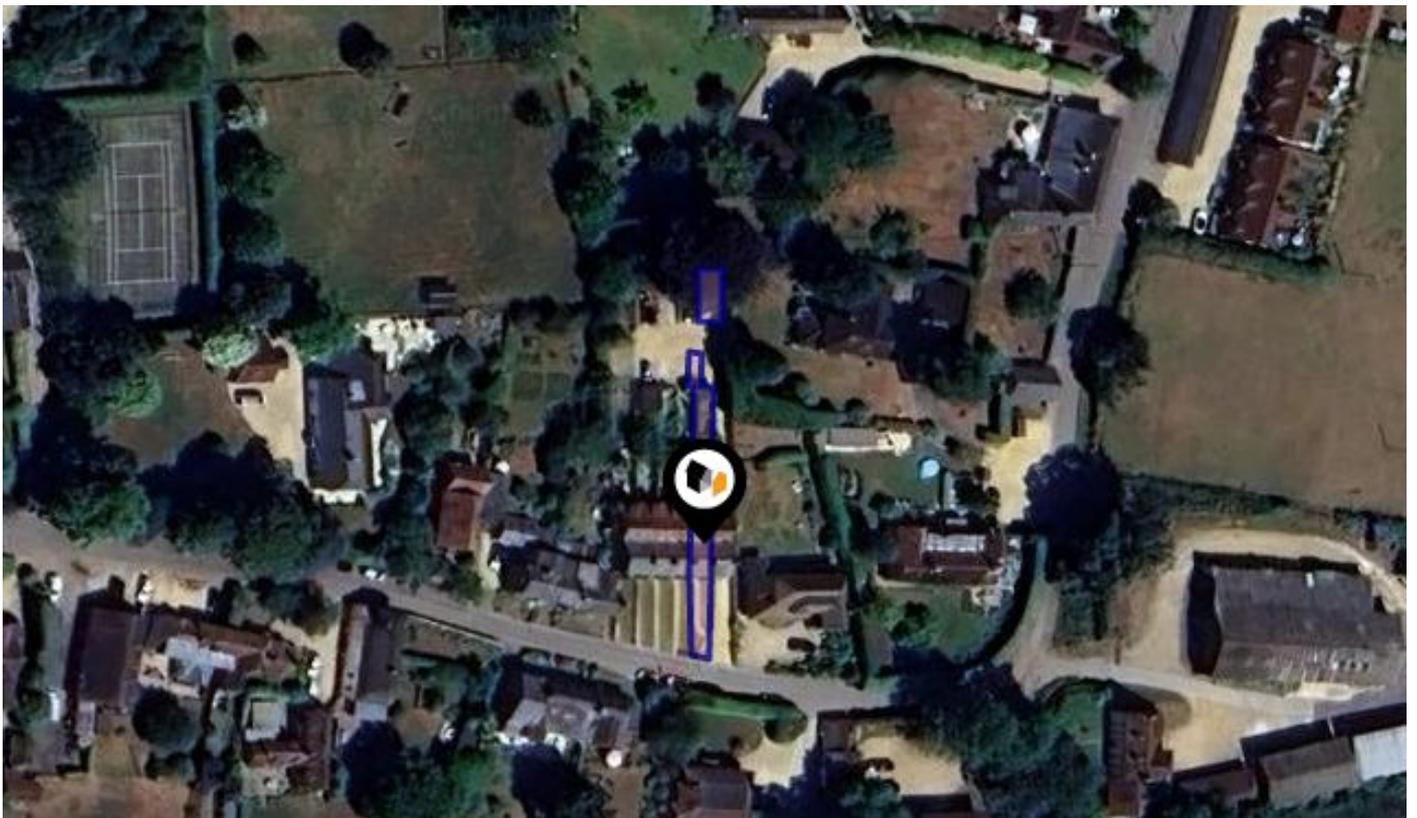




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 11th March 2026**



**EASTON, WINCHESTER, SO21**

**Offers Over : £600,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

|                         |   |
|-------------------------|---|
| <b>Type:</b>            | Terraced                                |
| <b>Bedrooms:</b>        | 2                                       |
| <b>Floor Area:</b>      | 785 ft <sup>2</sup> / 73 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.05 acres                              |
| <b>Year Built :</b>     | Before 1900                             |
| <b>Council Tax :</b>    | Band E                                  |
| <b>Annual Estimate:</b> | £2,751                                  |
| <b>Title Number:</b>    | HP356130                                |

|                     |          |
|---------------------|----------|
| <b>Offers Over:</b> | £600,000 |
| <b>Tenure:</b>      | Freehold |

## Local Area

|                           |           |
|---------------------------|-----------|
| <b>Local Authority:</b>   | Hampshire |
| <b>Conservation Area:</b> | Easton    |
| <b>Flood Risk:</b>        |           |
| ● Rivers & Seas           | Very low  |
| ● Surface Water           | Very low  |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                  |
|------------------|-------------------|------------------|
| <b>7</b><br>mb/s | <b>80</b><br>mb/s | <b>-</b><br>mb/s |
|                  |                   |                  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



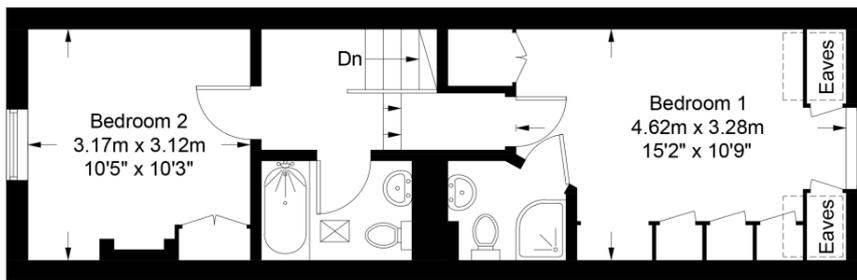


## EASTON, WINCHESTER, SO21

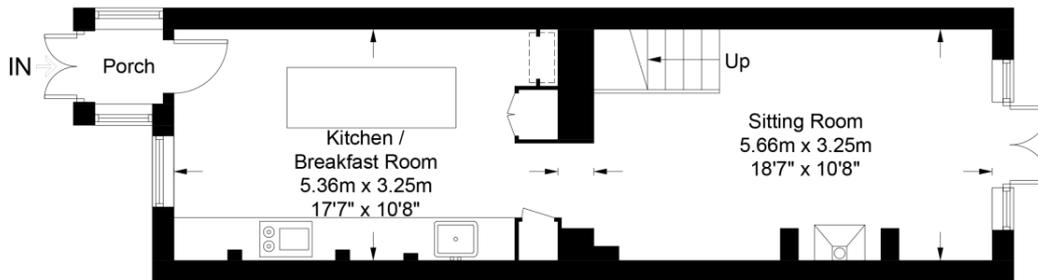
Approximate Gross Internal Area = 75.6 sq m / 814 sq ft  
 Shed = 6.7 sq m / 72 sq ft  
 Total = 82.3 sq m / 886 sq ft  
 (Including Eaves / Excluding Wood Store)



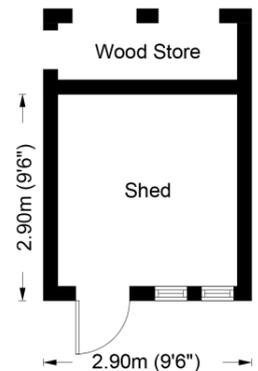
 = Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**



**GROUND 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 (ID1280938)

# Property EPC - Certificate

Easton, SO21

Energy rating

# D

Valid until 08.03.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

---

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                |
| <b>Roof Energy:</b>                 | Average  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat       |
| <b>Hot Water Energy Efficiency:</b> | Average  |
| <b>Lighting:</b>                    | Low energy lighting in 8% of fixed outlets     |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 73 m <sup>2</sup>                              |

