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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd September 2026



OLD GARDENS, WINCHESTER, SO22

Guide Price : £2,300,000

Sam Kerr-Smiley

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	3,724 ft ² / 346 m ²
Plot Area:	0.23 acres
Year Built :	2018
Council Tax :	Band G
Annual Estimate:	£3,933
Title Number:	HP828176

Guide Price:	£2,300,000
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)

7	38	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Old Gardens, Winchester, SO22*

Reference - 22/00305/HOU	
Decision:	Decided
Date:	14th February 2022
Description:	Erection of pergola, installation of a ground level and circular patio, with oak privacy wind break. Raised beds, floating stairs in line with the garden gradient, and installation of low level zoned mood lighting .











Property EPC - Certificate

Old Gardens, SO22

Energy rating

A

Valid until 17.09.2028

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

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	346 m ²

Westfield, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	22/03/2024	05/09/2014	
Last Sold Price:	£1,297,500	£765,000	
Combe House, Old Gardens, Winchester, SO22 6AD			
Last Sold Date:	17/05/2023	30/10/2018	13/02/2017
Last Sold Price:	£2,025,000	£1,762,500	£2,210,000
Hurst House, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	18/04/2019		
Last Sold Price:	£1,800,000		
Stow House, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	12/12/2018		
Last Sold Price:	£1,930,000		
Barrow House, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	07/12/2018		
Last Sold Price:	£1,950,000		
Latymers, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	05/10/2017		
Last Sold Price:	£700,000		
Corner House, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	19/06/2015		
Last Sold Price:	£875,000		
Linden Hof, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	20/06/2003		
Last Sold Price:	£435,000		
Cranley, Old Gardens, Winchester, SO22 6AD			Detached House
Last Sold Date:	06/09/2002		
Last Sold Price:	£440,000		

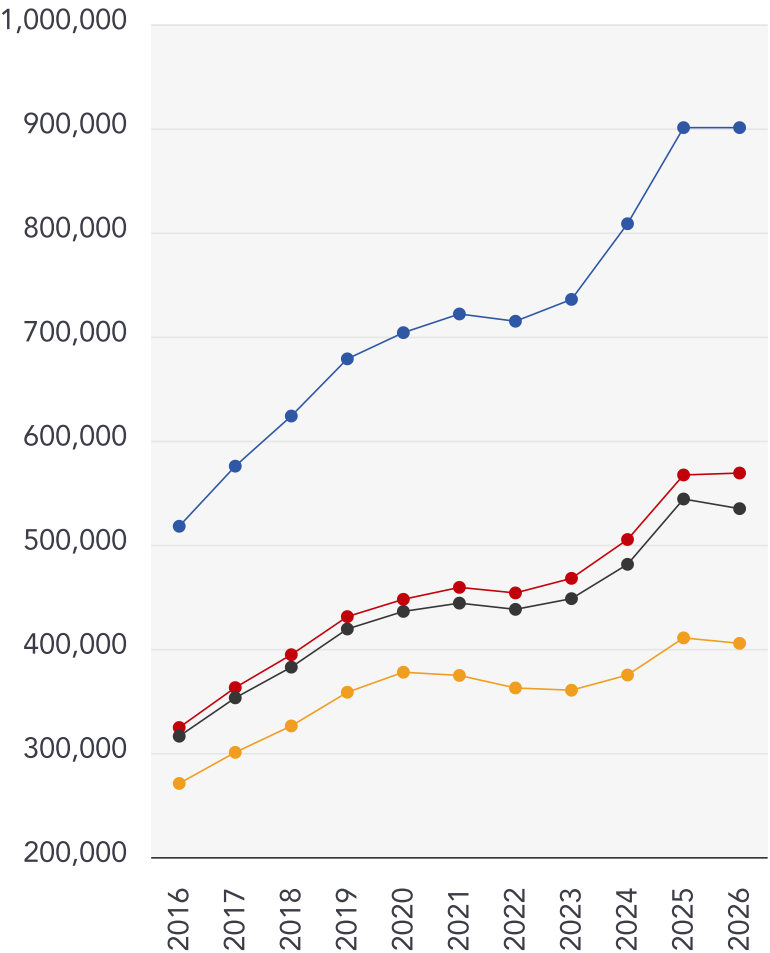
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

