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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd November 2026



RUFFIELD CLOSE, WINCHESTER, SO22

Guide Price : £850,000

Sam Kerr-Smiley

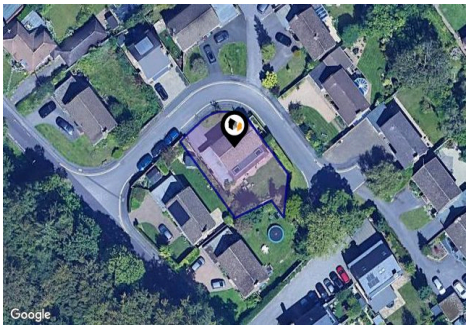
07801 056784
sam@nonykerr-smiley.com
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Property
Overview







Property

Type:	Detached	**Guide Price:**	£850,000
Bedrooms:	4	**Tenure:**	Freehold
Floor Area:	1,442 ft^2 / 134 m^2		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,409		
Title Number:	HP768084		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Planning History
This Address

Planning records for: ***Ruffield Close, Winchester, SO22***

Reference - 19/02766/HOU	
Decision:	Decided
Date:	11th December 2019
Description:	(retrospective) Single storey rear extension

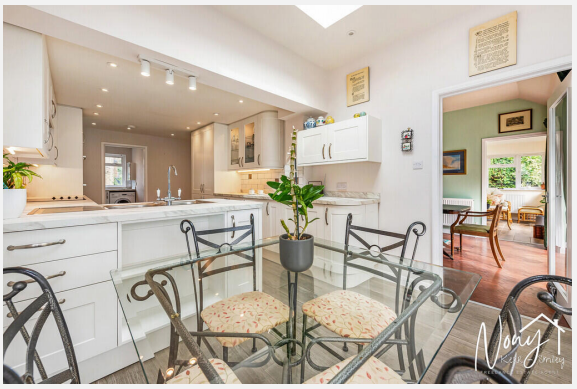
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Gallery
Photos

















Gallery
Photos















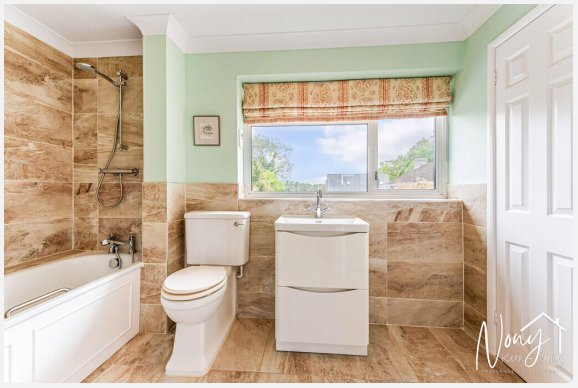


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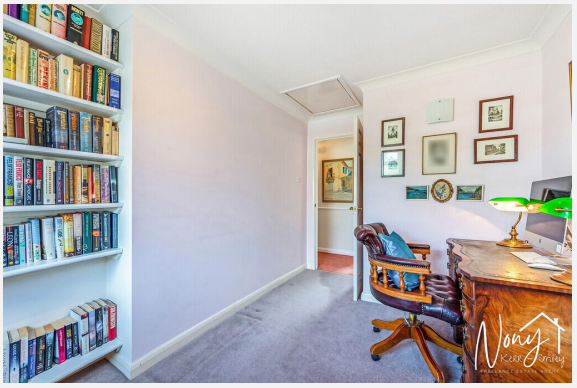












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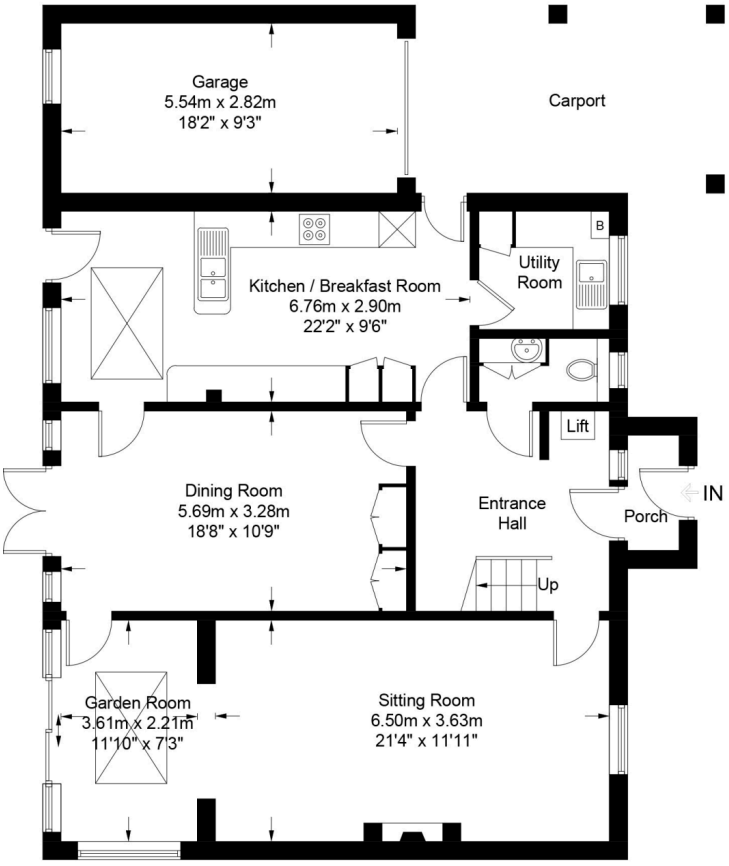


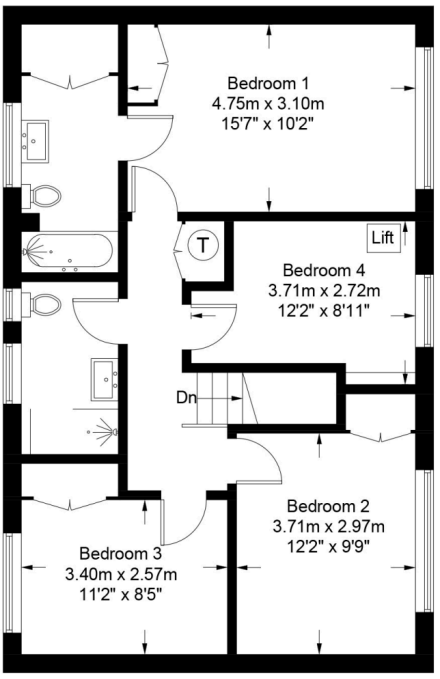




RUFFIELD CLOSE, WINCHESTER, SO22

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 180.3 sq m / 1941 sq ft
(Excluding Carport)





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 (ID1333849)

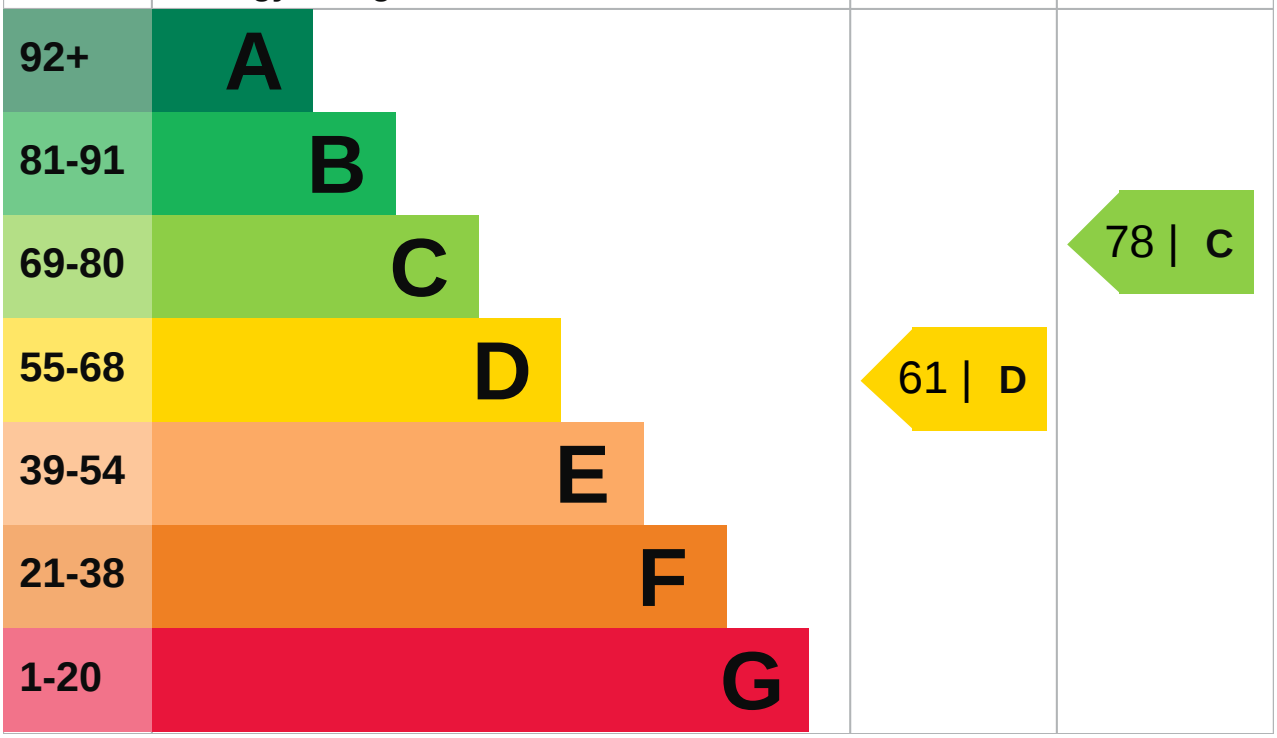
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Ruffield Close, SO22