# Market Sold in Street



|   |            |            |            |            |            |                     |
|---|------------|------------|------------|------------|------------|---------------------|
| <b>1, The Terrace, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Semi-detached House |
| Last Sold Date:   | 28/10/2025 | 04/08/1997 | 15/12/1995 |            |            |                     |
| Last Sold Price:  | £695,000   | £125,000   | £90,000    |            |            |                     |
| <b>Patchings, Winchester, SO21 1EG</b>                        |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 28/09/2023 |            |            |            |            |                     |
| Last Sold Price:  | £1,150,000 |            |            |            |            |                     |
| <b>The Chestnut Horse, Winchester, SO21 1EG</b>               |            |            |            |            |            | other House         |
| Last Sold Date:   | 19/07/2022 |            |            |            |            |                     |
| Last Sold Price:  | £1,539,900 |            |            |            |            |                     |
| <b>The Old Chapel, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 21/06/2022 | 31/03/2017 | 28/06/2013 | 08/03/2004 | 28/09/2001 | 27/06/1996          |
| Last Sold Price:  | £920,000   | £820,000   | £750,000   | £585,000   | £520,000   | £194,000            |
| <b>3, The Terrace, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Terraced House      |
| Last Sold Date:   | 29/10/2020 | 28/07/2004 | 29/01/1998 |            |            |                     |
| Last Sold Price:  | £420,000   | £260,100   | £120,000   |            |            |                     |
| <b>Dolphin House, Winchester, SO21 1EG</b>                    |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 30/01/2019 | 15/02/2000 |            |            |            |                     |
| Last Sold Price:  | £1,375,000 | £495,000   |            |            |            |                     |
| <b>Bacton House, Avington Park Lane, Winchester, SO21 1EG</b> |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 13/12/2018 | 04/09/2001 |            |            |            |                     |
| Last Sold Price:  | £1,550,000 | £800,000   |            |            |            |                     |
| <b>2, The Terrace, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Terraced House      |
| Last Sold Date:   | 31/08/2018 | 14/11/2006 | 08/03/2004 | 27/09/1996 |            |                     |
| Last Sold Price:  | £450,000   | £330,000   | £245,000   | £110,000   |            |                     |
| <b>Cherry Tree Cottage, Winchester, SO21 1EG</b>              |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 05/12/2013 | 15/03/2001 | 21/06/1996 |            |            |                     |
| Last Sold Price:  | £1,445,000 | £700,000   | £175,000   |            |            |                     |
| <b>Valley Cottage, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Semi-detached House |
| Last Sold Date:   | 09/01/2013 |            |            |            |            |                     |
| Last Sold Price:  | £595,000   |            |            |            |            |                     |
| <b>Wayside, Winchester, SO21 1EG</b>                          |            |            |            |            |            | Semi-detached House |
| Last Sold Date:   | 04/01/2012 | 19/09/2003 | 31/08/2001 | 21/12/2000 |            |                     |
| Last Sold Price:  | £350,000   | £240,000   | £212,000   | £130,000   |            |                     |
| <b>Old Lime House, Winchester, SO21 1EG</b>                   |            |            |            |            |            | Detached House      |
| Last Sold Date:   | 09/12/2011 | 12/01/2011 |            |            |            |                     |
| Last Sold Price:  | £1,300,000 | £1,335,000 |            |            |            |                     |

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

# Market Sold in Street



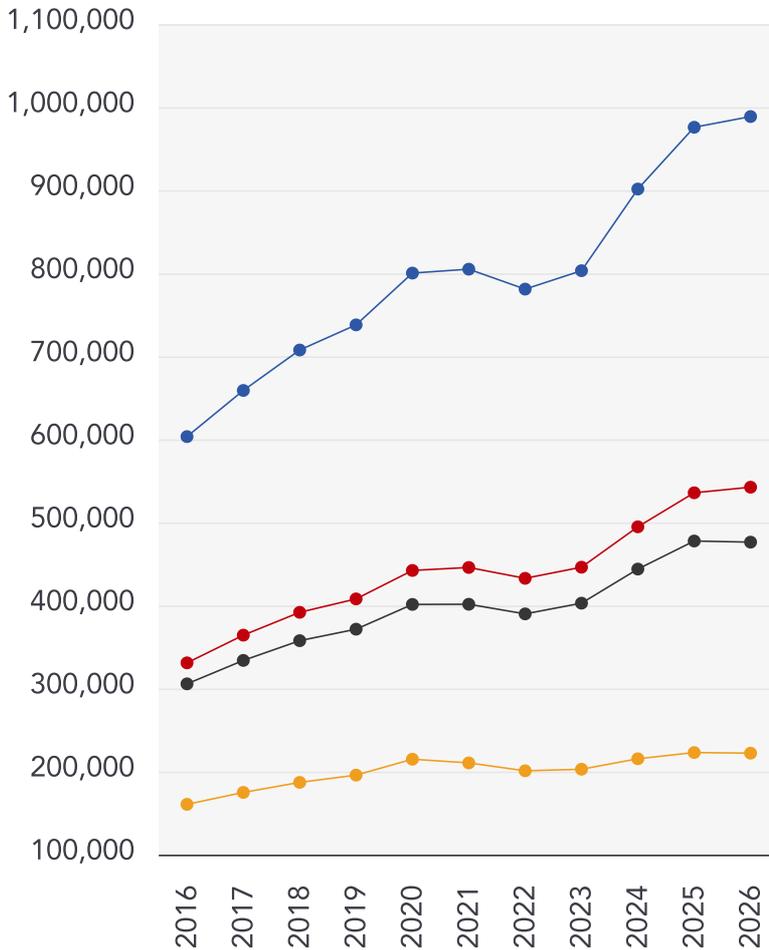
|   |            |                     |
|---|------------|---------------------|
| <b>5, The Terrace, Winchester, SO21 1EG</b> |            | Terraced House      |
| Last Sold Date:                             | 07/05/2010 |                     |
| Last Sold Price:                            | £235,000   |                     |
| <b>Meadowside, Winchester, SO21 1EG</b>     |            | Semi-detached House |
| Last Sold Date:                             | 29/05/2009 | 13/07/2001          |
| Last Sold Price:                            | £435,000   | £227,500            |
| <b>The Green, Winchester, SO21 1EG</b>      |            | Detached House      |
| Last Sold Date:                             | 22/12/2008 | 05/05/1995          |
| Last Sold Price:                            | £600,000   | £215,000            |
| <b>The Corner, Winchester, SO21 1EG</b>     |            | Detached House      |
| Last Sold Date:                             | 20/10/2006 |                     |
| Last Sold Price:                            | £1,075,000 |                     |
| <b>Wickets, Winchester, SO21 1EG</b>        |            | Detached House      |
| Last Sold Date:                             | 27/05/2005 | 28/05/1997          |
| Last Sold Price:                            | £600,000   | £230,000            |
| <b>Homer Cottage, Winchester, SO21 1EG</b>  |            | Semi-detached House |
| Last Sold Date:                             | 03/12/2003 |                     |
| Last Sold Price:                            | £335,000   |                     |
| <b>Steps Cottage, Winchester, SO21 1EG</b>  |            | Semi-detached House |
| Last Sold Date:                             | 04/09/2003 |                     |
| Last Sold Price:                            | £670,000   |                     |
| <b>High Down, Winchester, SO21 1EG</b>      |            | Detached House      |
| Last Sold Date:                             | 30/04/2001 |                     |
| Last Sold Price:                            | £1,505,000 |                     |
| <b>4, The Terrace, Winchester, SO21 1EG</b> |            | Terraced House      |
| Last Sold Date:                             | 23/02/2001 |                     |
| Last Sold Price:                            | £171,500   |                     |
| <b>Tiled Cottage, Winchester, SO21 1EG</b>  |            | Semi-detached House |
| Last Sold Date:                             | 26/05/2000 |                     |
| Last Sold Price:                            | £335,000   |                     |
| <b>Paddock House, Winchester, SO21 1EG</b>  |            | Detached House      |
| Last Sold Date:                             | 17/12/1999 |                     |
| Last Sold Price:                            | £425,000   |                     |
| <b>Garth Cottage, Winchester, SO21 1EG</b>  |            | Detached House      |
| Last Sold Date:                             | 09/10/1996 |                     |
| Last Sold Price:                            | £215,000   |                     |

