

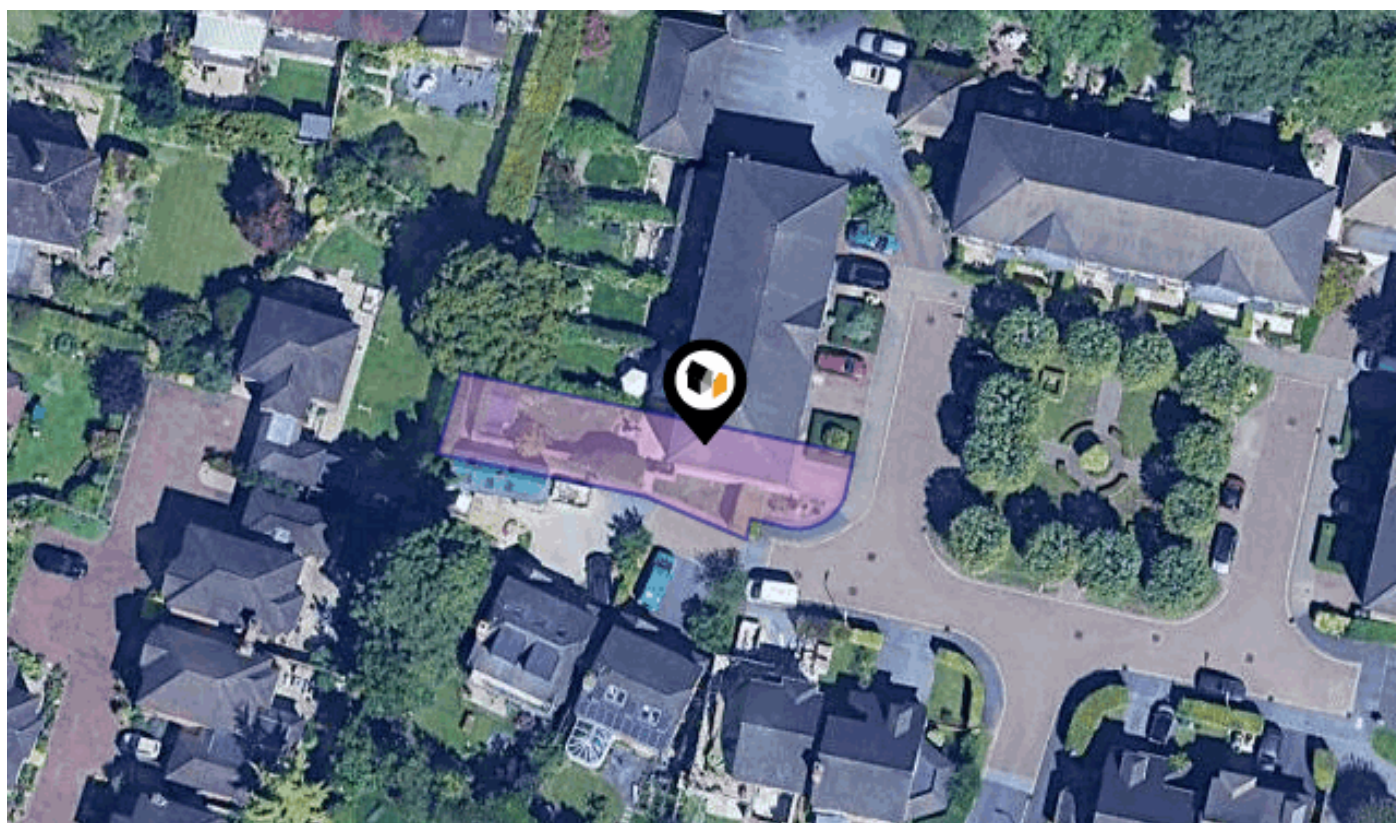


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th July 2026



WENTWORTH GRANGE, WINCHESTER, SO22

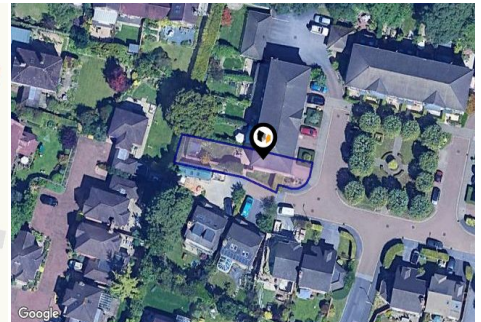
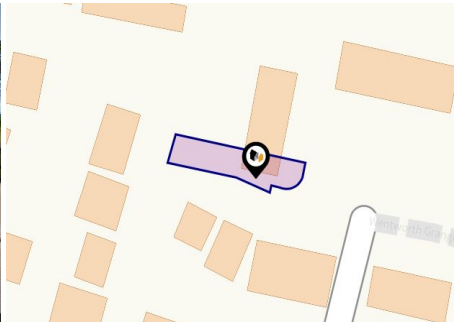
Guide Price : £795,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,367 ft ² / 127 m ²
Plot Area:	0.06 acres
Year Built :	1995
Council Tax :	Band F
Annual Estimate:	£3,409
Title Number:	HP504759

Guide Price:	£795,000
Tenure:	Freehold

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



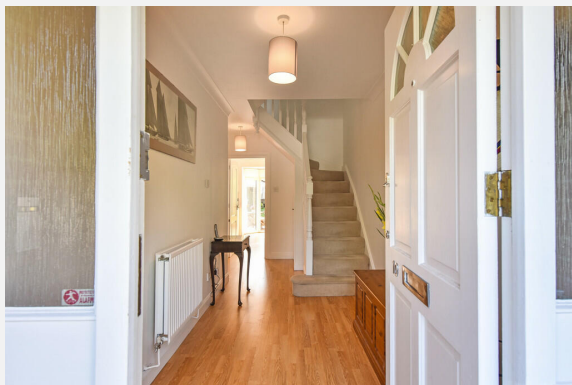
Satellite/Fibre TV Availability:











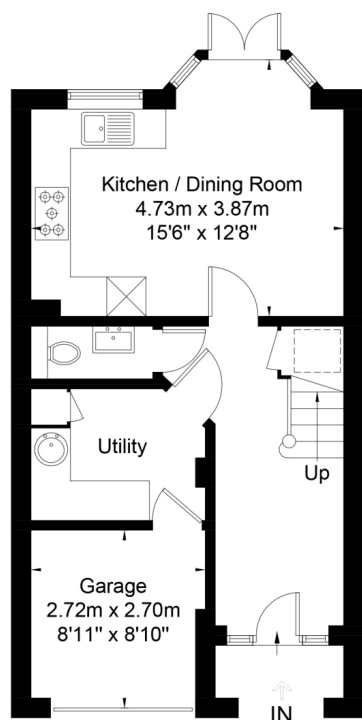


WENTWORTH GRANGE, WINCHESTER, SO22

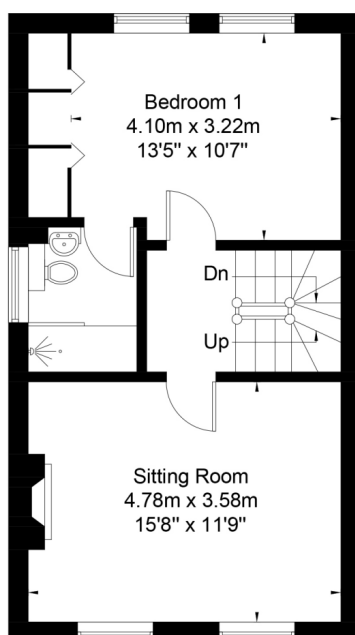
Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft
Studio / Home Office = 8 sq m / 86 sq ft
Total = 135.4 sq m / 1457 sq ft (Including Garage)



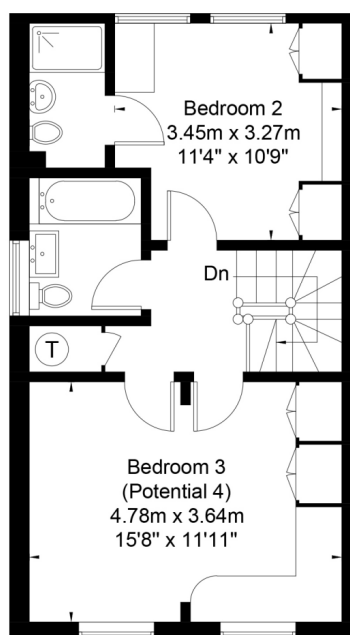
= Reduced headroom below 1.5m / 5'0"