Energy rating

D

Valid until 27.03.2029



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	134 m^2

Market
Sold in Street

1, Ruffield Close, Winchester, SO22 5JL	Detached House
Last Sold Date:	08/04/2022
Last Sold Price:	£885,000

2, Ruffield Close, Winchester, SO22 5JL	Detached House	
Last Sold Date:	15/04/2021	03/03/2003
Last Sold Price:	£840,000	£375,000

1a, Ruffield Close, Winchester, SO22 5JL	Detached House
Last Sold Date:	19/03/2021
Last Sold Price:	£672,500

9, Ruffield Close, Winchester, SO22 5JL	Detached House
Last Sold Date:	06/09/2019
Last Sold Price:	£750,000

3, Ruffield Close, Winchester, SO22 5JL	Detached House		
Last Sold Date:	01/05/2015	17/12/2004	16/01/1997
Last Sold Price:	£680,000	£393,000	£165,000

4, Ruffield Close, Winchester, SO22 5JL	Detached House		
Last Sold Date:	10/06/2005	07/02/2003	10/08/2000
Last Sold Price:	£422,000	£385,000	£249,950

6, Ruffield Close, Winchester, SO22 5JL	Detached House	
Last Sold Date:	26/05/2000	30/05/1997
Last Sold Price:	£263,000	£175,845

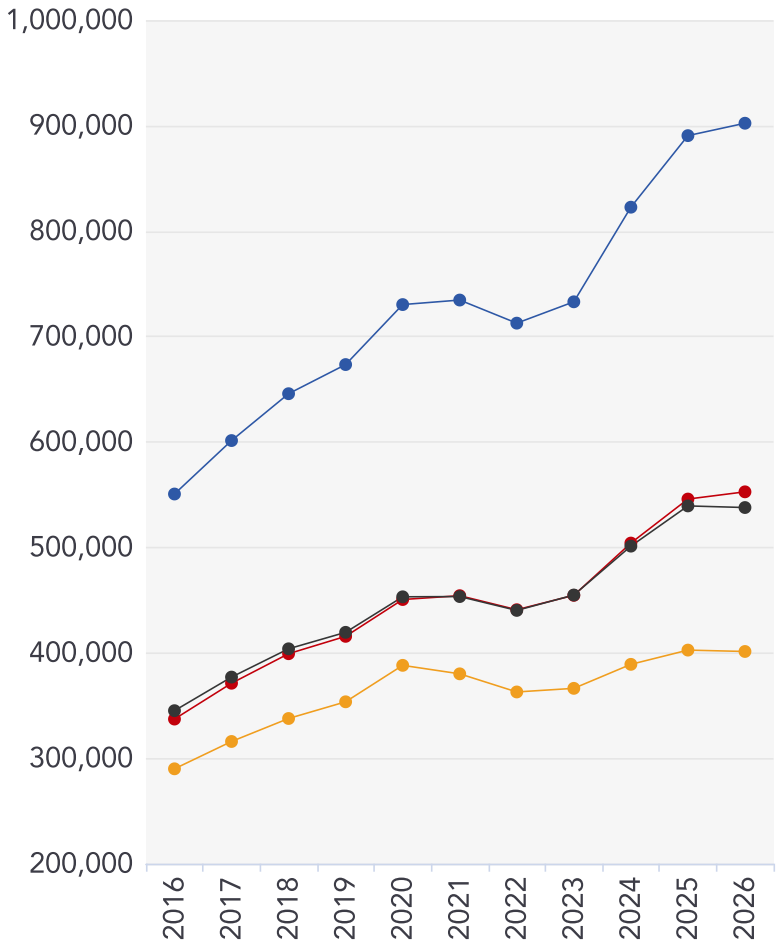
8, Ruffield Close, Winchester, SO22 5JL	Detached House
Last Sold Date:	02/06/1997
Last Sold Price:	£193,500

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

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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%

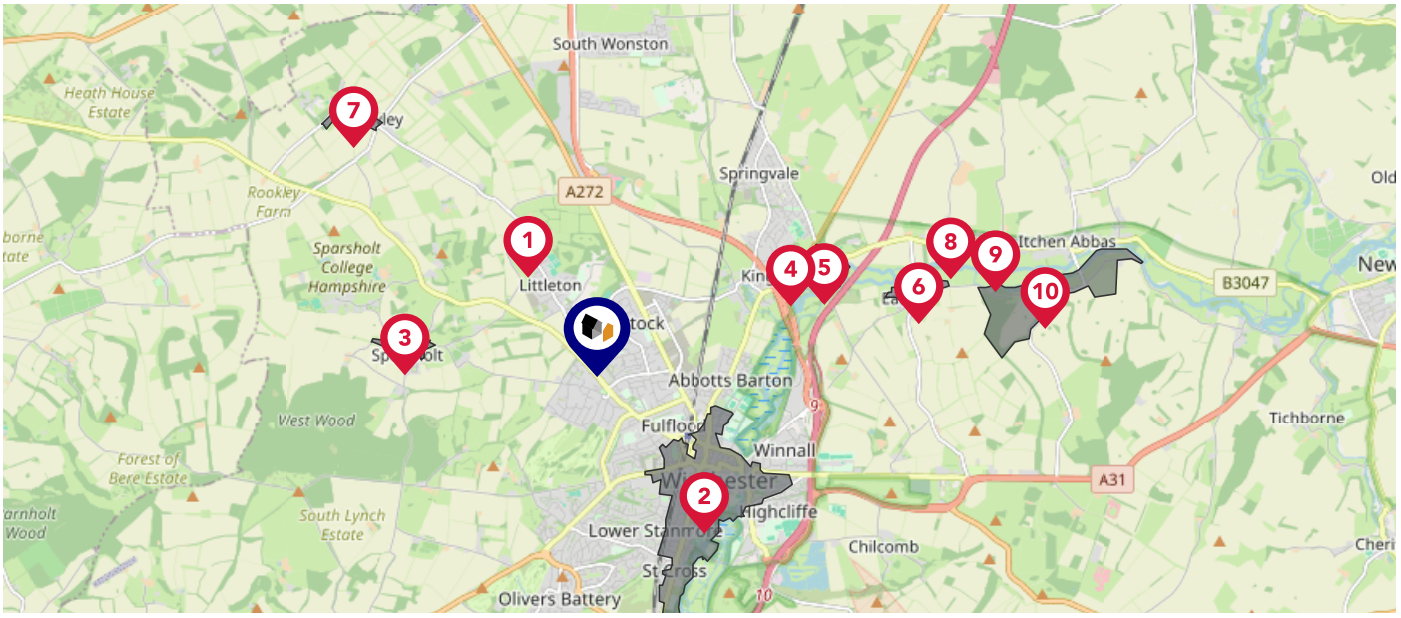
Flat

+38.37%

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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.



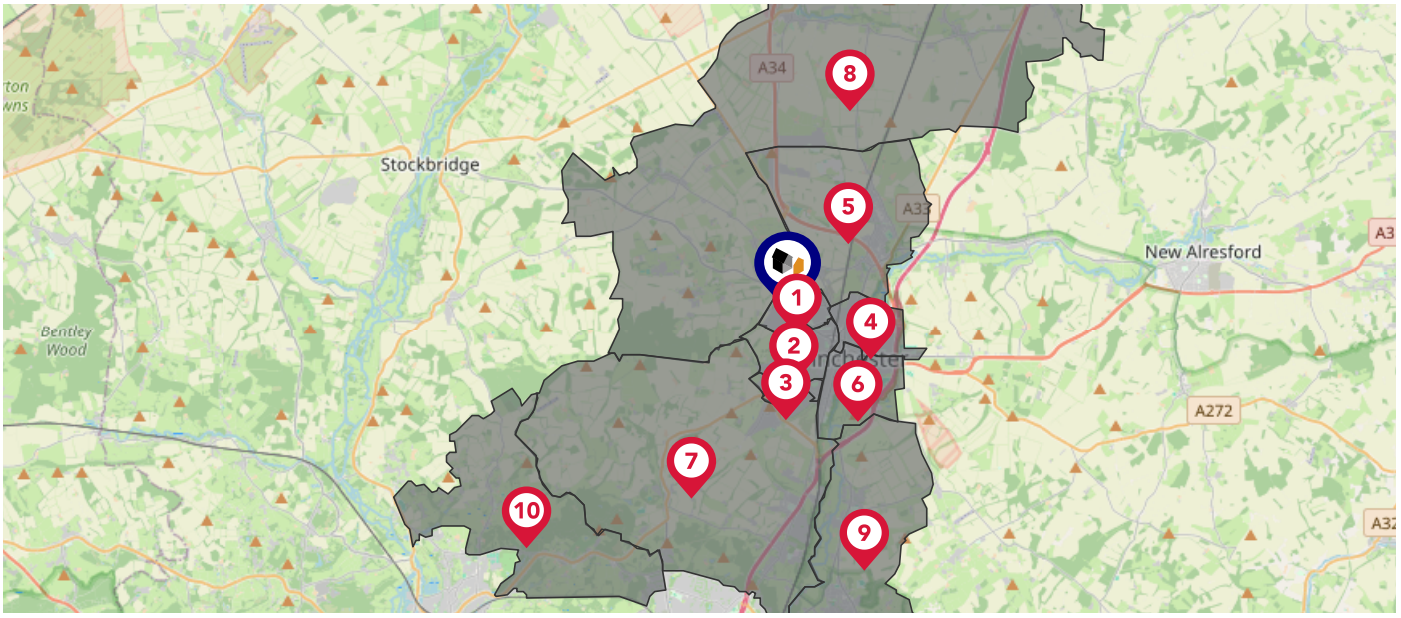
Nearby Conservation Areas

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

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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