**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%**

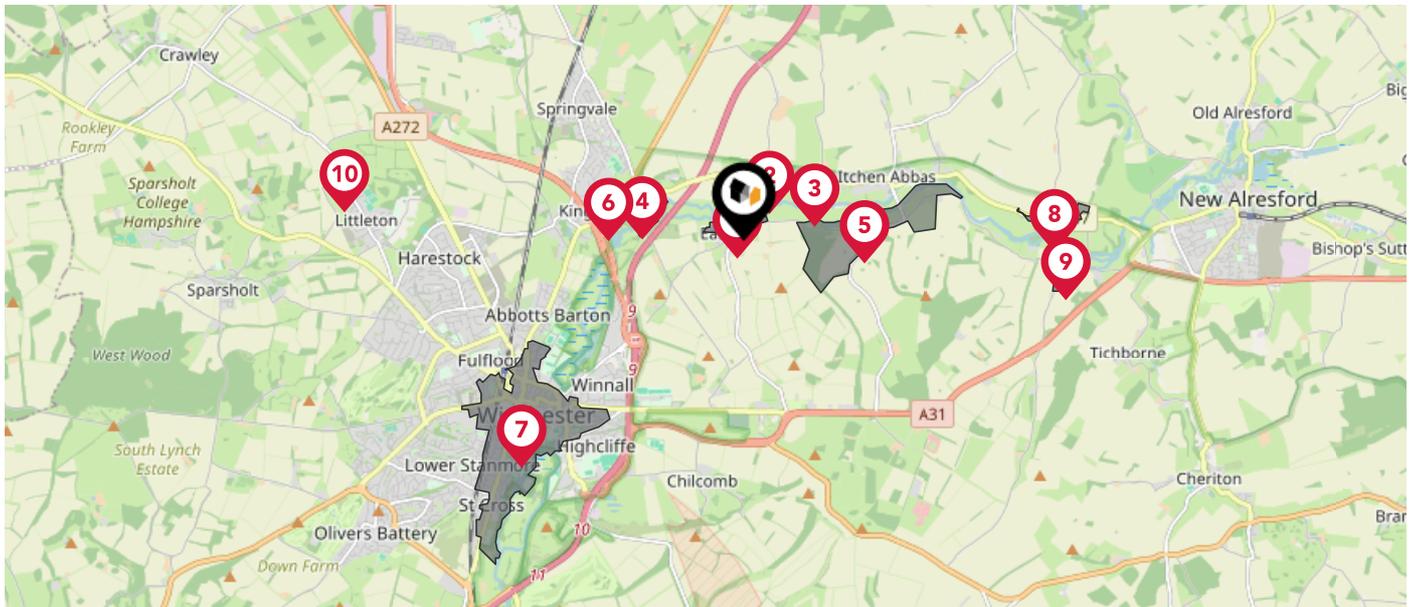
Flat

**+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.



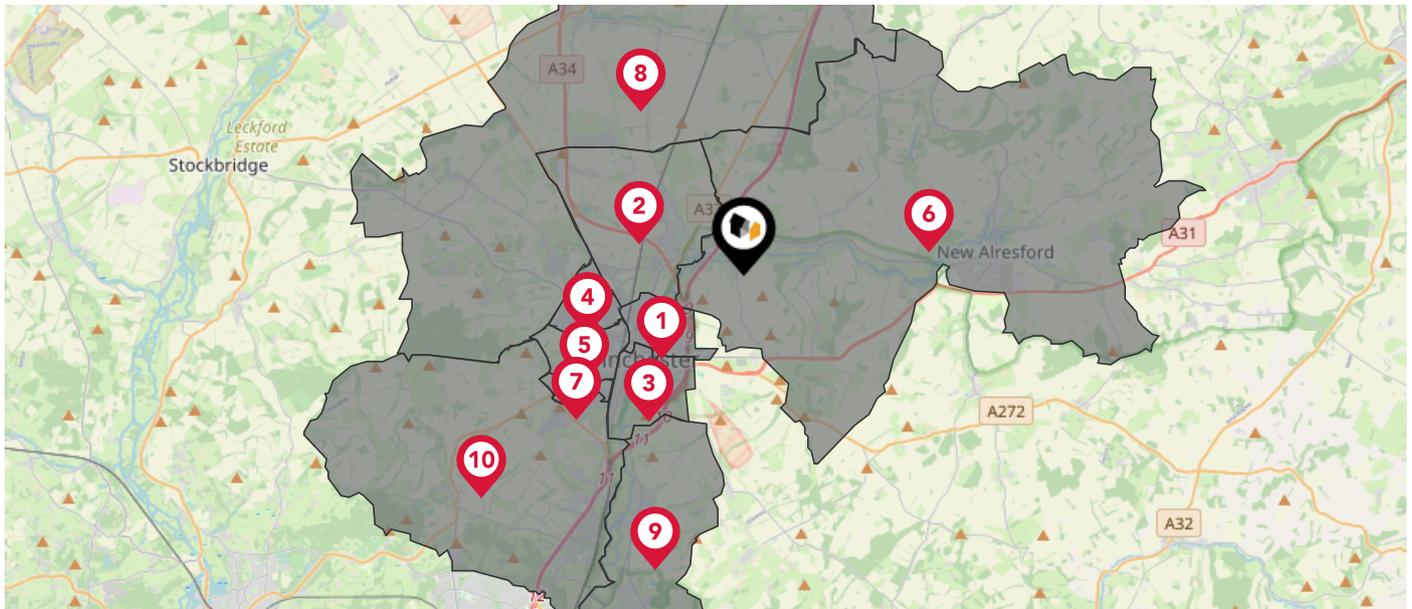
### Nearby Conservation Areas

- 1 Easton
- 2 Martyr Worthy
- 3 Chilland
- 4 Abbots Worthy
- 5 Avington
- 6 Kings Worthy
- 7 Winchester
- 8 Itchen Stoke
- 9 Ovington
- 10 Littleton

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

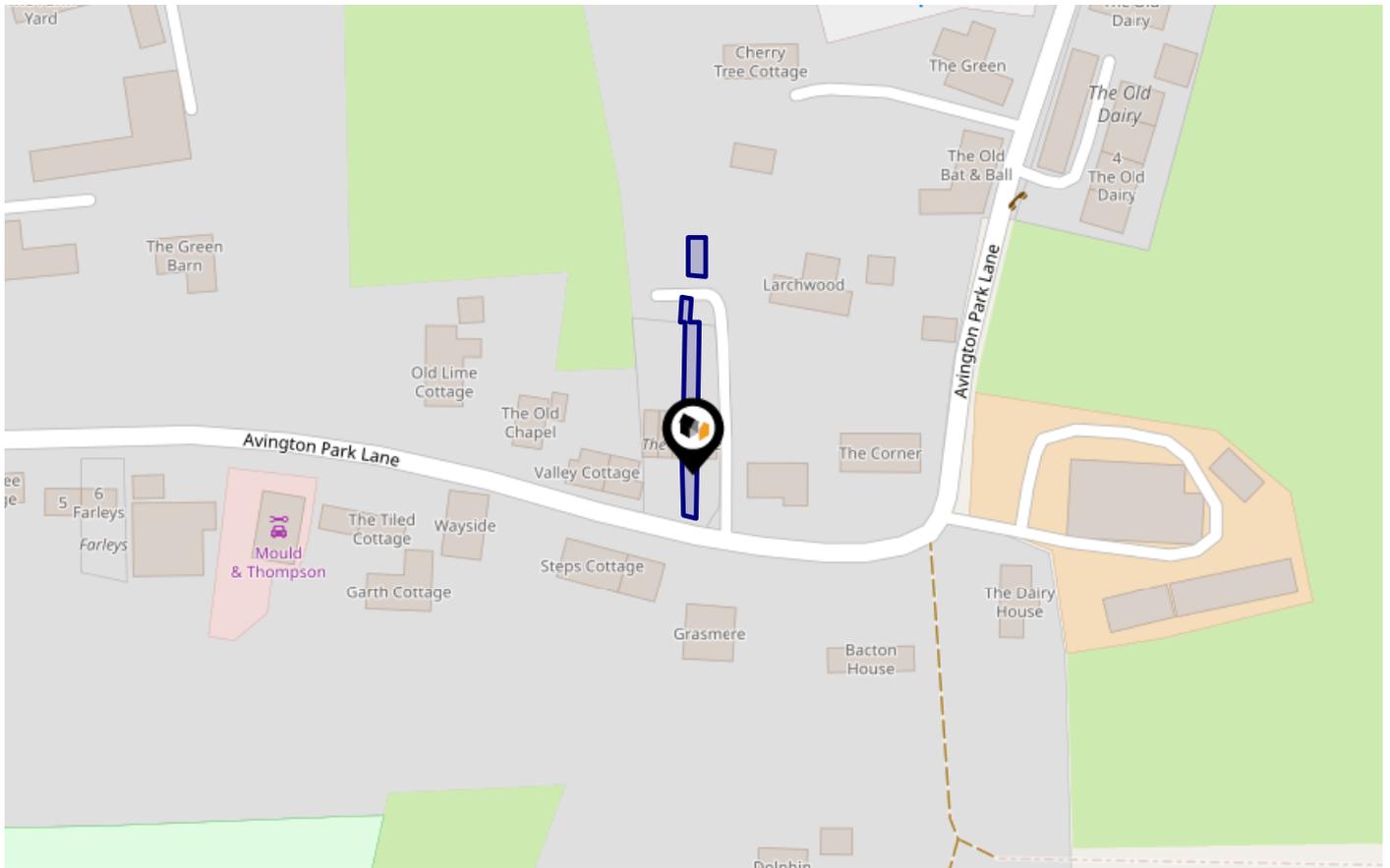
- 1 St. Bartholomew Ward
- 2 The Worthys Ward
- 3 St. Michael Ward
- 4 St. Barnabas Ward
- 5 St. Paul Ward
- 6 Alresford & Itchen Valley Ward
- 7 St. Luke Ward
- 8 Wonston & Micheldever Ward
- 9 Colden Common & Twyford Ward
- 10 Badger Farm & Oliver's Battery Ward