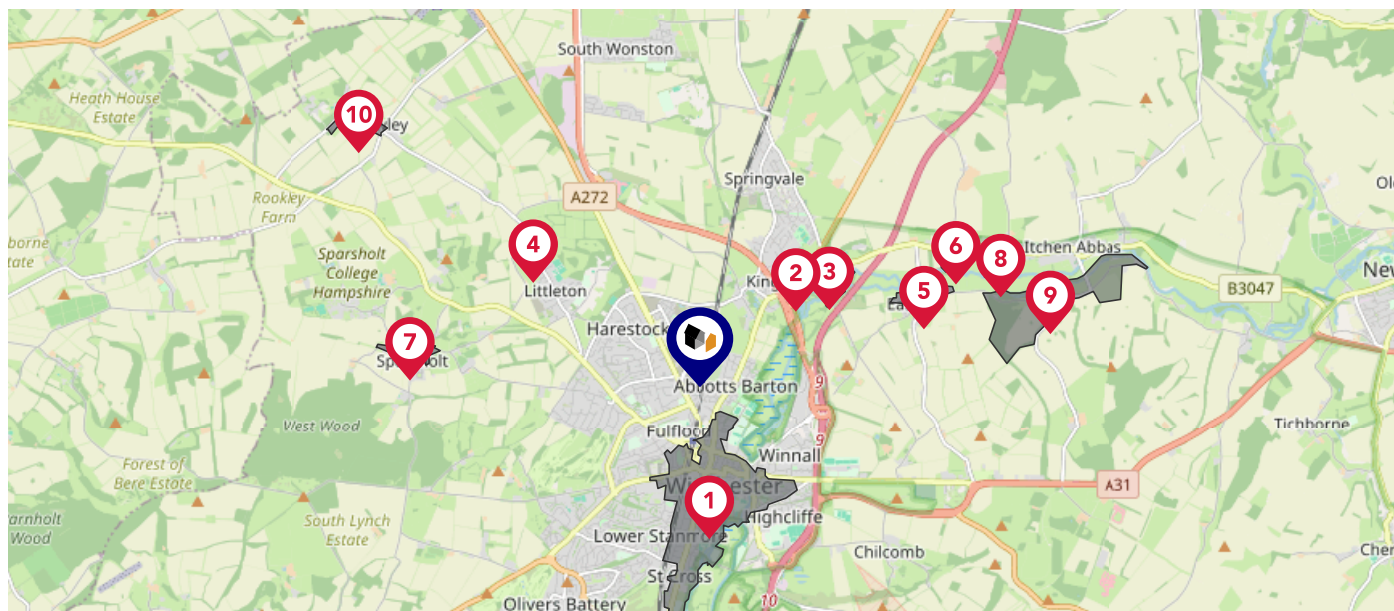
Flat

+49.74%

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



Kings Worthy



Abbots Worthy



Littleton



Easton



Martyr Worthy



Sparsholt



Chilland

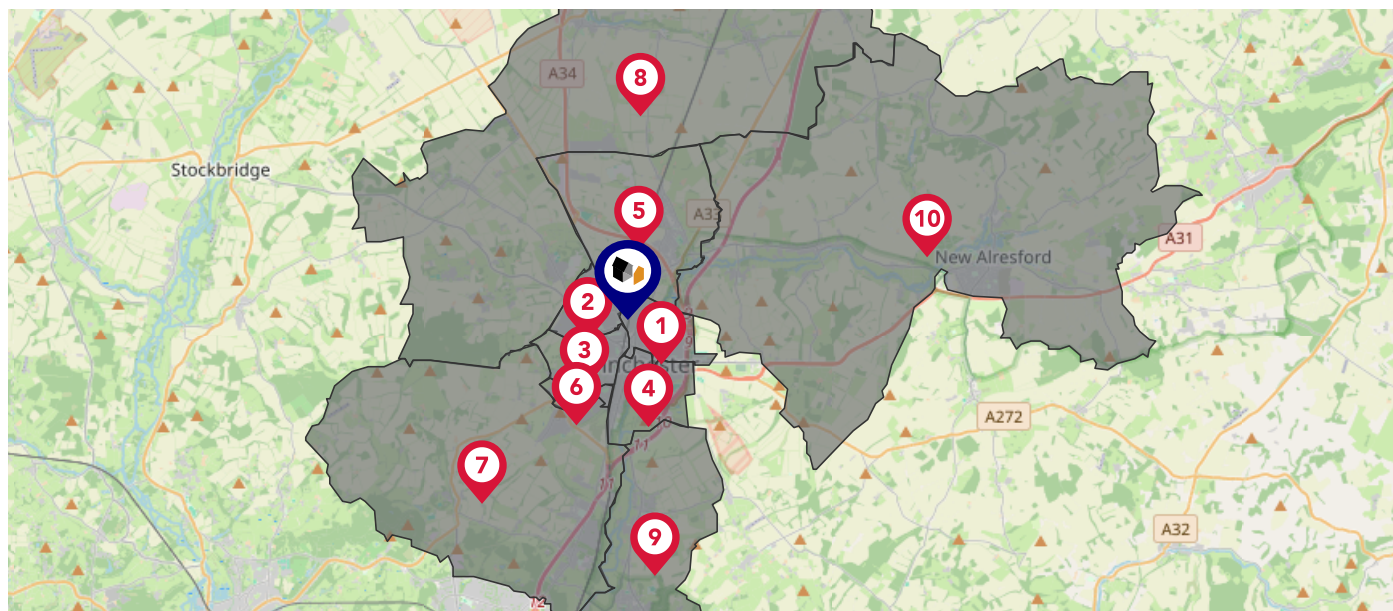


Avington



Crawley

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

St. Barnabas Ward

3

St. Paul Ward

4

St. Michael Ward

5

The Worthys Ward

6

St. Luke Ward

7

Badger Farm & Oliver's Battery Ward

8

Wonston & Micheldever Ward

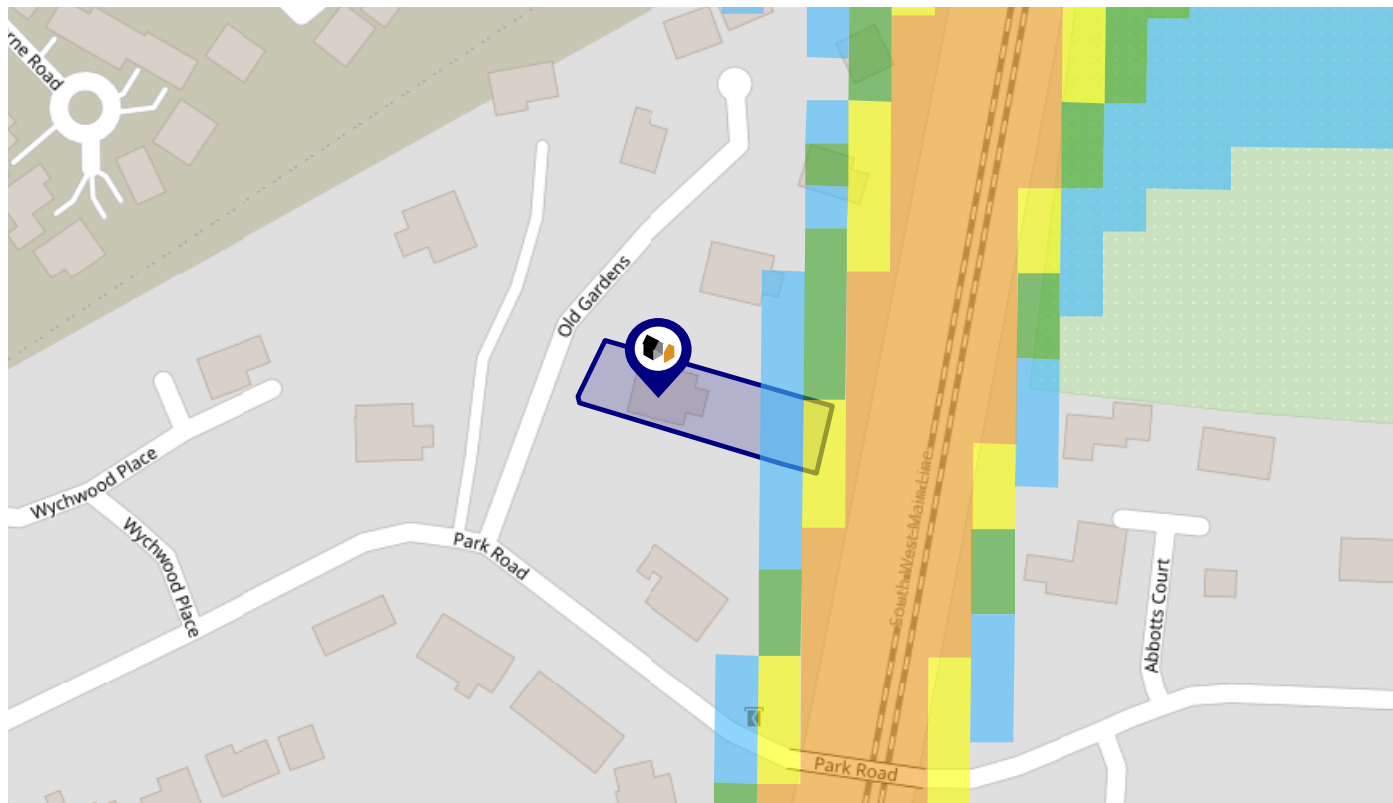
9

Colden Common & Twyford Ward

10

Alresford & Itchen Valley 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.

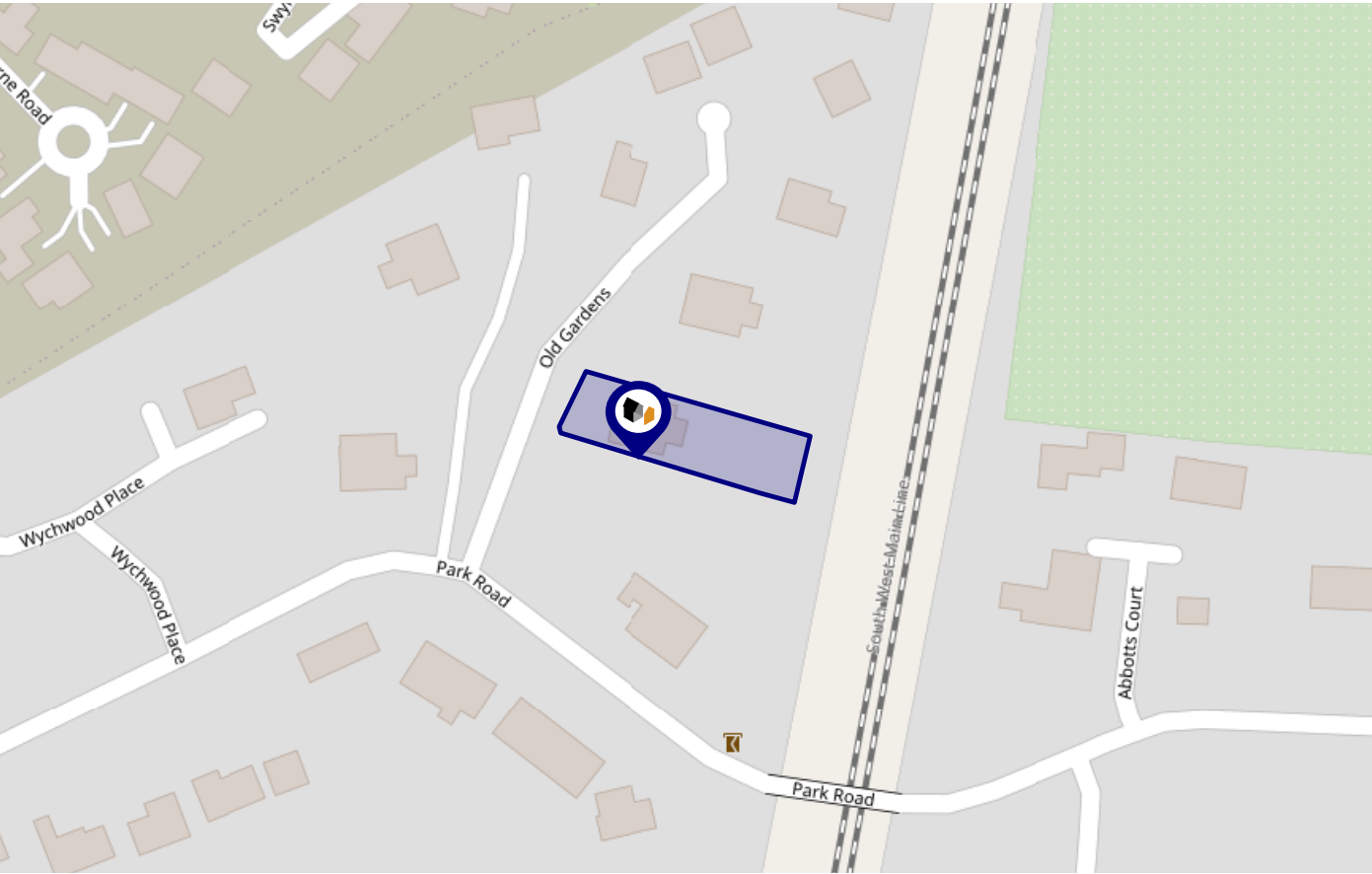
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