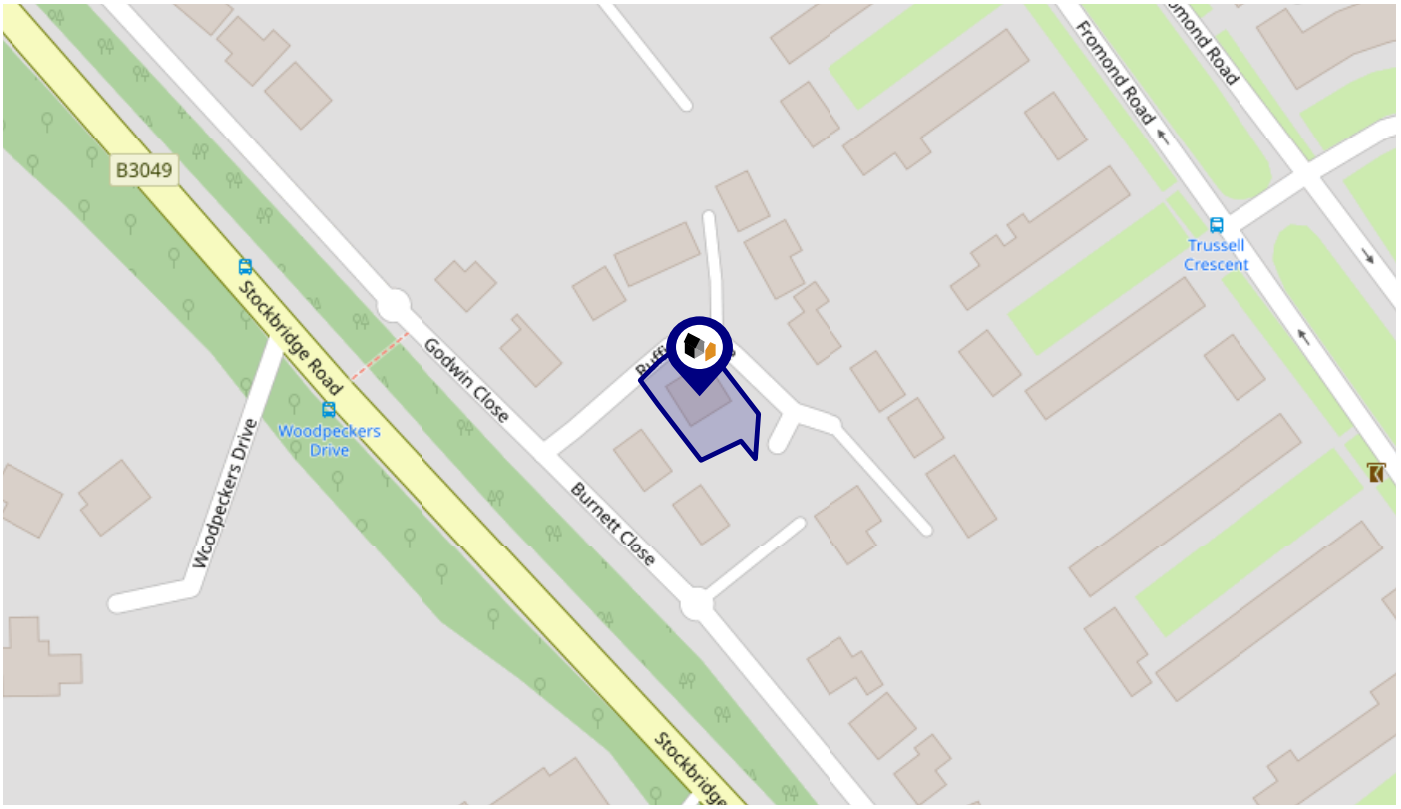
Nearby Council Wards

1	St. Barnabas Ward
2	St. Paul Ward
3	St. Luke Ward
4	St. Bartholomew Ward
5	The Worthys Ward
6	St. Michael Ward
7	Badger Farm & Oliver's Battery Ward
8	Wonston & Micheldever Ward
9	Colden Common & Twyford Ward
10	Ampfield & Braishfield Ward

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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.

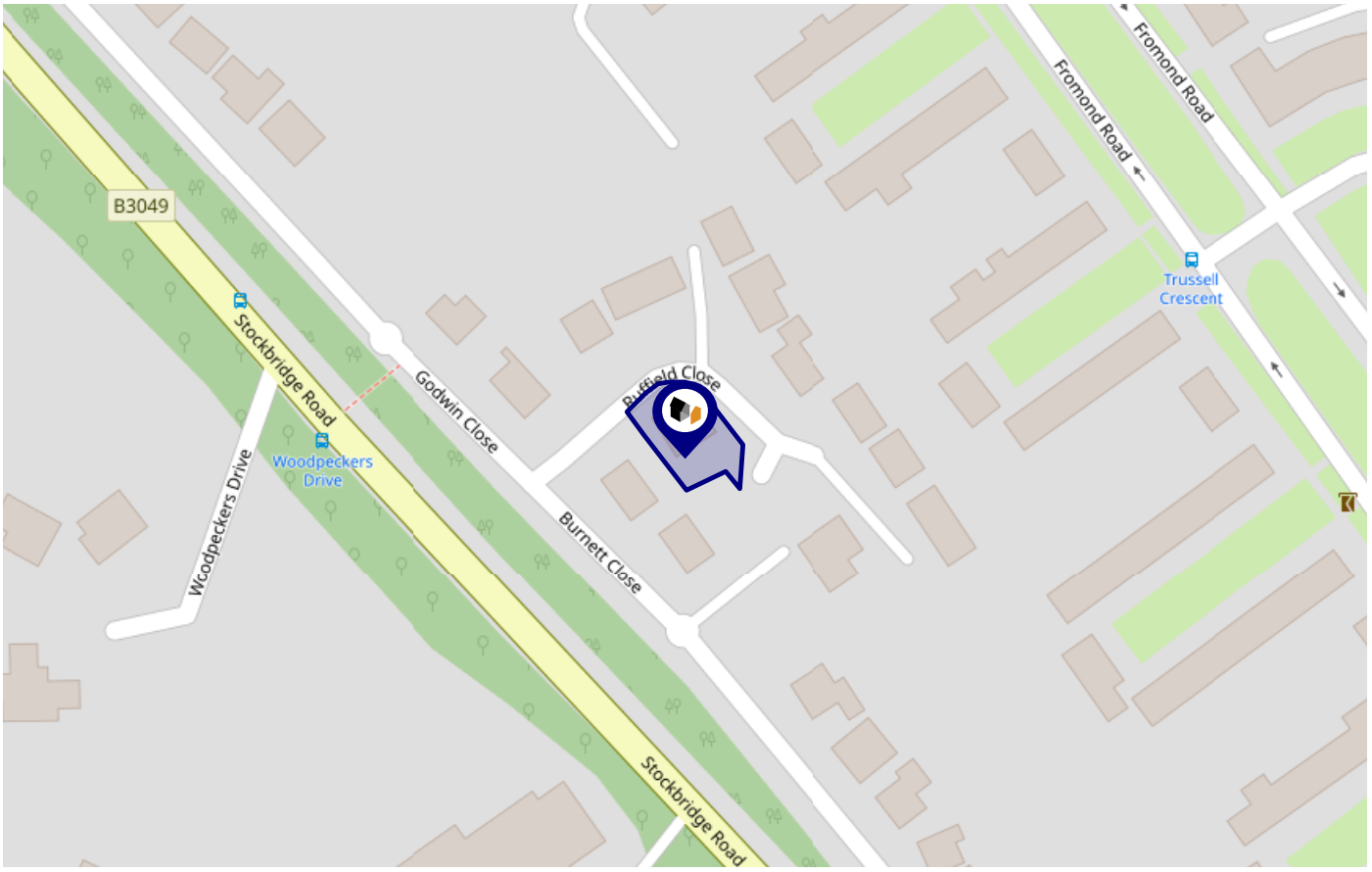
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

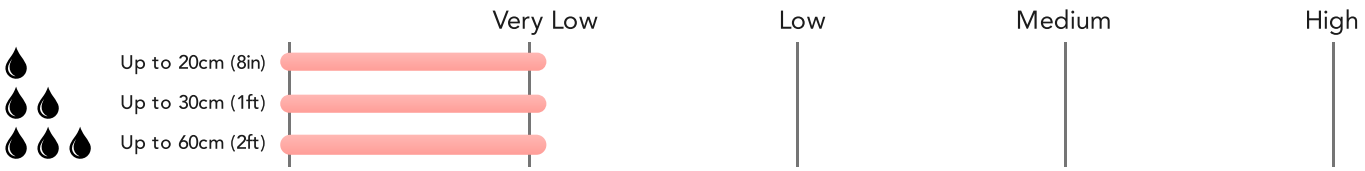


Risk Rating: Very low

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.