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

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

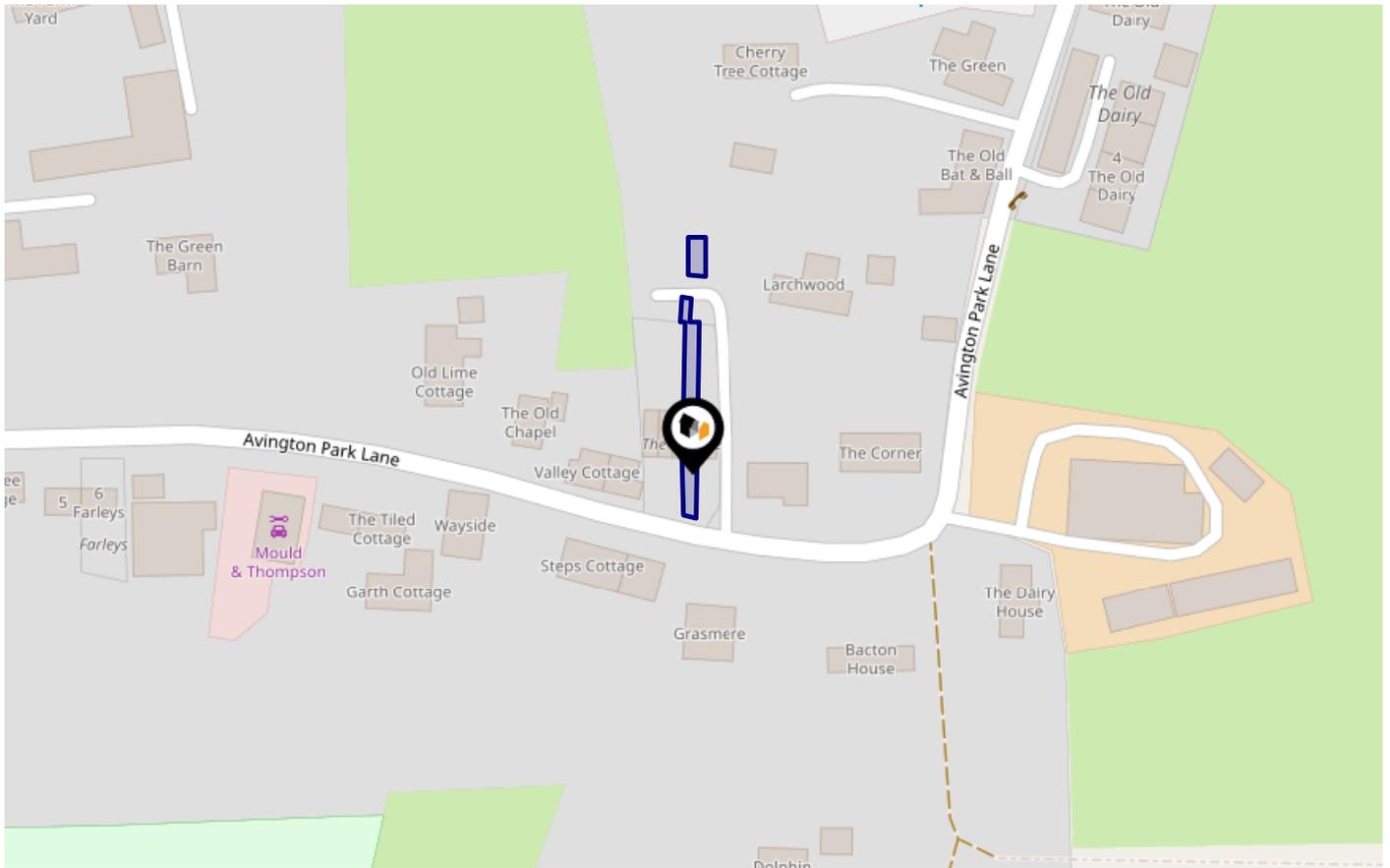
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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

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

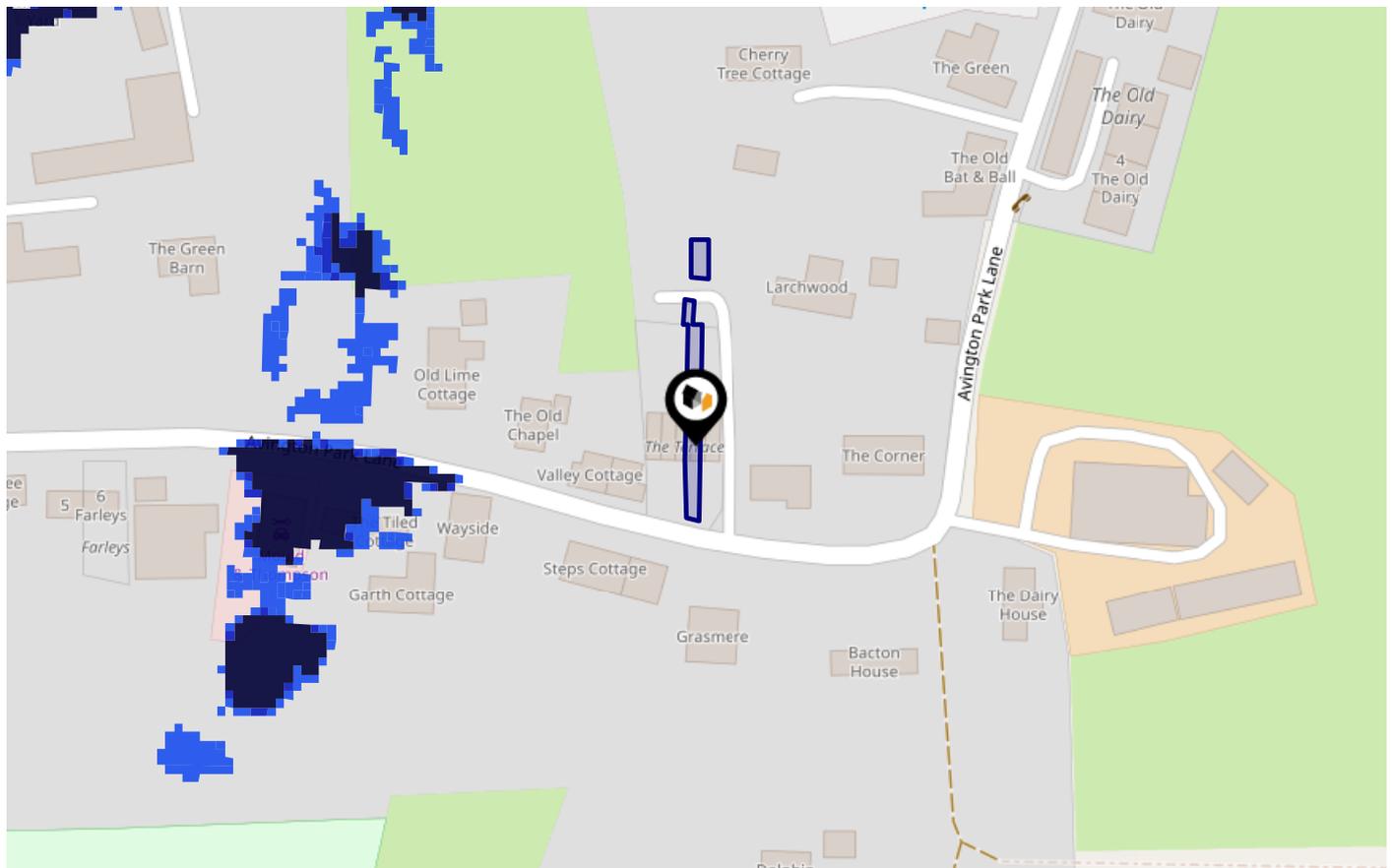
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