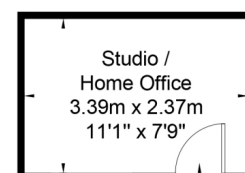
GROUND FLOOR



FIRST FLOOR



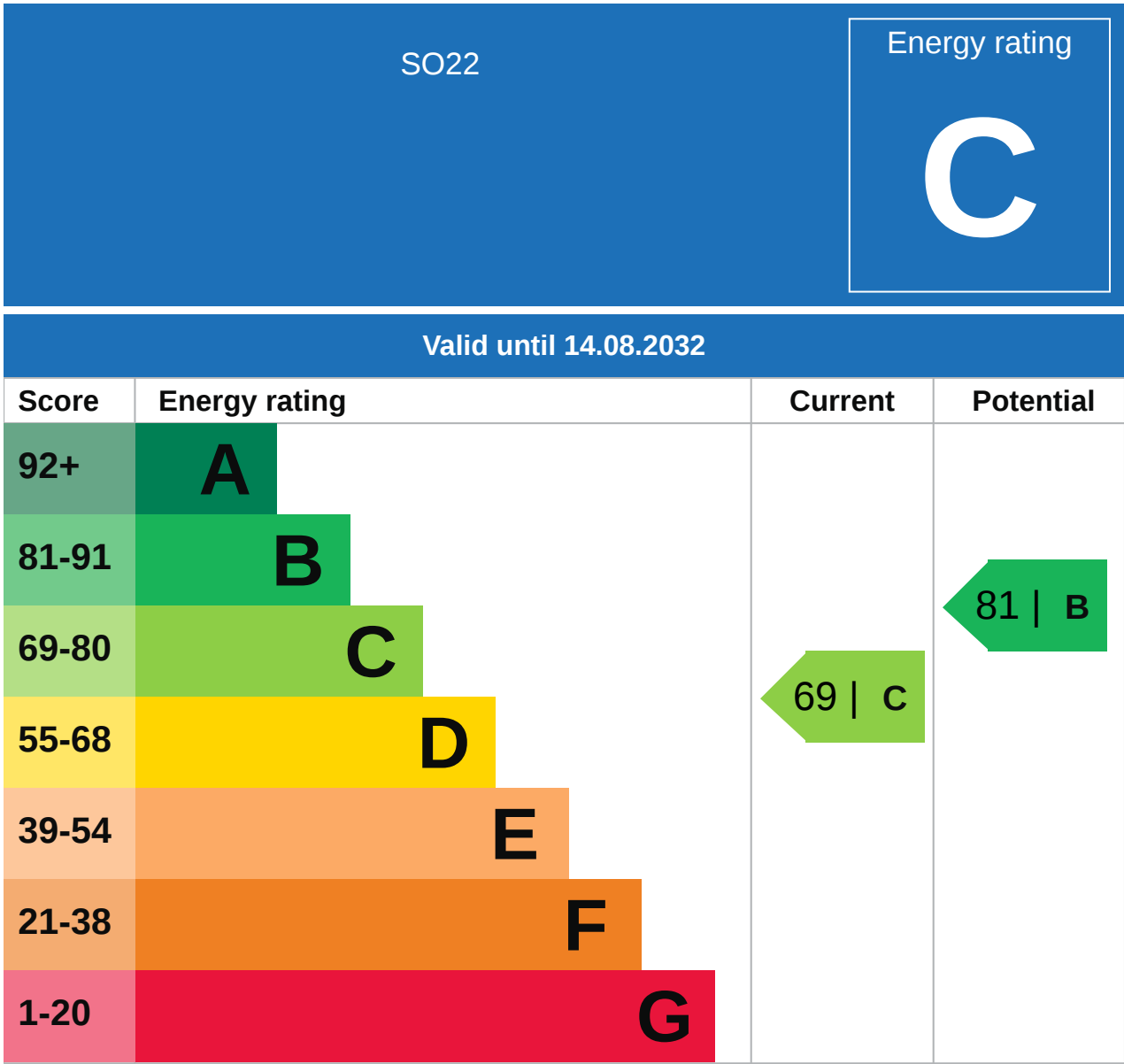
SECOND FLOOR



(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 (ID889093)

Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	End-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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²

Market Sold in Street



13, Wentworth Grange, Winchester, SO22 4HZ					Terraced House
Last Sold Date:	11/12/2025	16/12/2013	09/12/2003	31/08/1995	
Last Sold Price:	£820,000	£517,500	£405,000	£129,950	
17, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	12/12/2024	22/01/2018	16/11/2007	29/10/1999	10/11/1995
Last Sold Price:	£787,500	£650,000	£490,000	£245,000	£143,950
41, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	26/07/2024				
Last Sold Price:	£900,000				
19, Wentworth Grange, Winchester, SO22 4HZ					Flat-maisonette House
Last Sold Date:	16/08/2022	14/11/2013	30/09/2011		
Last Sold Price:	£800,000	£550,000	£495,000		
29, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	14/06/2022				
Last Sold Price:	£800,000				
39, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	23/09/2021	12/02/2009	14/06/2007	07/11/1997	
Last Sold Price:	£740,000	£430,000	£480,000	£158,000	
40, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	11/03/2021	26/08/2005	24/01/1997		
Last Sold Price:	£672,500	£365,000	£155,000		
9, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	07/04/2020				
Last Sold Price:	£625,000				
18, Wentworth Grange, Winchester, SO22 4HZ					Terraced House
Last Sold Date:	29/11/2019	27/06/2014	13/08/2004	04/12/1997	
Last Sold Price:	£690,000	£590,000	£387,500	£170,000	
30, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	15/11/2019	27/05/2009			
Last Sold Price:	£630,000	£375,000			
36, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	31/08/2018				
Last Sold Price:	£695,000				
5, Wentworth Grange, Winchester, SO22 4HZ					Detached House
Last Sold Date:	20/12/2017	23/08/2000	08/10/1999	29/09/1995	
Last Sold Price:	£885,000	£295,000	£249,950	£182,000	

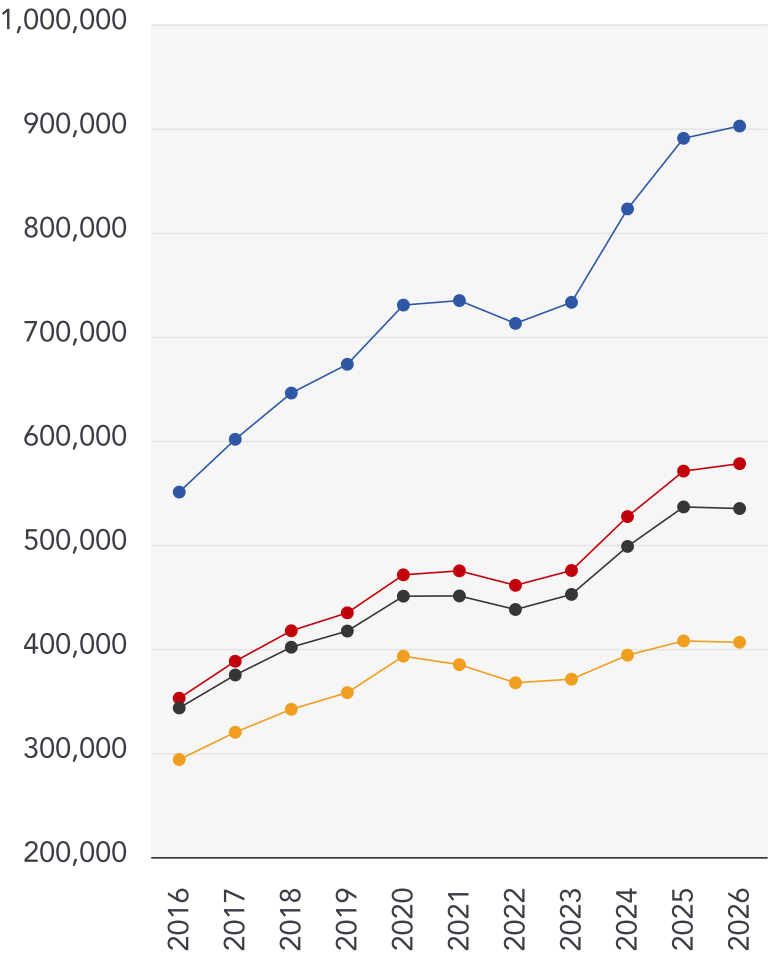
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