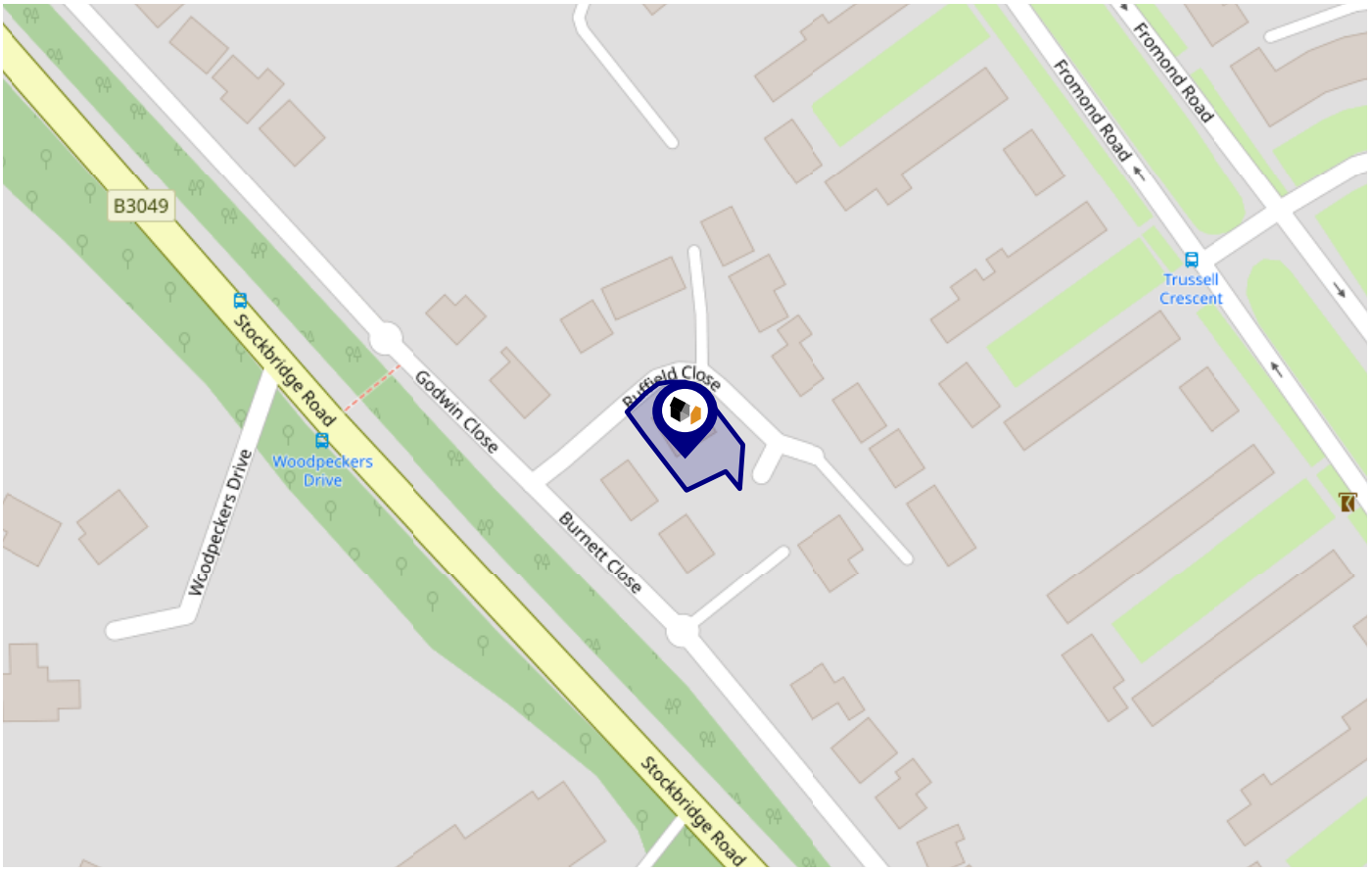
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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



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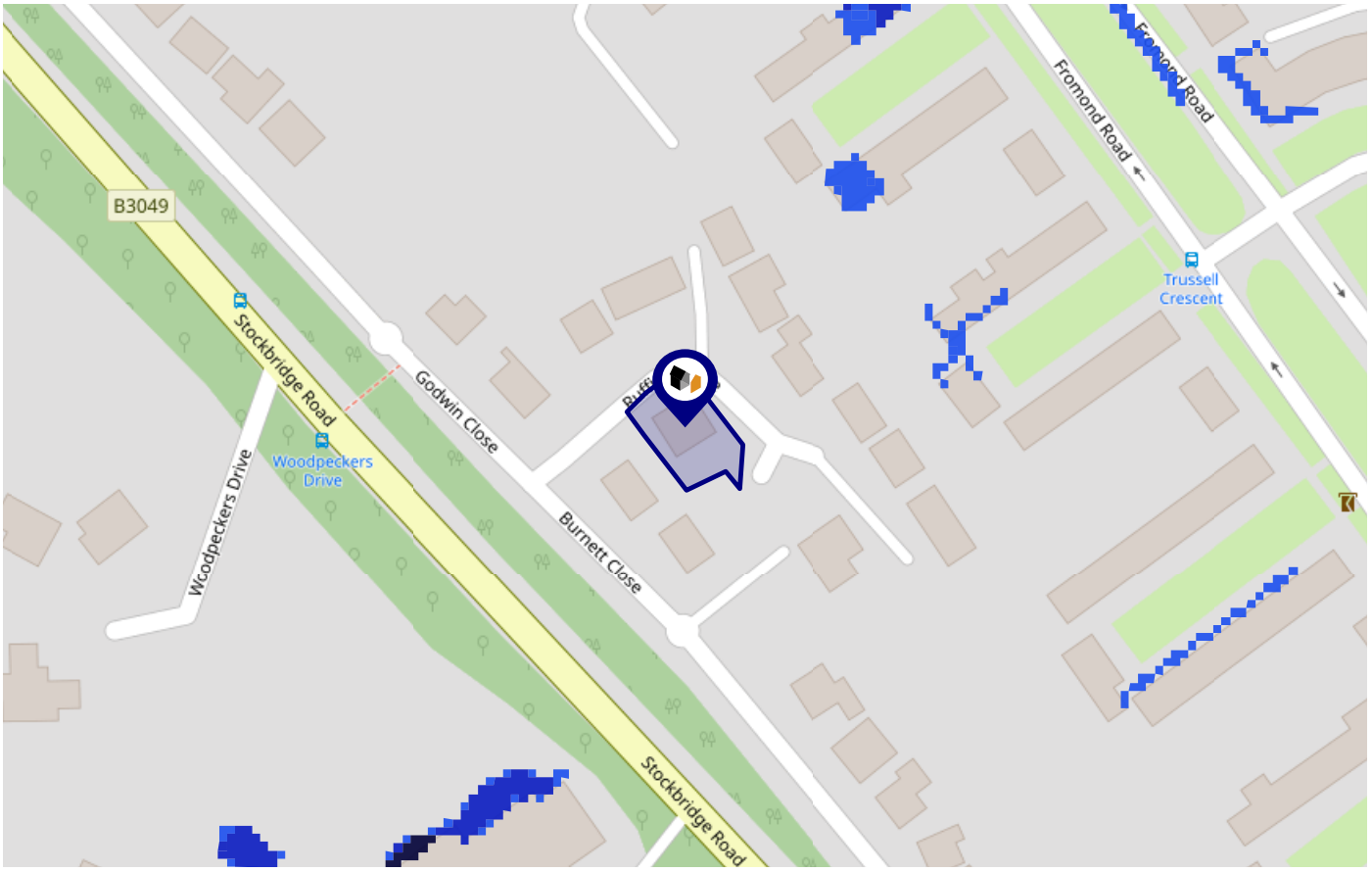
Chance of flooding to the following depths at this property:



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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.

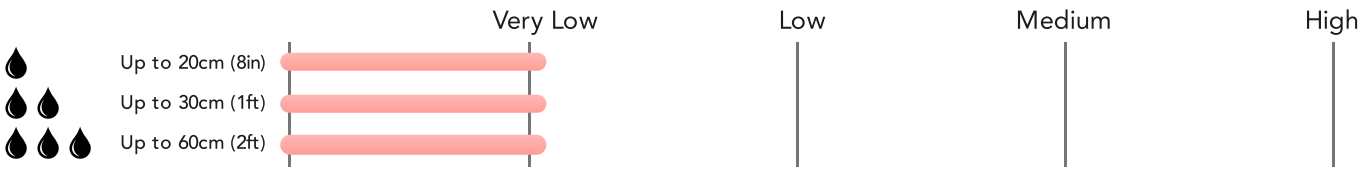


Risk Rating: Very low

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.