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

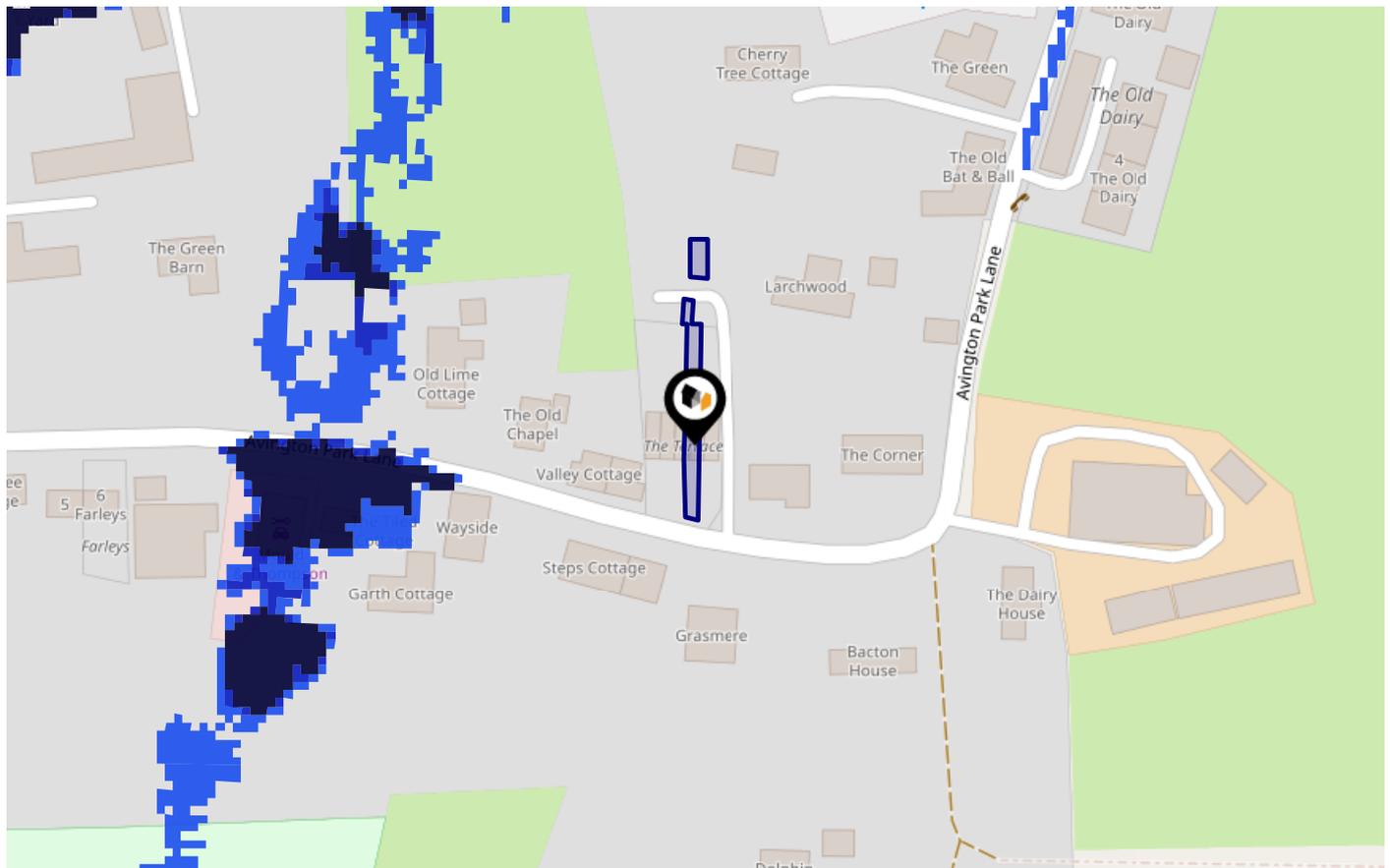
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

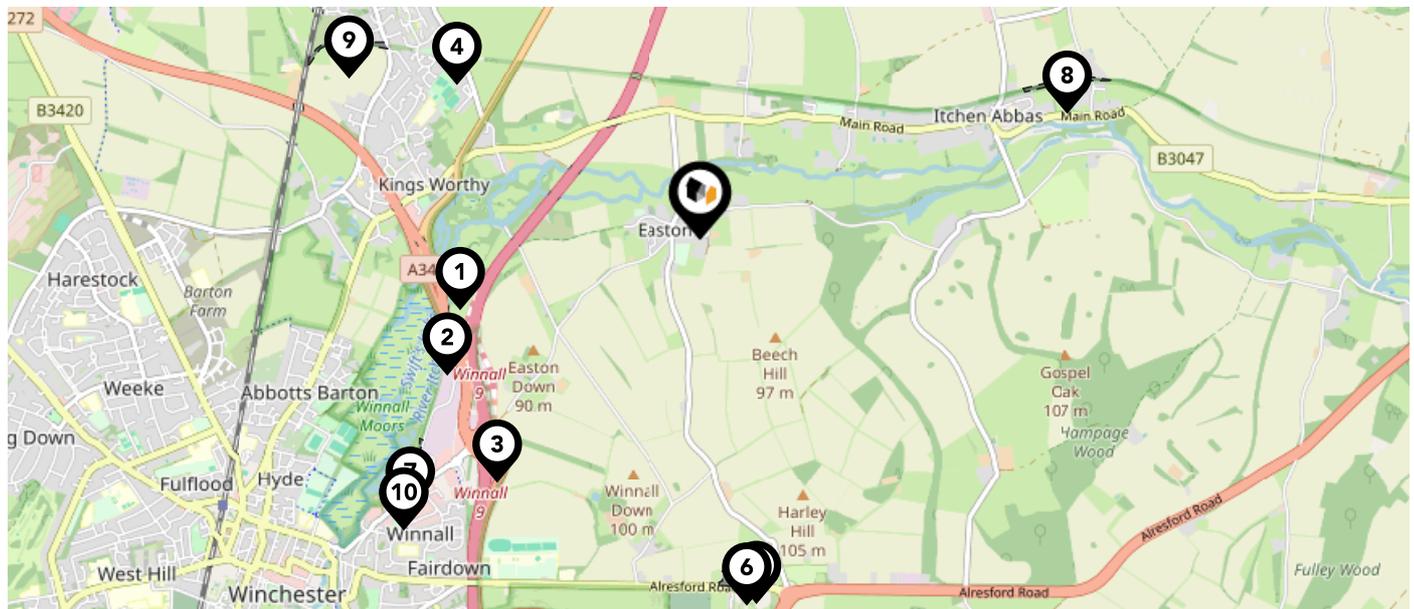
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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.



