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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st August 2026



EASTON, WINCHESTER, SO21

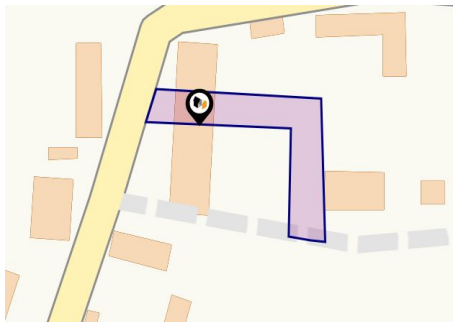
Guide Price : £950,000

Sam Kerr-Smiley

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,442 ft ² / 134 m ²
Plot Area:	0.18 acres
Year Built :	Circa 1800
Council Tax :	Band F
Annual Estimate:	£3,409
Title Number:	HP423755

Guide Price:	£950,000
Tenure:	Freehold

Local Area

Local Authority:	Winchester
Conservation Area:	Easton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Easton, Winchester, SO21**

Reference - SDNP/25/00771/DCOND
Decision: Application Determined
Date: 19th February 2025
Description: discharge of condition 3 of planning application SDNP/24/04147/HOUS

Reference - SDNP/24/00096/HOUS
Decision: Application Determined
Date: 09th January 2024
Description: Erect a 6ft x 8ft greenhouse at the end of the garden on an existing paved area (enclosed within 4ft timber fencing) opposite our garden shed and backing onto our neighbours garage.

Reference - SDNP/25/04104/TCA
Decision: Application Determined
Date: 13th October 2025
Description: Maple [box elder] Reduce back 1 x overextended limb [over neighbours garden] by approximately 1 metre, reduce back side limbs over garden by 1 meter.Remaining canopy width approx 4.5 meters. Beech tree [neighbours]:- lift canopy to 5 meters, reduce back on north side 5 protruding upper limbs back inline with canopy approximately 1.5 meters. East side of crown over garden reduce back 3 x protruding limbs back to canopy approximately 75cm-1m long. This tree belongs to the neighbour at 2 post office cottages Pittosporum [neighbours] :-Fell [this tree is damaging the wall] This tree belongs to property of Jessamine house

Reference - SDNP/25/00772/DCOND
Decision: Application Determined
Date: 19th February 2025
Description: discharge of condition 3 of Listed Building Consent application SDNP/24/04372/LIS

Planning History This Address



Planning records for: **Easton, Winchester, SO21**

Reference - 82/01168/OLD
Decision: Decided
Date: 27th April 1982
Description: Erection of two storey rear extension

Reference - 98/01354/LIS
Decision: Decided
Date: 20th July 1998
Description: Alterations to provide single storey rear extension, alterations to existing internal staircase

Reference - 10/02684/LIS
Decision: Decided
Date: 29th October 2010
Description: Conservatory to rear

Reference - SDNP/24/04372/LIS
Decision: Application Determined
Date: 16th October 2024
Description: To dismantle and rebuild, on a like for like basis, the failing front garden wall. To remove the excess soil behind the wall (largely responsible for its failure), bringing the soil to the same level as the neighbours on each side of the garden.

Planning History This Address



Planning records for: **Easton, Winchester, SO21**

Reference - SDNP/24/04147/HOUS	
Decision:	Application Determined
Date:	08th October 2024
Description:	To dismantle and rebuild, on a like for like basis, the failing front garden wall. To remove the excess soil behind the wall (largely responsible for its failure), bringing the soil to the same level as the neighbours on each side of the garden.

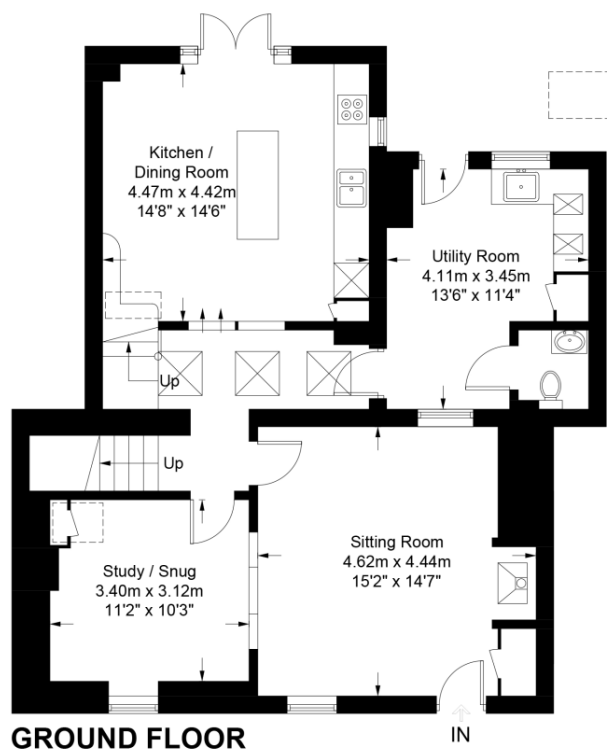
Reference - 98/01355/FUL	
Decision:	Decided
Date:	20th July 1998
Description:	Single storey rear extension

Reference - 10/02685/FUL	
Decision:	Decided
Date:	29th October 2010
Description:	(HOUSEHOLDER) Conservatory to rear

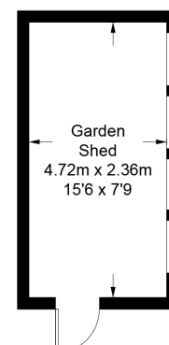
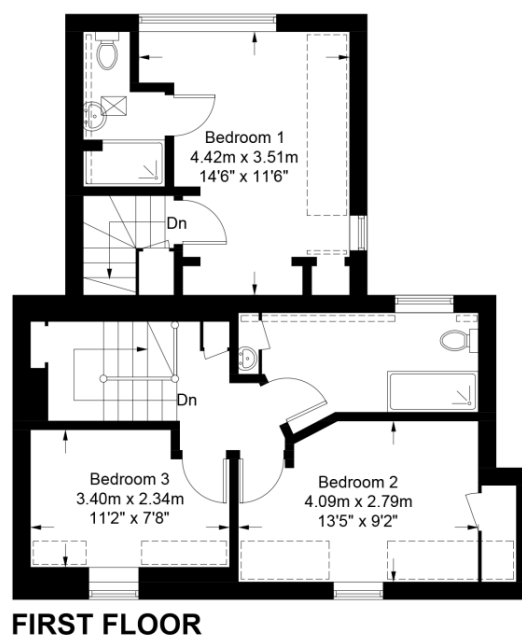


EASTON, WINCHESTER, SO21

Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
Garden Shed = 11.0 sq m / 118 sq ft
Total = 150.7 sq m / 1622 sq ft



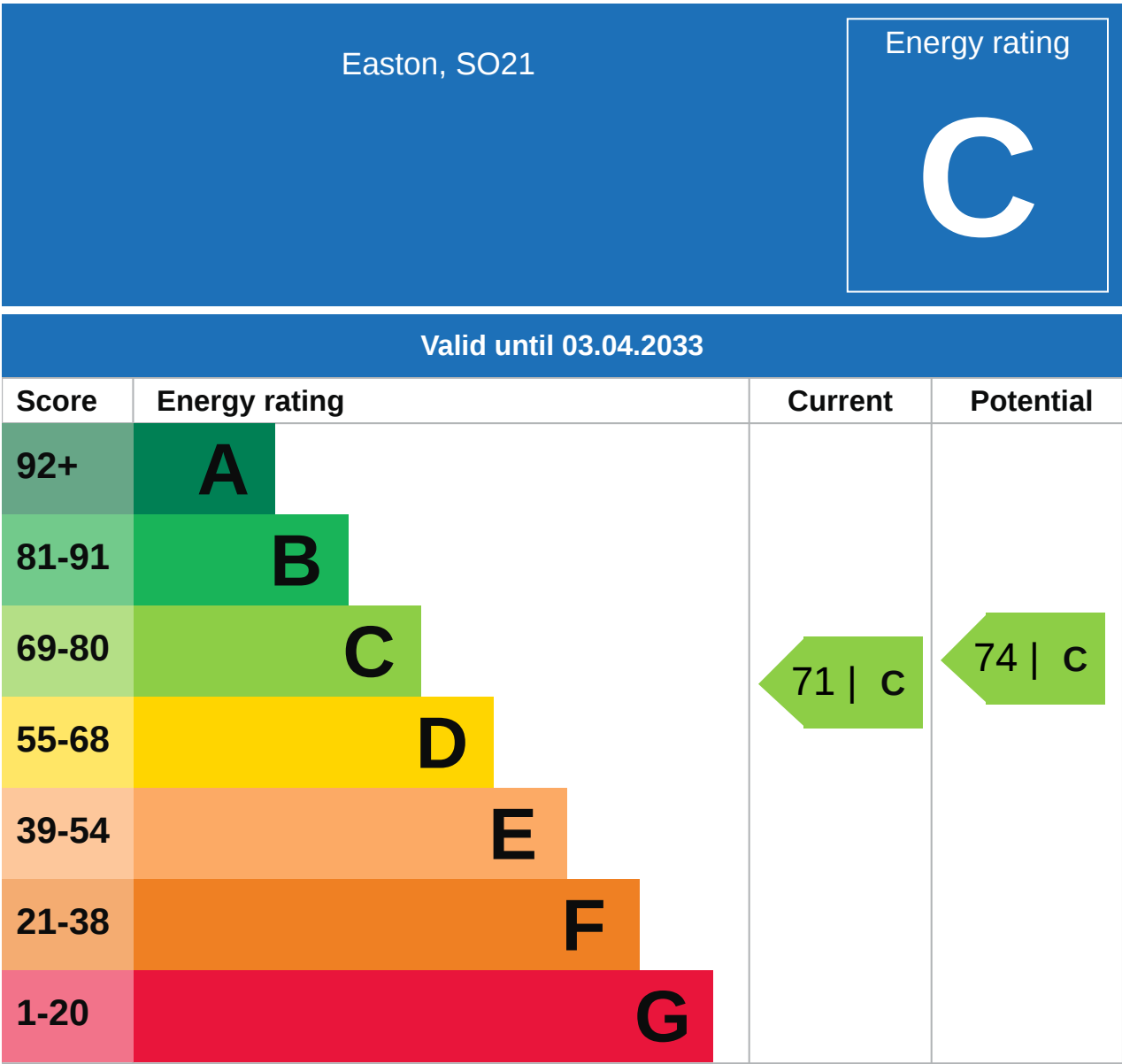
= Reduced headroom below 1.5m / 5'0"