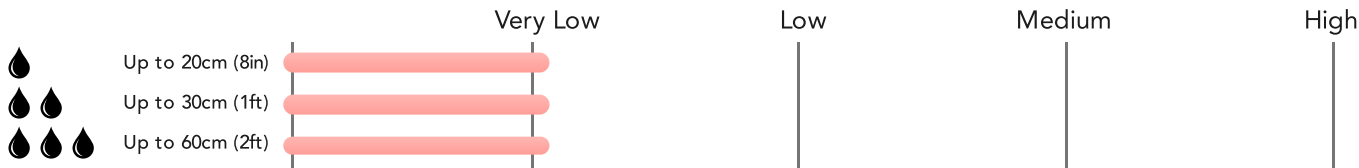


Risk Rating: Very low

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.

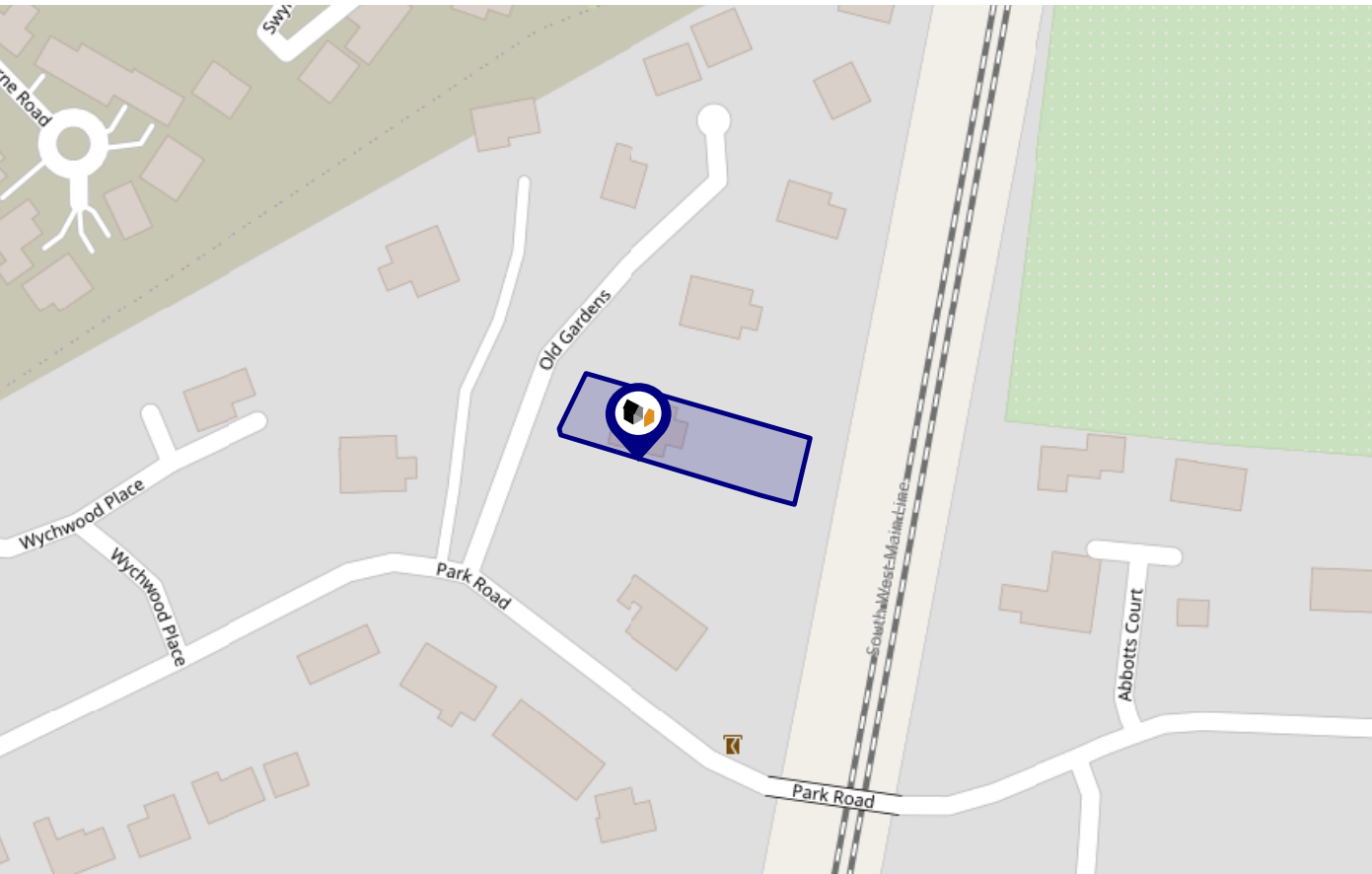
Chance of flooding to the following depths at this property:



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.