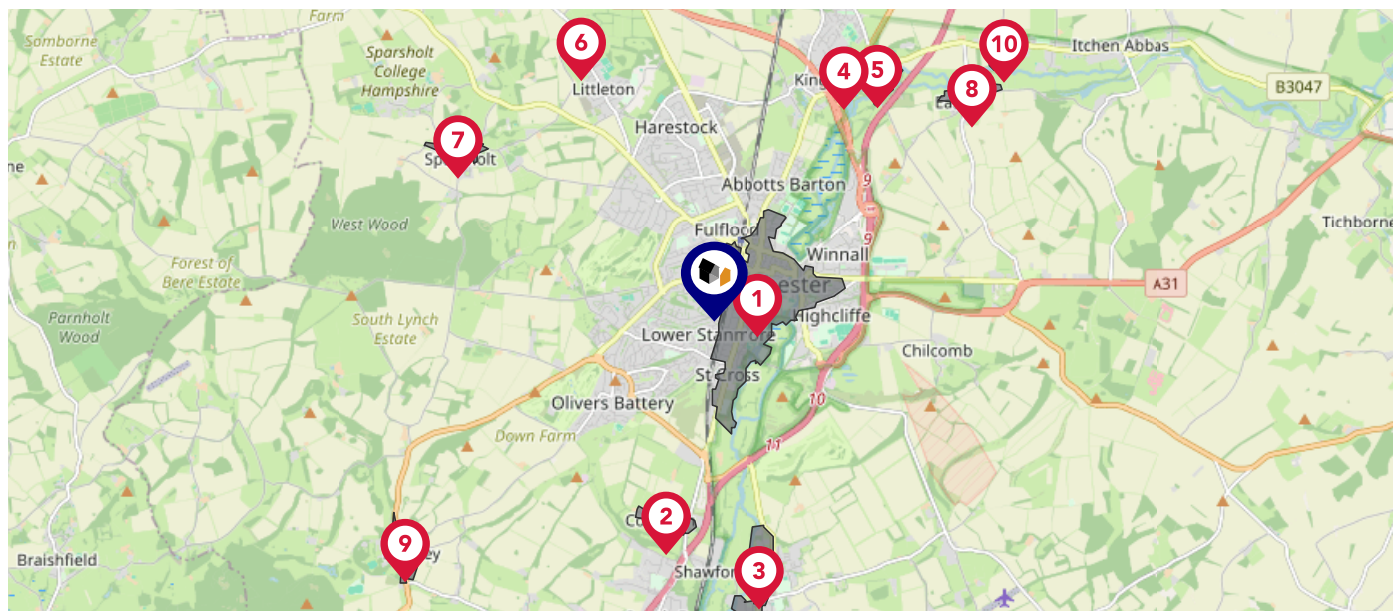
Flat

+38.37%

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



Winchester



Compton Street



Twyford



Kings Worthy



Abbots Worthy



Littleton



Sparsholt



Easton

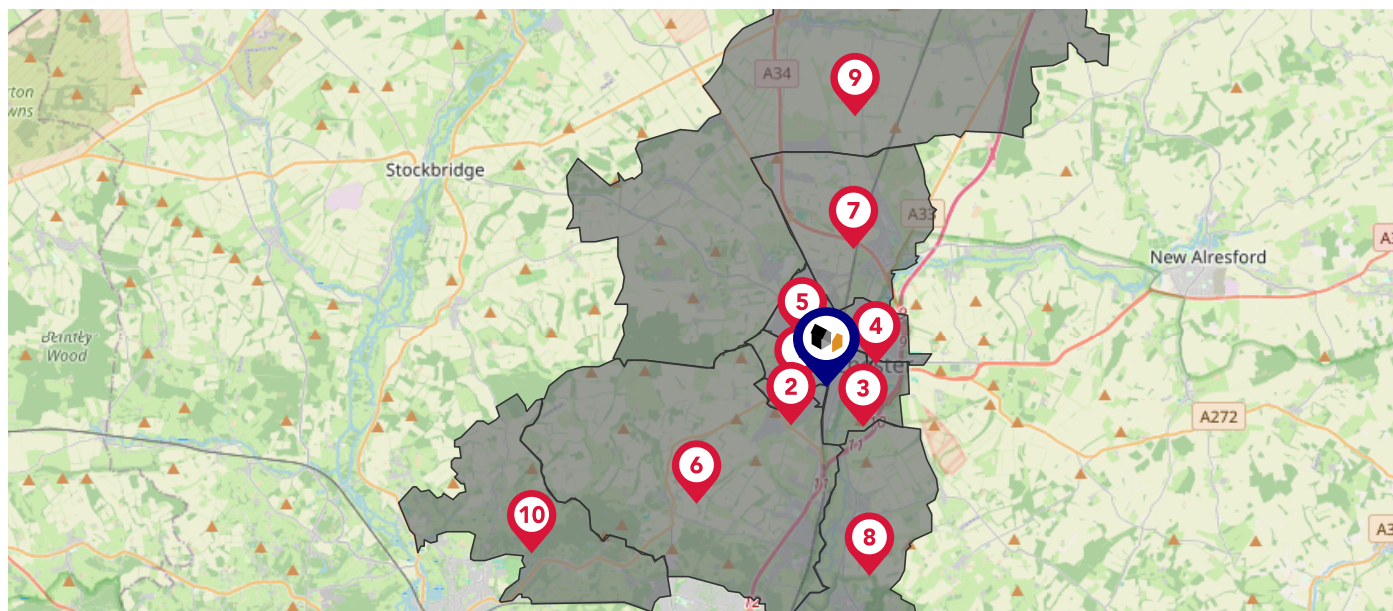


Hursley



Martyr Worthy

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. Paul Ward

2

St. Luke Ward

3

St. Michael Ward

4

St. Bartholomew Ward

5

St. Barnabas Ward

6

Badger Farm & Oliver's Battery Ward

7

The Worthys Ward

8

Colden Common & Twyford Ward

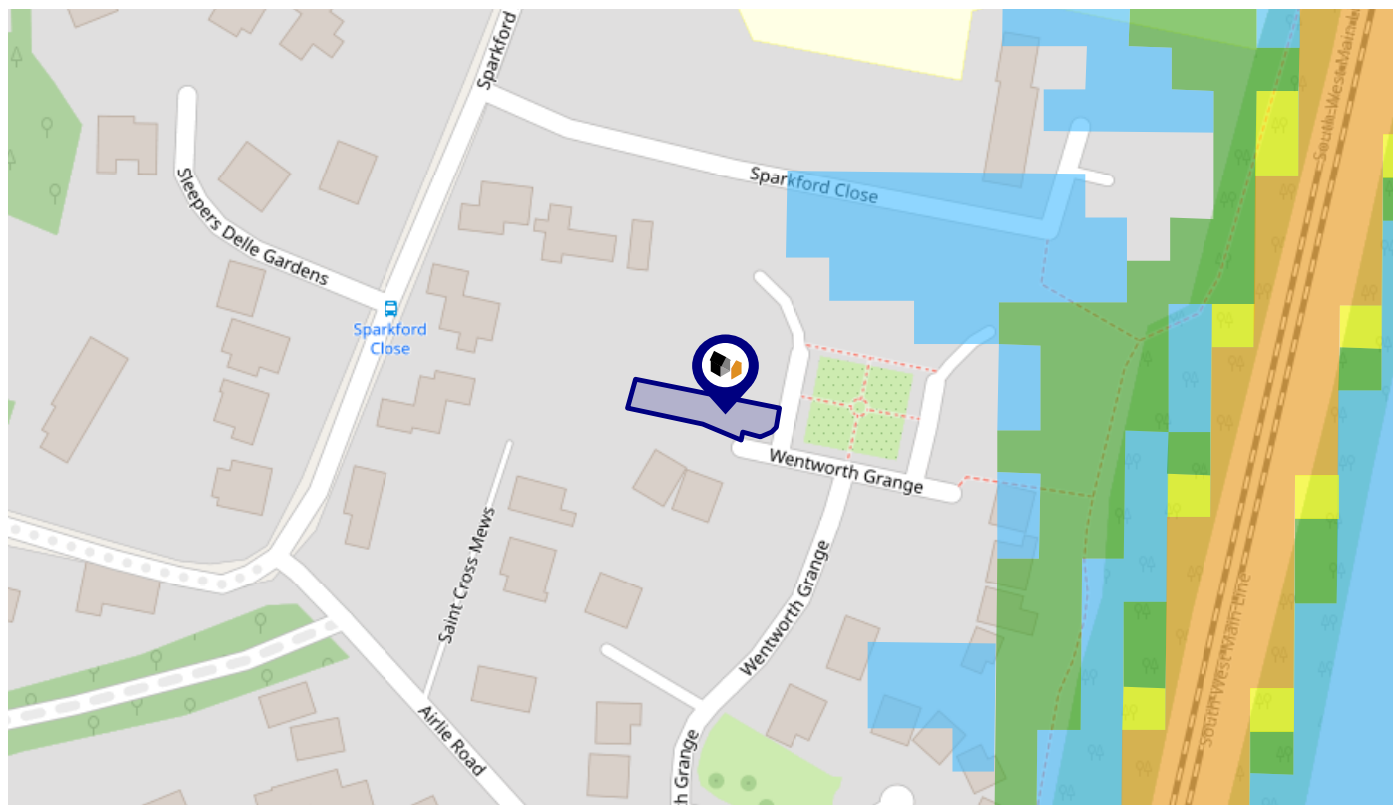
9

Wonston & Micheldever Ward

10

Ampfield & Braishfield 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.