(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 (ID1328303)

Property
EPC - Certificate



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
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	143 m ²

1, Post Office Cottages, Winchester, SO21 1EF				Terraced House
Last Sold Date:	24/10/2023	20/12/2013	17/04/1998	
Last Sold Price:	£899,000	£665,000	£200,000	
The Willows, Winchester, SO21 1EF				Detached House
Last Sold Date:	29/09/2021	27/11/2009	03/06/2004	
Last Sold Price:	£1,500,000	£1,161,000	£720,000	
Apple Tree Cottage, Winchester, SO21 1EF				Semi-detached House
Last Sold Date:	30/11/2018			
Last Sold Price:	£630,000			
Vine Cottage, Winchester, SO21 1EF				Terraced House
Last Sold Date:	30/06/2011			
Last Sold Price:	£400,000			
Trellis Cottage, Winchester, SO21 1EF				Semi-detached House
Last Sold Date:	05/01/2007			
Last Sold Price:	£300,000			
Ivy Cottage, Winchester, SO21 1EF				Detached House
Last Sold Date:	27/01/2006			
Last Sold Price:	£676,500			
Broom Cottage, Winchester, SO21 1EF				Detached House
Last Sold Date:	26/06/1996			
Last Sold Price:	£125,000			
The Old Post Office, Winchester, SO21 1EF				Terraced House
Last Sold Date:	26/06/1996			
Last Sold Price:	£212,000			

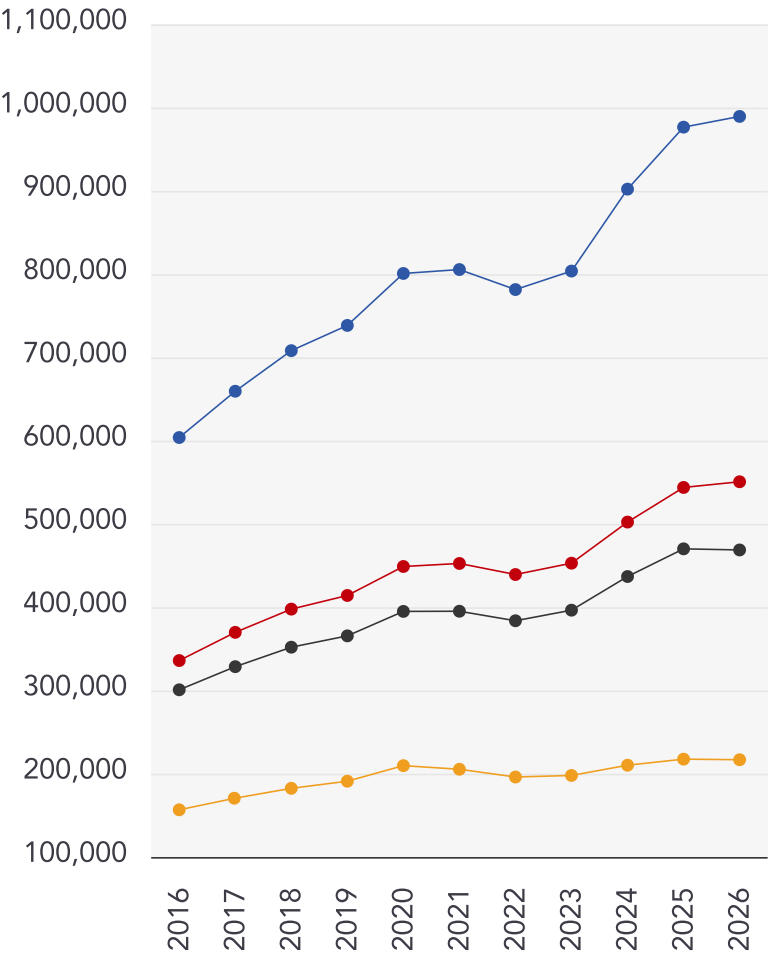
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO21



