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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 12th September 2026



ST. CATHERINES ROAD, WINCHESTER, SO23

Guide Price : £595,000

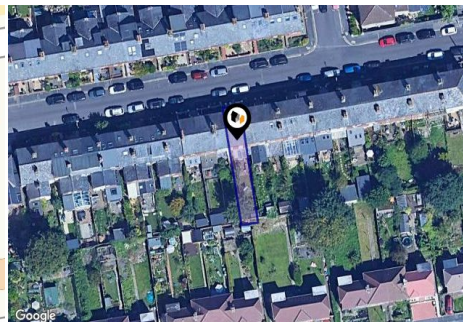
Sam Kerr-Smiley

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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,360
Title Number:	HP444676

Guide Price:	£595,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **St. Catherines Road, Winchester, SO23**

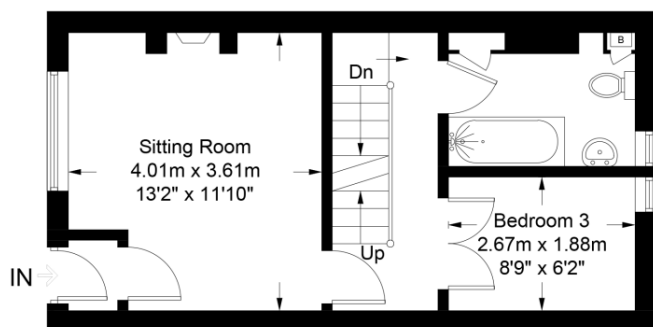
Reference - 20/00243/HOU	
Decision:	Decided
Date:	03rd February 2020
Description:	Single Storey rear Extension New first floor windows

Reference - 22/01263/HOU	
Decision:	Decided
Date:	09th June 2022
Description:	Single storey rear extension Relocation of existing rear facing windows to rear elevation

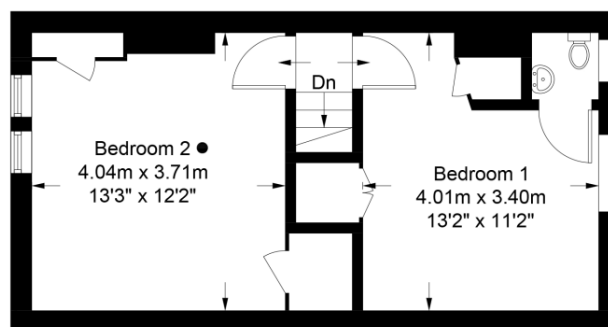


ST. CATHERINES ROAD, WINCHESTER, SO23

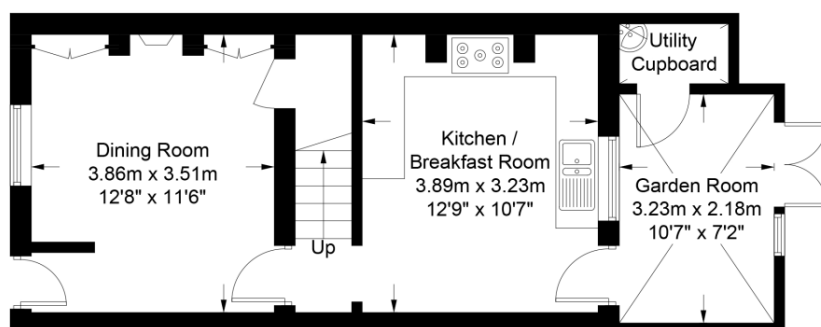
Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft
Shed / Bike Store = 4.3 sq m / 46 sq ft
Total = 109.8 sq m / 1182 sq ft