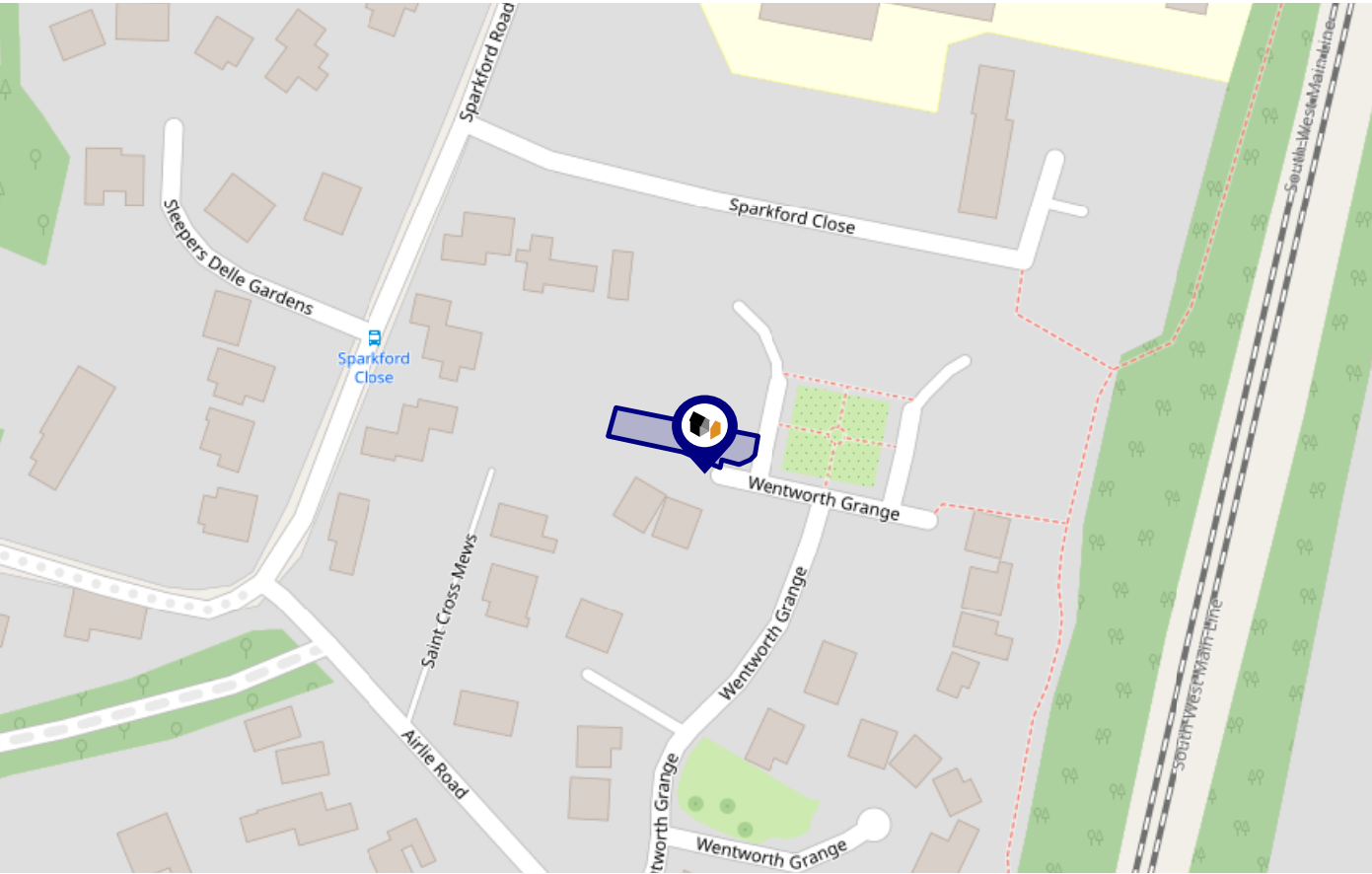
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

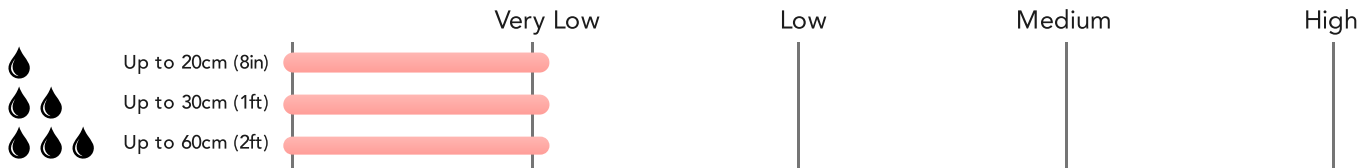


Risk Rating: Very low

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.

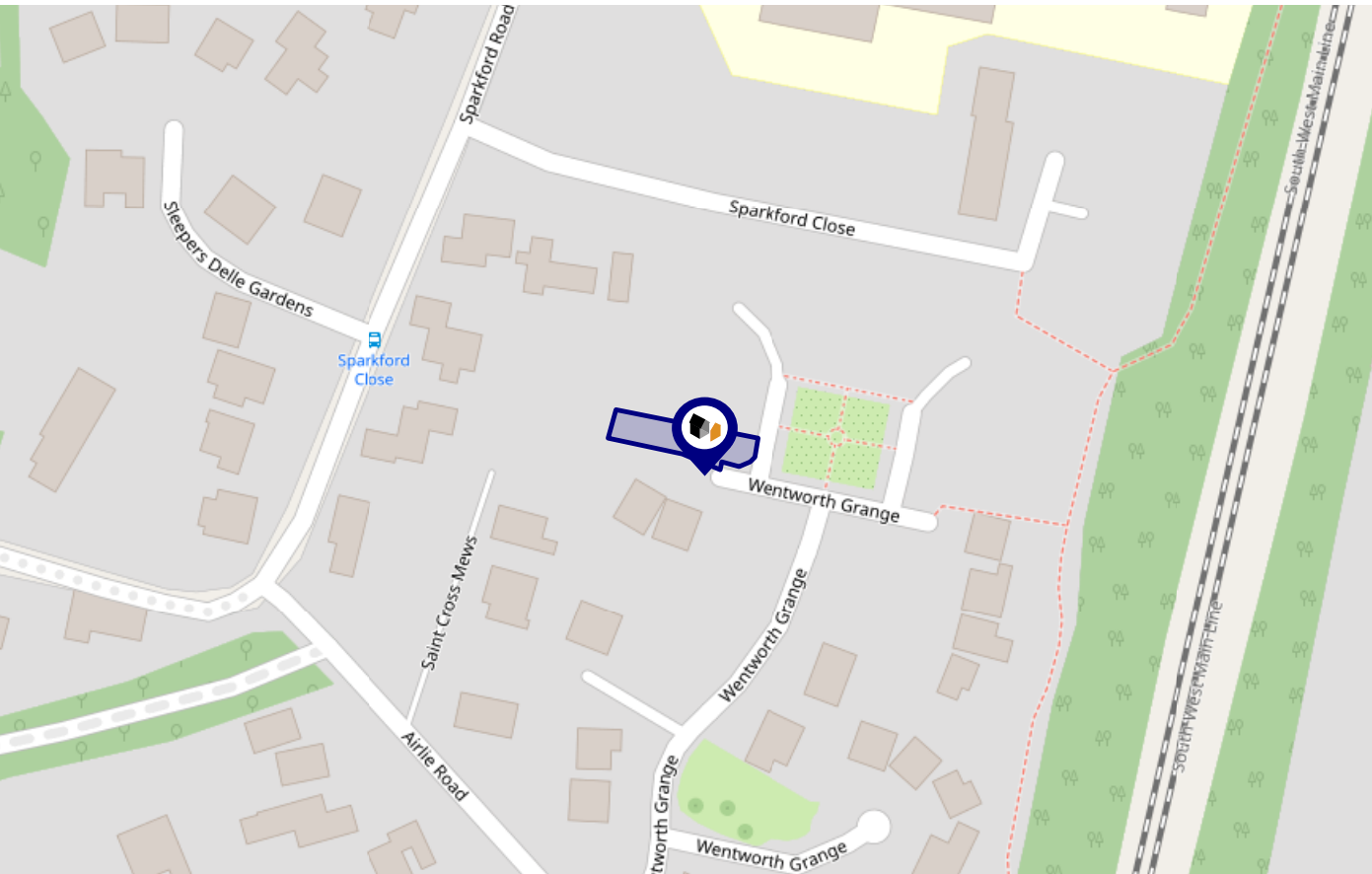
Chance of flooding to the following depths at this property:



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.