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

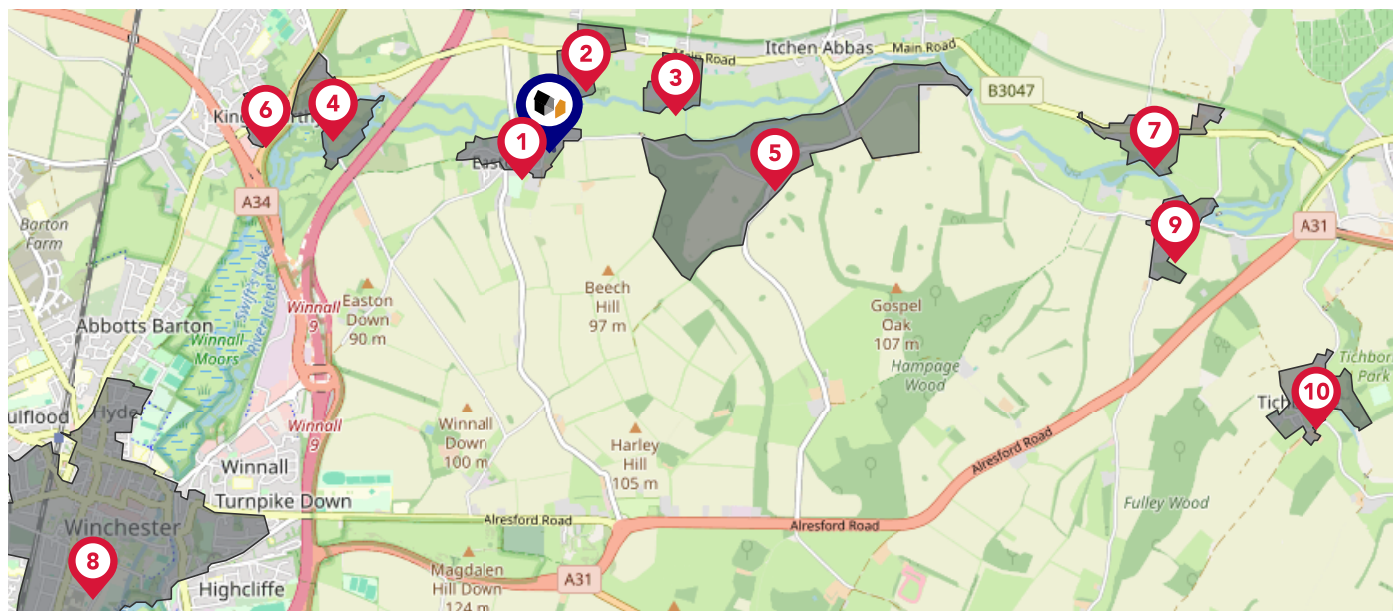
Flat

+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



Easton



Martyr Worthy



Chilland



Abbots Worthy



Avington



Kings Worthy



Itchen Stoke



Winchester

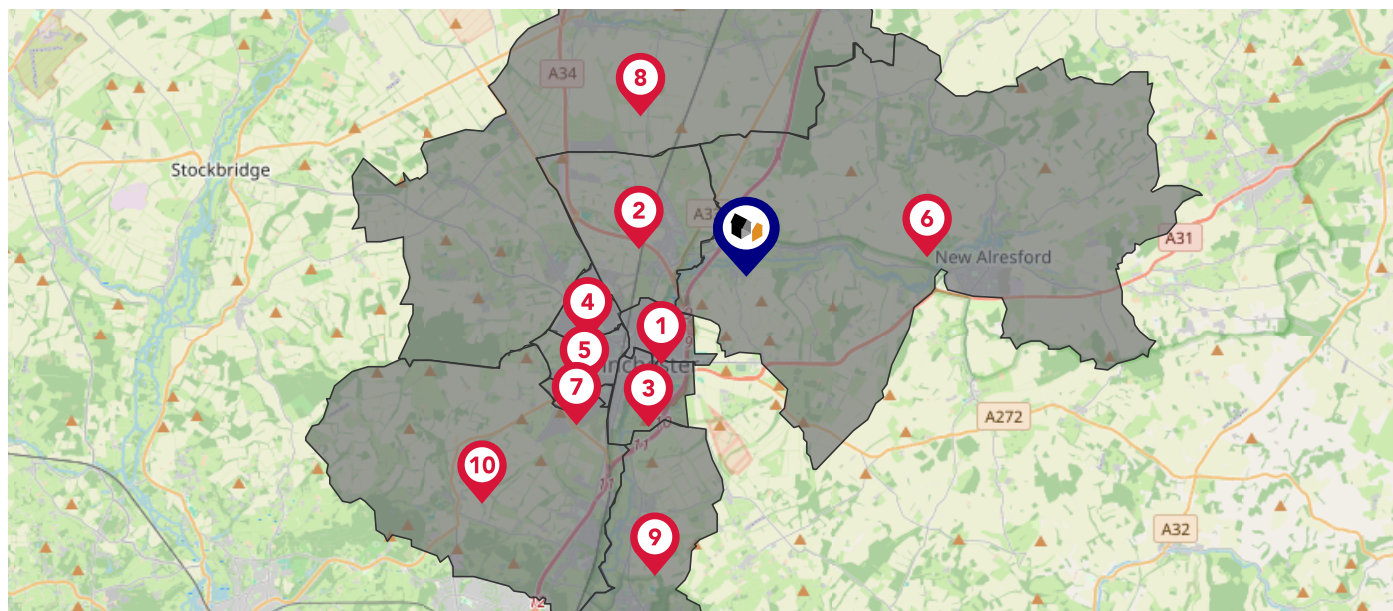


Ovington



Tichbourne

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

The Worthys Ward

3

St. Michael Ward

4

St. Barnabas Ward

5

St. Paul Ward

6

Alresford & Itchen Valley Ward

7

St. Luke Ward

8

Wonston & Micheldever Ward

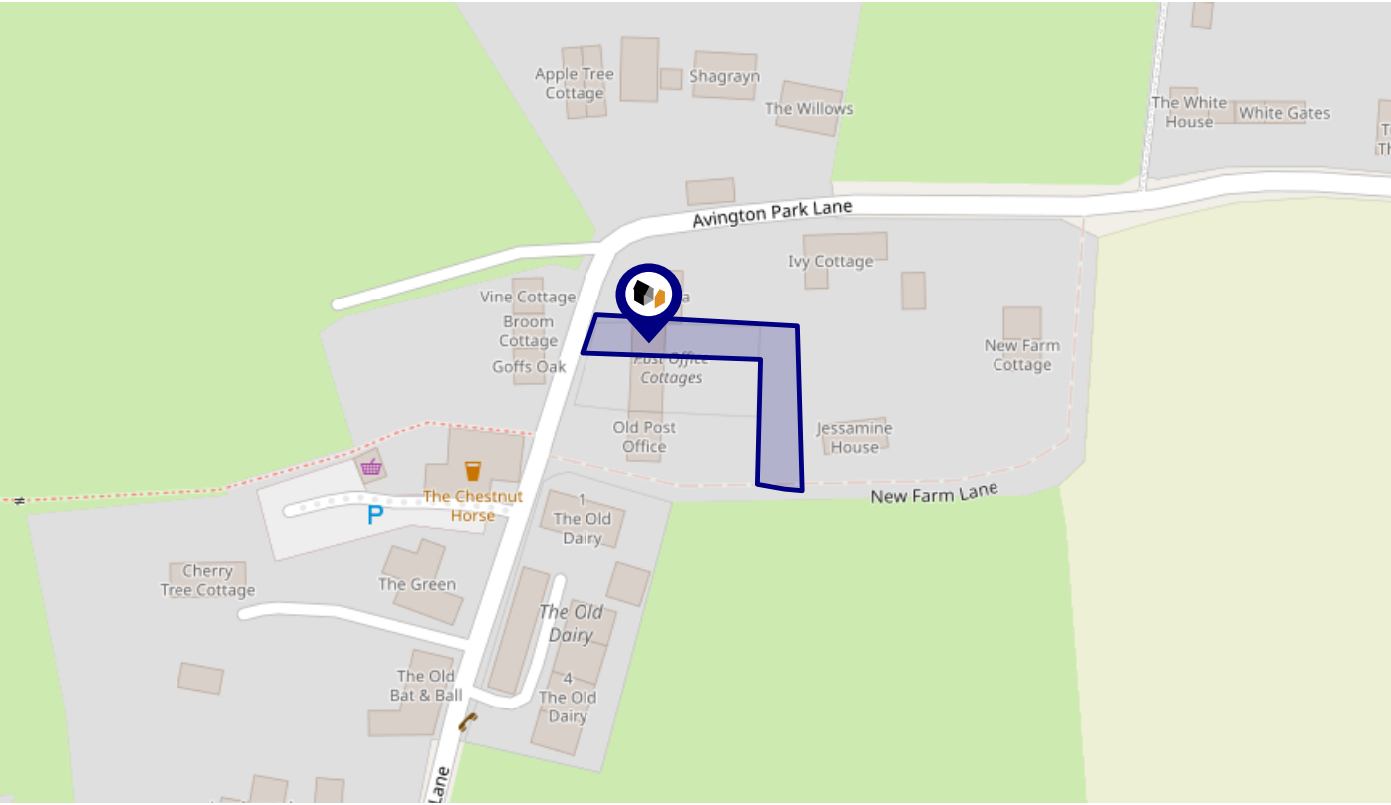
9

Colden Common & Twyford Ward

10

Badger Farm & Oliver's Battery 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.

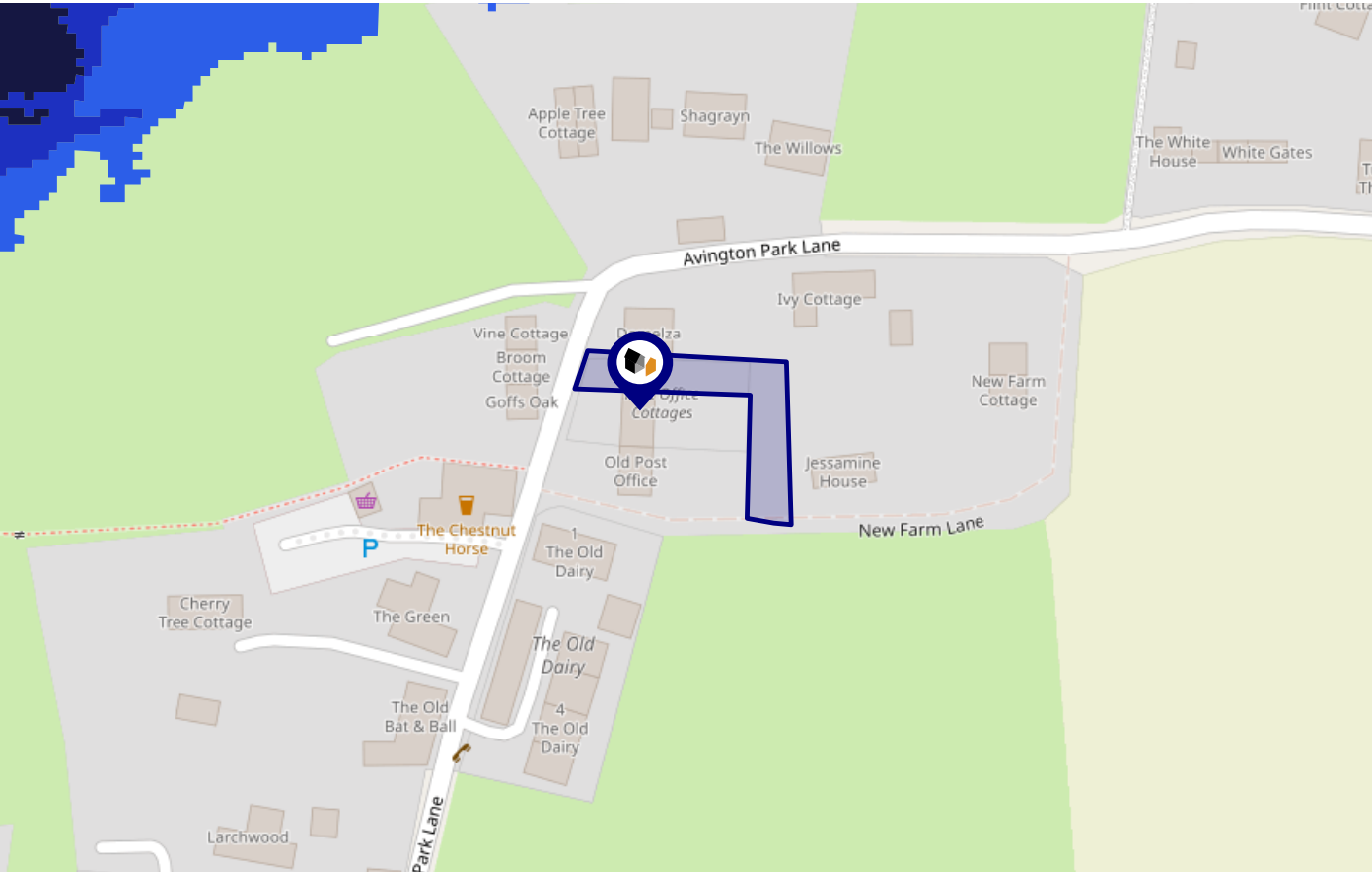
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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.