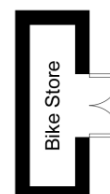
GROUND FLOOR



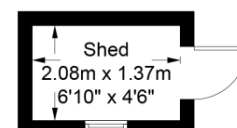
FIRST FLOOR



LOWER GROUND FLOOR



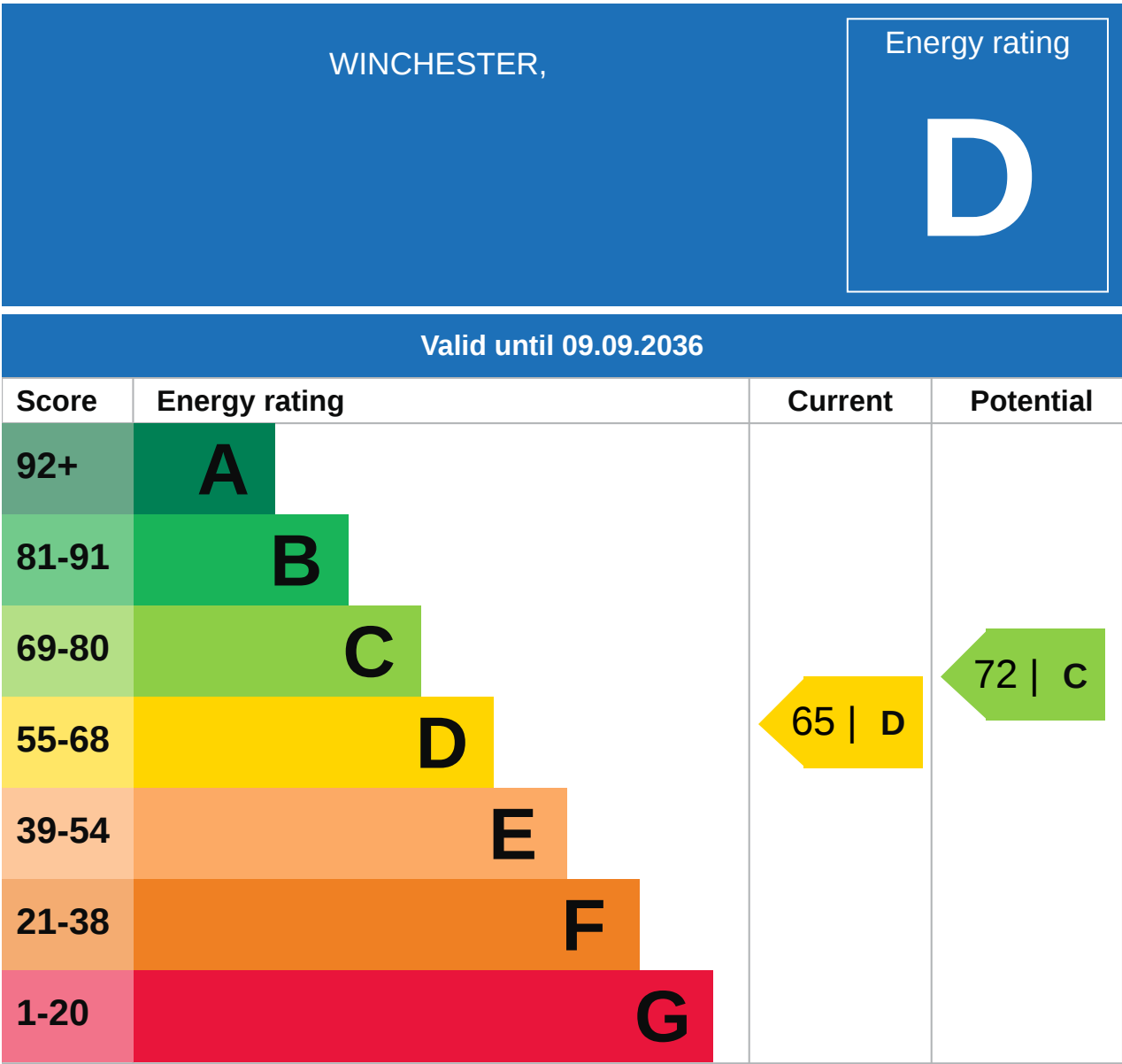
(Not Shown In Actual
Location / Orientation)



(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 (ID1333144)

Property
EPC - Certificate



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Partial multiple glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	105 m ²

26, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	19/09/2025	14/12/2012	09/10/2009	01/12/1995	
Last Sold Price:	£380,000	£249,995	£217,500	£57,500	
38, St Catherines Road, Winchester, SO23 0PS					other House
Last Sold Date:	10/10/2024				
Last Sold Price:	£372,000				
69, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	09/09/2024				
Last Sold Price:	£460,000				
48, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	02/12/2021	16/03/2012	13/08/2004		
Last Sold Price:	£555,000	£364,000	£233,000		
65, St Catherines Road, Winchester, SO23 0PS					Detached House
Last Sold Date:	13/08/2021	29/10/2020			
Last Sold Price:	£455,000	£385,000			
49, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	18/06/2021	09/06/2009	27/11/1998		
Last Sold Price:	£550,000	£350,000	£142,000		
51, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	12/03/2021	04/06/2015	26/09/2007		
Last Sold Price:	£535,000	£432,500	£340,000		
66, St Catherines Road, Winchester, SO23 0PS					Semi-detached House
Last Sold Date:	05/03/2021				
Last Sold Price:	£350,000				
68, St Catherines Road, Winchester, SO23 0PS					Detached House
Last Sold Date:	15/01/2021	27/08/1999	20/12/1996		
Last Sold Price:	£479,950	£128,000	£90,000		
44, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	21/02/2020	30/04/2014	14/06/2006	20/04/2001	30/10/1996
Last Sold Price:	£585,000	£431,000	£285,000	£195,000	£100,000
62, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	26/09/2019	03/09/2012	19/04/2004	29/05/1998	
Last Sold Price:	£523,000	£372,500	£229,000	£117,995	
30, St Catherines Road, Winchester, SO23 0PS					Terraced House
Last Sold Date:	05/04/2019	27/04/2012	23/06/2006	21/06/2004	
Last Sold Price:	£365,000	£258,000	£225,000	£164,950	