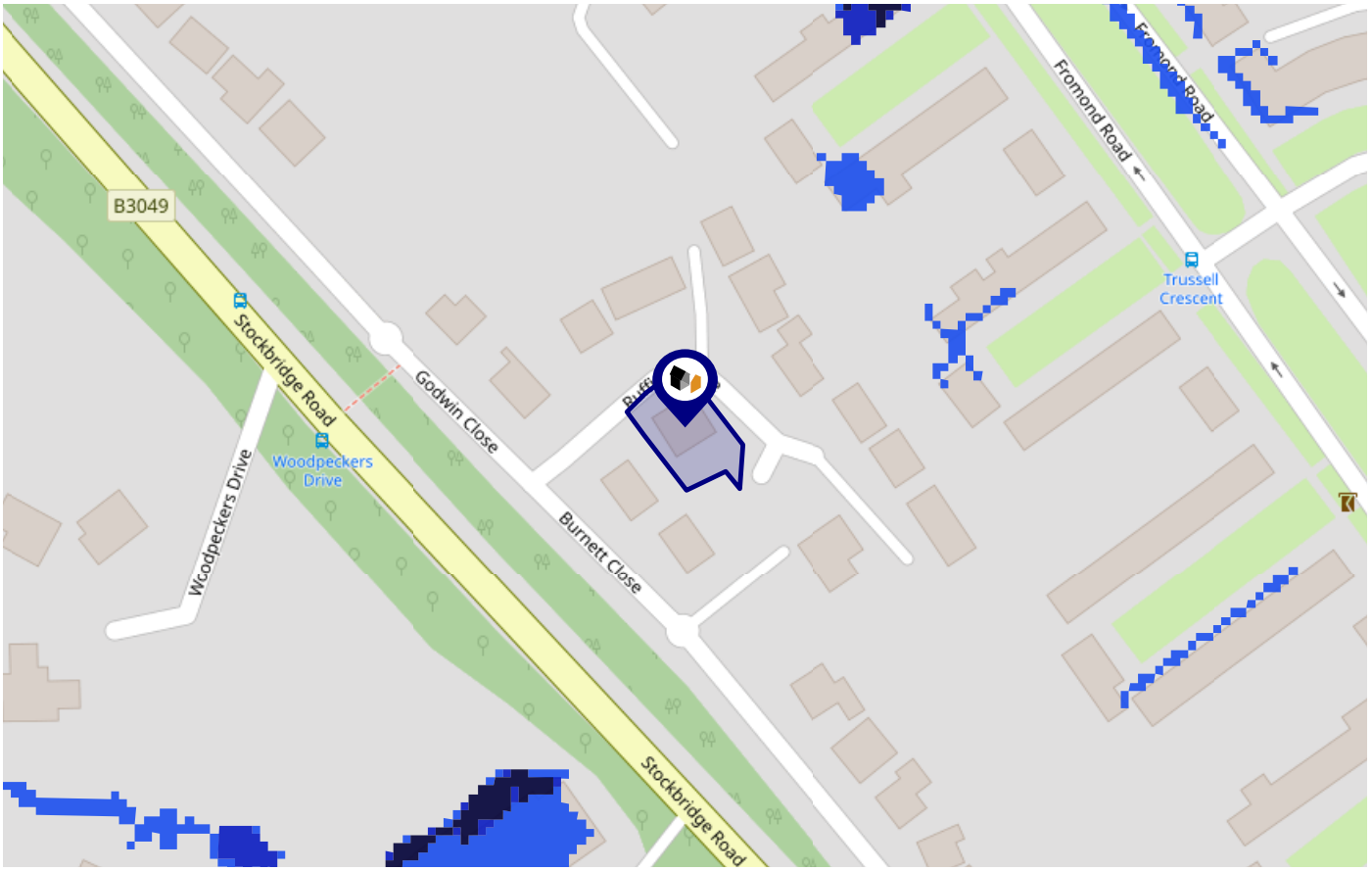
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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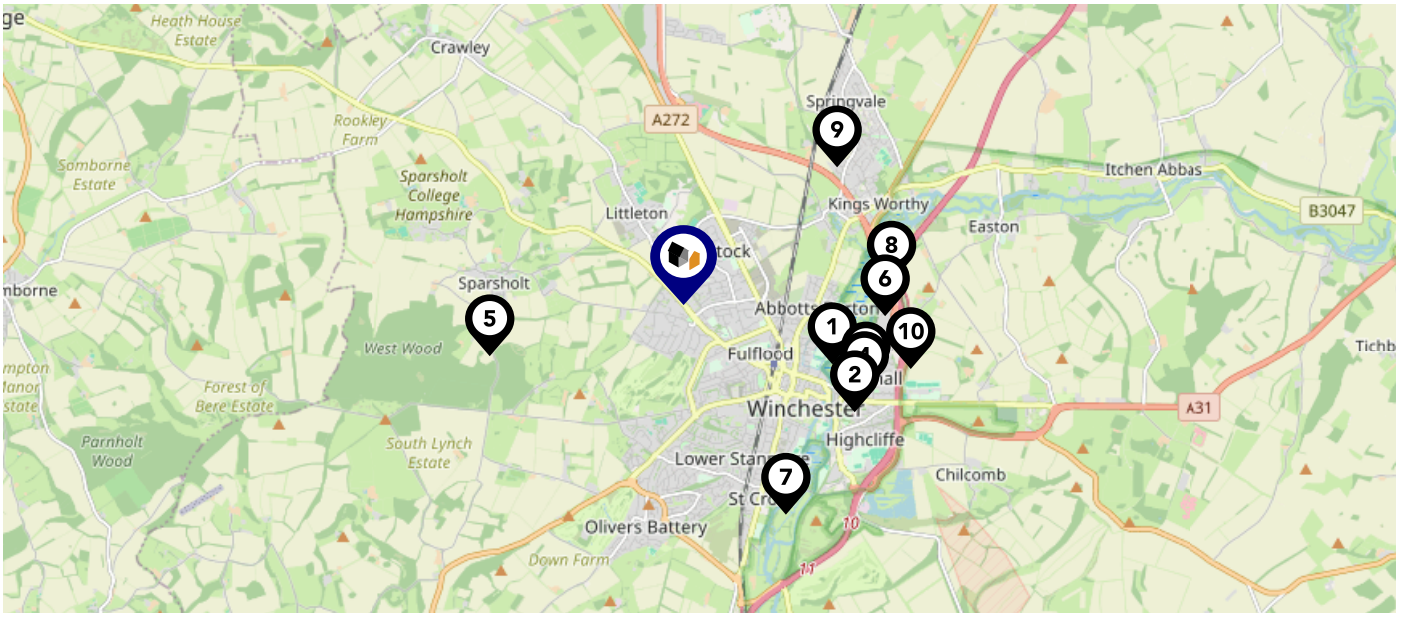
Chance of flooding to the following depths at this property:



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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.