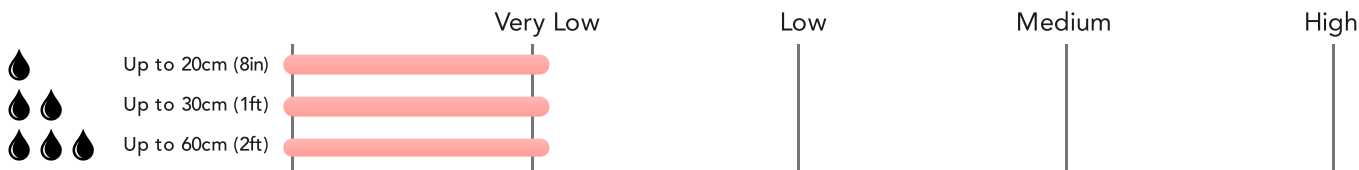


Risk Rating: Very low

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.

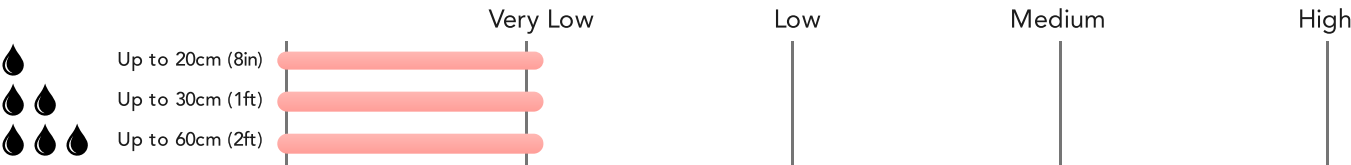


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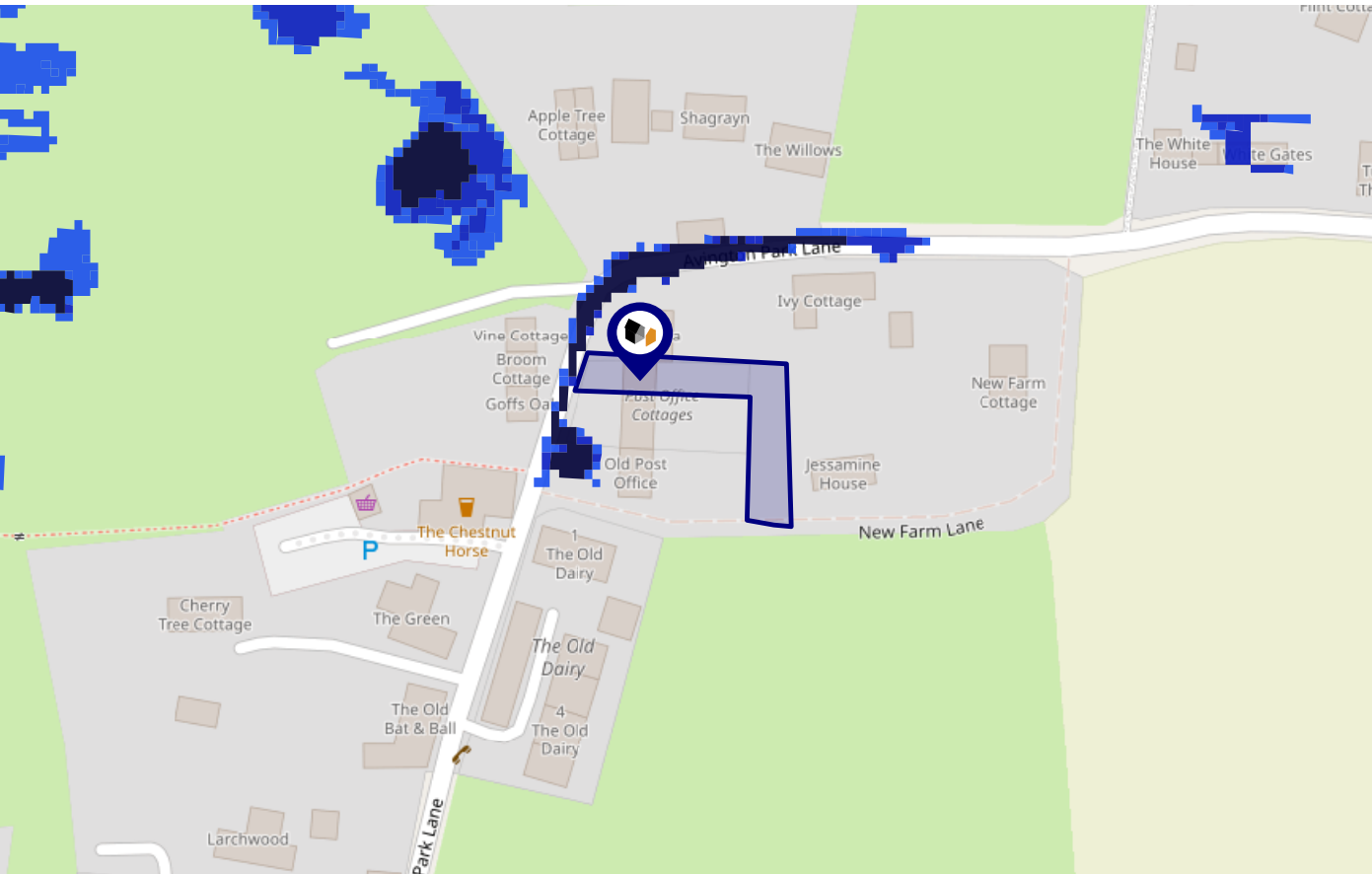
Chance of flooding to the following depths at this property:



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.