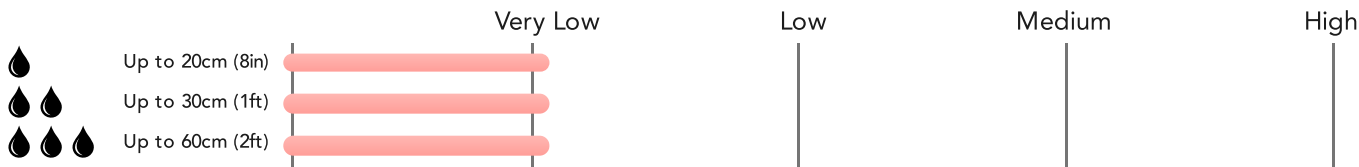


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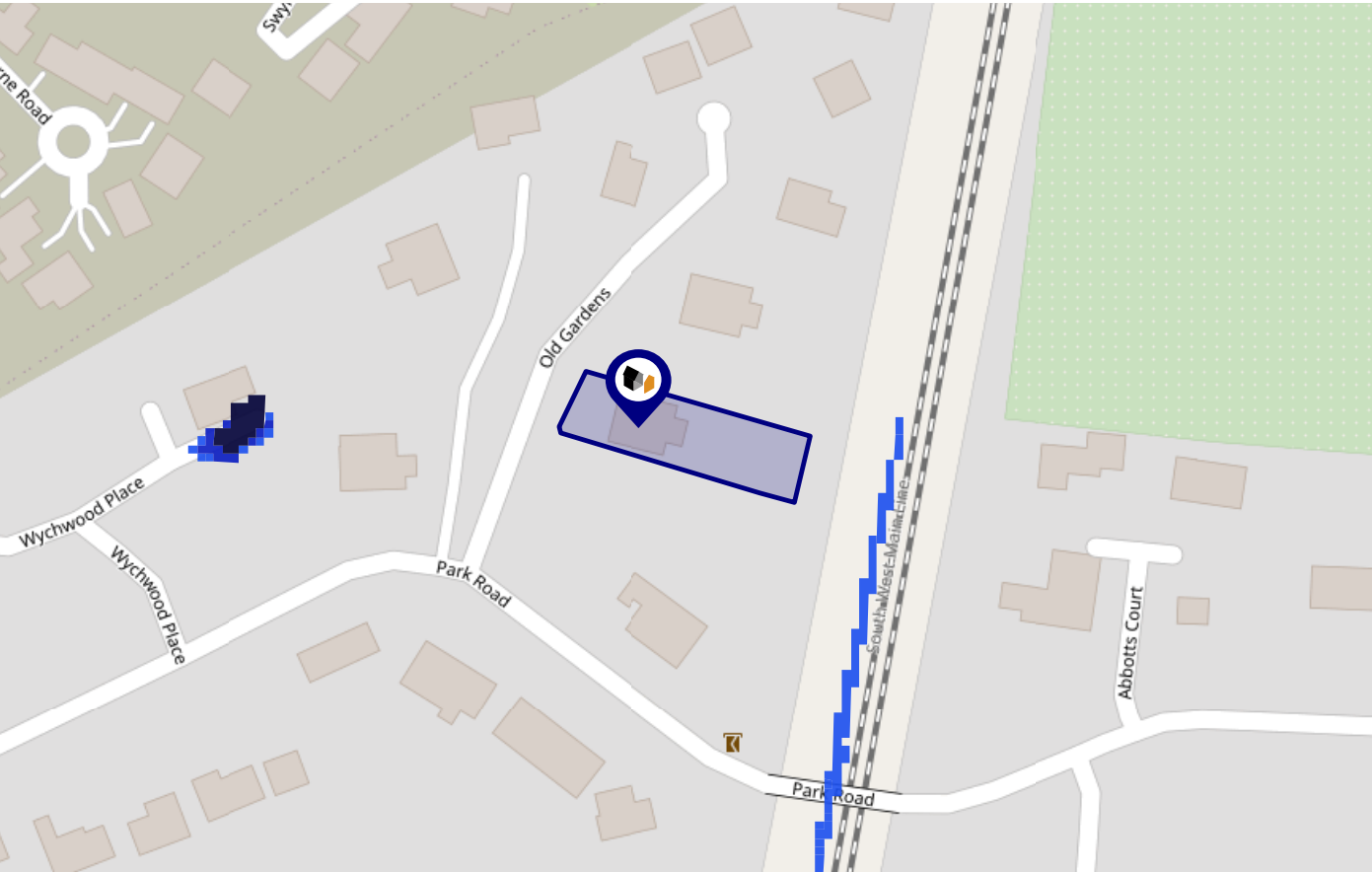
Chance of flooding to the following depths at this property:



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.

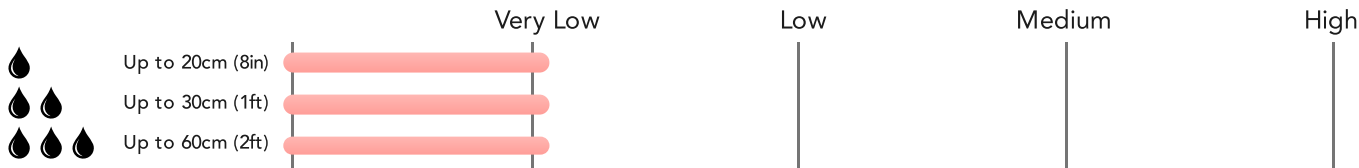


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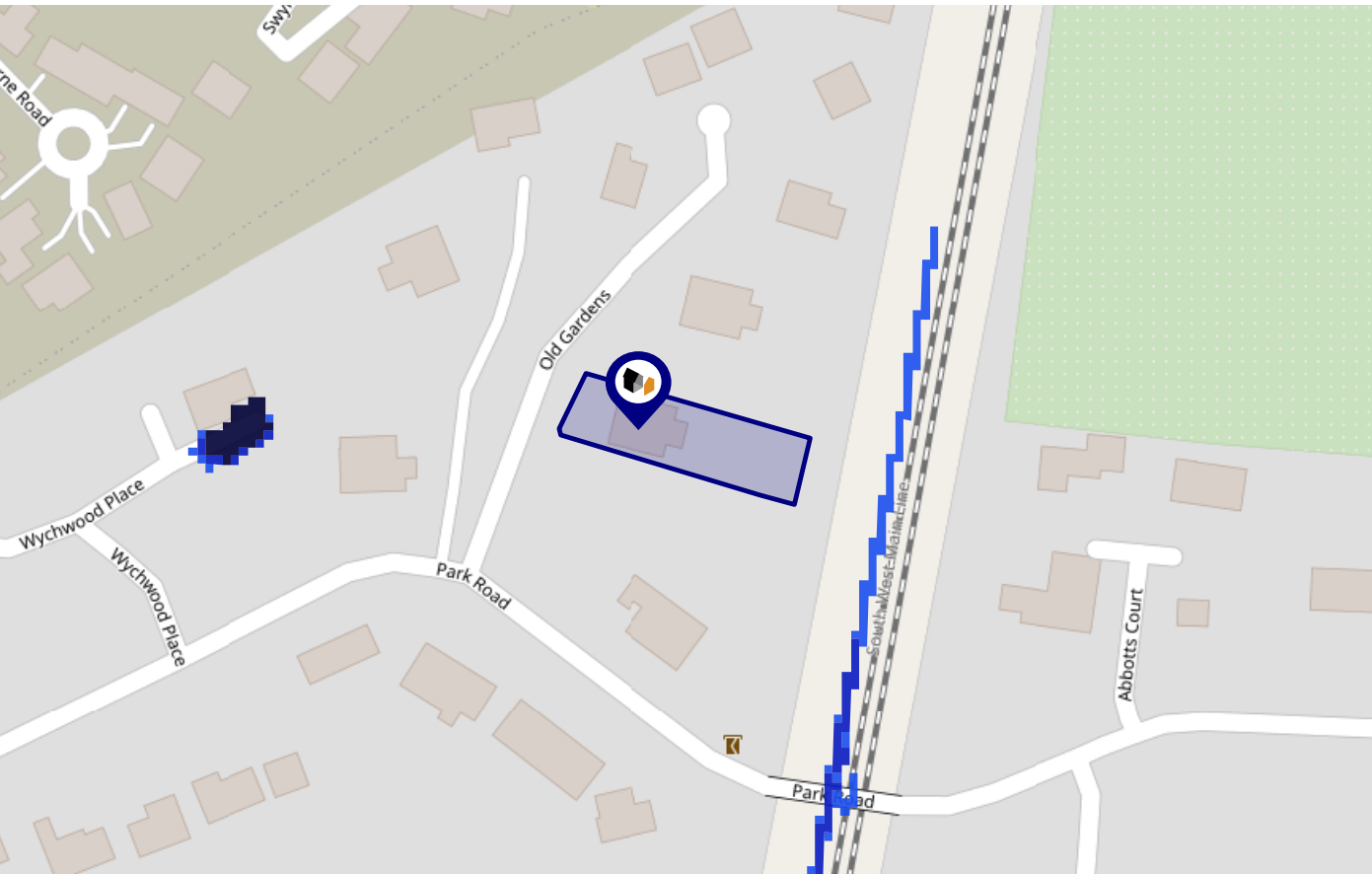
Chance of flooding to the following depths at this property:



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

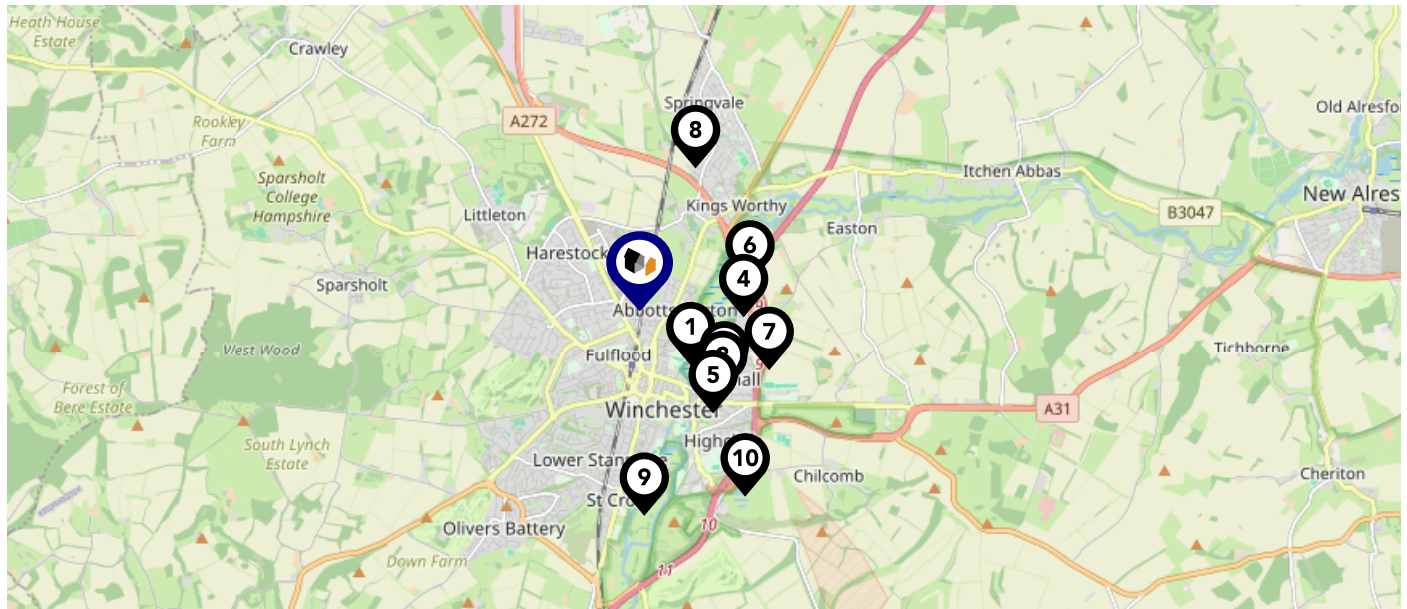
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Chance of flooding to the following depths at this property:



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.