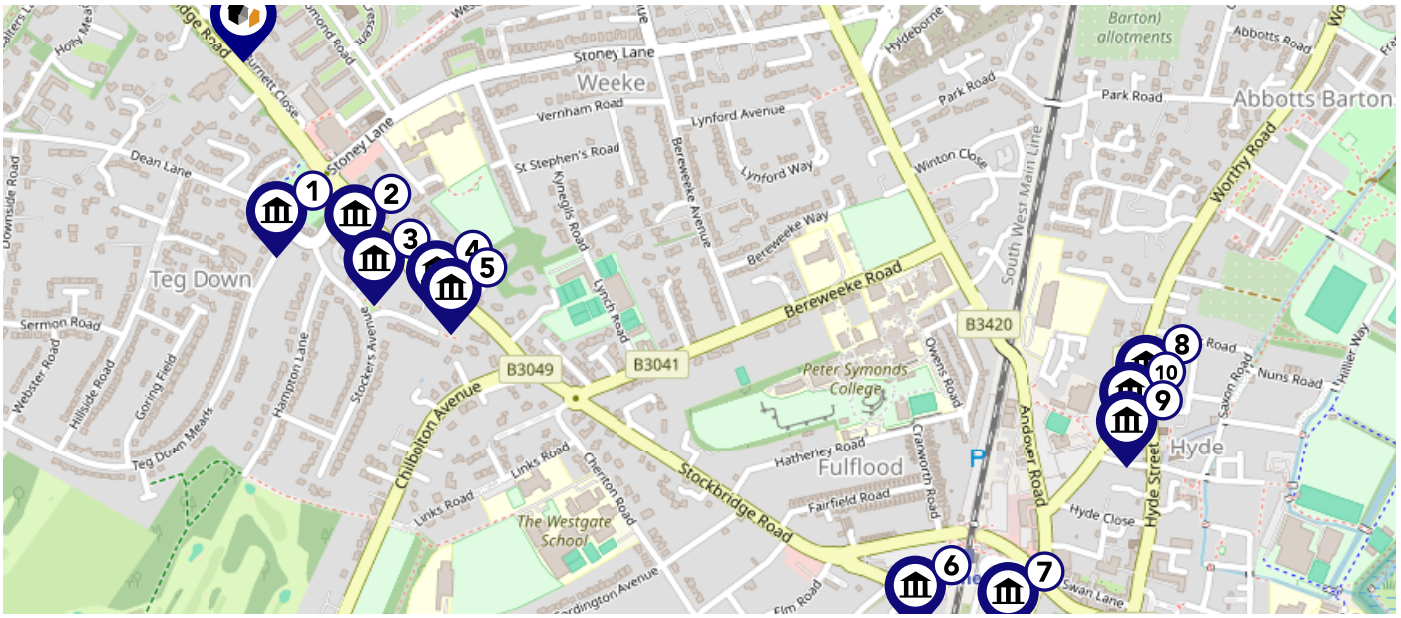


Nearby Landfill Sites

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

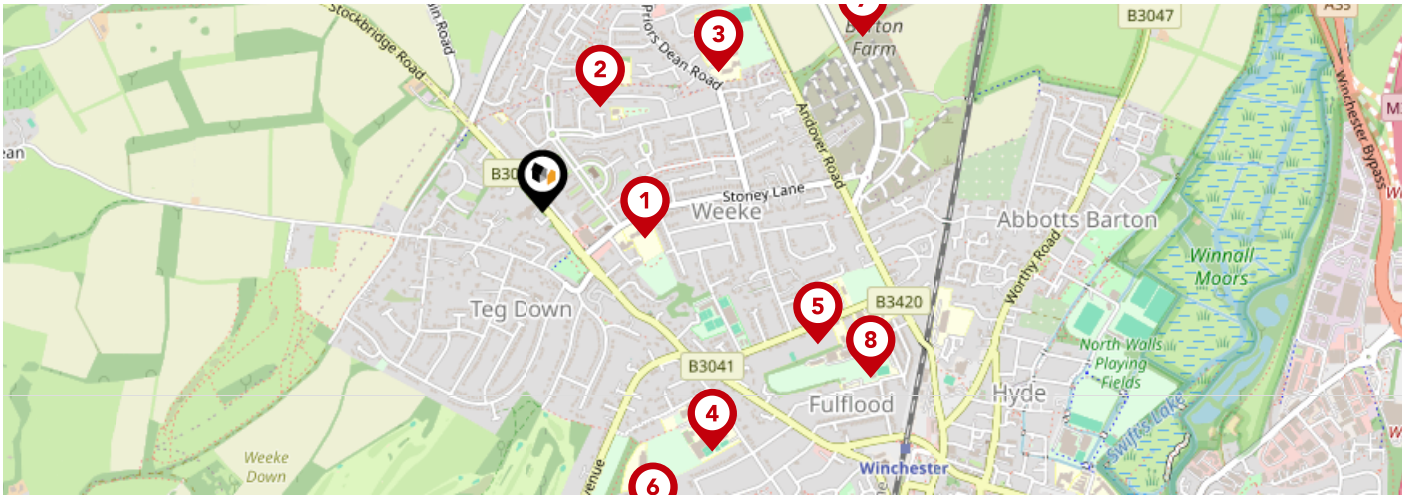
Maps
Listed Buildings

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
1	1095455 - Dean Prior	Grade II	0.2 miles
2	1350725 - Milestone	Grade II	0.3 miles
3	1174056 - Weeke Manor	Grade II	0.3 miles
4	1350726 - Church Cottage	Grade II	0.4 miles
5	1095338 - Church Of St Matthew	Grade II	0.4 miles
6	1271988 - Church Of St Paul	Grade II	1.0 miles
7	1480912 - Hampshire Archives And Local Studies	Grade II	1.1 miles
8	1095449 - 52, Hyde Street	Grade II	1.1 miles
9	1095448 - 43, Hyde Street	Grade II	1.1 miles
10	1172858 - 44, Hyde Street	Grade II	1.1 miles

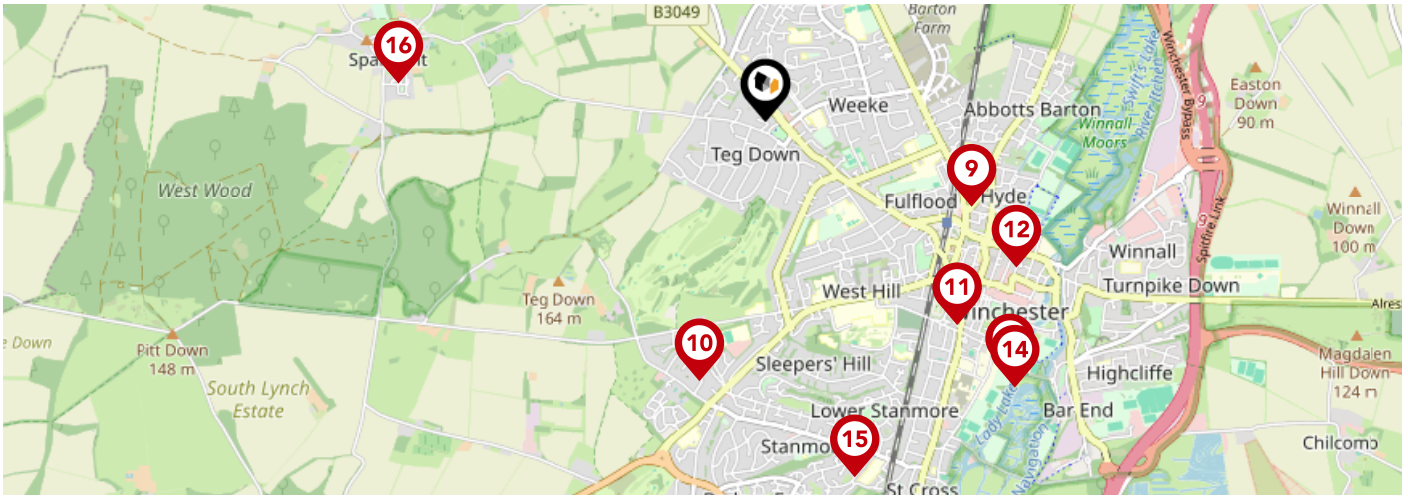
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Weeke Primary School Ofsted Rating: Good | Pupils: 397 | Distance:0.25	☐	☑	☐	☐	☐
2 Harestock Primary School Ofsted Rating: Good | Pupils: 197 | Distance:0.28	☐	☑	☐	☐	☐
3 Henry Beaufort School Ofsted Rating: Good | Pupils: 1047 | Distance:0.52	☐	☐	☑	☐	☐
4 The Westgate School Ofsted Rating: Outstanding | Pupils: 1626 | Distance:0.68	☐	☑	☑	☐	☐
5 Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding | Pupils: 108 | Distance:0.71	☑	☐	☐	☐	☐
6 Western Church of England Primary School Ofsted Rating: Good | Pupils: 391 | Distance:0.77	☐	☑	☐	☐	☐
7 Barton Farm Primary Academy Ofsted Rating: Outstanding | Pupils: 168 | Distance:0.85	☐	☑	☐	☐	☐
8 Peter Symonds College Ofsted Rating: Outstanding | Pupils:0 | Distance:0.86	☐	☐	☑	☐	☐

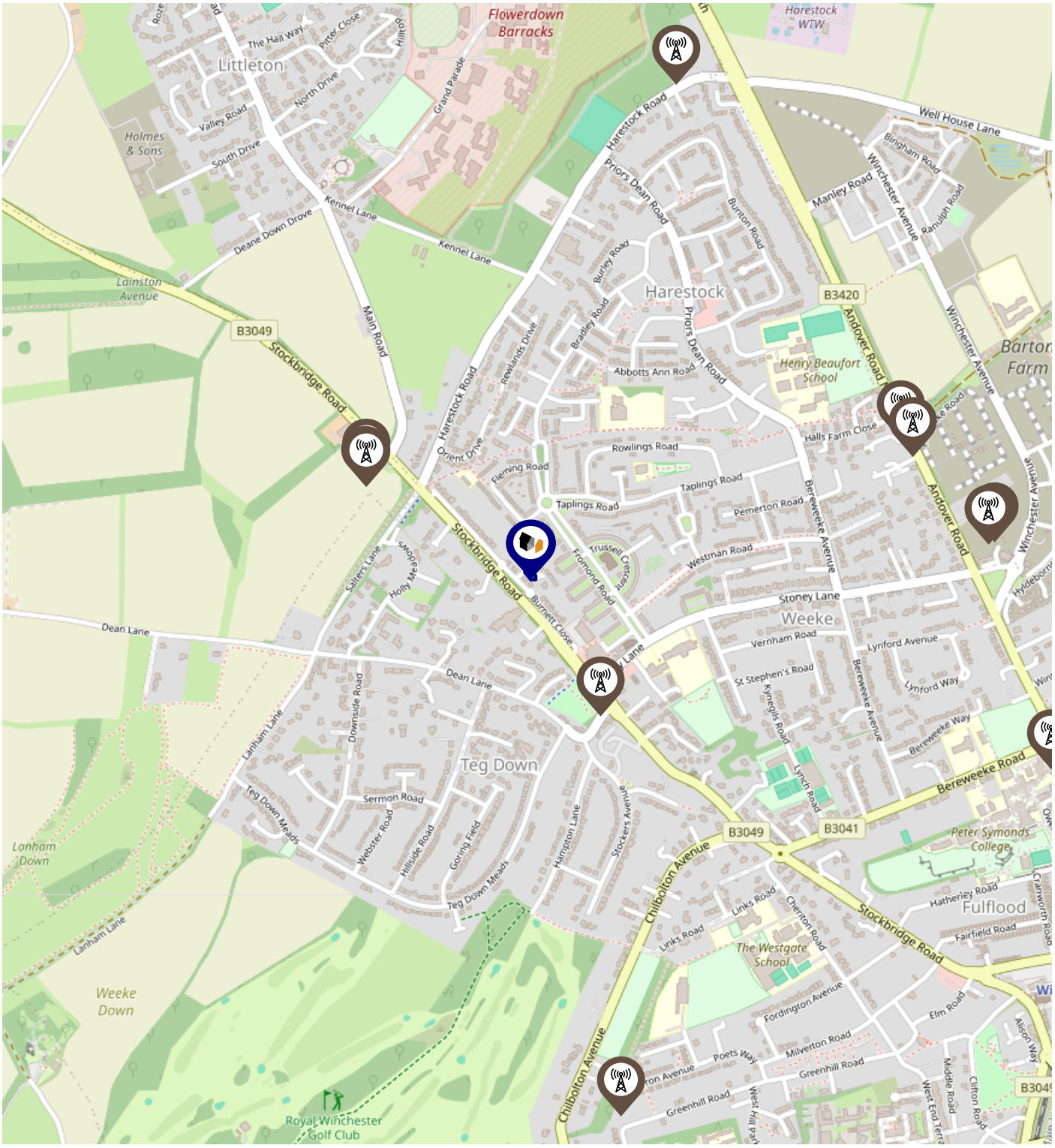
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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Osborne School Ofsted Rating: Outstanding | Pupils: 223 | Distance:1.04	☐	☐	☑	☐	☐
10 Kings' School Ofsted Rating: Good | Pupils: 1794 | Distance:1.25	☐	☐	☑	☐	☐
11 Swanwick Lodge Ofsted Rating: Not Rated | Pupils:0 | Distance:1.3	☐	☐	☑	☐	☐
12 St Bede Church of England Primary School Ofsted Rating: Outstanding | Pupils: 415 | Distance:1.35	☐	☑	☐	☐	☐
13 The Pilgrims School Ofsted Rating: Not Rated | Pupils: 235 | Distance:1.65	☐	☐	☑	☐	☐
14 Winchester College Ofsted Rating: Not Rated | Pupils: 726 | Distance:1.7	☐	☐	☑	☐	☐
15 Stanmore Primary School Ofsted Rating: Requires improvement | Pupils: 187 | Distance:1.71	☐	☑	☐	☐	☐
16 Sparsholt Church of England Primary School Ofsted Rating: Good | Pupils: 114 | Distance:1.72	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