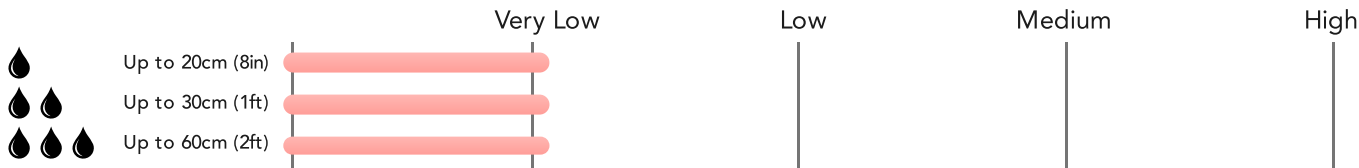


Risk Rating: Very low

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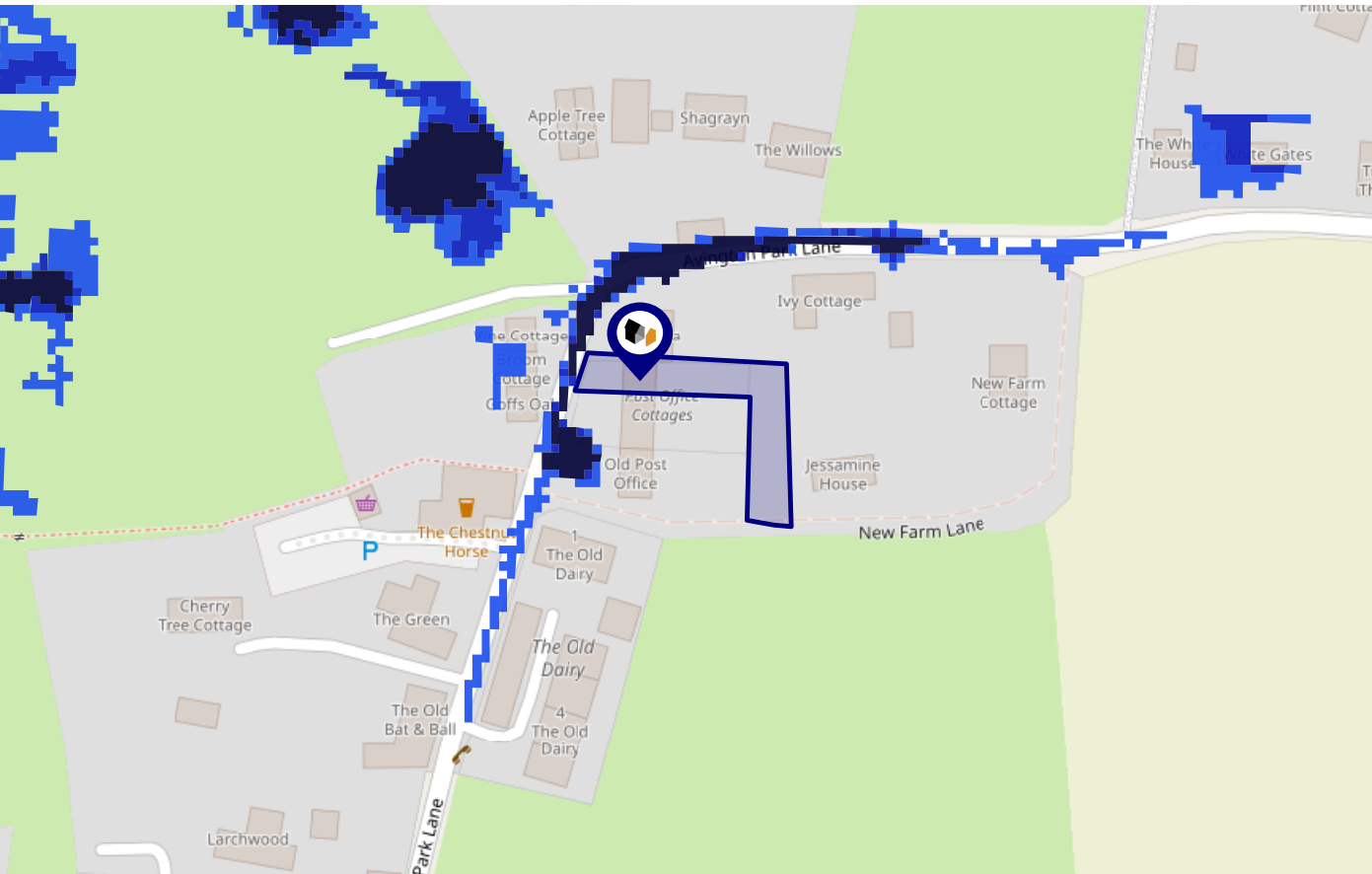
Chance of flooding to the following depths at this property:



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

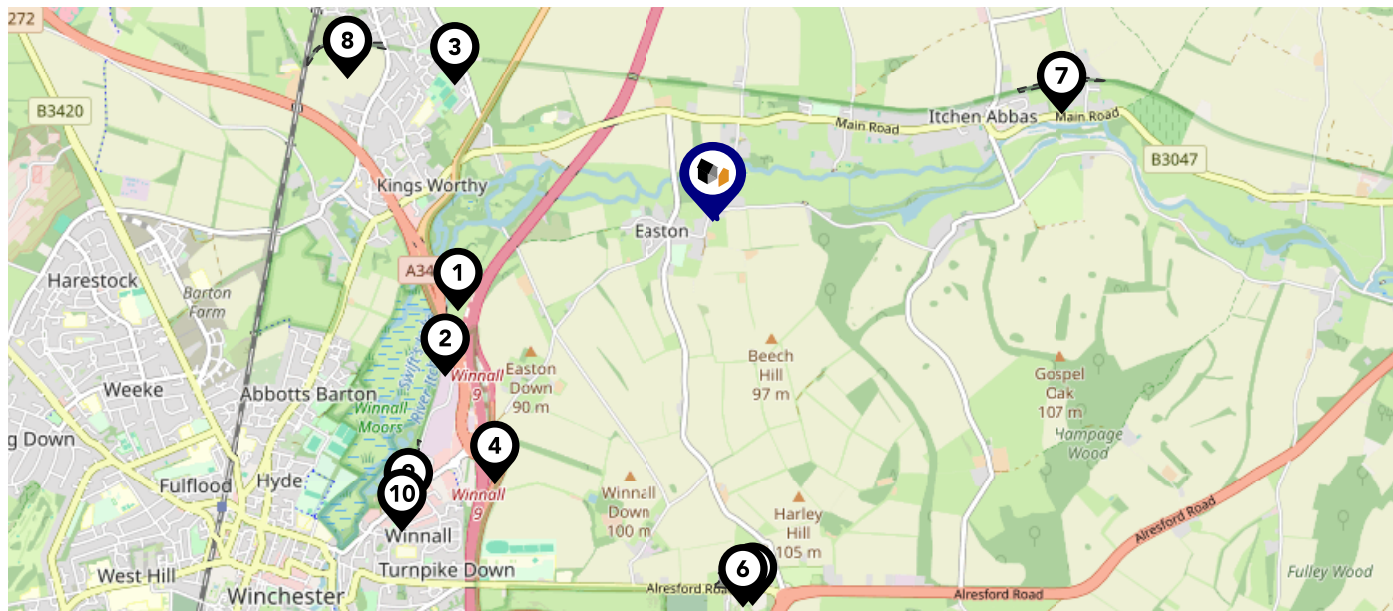
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Chance of flooding to the following depths at this property:



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.



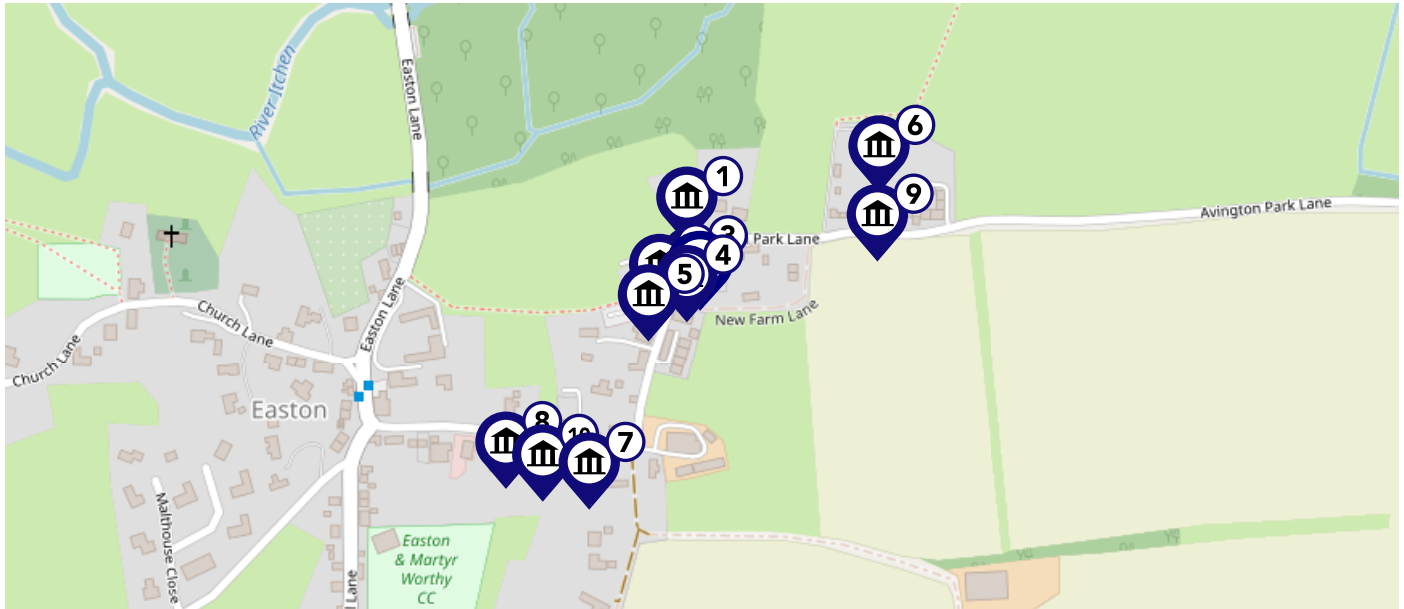
Nearby Landfill Sites

1	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
2	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
3	Railway Cutting-Kingsworthy	Historic Landfill
4	Spitfire Link-Easton Lane, Winchester	Historic Landfill
5	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
6	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
7	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
8	Springvale Road-Winchester	Historic Landfill
9	Winnall-Winchester, Hampshire	Historic Landfill
10	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill