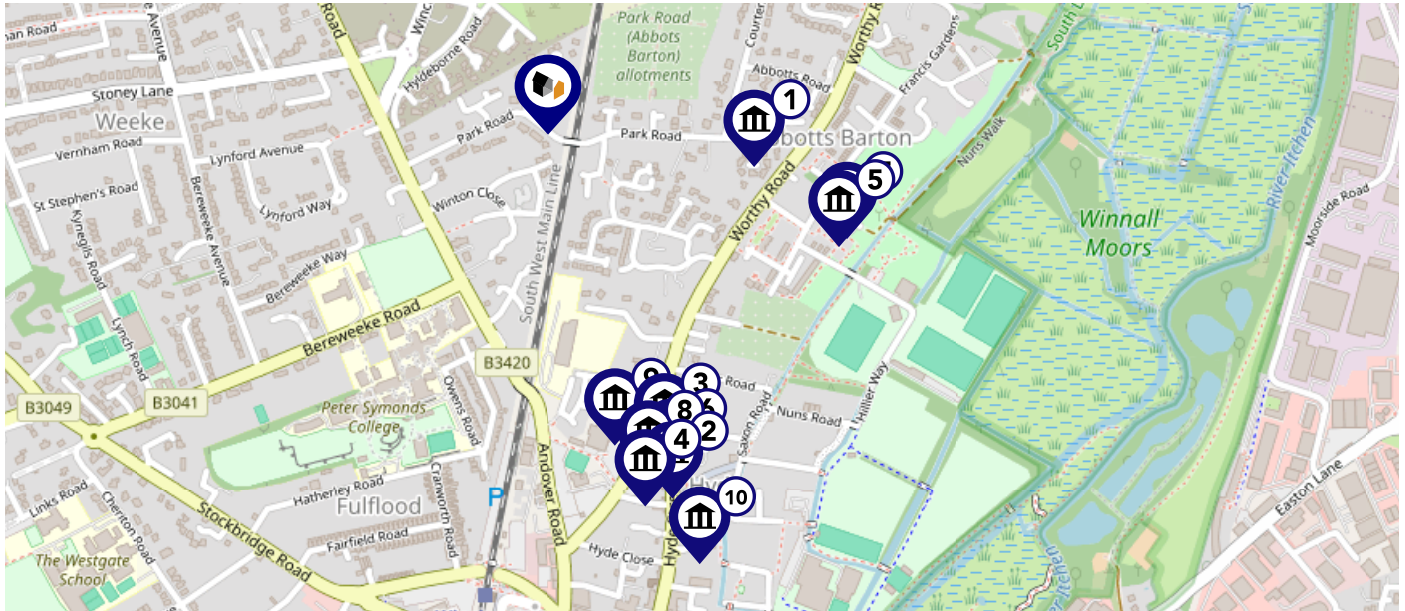
Nearby Landfill Sites

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

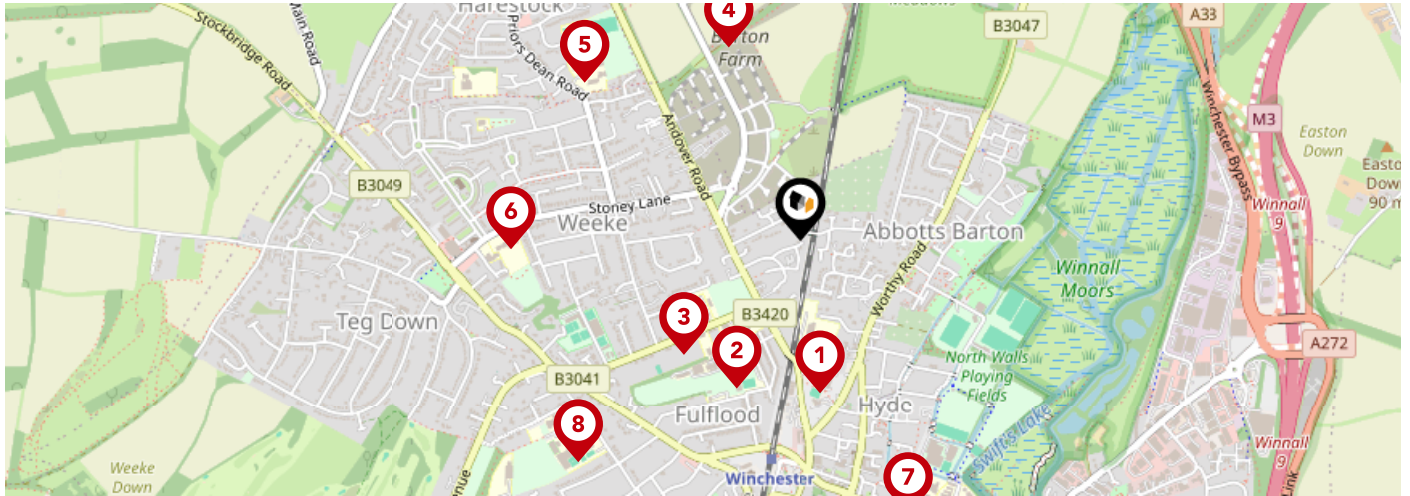
Maps

Listed Buildings

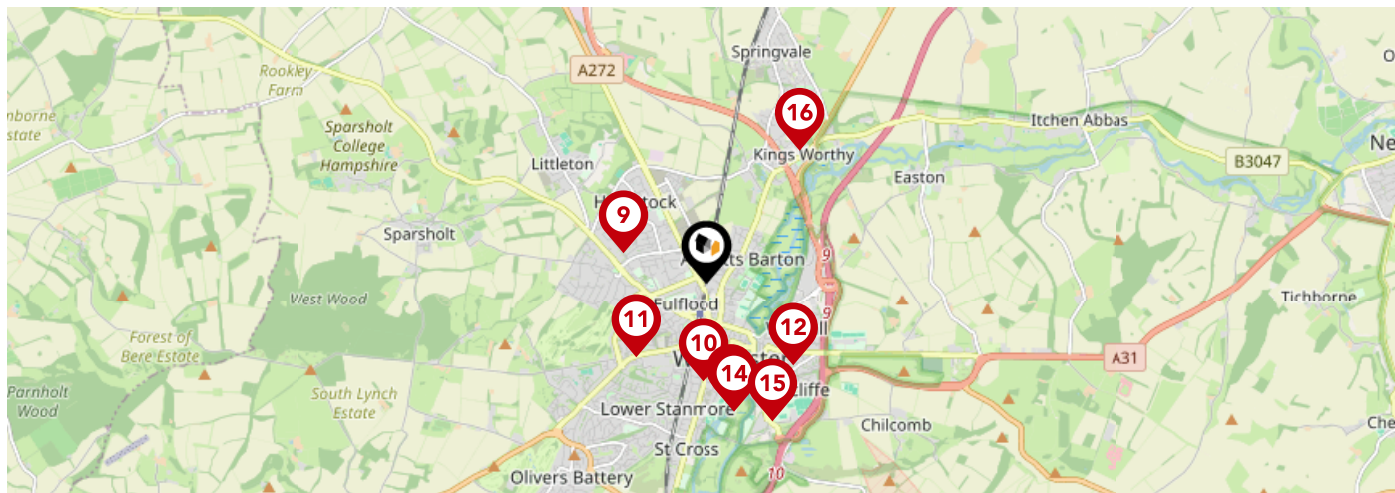
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1393400 - Stapenhill	Grade II	0.3 miles
	1172862 - The Vicarage	Grade II	0.4 miles
	1095449 - 52, Hyde Street	Grade II	0.4 miles
	1095448 - 43, Hyde Street	Grade II	0.4 miles
	1095496 - Abbots Barton Farmhouse With Cottage Adjoining	Grade II	0.4 miles
	1095450 - Kingston House	Grade II	0.4 miles
	1095497 - Dovecote At Abbots Barton Farm	Grade II	0.4 miles
	1172858 - 44, Hyde Street	Grade II	0.4 miles
	1419302 - Hyde Lodge	Grade II	0.4 miles
	1095419 - Hyde Abbey Gateway	Grade I	0.5 miles



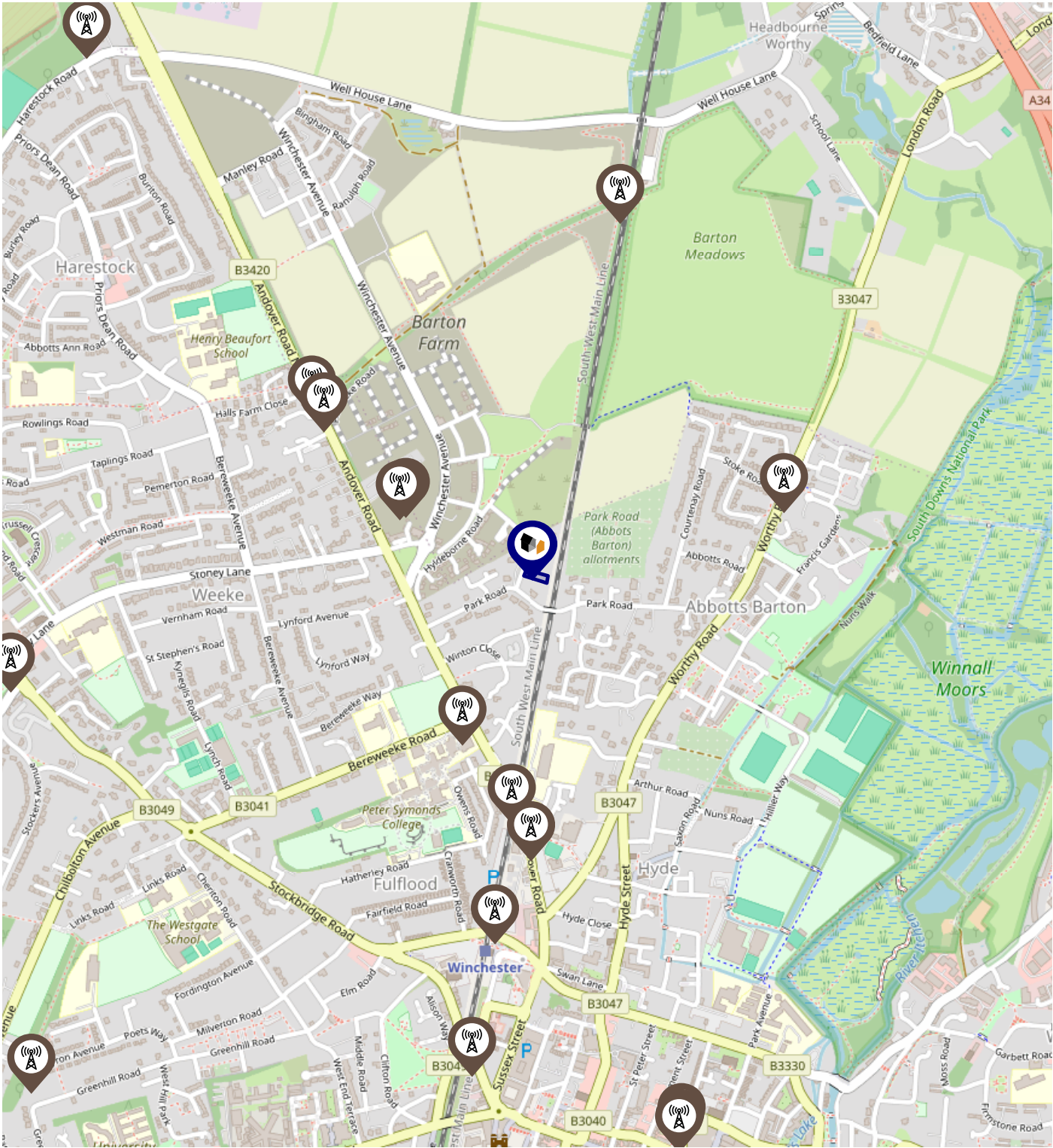
		Nursery	Primary	Secondary	College	Private
1	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.36	☐	☐	☒	☐	☐
2	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.37	☐	☐	☒	☐	☐
3	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.38	☒	☐	☐	☐	☐
4	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:0.48	☐	☒	☐	☐	☐
5	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:0.62	☐	☐	☒	☐	☐
6	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.68	☐	☒	☐	☐	☐
7	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.69	☐	☒	☐	☐	☐
8	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.73	☐	☒	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.83	☐	☒	☐	☐	☐
10	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.91	☐	☐	☒	☐	☐
11	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.95	☐	☒	☐	☐	☐
12	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.1	☐	☒	☐	☐	☐
13	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.17	☐	☐	☒	☐	☐
14	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.22	☐	☐	☒	☐	☐
15	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.41	☐	☒	☐	☐	☐
16	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.51	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

