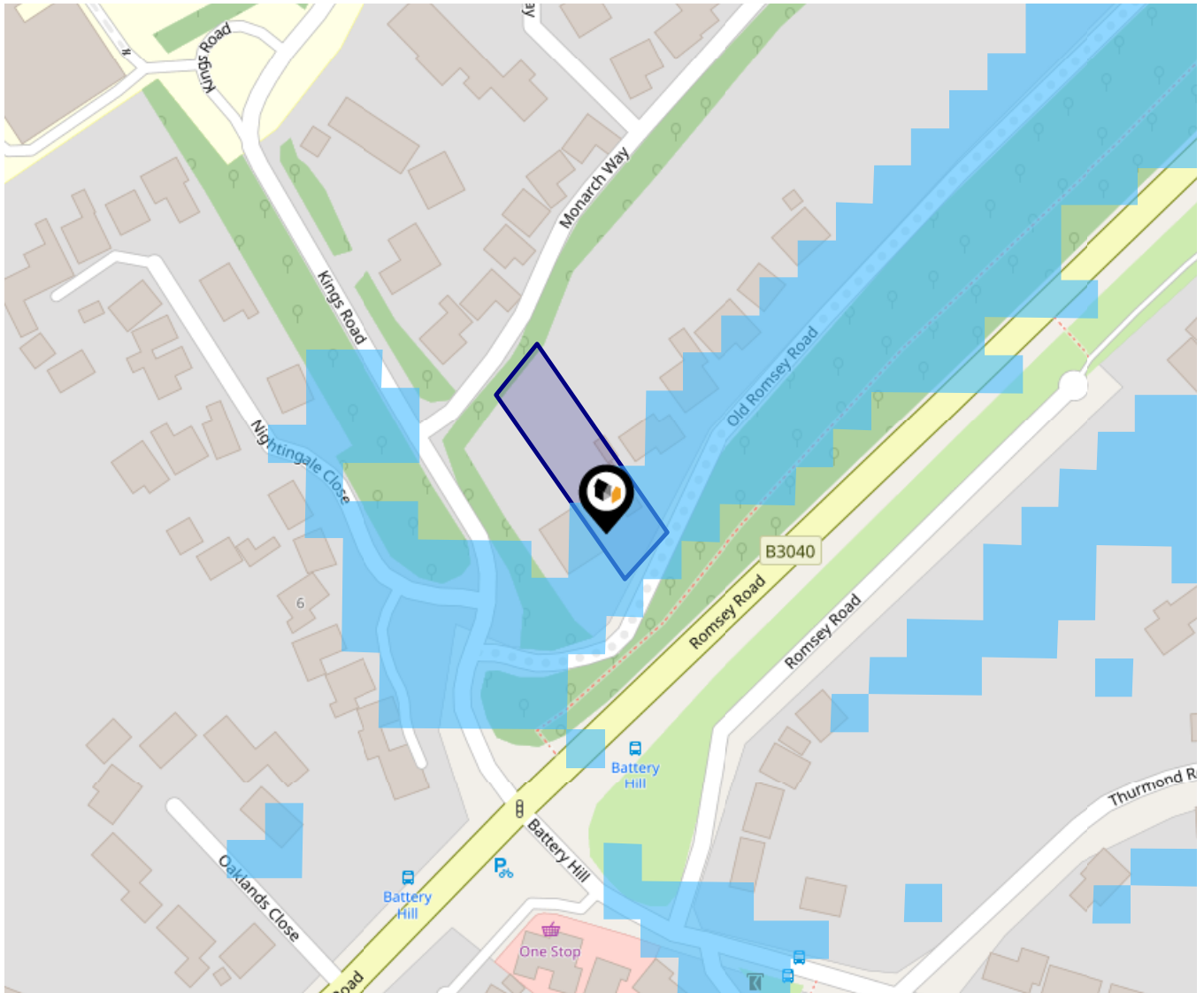
-  Power Pylons
-  Communication Masts

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



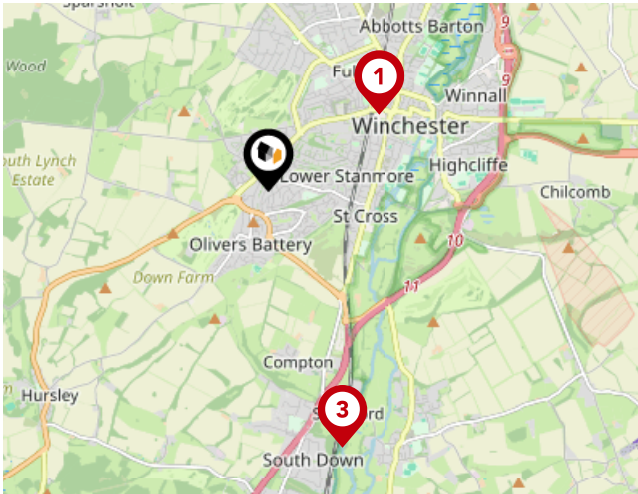
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

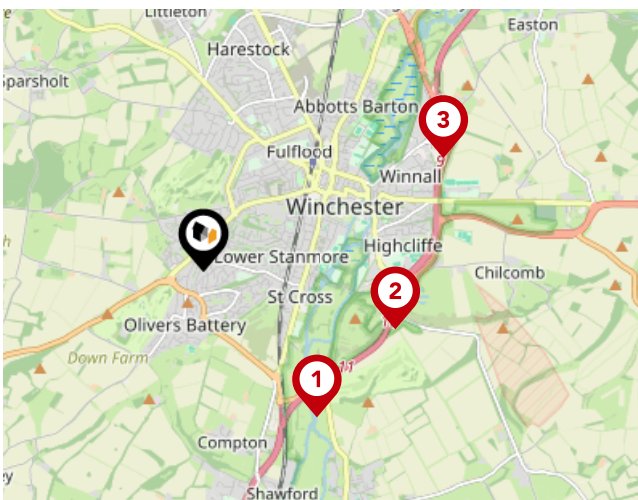
Area

Transport (National)