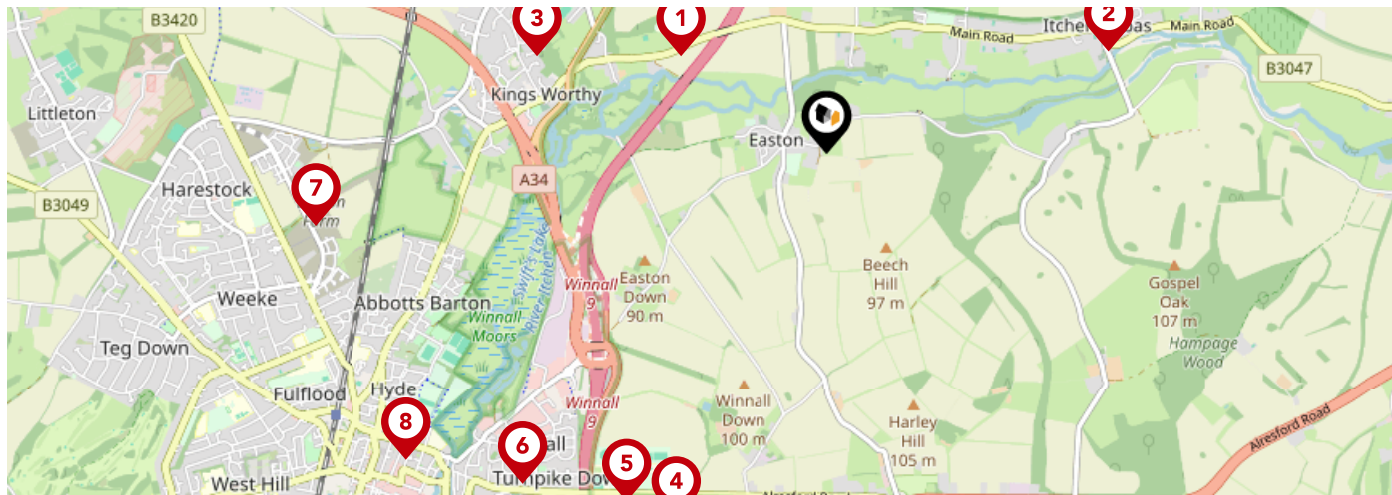
Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

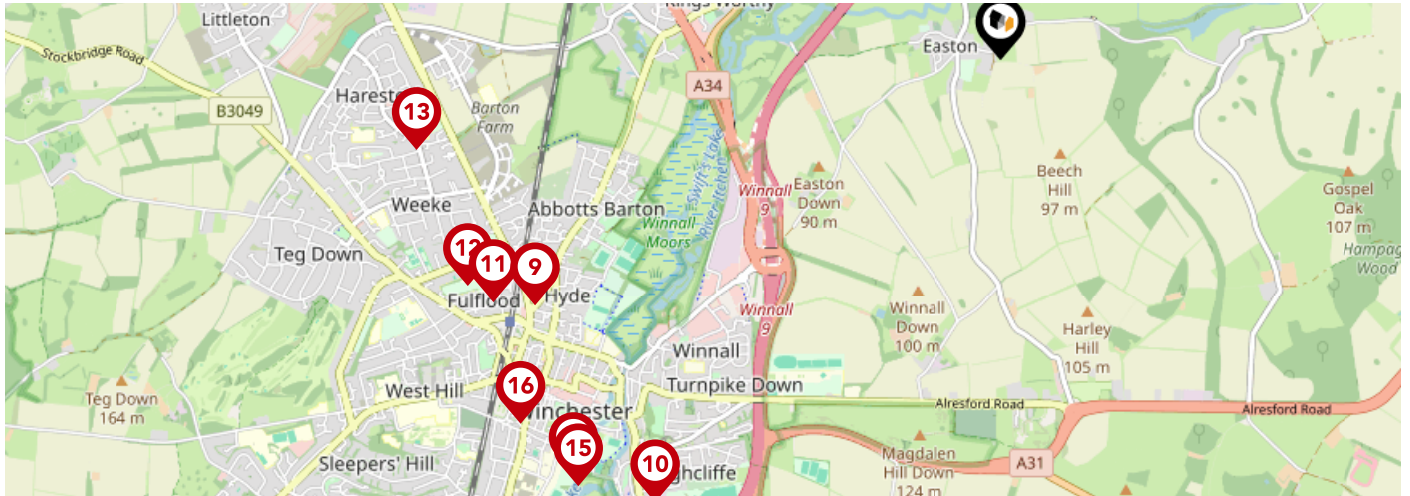


Listed Buildings in the local district		Grade	Distance
	1350477 - The Farmery	Grade II	0.0 miles
	1302969 - Goffs Oak, Lee Cot And The Nook	Grade II	0.0 miles
	1156193 - Bacton Thatch	Grade II	0.0 miles
	1095869 - Old Post Office Cottages The Old Post Office	Grade II	0.0 miles
	1350476 - The Chestnut Horse Public House	Grade II	0.0 miles
	1302976 - Green Meadows	Grade II	0.1 miles
	1350475 - Stable Block 10 M E Of Grasmere	Grade II	0.1 miles
	1095866 - Meadowside Cottages	Grade II	0.1 miles
	1095871 - Tudor Thatch	Grade II	0.1 miles
	1302994 - Steps And Homer Cottages	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:0.82	☐	☒	☐	☐	☐
2	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:1.4	☐	☒	☐	☐	☐
3	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.42	☐	☒	☐	☐	☐
4	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:1.85	☐	☐	☒	☐	☐
5	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:1.87	☐	☐	☒	☐	☐
6	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:2.09	☐	☒	☐	☐	☐
7	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:2.41	☐	☒	☐	☐	☐
8	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:2.43	☐	☒	☐	☐	☐

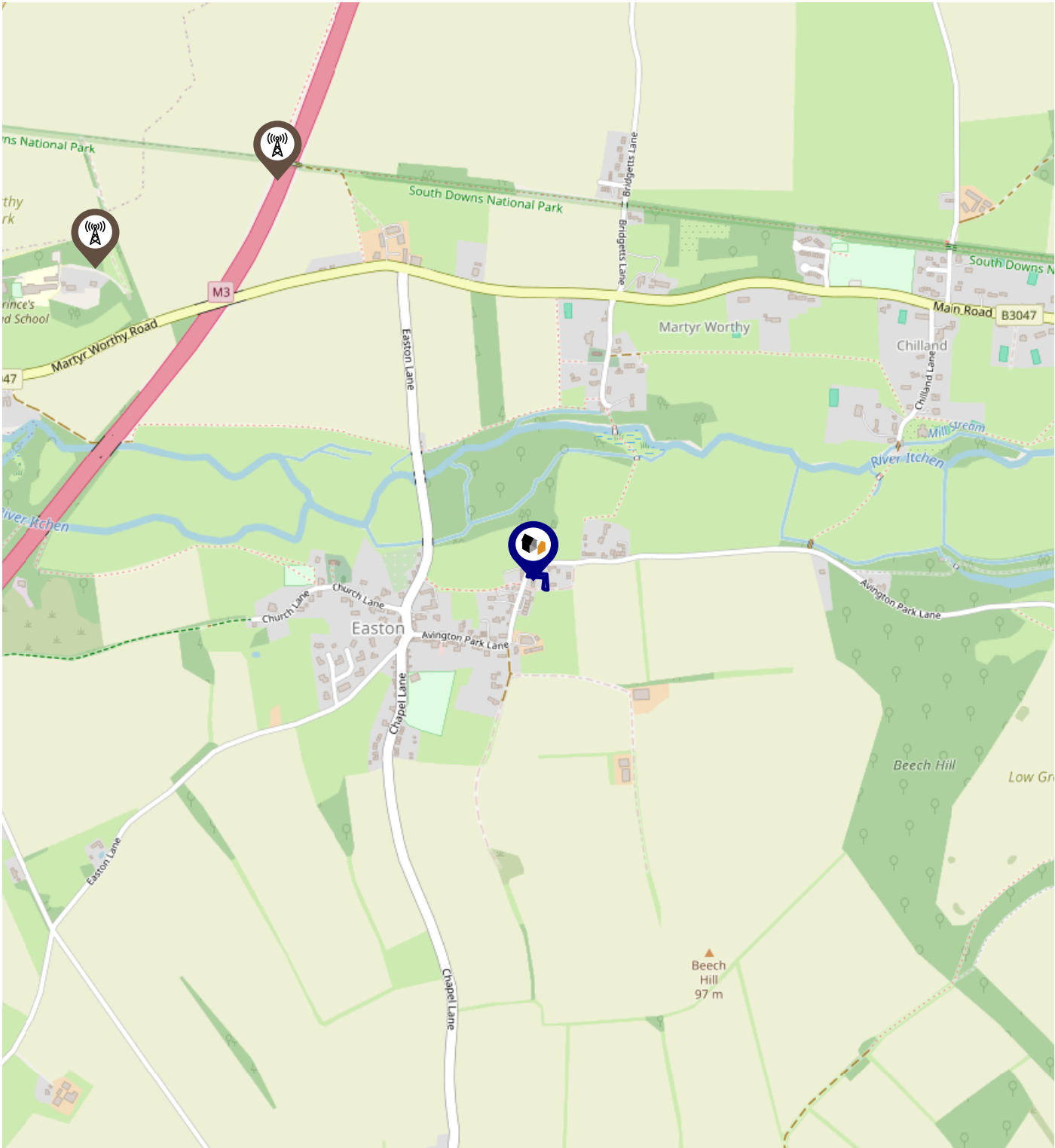
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:2.46	☐	☐	☒	☐	☐
10	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.62	☐	☒	☐	☐	☐
11	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:2.62	☐	☐	☒	☐	☐
12	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:2.7	☒	☐	☐	☐	☐
13	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:2.75	☐	☐	☒	☐	☐
14	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:2.77	☐	☐	☒	☐	☐
15	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:2.8	☐	☐	☒	☐	☐
16	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:2.81	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