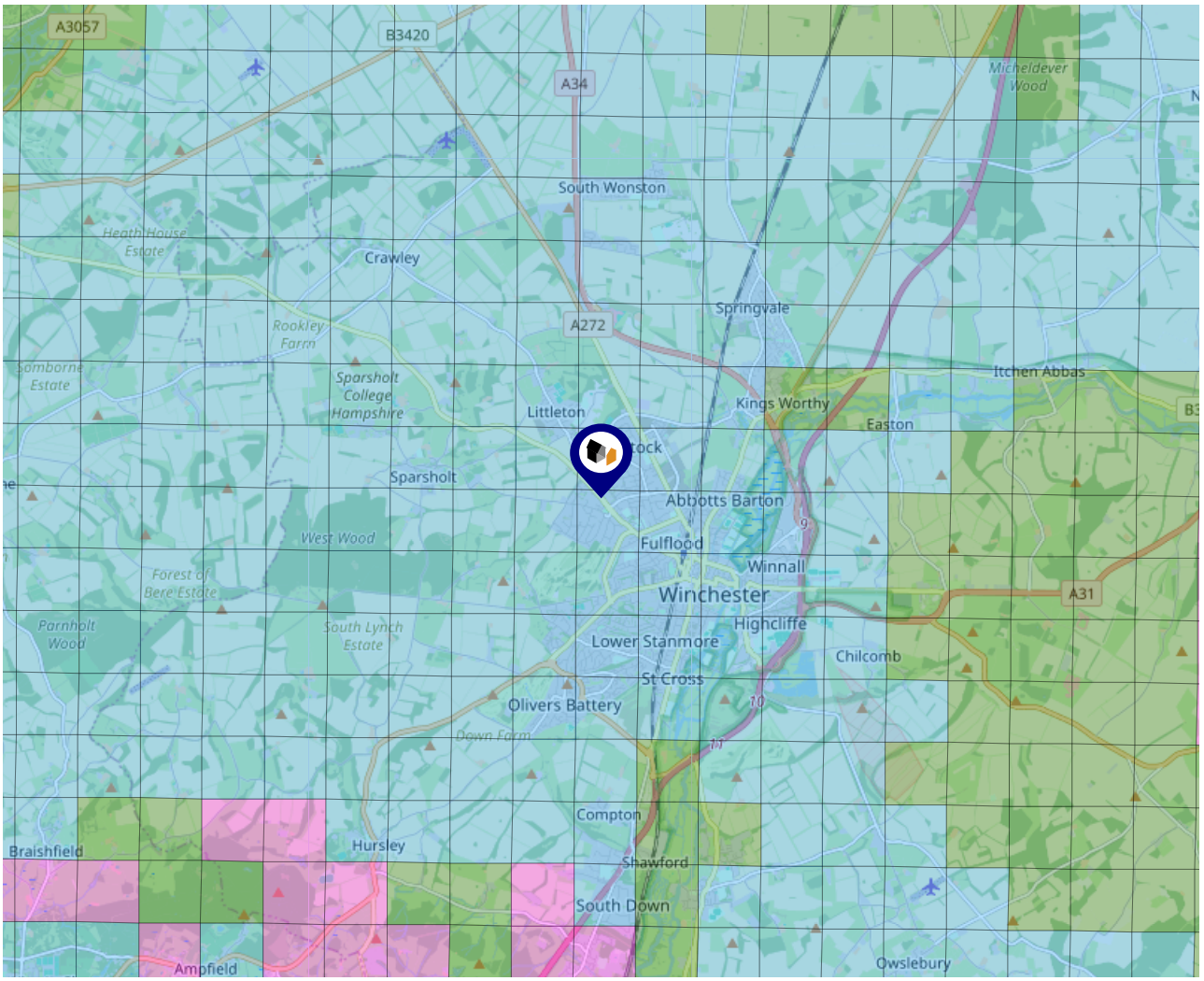
- Power Pylons
- Communication Masts

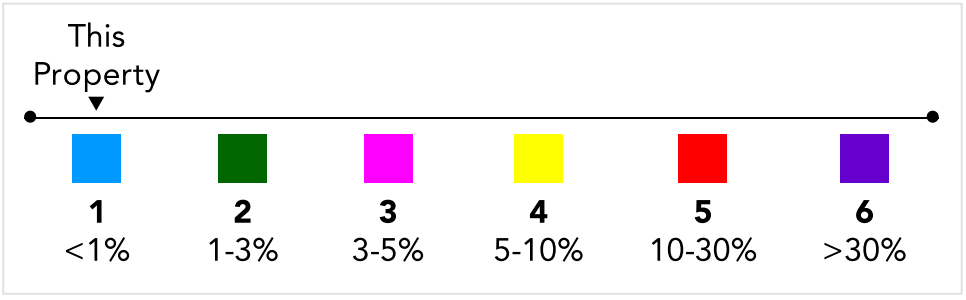
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Radon Gas

What is Radon?

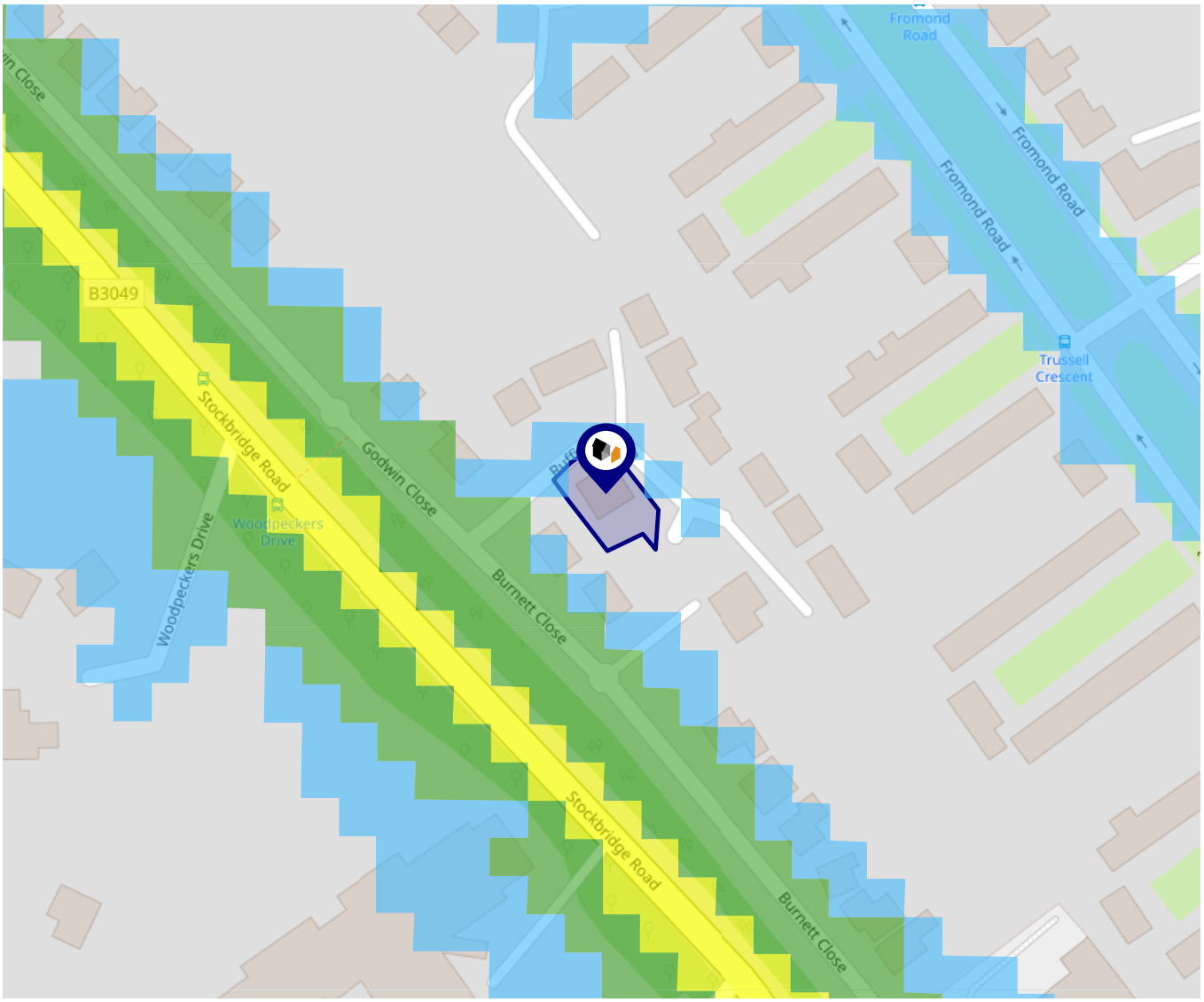
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