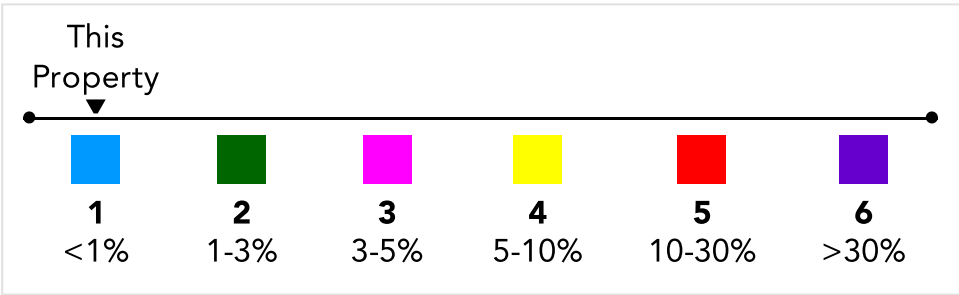
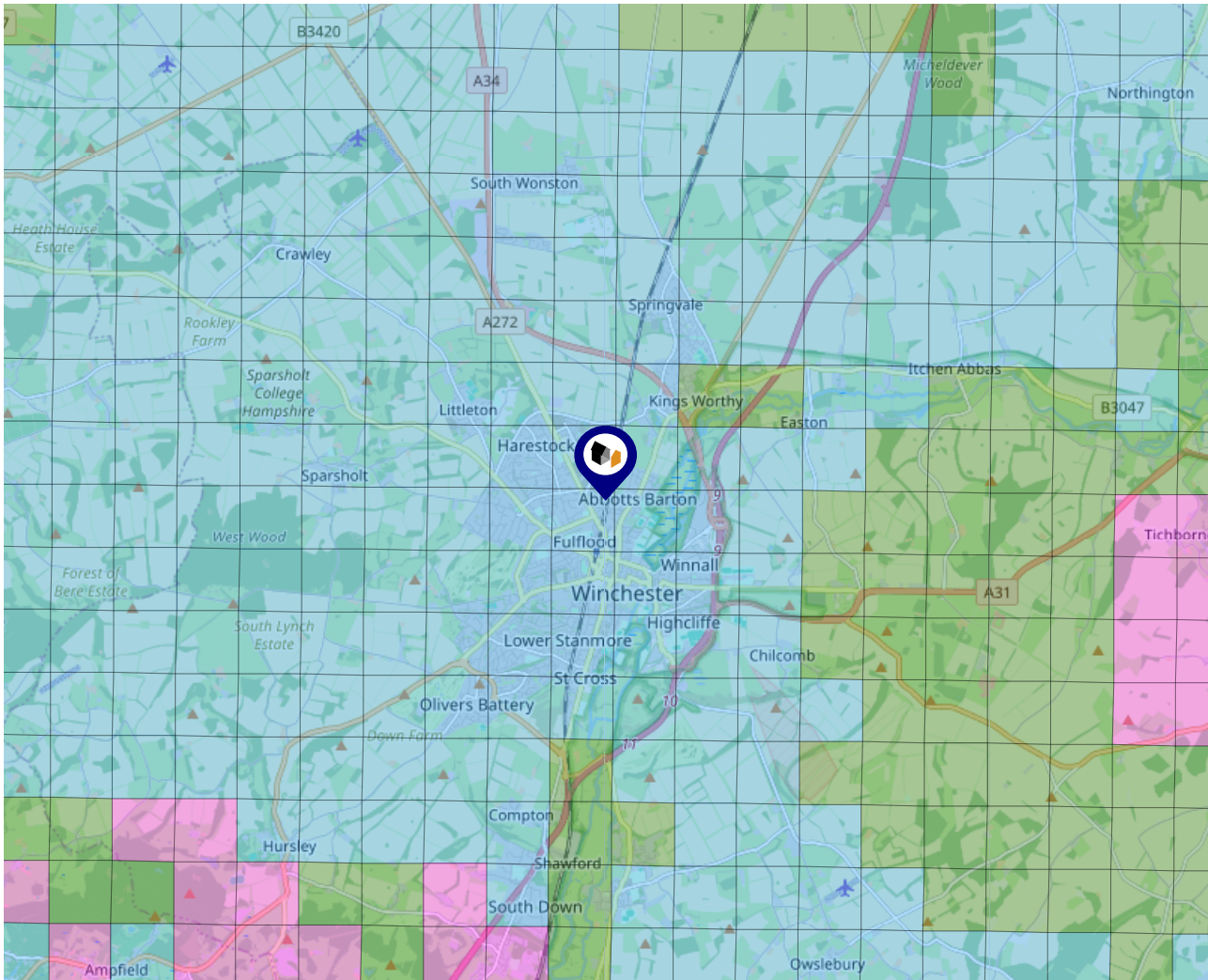


Key:

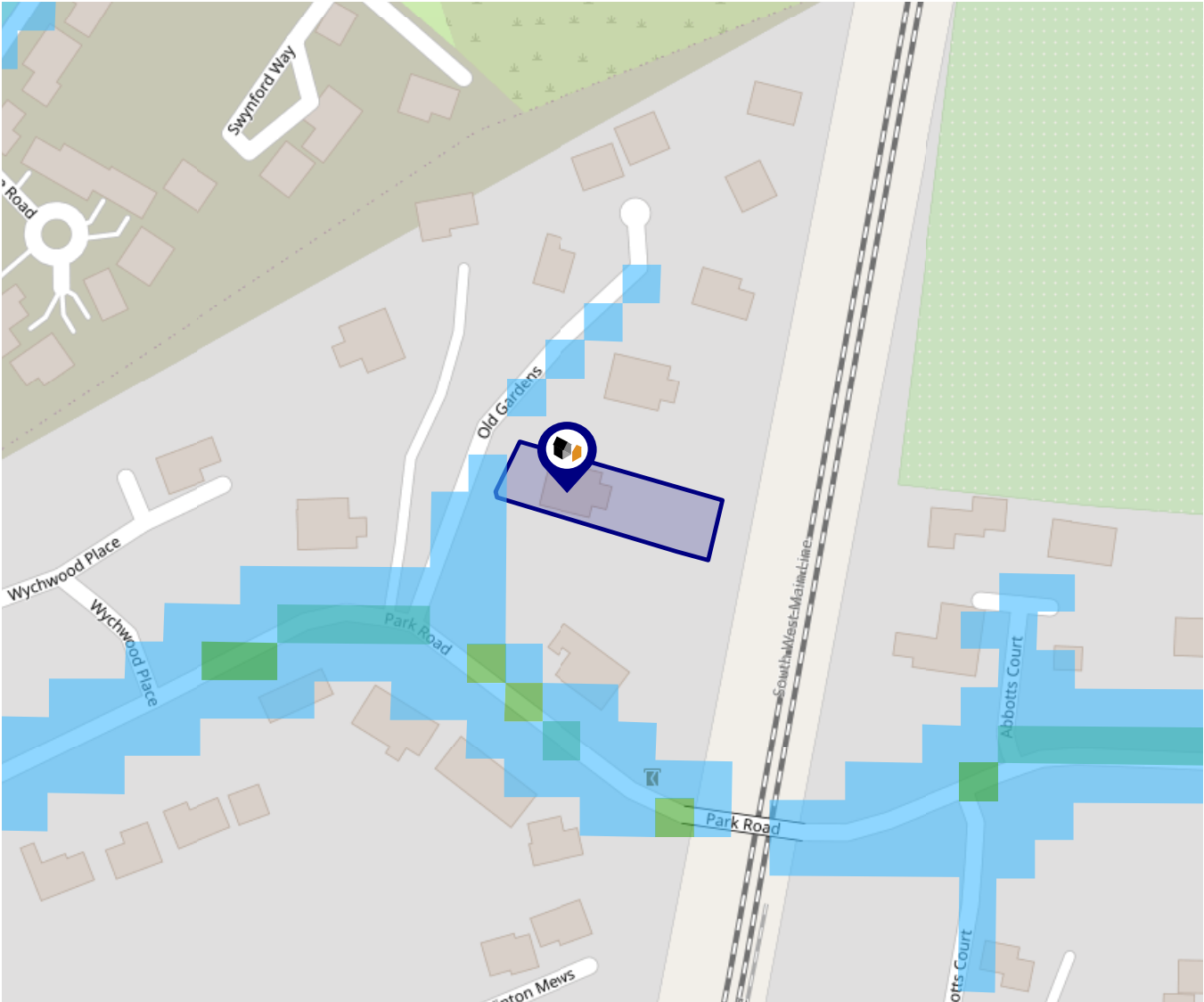
-  Power Pylons
-  Communication Masts

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

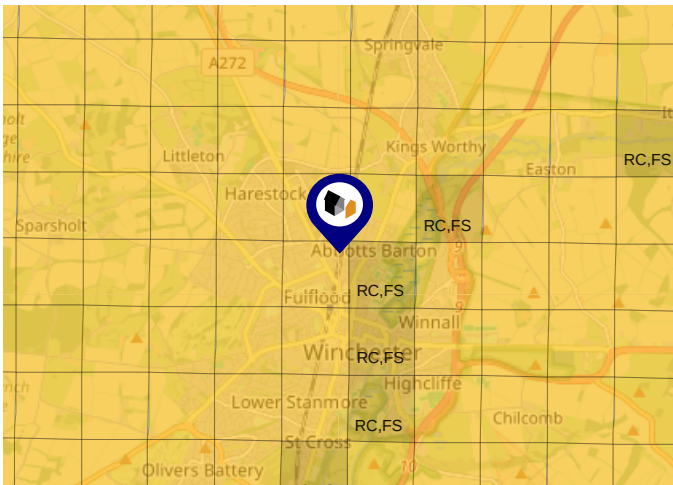


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

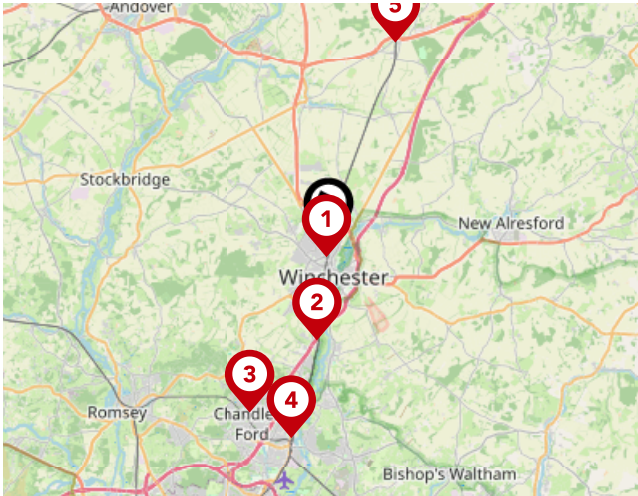


Primary Classifications (Most Common Clay Types)

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

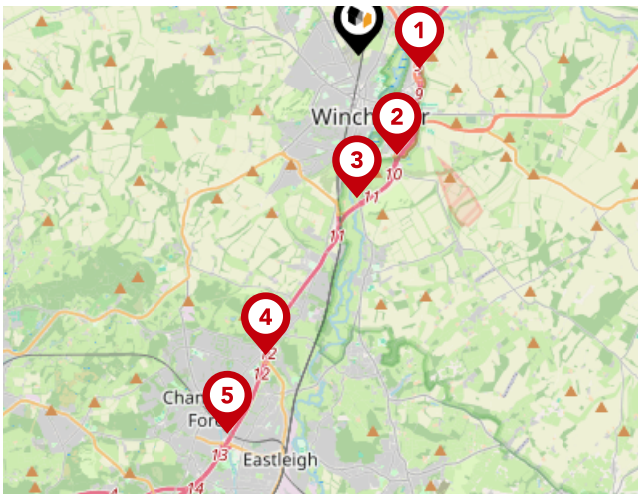
Area

Transport (National)



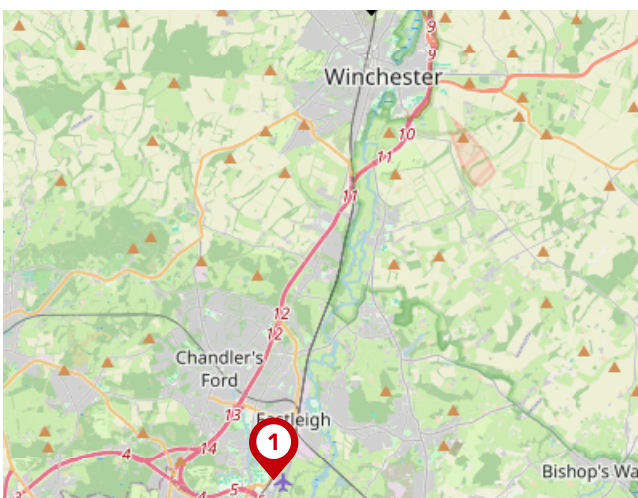
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.58 miles
2	Shawford Rail Station	3.72 miles
3	Chandlers Ford Rail Station	6.98 miles
4	Eastleigh Rail Station	7.48 miles
5	Micheldever Rail Station	7.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	1.17 miles
2	M3 J10	1.97 miles
3	M3 J11	2.66 miles
4	M3 J12	5.84 miles
5	M3 J13	7.46 miles

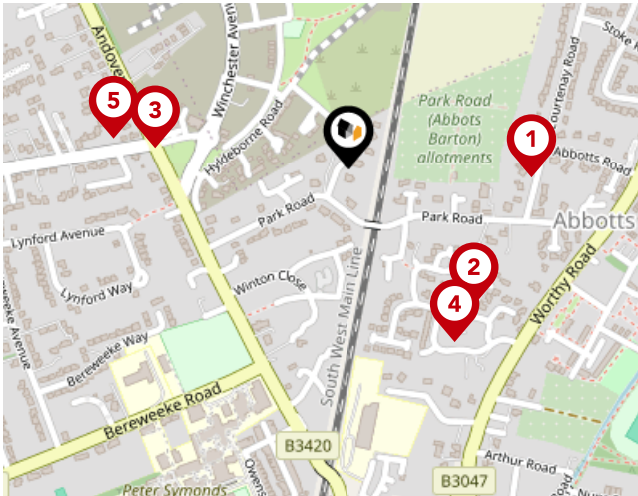


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	8.85 miles

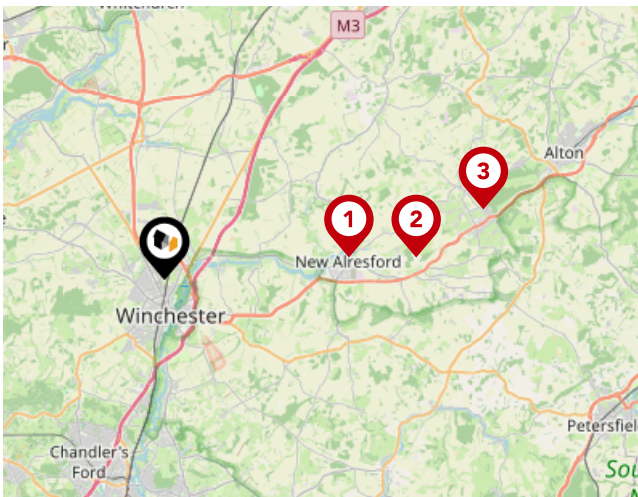
Area

Transport (Local)



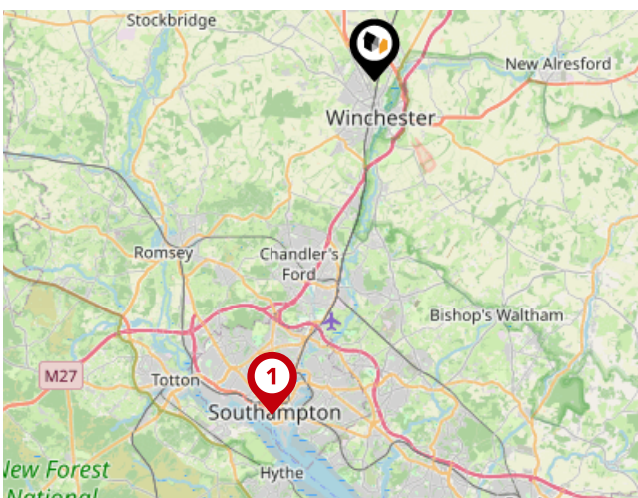
Bus Stops/Stations

Pin	Name	Distance
	Abbotts Road	0.21 miles
	Salcot Road	0.21 miles
	Stoney Lane Corner	0.22 miles
	Warwick Court	0.23 miles
	Andover Road	0.27 miles



Local Connections

Pin	Name	Distance
	Alresford (Mid Hants Railway)	6.88 miles
	Ropley (Mid-Hants Railway)	9.4 miles
	Medstead & Four Marks (Mid Hants Railway)	12.11 miles



Ferry Terminals

Pin	Name	Distance
	Southampton Vehicle Ferry Terminal	13 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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