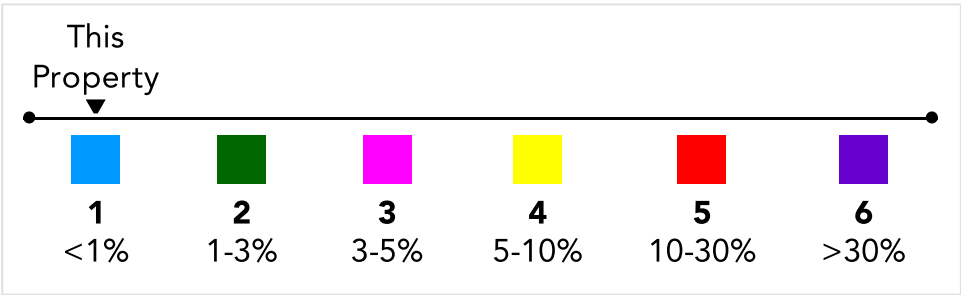
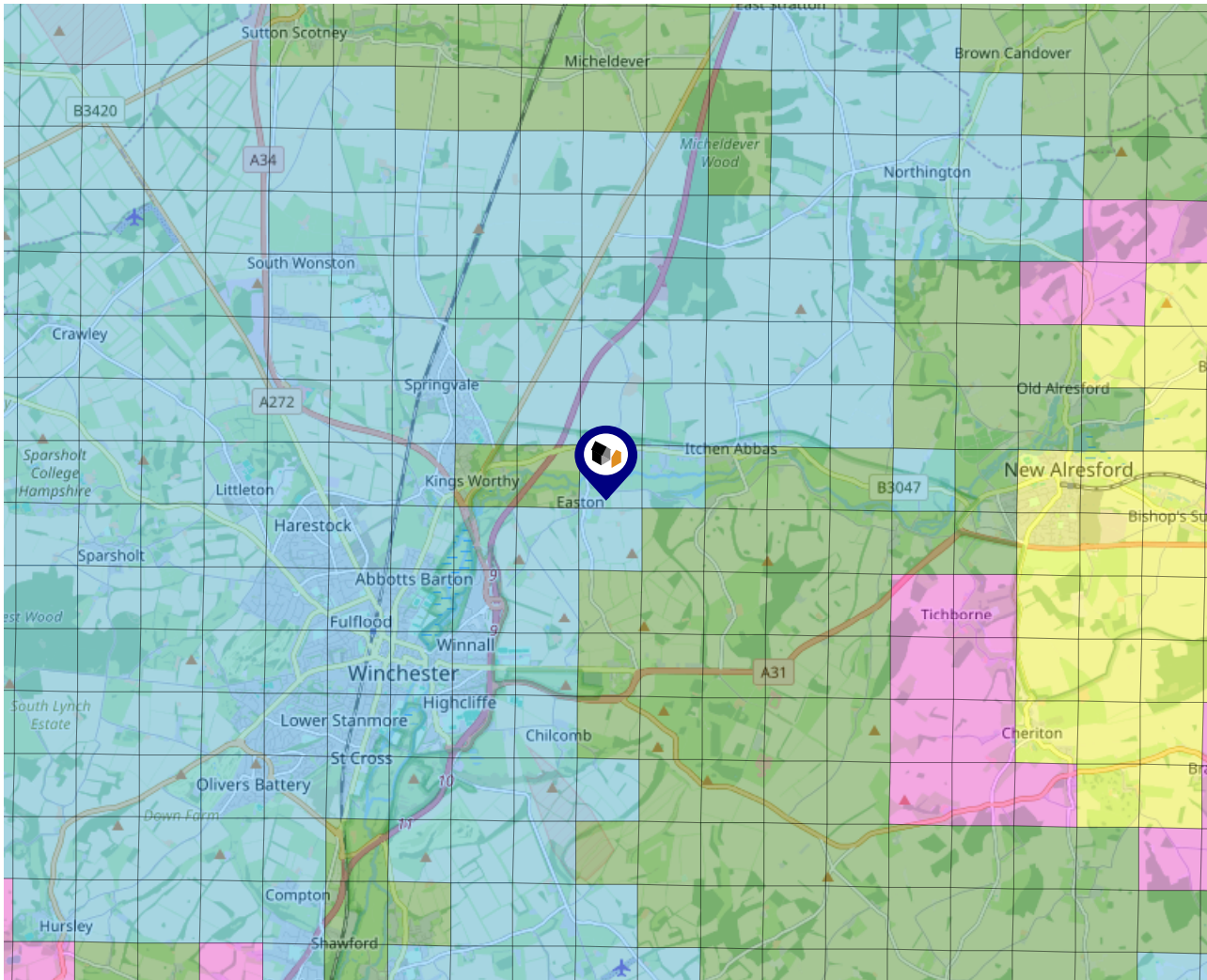


Key:

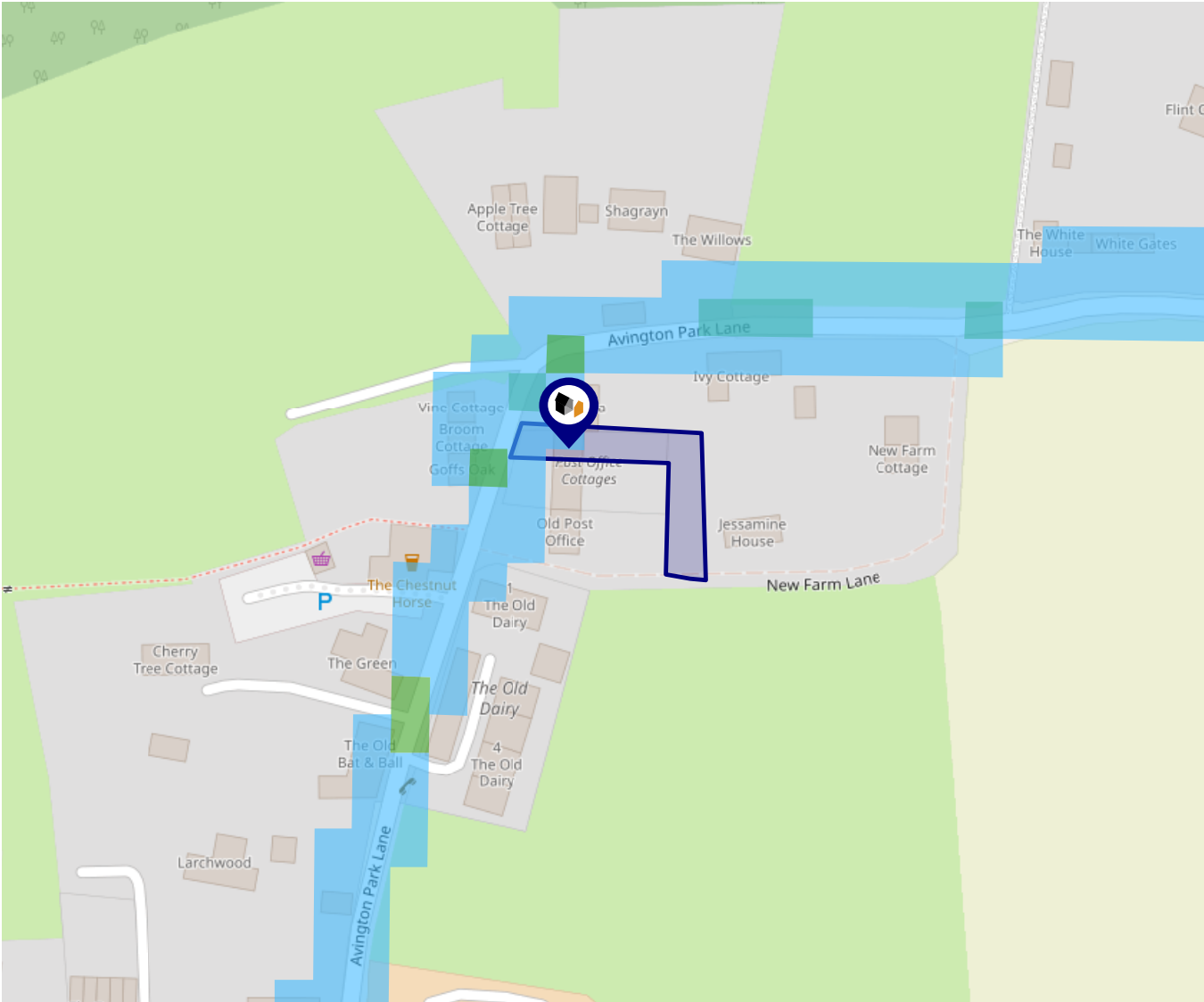
-  Power Pylons
-  Communication Masts

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

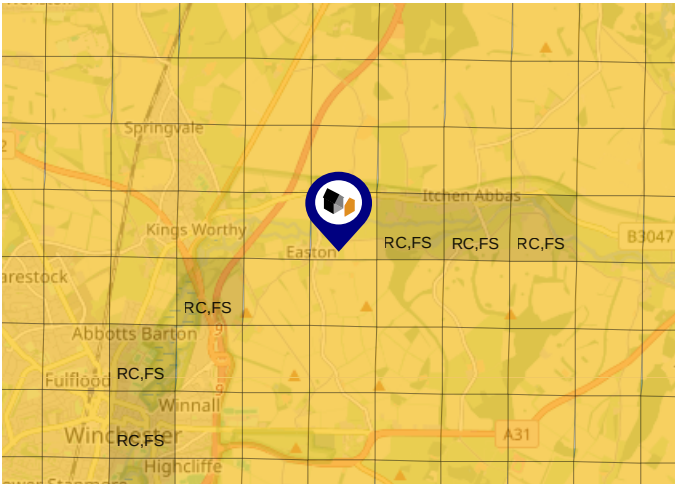


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		

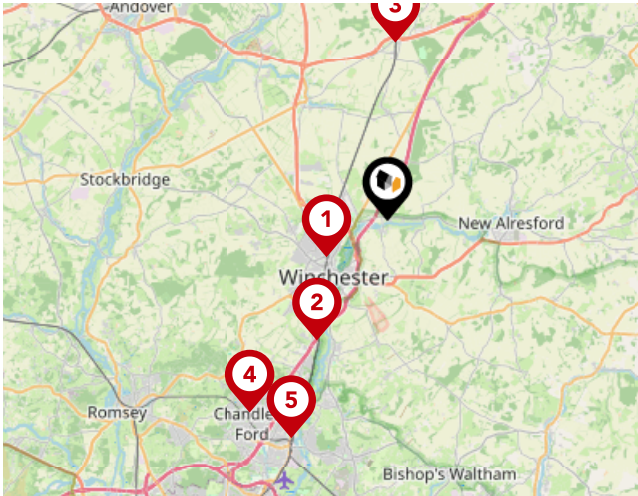


Primary Classifications (Most Common Clay Types)

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

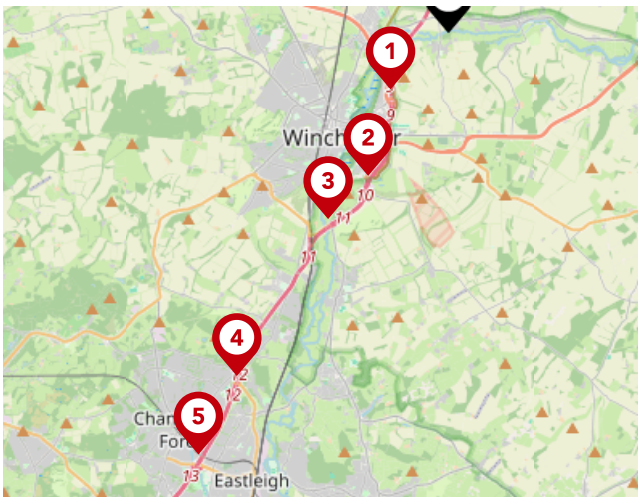
Area

Transport (National)



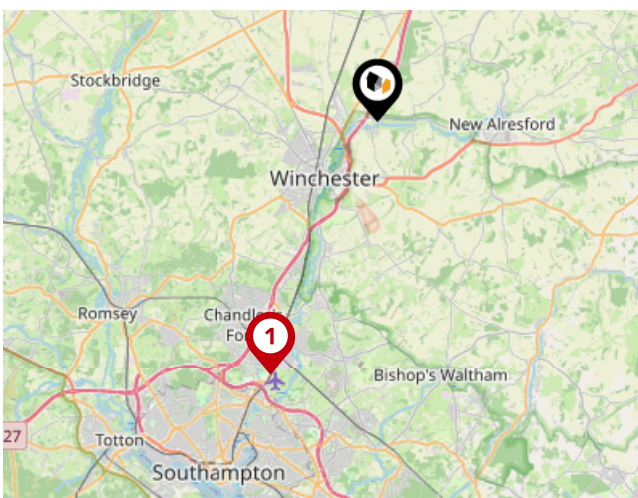
National Rail Stations

Pin	Name	Distance
	Winchester Rail Station	2.65 miles
	Shawford Rail Station	5.19 miles
	Micheldever Rail Station	6.59 miles
	Chandlers Ford Rail Station	8.78 miles
	Eastleigh Rail Station	8.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J9	1.48 miles
	M3 J10	3.04 miles
	M3 J11	4.11 miles
	M3 J12	7.49 miles
	M3 J13	9.12 miles



Airports/Helipads

Pin	Name	Distance
	Southampton Airport	10.27 miles

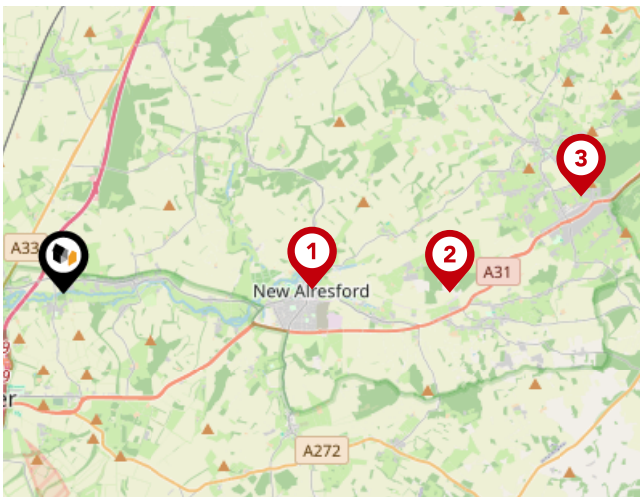
Area

Transport (Local)



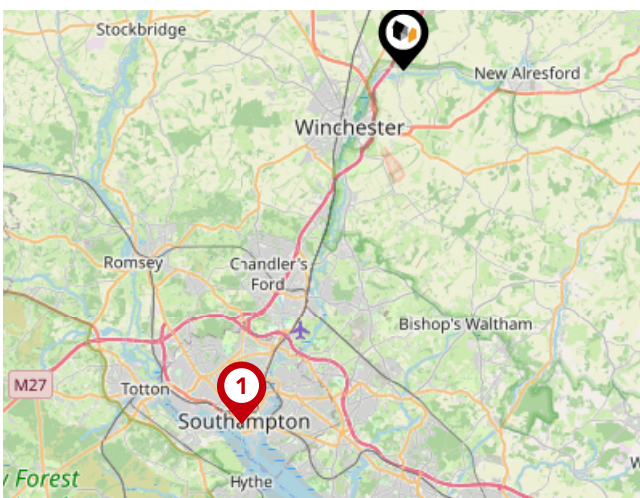
Bus Stops/Stations

Pin	Name	Distance
1	The Cricketers	0.2 miles
2	War Memorial	0.44 miles
3	Easton Lane	0.51 miles
4	Couch Green	0.63 miles
5	Princes Mead School	0.71 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	4.61 miles
2	Ropley (Mid-Hants Railway)	7.15 miles
3	Medstead & Four Marks (Mid Hants Railway)	9.78 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	14.53 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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