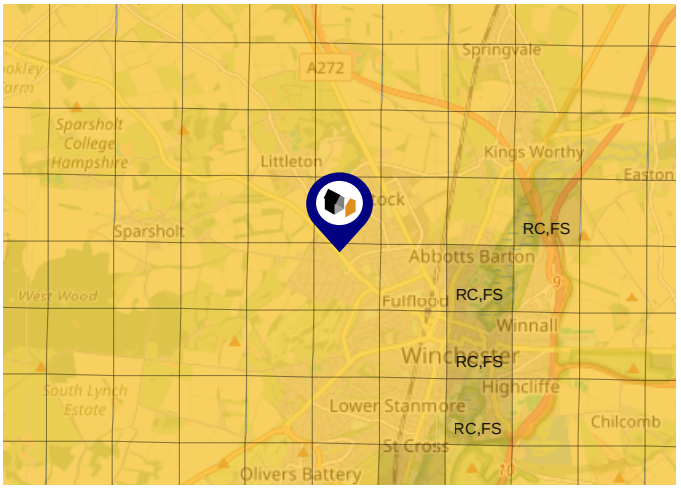
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



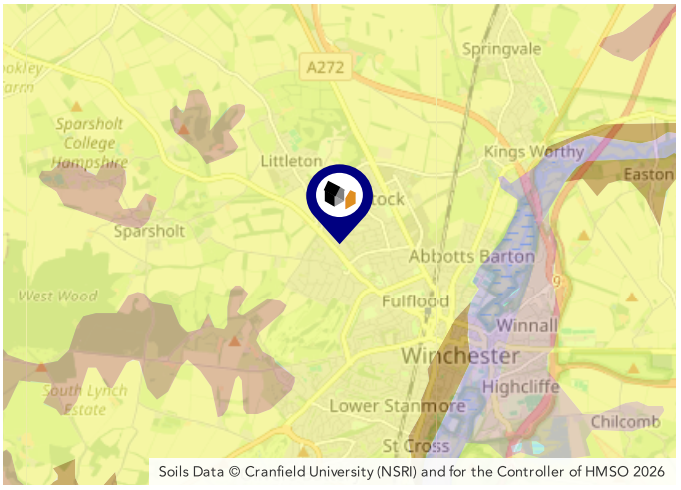
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Soils & Clay – Cranfield Soilscapes

Soil Landscape for this Address (Cranfield Soilscapes classification at the property)

Soilscape:	3 – Shallow lime-rich soils over chalk or limestone		
Texture:	Loamy	**Fertility:**	Lime-rich
Drainage:	Freely draining	**Carbon Content:**	Low/Medium



Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2026

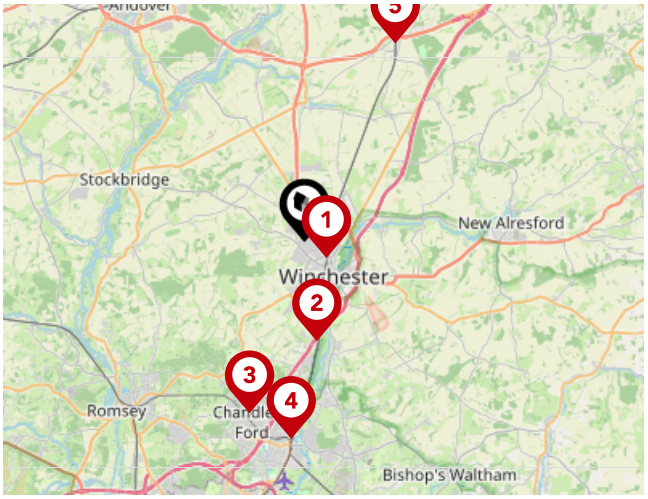
Soilscapes Classifications (Types Found in the Map Area)

- **Soilscape 3** Shallow lime-rich soils over chalk or limestone (freely draining)
- **Soilscape 5** Freely draining lime-rich loamy soils (freely draining)
- **Soilscape 6** Freely draining slightly acid loamy soils (freely draining)
- **Soilscape 7** Freely draining slightly acid but base-rich soils (freely draining)
- **Soilscape 27** Fen peat soils (naturally wet)
- **Soilscape 28** water

Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2026

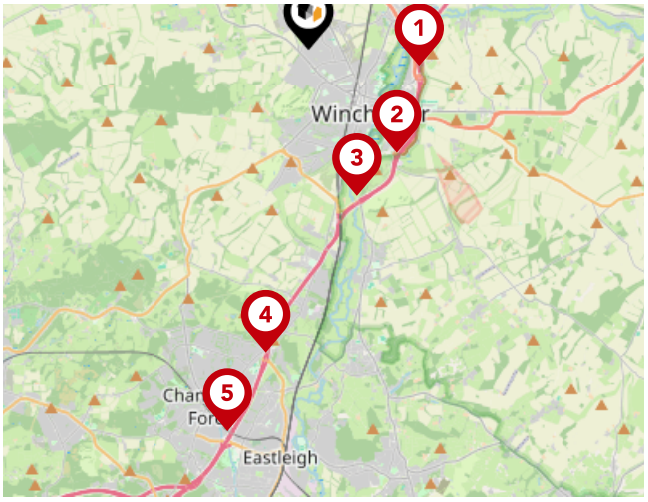
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Area
Transport (National)



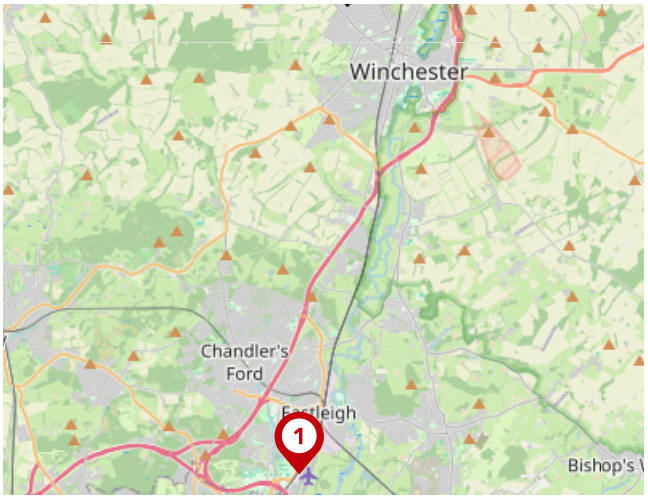
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	1.05 miles
2	Shawford Rail Station	3.77 miles
3	Chandlers Ford Rail Station	6.69 miles
4	Eastleigh Rail Station	7.4 miles
5	Micheldever Rail Station	8.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	2.07 miles
2	M3 J10	2.48 miles
3	M3 J11	2.84 miles
4	M3 J12	5.68 miles
5	M3 J13	7.25 miles

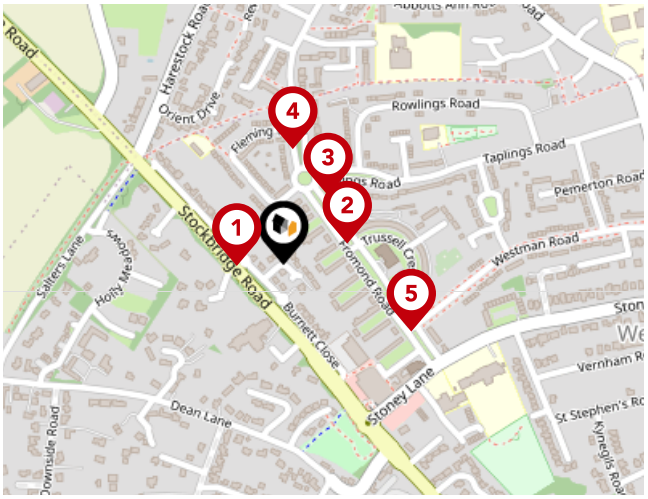


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	8.75 miles

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Area
Transport (Local)



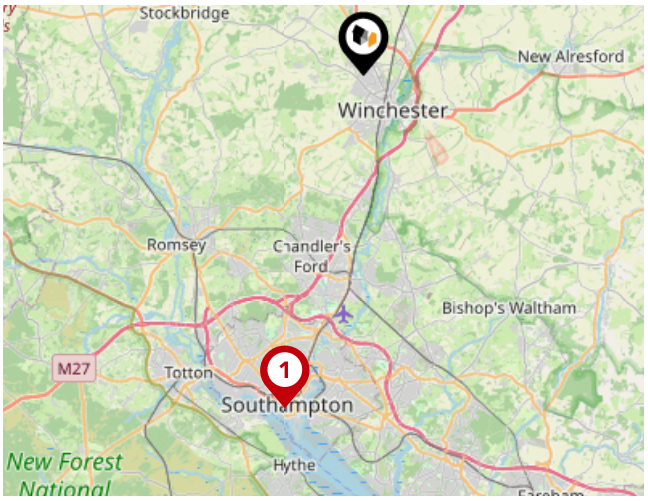
Bus Stops/Stations

Pin	Name	Distance
1	Woodpeckers Drive	0.05 miles
2	Trussell Crescent	0.07 miles
3	Fromond Road	0.09 miles
4	Fromond Road	0.13 miles
5	Westman Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.78 miles
2	Ropley (Mid-Hants Railway)	10.31 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.8 miles

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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

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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Know any property instantly

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