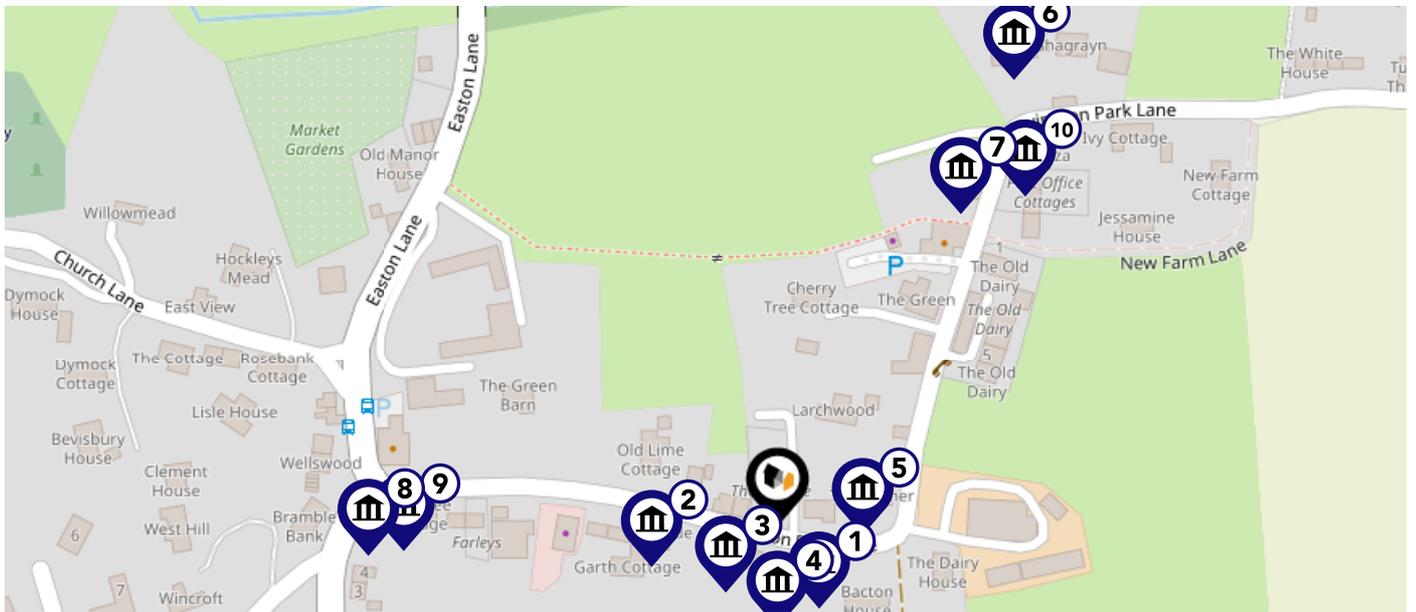
### Nearby Landfill Sites

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

# Maps

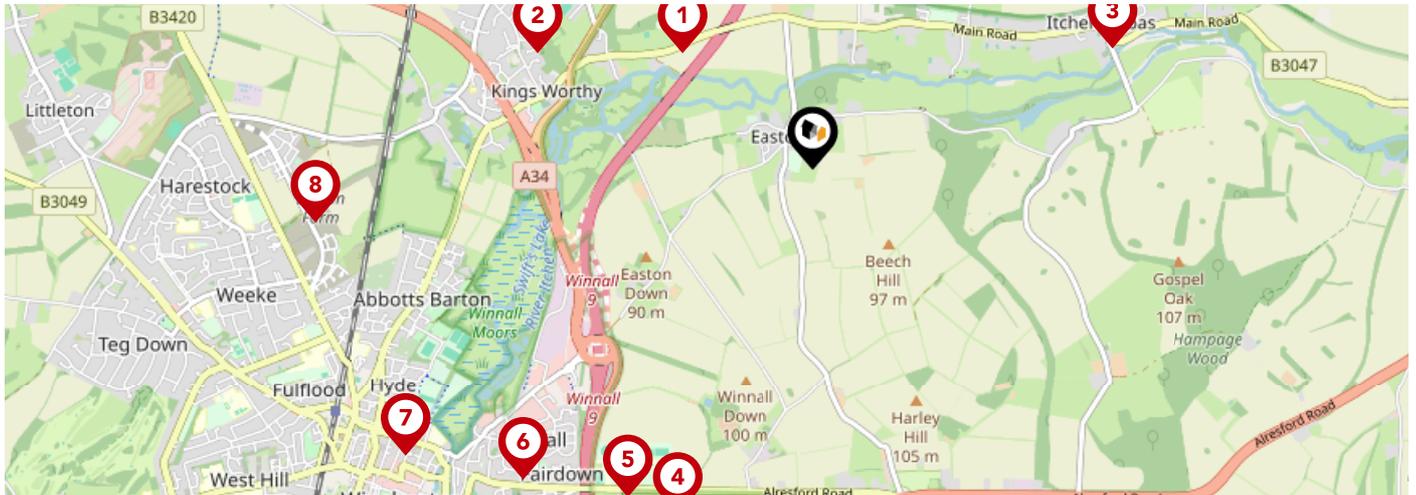
## Listed Buildings

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



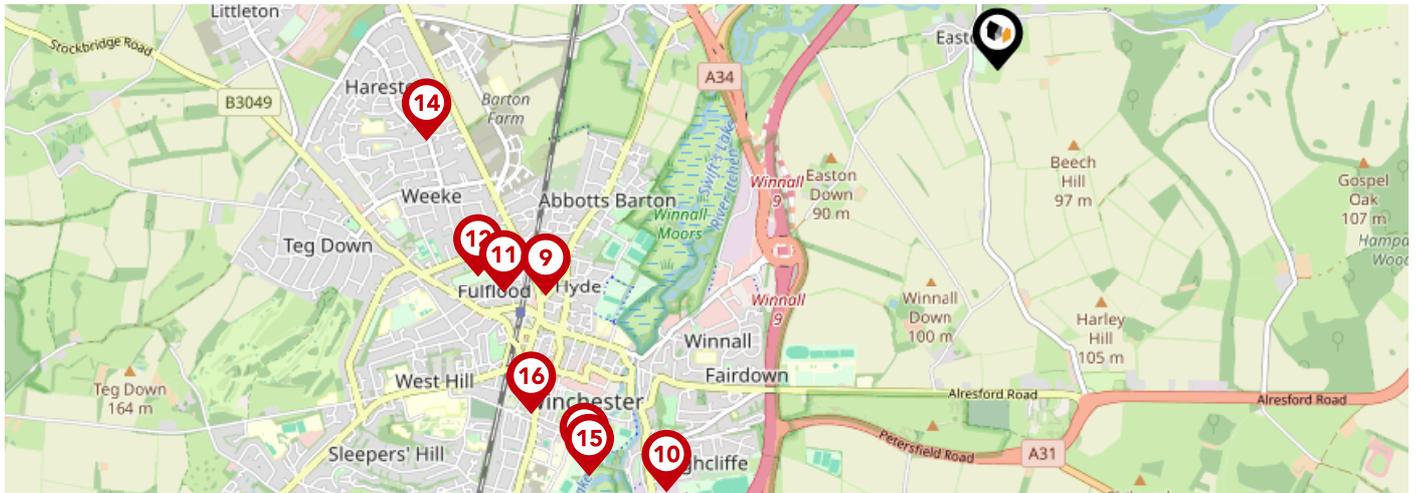
| Listed Buildings in the local district  |   | Grade    | Distance  |
|---|---|----------|-----------|
|  | 1350475 - Stable Block 10 M E Of Grasmere | Grade II | 0.0 miles |
|  | 1095866 - Meadowside Cottages             | Grade II | 0.0 miles |
|  | 1302994 - Steps And Homer Cottages        | Grade II | 0.0 miles |
|  | 1095867 - Grasmere                        | Grade II | 0.0 miles |
|  | 1095868 - The Corner                      | Grade II | 0.0 miles |
|  | 1350477 - The Farmery                     | Grade II | 0.1 miles |
|  | 1302969 - Goffs Oak, Lee Cot And The Nook | Grade II | 0.1 miles |
|  | 1156101 - Combed Wheat                    | Grade II | 0.1 miles |
|  | 1350474 - Yew Tree Cottage                | Grade II | 0.1 miles |
|  | 1156193 - Bacton Thatch                   | Grade II | 0.1 miles |

# Area Schools



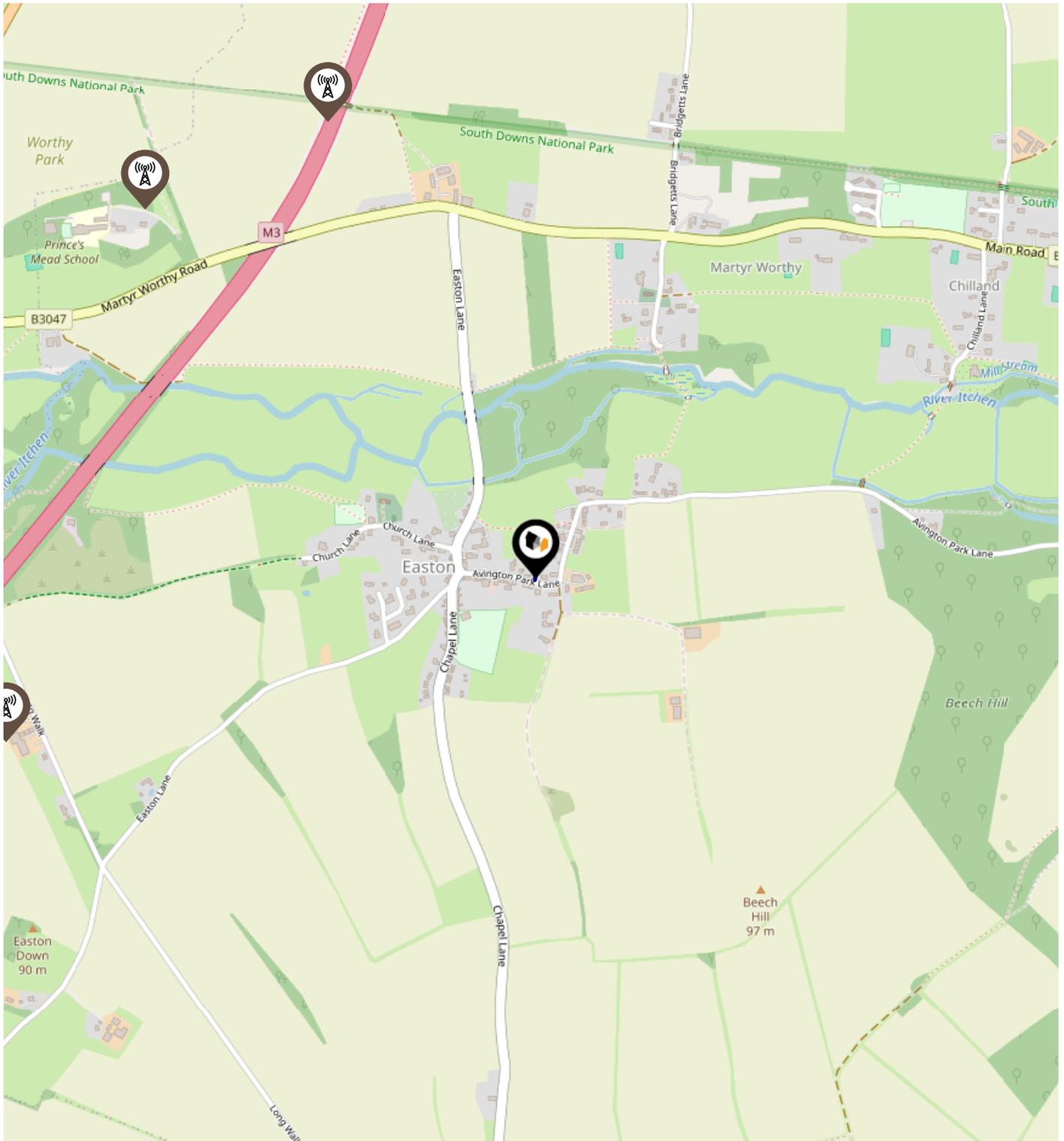
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Prince's Mead School</b><br>Ofsted Rating: Not Rated   Pupils: 296   Distance:0.81                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Kings Worthy Primary School</b><br>Ofsted Rating: Good   Pupils: 418   Distance:1.39                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Itchen Abbas Primary School</b><br>Ofsted Rating: Good   Pupils: 67   Distance:1.5                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Leigh House Hospital</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.73                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Swithuns</b><br>Ofsted Rating: Not Rated   Pupils: 742   Distance:1.75                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Winnall Primary School</b><br>Ofsted Rating: Good   Pupils: 190   Distance:1.98                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Bede Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 415   Distance:2.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Barton Farm Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 168   Distance:2.32              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