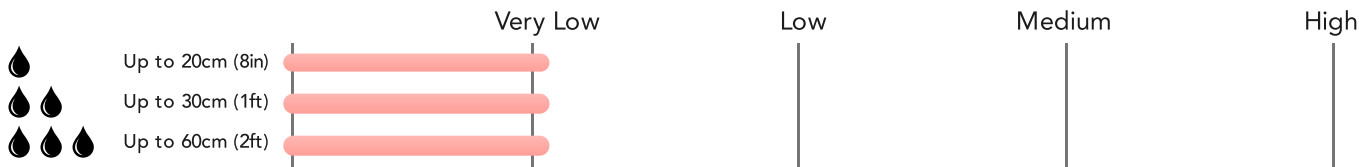


Risk Rating: Very low

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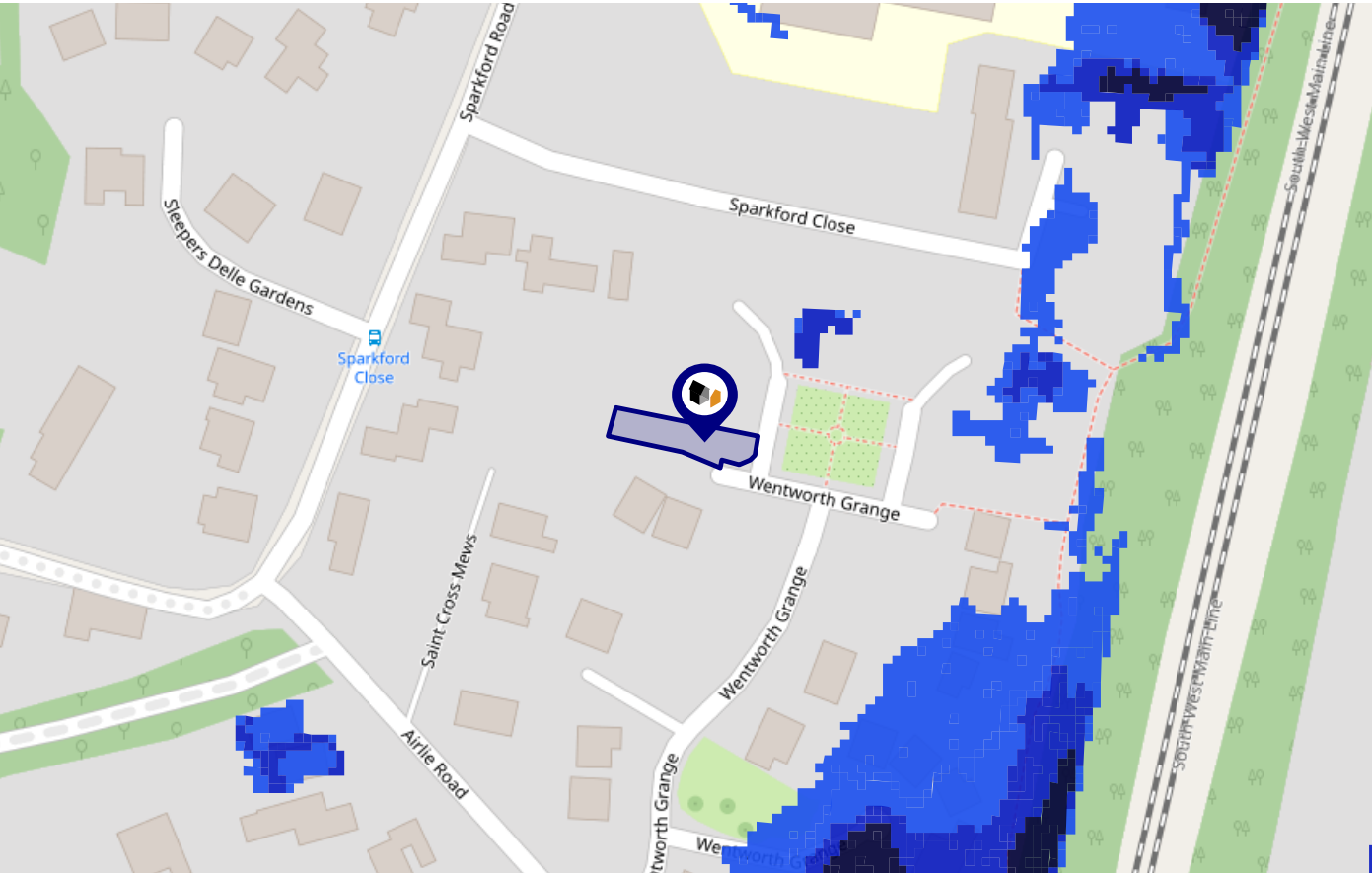
Chance of flooding to the following depths at this property:



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.

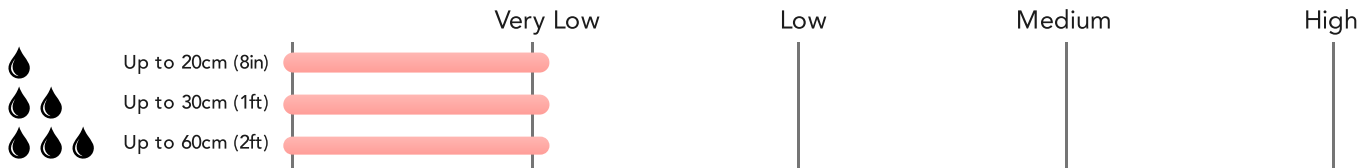


Risk Rating: Very low

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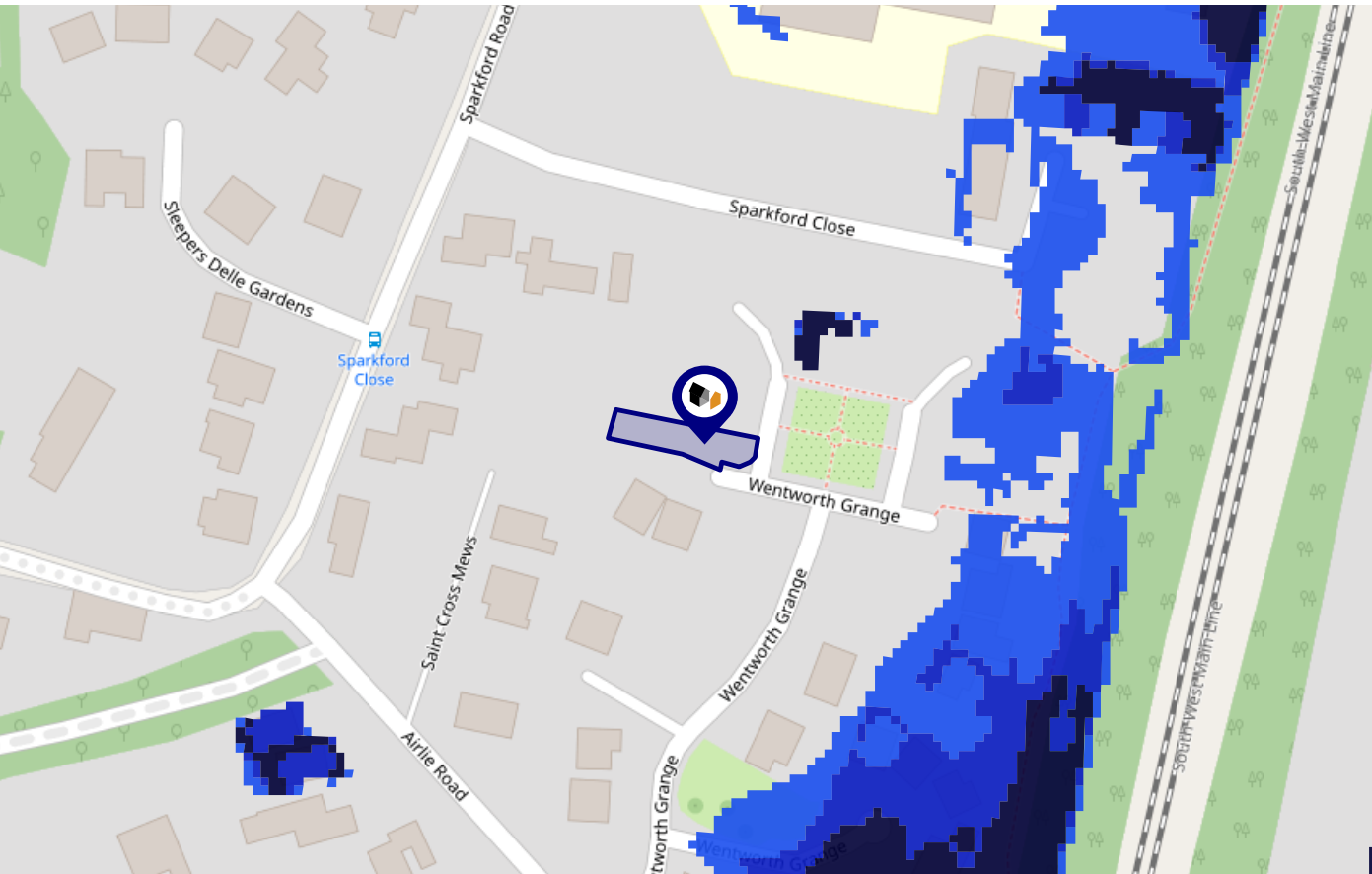
Chance of flooding to the following depths at this property:



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

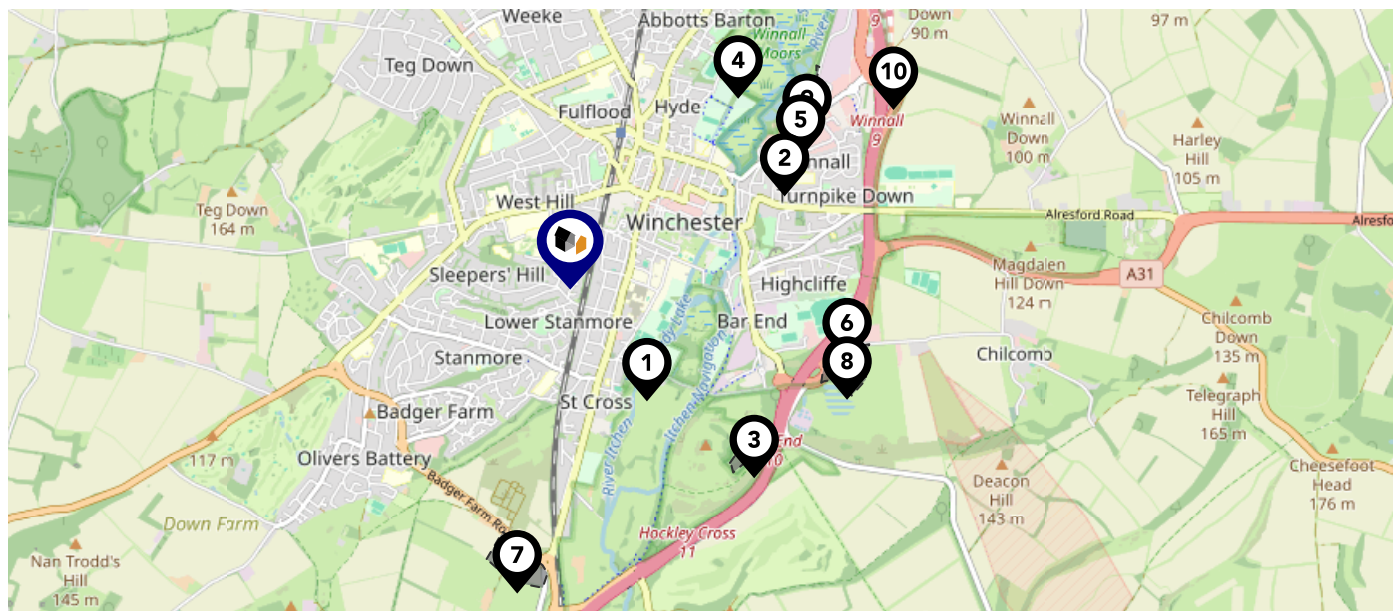
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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.



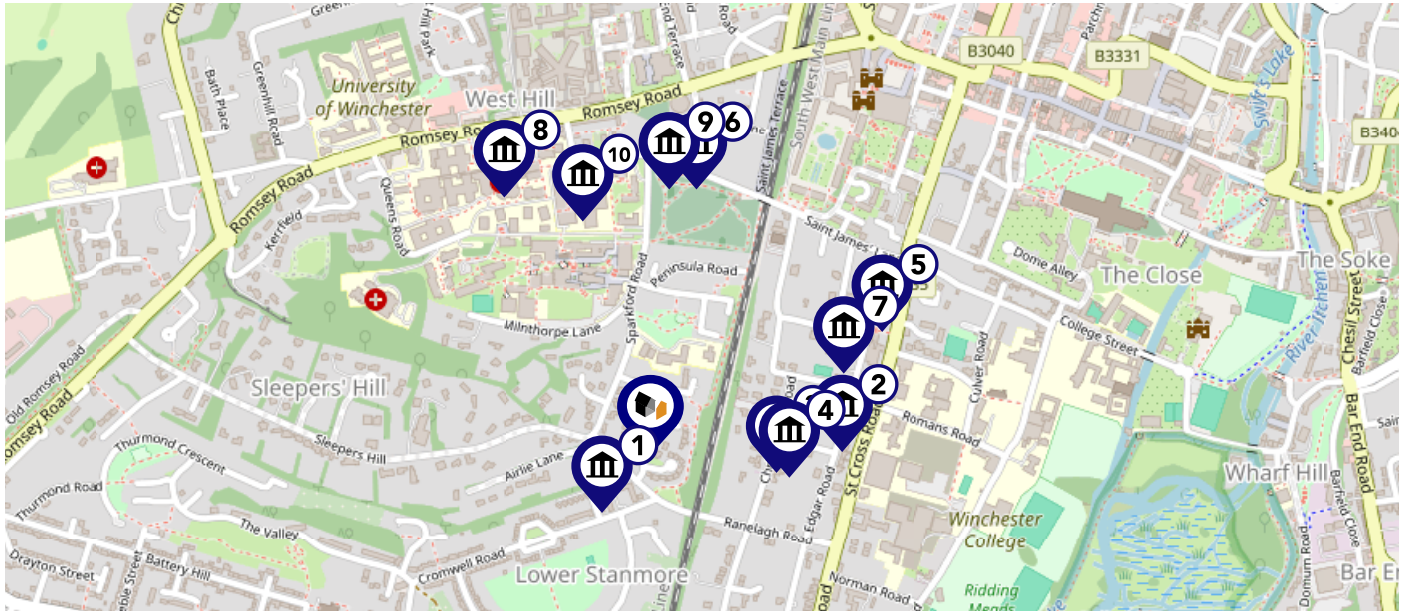
Nearby Landfill Sites

1	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
2	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
3	Sewage Farm-Winchester, Hampshire	Historic Landfill
4	Nuns Road-Winchester, Hampshire	Historic Landfill
5	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
6	King George V Playing Fields-Winchester	Historic Landfill
7	Bushfield Farm-Land At Bushfield Farm, Compton, Winchester, Hampshire	Historic Landfill
8	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill
9	Winnall-Winchester, Hampshire	Historic Landfill
10	Spitfire Link-Easton Lane, Winchester	Historic Landfill