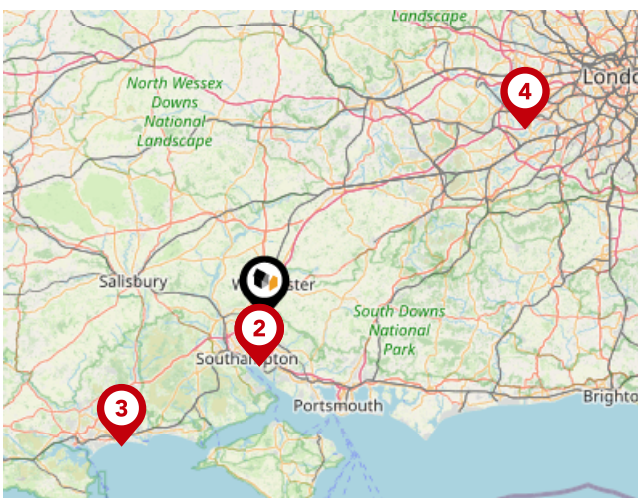
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.26 miles
2	Winchester Rail Station	1.26 miles
3	Shawford Rail Station	2.49 miles



Trunk Roads/Motorways

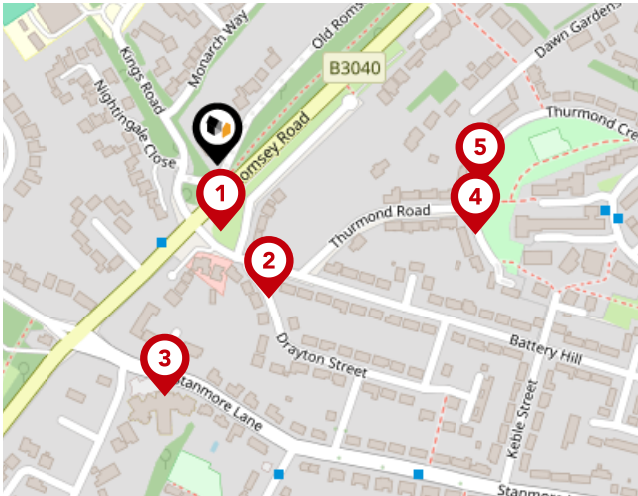
Pin	Name	Distance
1	M3 J11	1.72 miles
2	M3 J10	1.88 miles
3	M3 J9	2.48 miles
4	M3 J12	4.33 miles
5	M3 J13	5.91 miles



Airports/Helipads

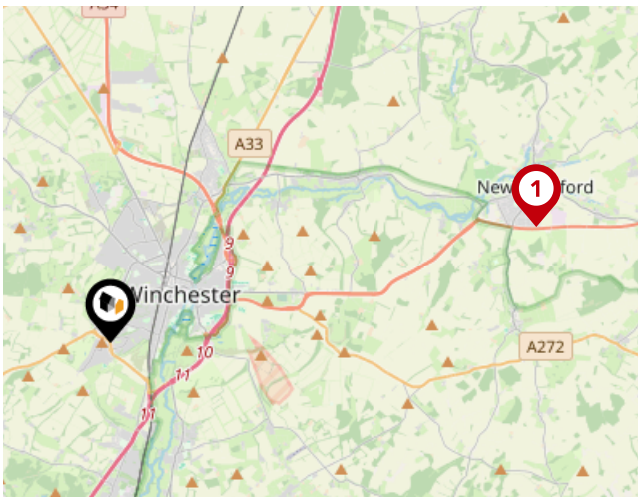
Pin	Name	Distance
1	North Stoneham	7.4 miles
2	Southampton Airport	7.4 miles
3	Bournemouth International Airport	28.8 miles
4	Heathrow Airport Terminal 4	47.76 miles

Area Transport (Local)



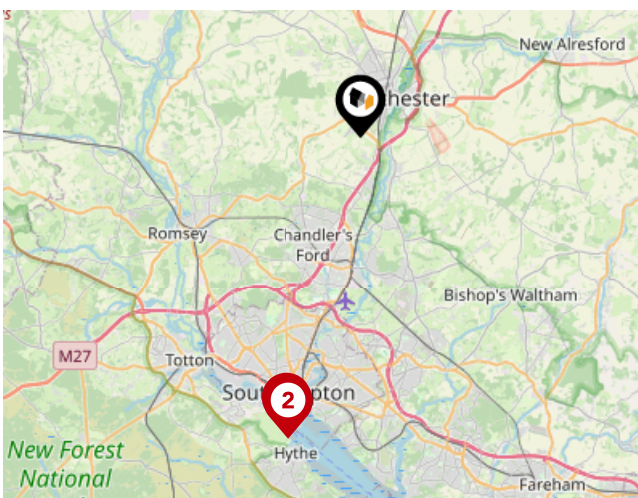
Bus Stops/Stations

Pin	Name	Distance
1	Battery Hill	0.04 miles
2	Battery Hill	0.08 miles
3	Queens Mead	0.14 miles
4	Thurmond Road	0.16 miles
5	Thurmond Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.23 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	11.47 miles
2	Southampton Passenger Ferry Terminal	11.55 miles



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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



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