|   |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Osborne School</b><br>Ofsted Rating: Outstanding   Pupils: 223   Distance:2.35                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 184   Distance:2.5          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Peter Symonds College</b><br>Ofsted Rating: Outstanding   Pupils:0   Distance:2.52                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lanterns Nursery School and Extended Services</b><br>Ofsted Rating: Outstanding   Pupils: 108   Distance:2.6 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Pilgrims School</b><br>Ofsted Rating: Not Rated   Pupils: 235   Distance:2.66                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Henry Beaufort School</b><br>Ofsted Rating: Good   Pupils: 1047   Distance:2.67                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Winchester College</b><br>Ofsted Rating: Not Rated   Pupils: 726   Distance:2.68                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Swanwick Lodge</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.7                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

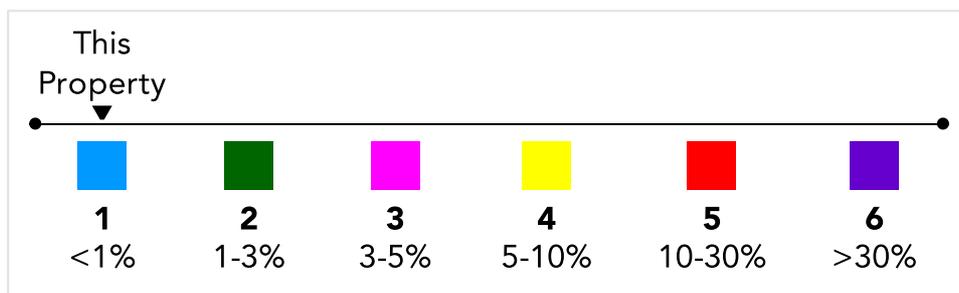
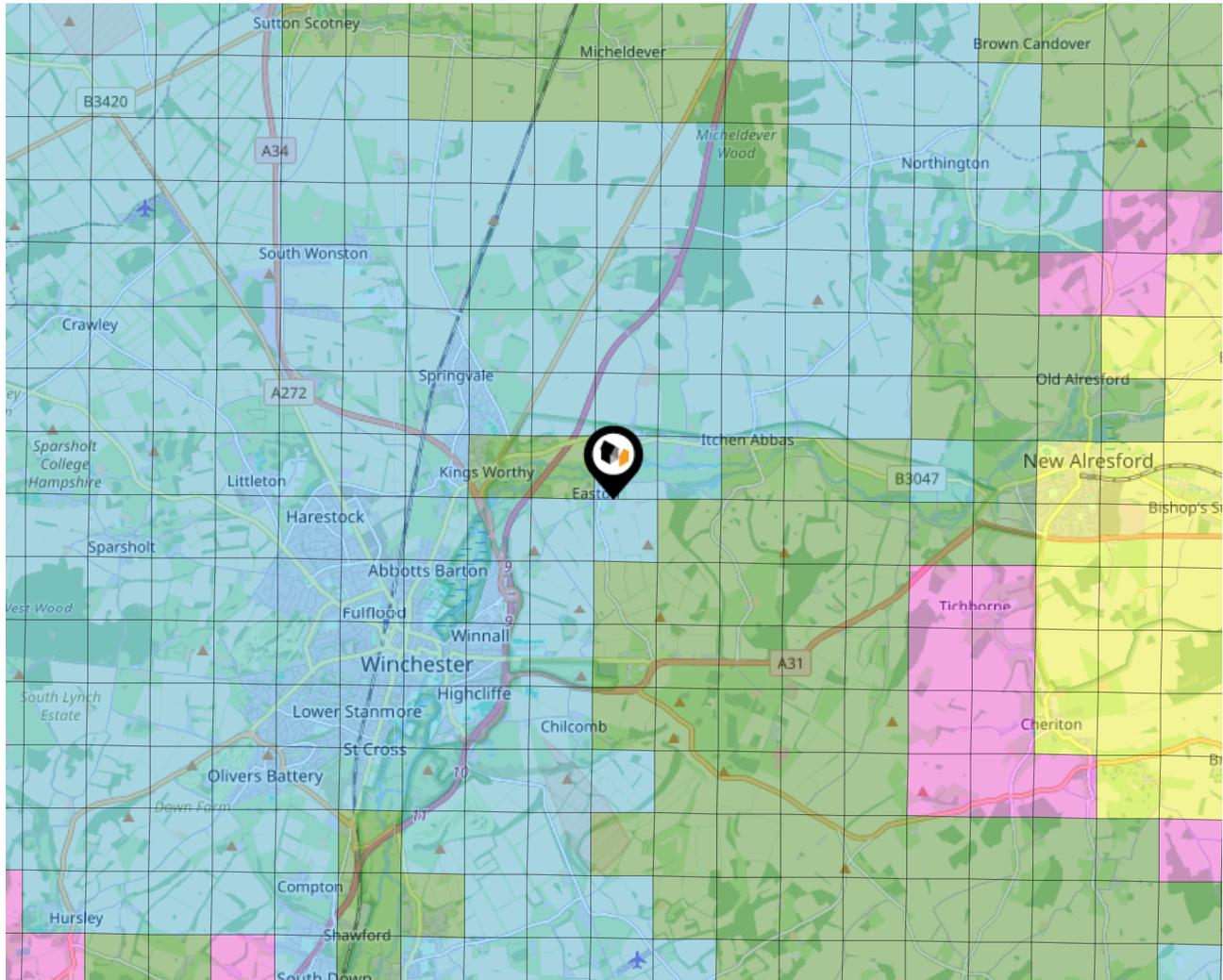