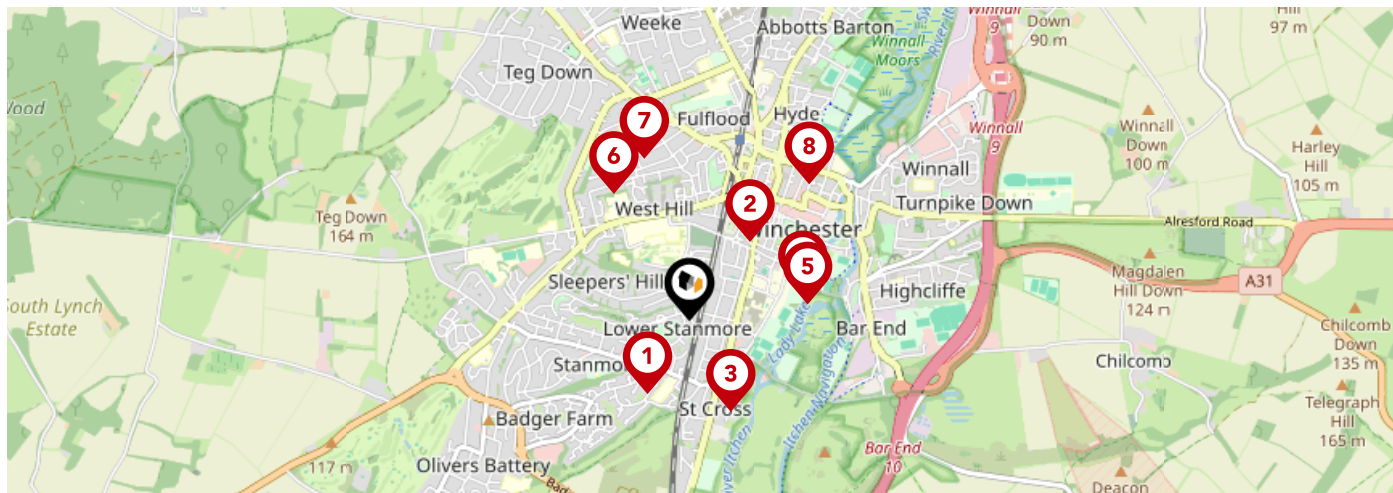
Maps

Listed Buildings

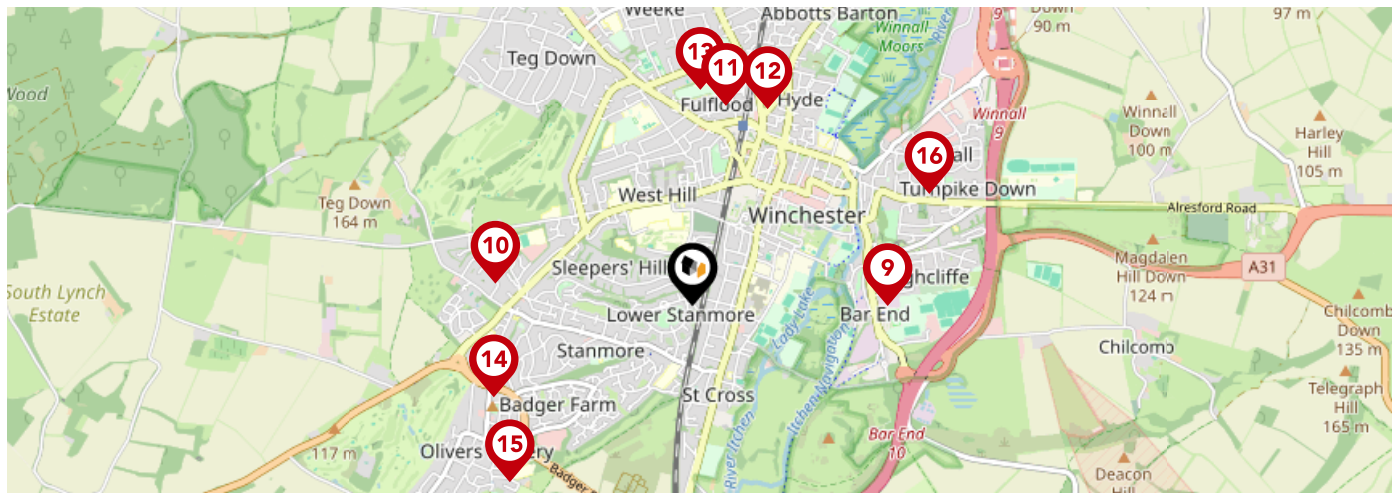
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1095316 - Pyotts Cottage	Grade II	0.1 miles
	1350705 - 30, St Cross Road	Grade II	0.2 miles
	1390614 - 29, Christchurch Road	Grade II	0.2 miles
	1389321 - 2-8, Grafton Road	Grade II	0.2 miles
	1095377 - 8, St Cross Road	Grade II	0.3 miles
	1095381 - 12 And 12a, St James' Lane	Grade II	0.3 miles
	1389674 - Garden Boundary Wall To South Of Du Boulays	Grade II	0.3 miles
	1273482 - Butterfield Wing, Royal Hampshire County Hospital	Grade II	0.3 miles
	1095382 - 14 And 16, St James' Lane	Grade II	0.3 miles
	1391214 - Marlfield House	Grade II	0.3 miles



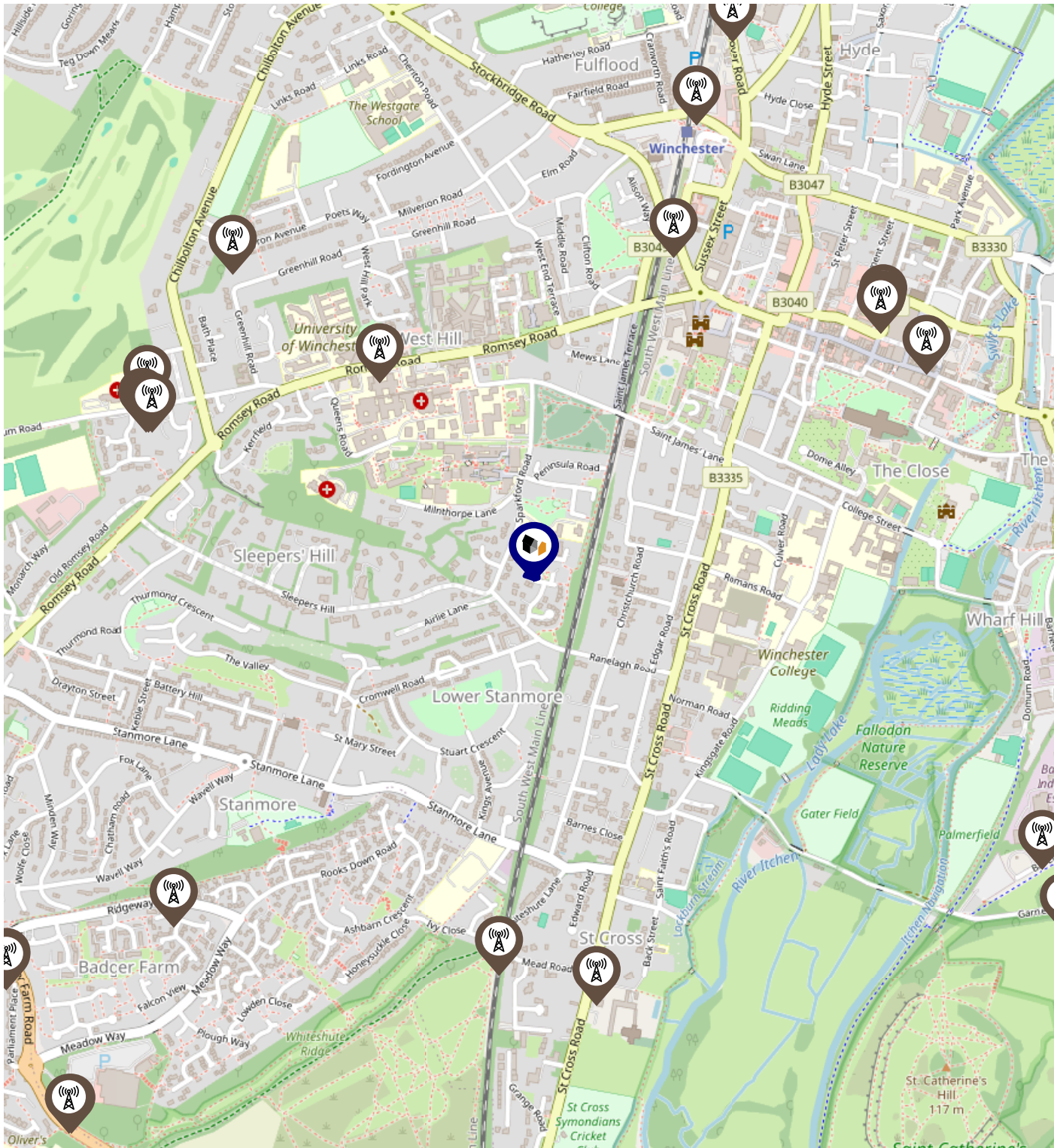
		Nursery	Primary	Secondary	College	Private
1	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.4	☐	☒	☐	☐	☐
2	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.46	☐	☐	☒	☐	☐
3	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:0.47	☐	☒	☐	☐	☐
4	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.55	☐	☐	☒	☐	☐
5	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.56	☐	☐	☒	☐	☐
6	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.68	☐	☒	☐	☐	☐
7	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.78	☐	☒	☒	☐	☐
8	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.84	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.91	☐	☒	☐	☐	☐
10	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:0.92	☐	☐	☒	☐	☐
11	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.94	☐	☐	☒	☐	☐
12	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.98	☐	☐	☒	☐	☐
13	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.01	☒	☐	☐	☐	☐
14	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:1.02	☐	☒	☐	☐	☐
15	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:1.18	☐	☒	☐	☐	☐
16	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.22	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

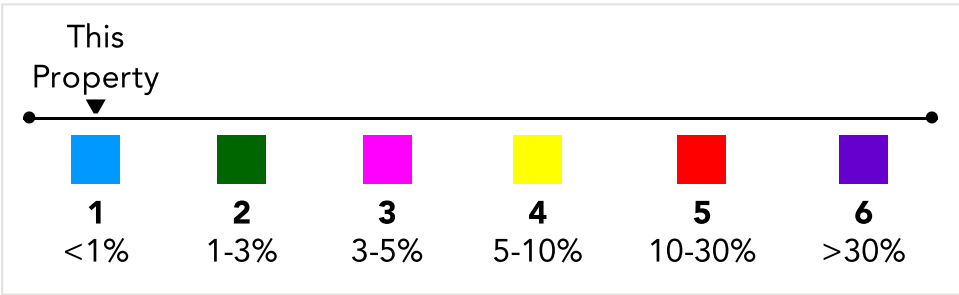
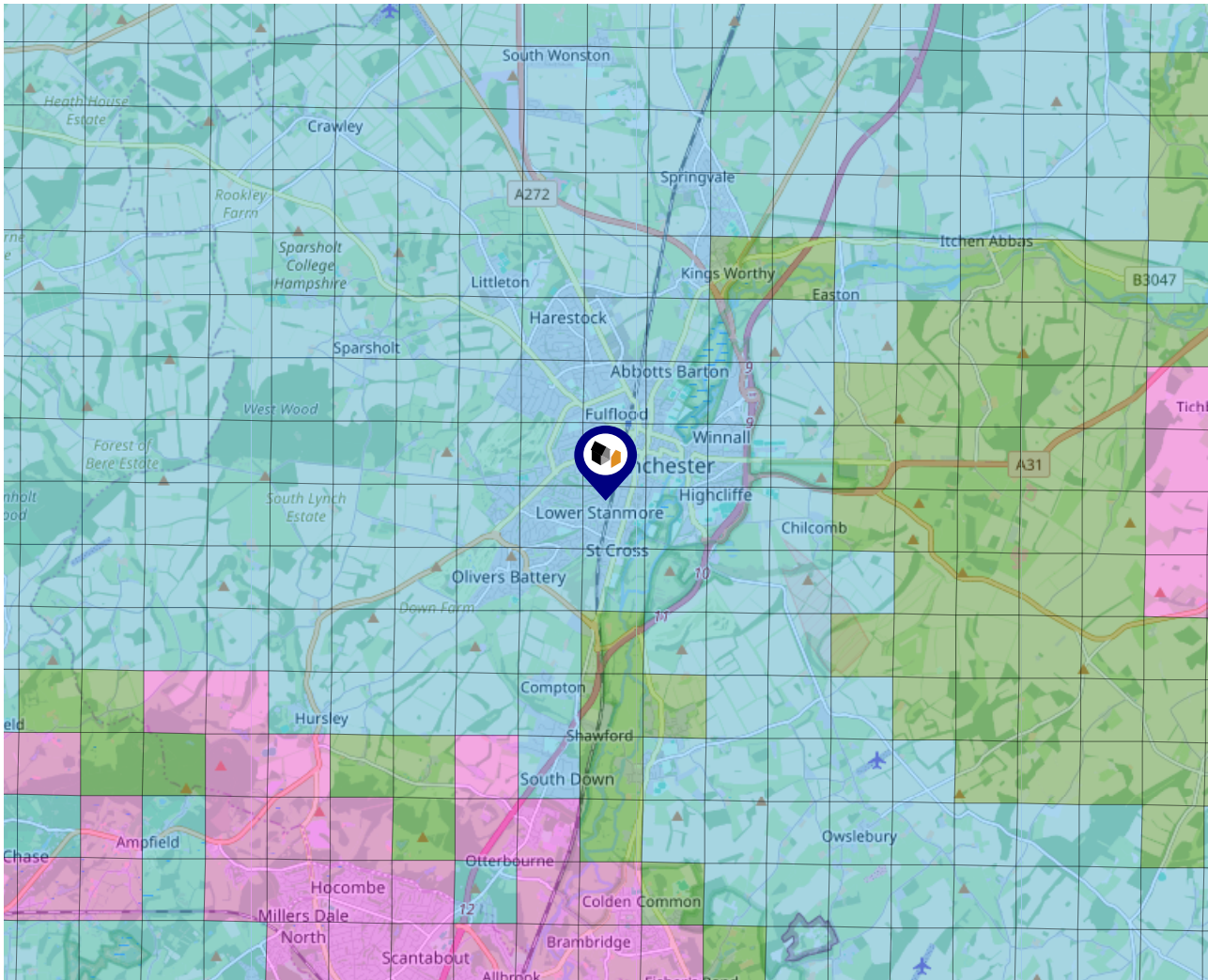


Key:

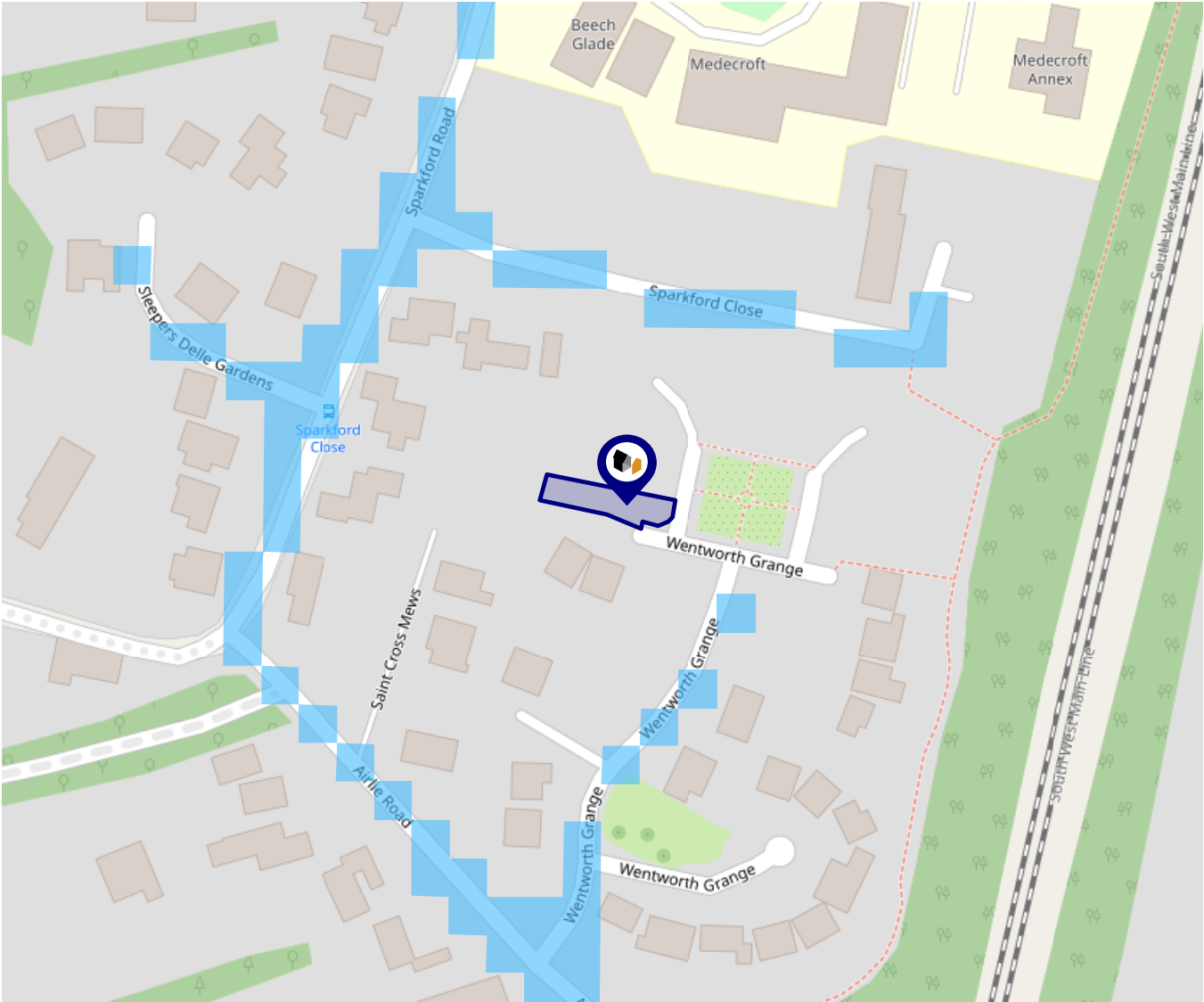
-  Power Pylons
-  Communication Masts

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

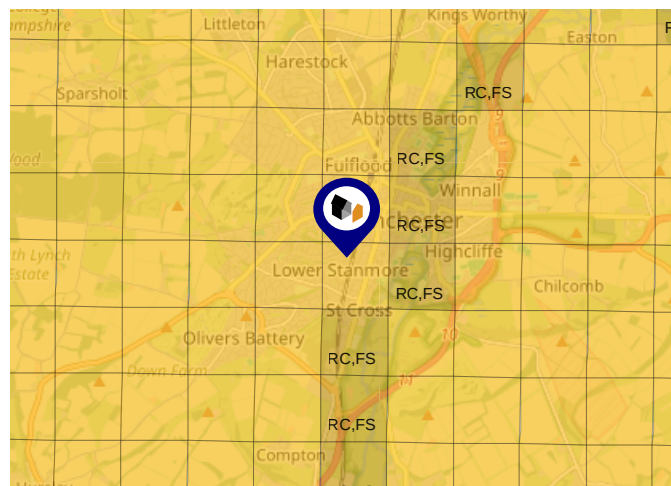


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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



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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