**Key:**

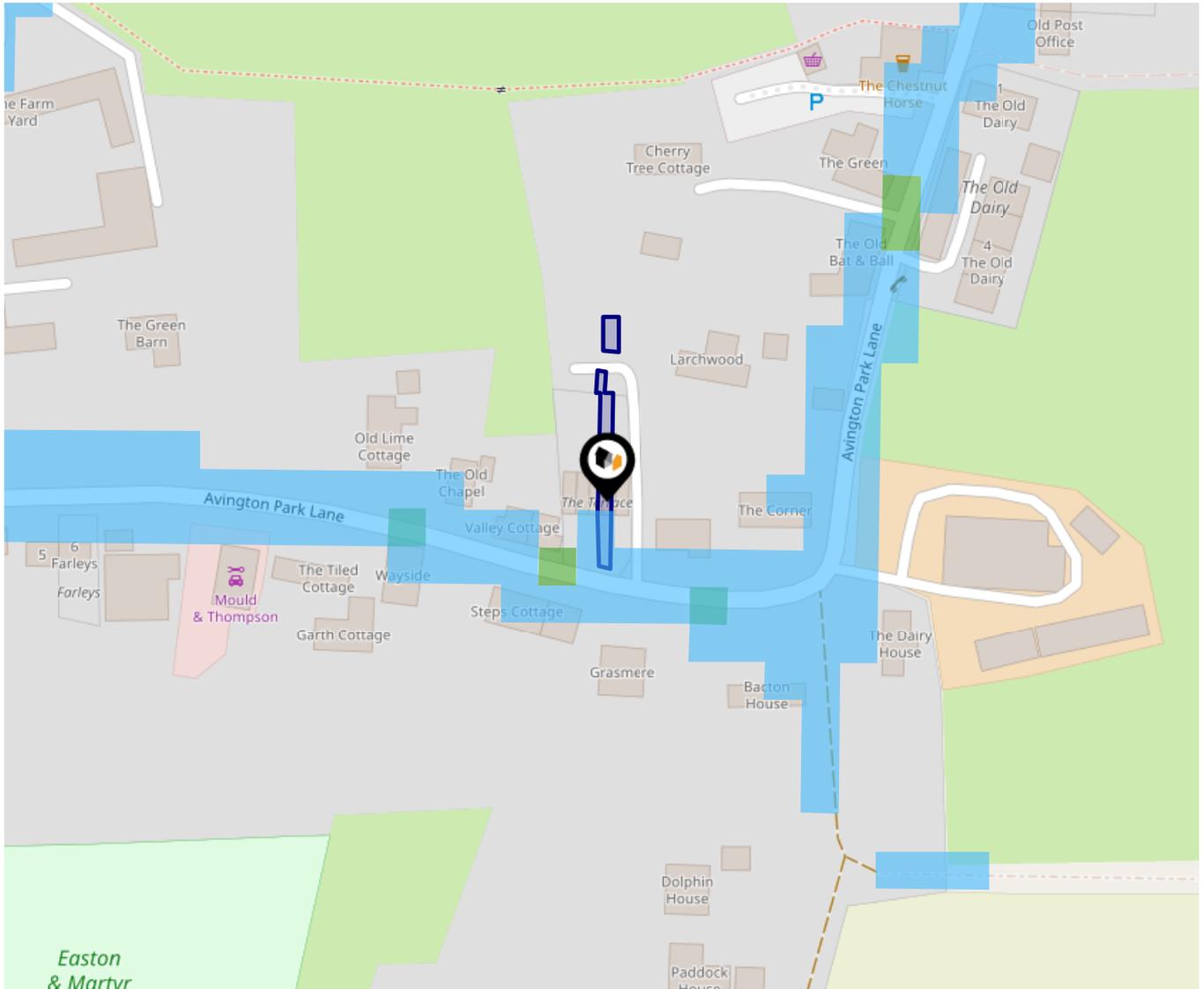
-  Power Pylons
-  Communication Masts

## 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/m<sup>3</sup>).



# 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



# Area

## Transport (National)



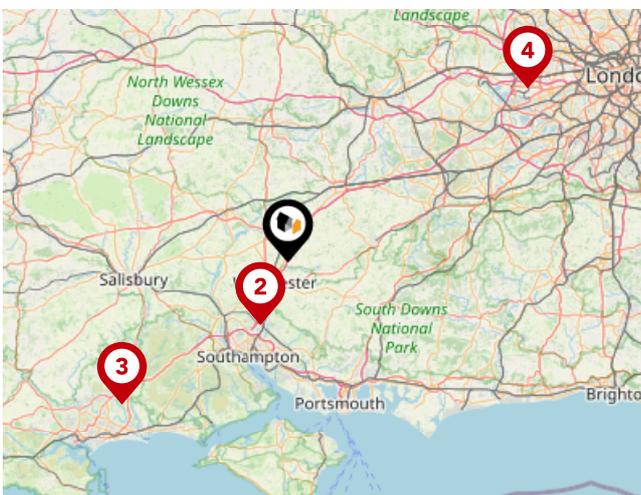
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Winchester Rail Station | 2.55 miles |
| 2   | Winchester Rail Station | 2.55 miles |
| 3   | Shawford Rail Station   | 5.09 miles |



### Trunk Roads/Motorways

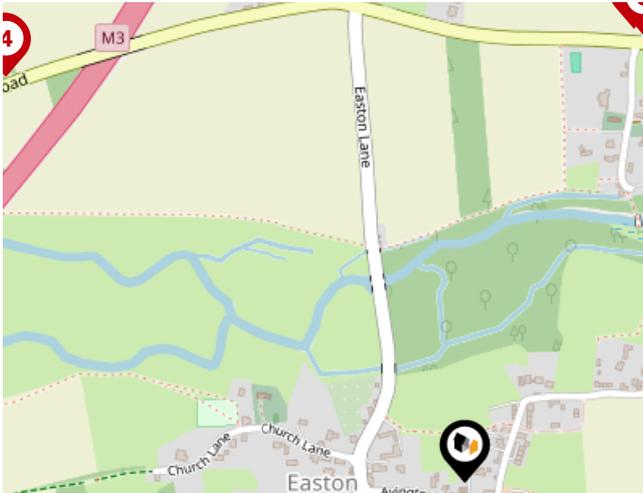
| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M3 J9  | 1.37 miles |
| 2   | M3 J10 | 2.93 miles |
| 3   | M3 J11 | 4.01 miles |
| 4   | M3 J12 | 7.39 miles |
| 5   | M3 J13 | 9.02 miles |



### Airports/Helipads

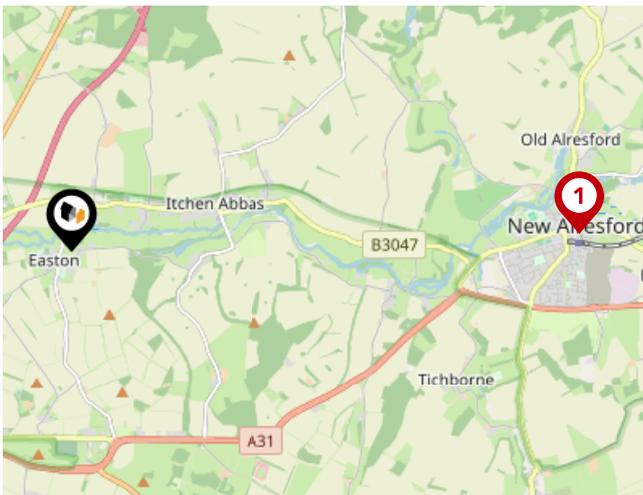
| Pin | Name                              | Distance    |
|-----|-----------------------------------|-------------|
| 1   | North Stoneham                    | 10.18 miles |
| 2   | Southampton Airport               | 10.18 miles |
| 3   | Bournemouth International Airport | 32.56 miles |
| 4   | Heathrow Airport Terminal 4       | 43.97 miles |

# Area Transport (Local)



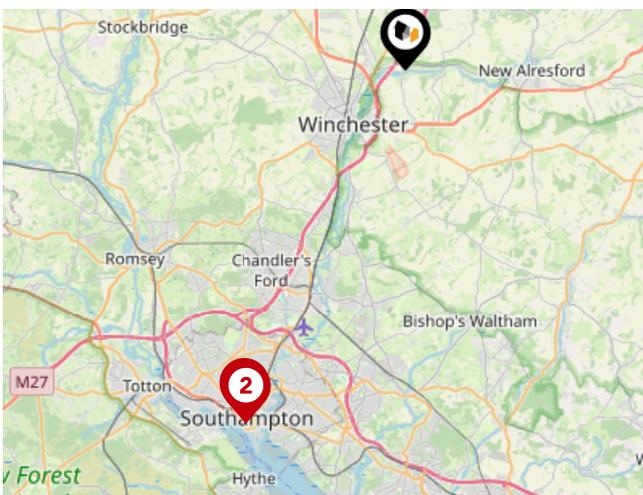
## Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Easton Lane         | 0.58 miles |
| 2   | War Memorial        | 0.56 miles |
| 3   | War Memorial        | 0.56 miles |
| 4   | Princes Mead School | 0.71 miles |
| 5   | Princes Mead School | 0.72 miles |



## Local Connections

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Alresford (Mid Hants Railway) | 4.71 miles |



## Ferry Terminals

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Southampton Vehicle Ferry Terminal   | 14.44 miles |
| 2   | Southampton Passenger Ferry Terminal | 14.5 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.



**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