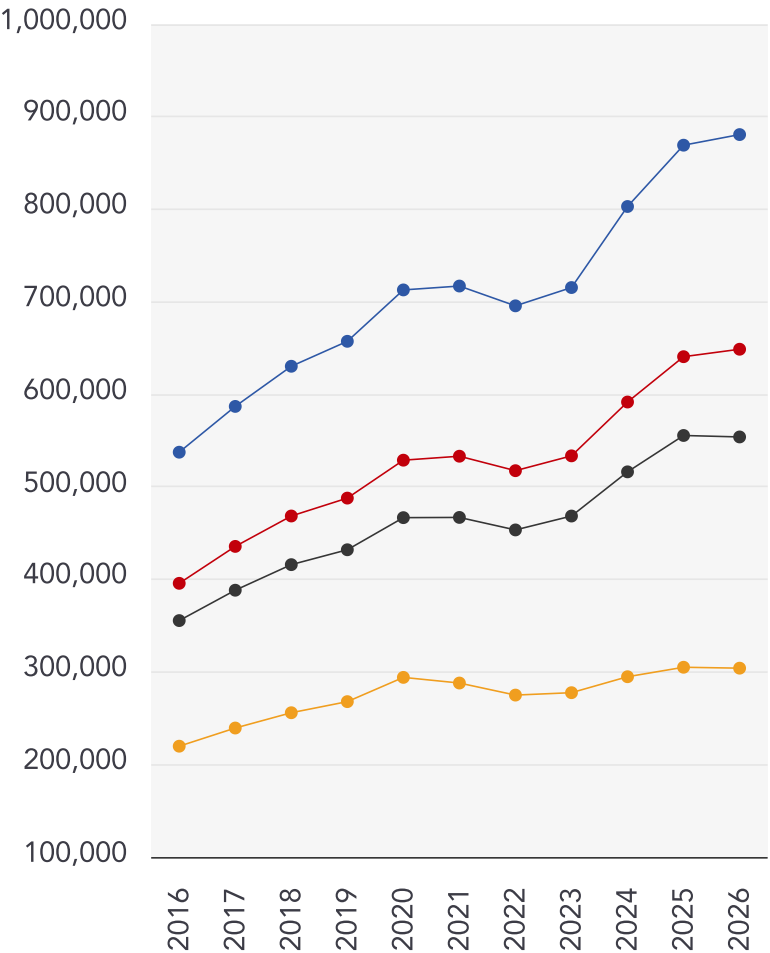
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO23



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

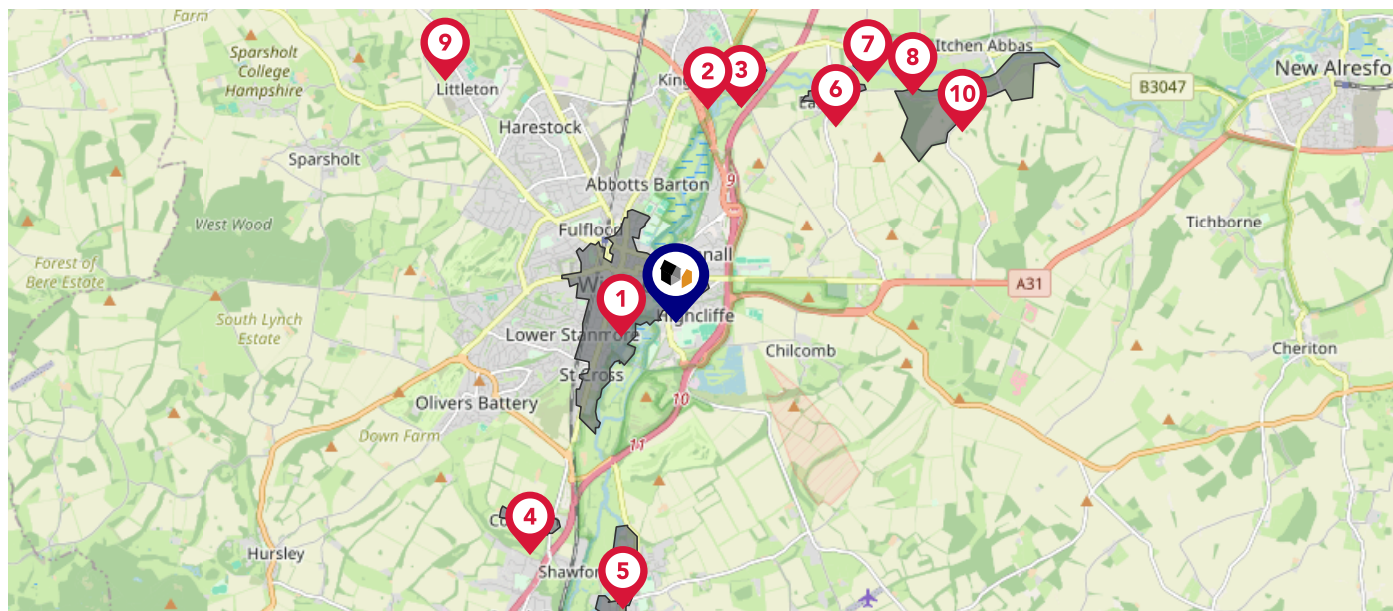
Flat

+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



Kings Worthy



Abbots Worthy



Compton Street



Twyford



Easton



Martyr Worthy



Chilland

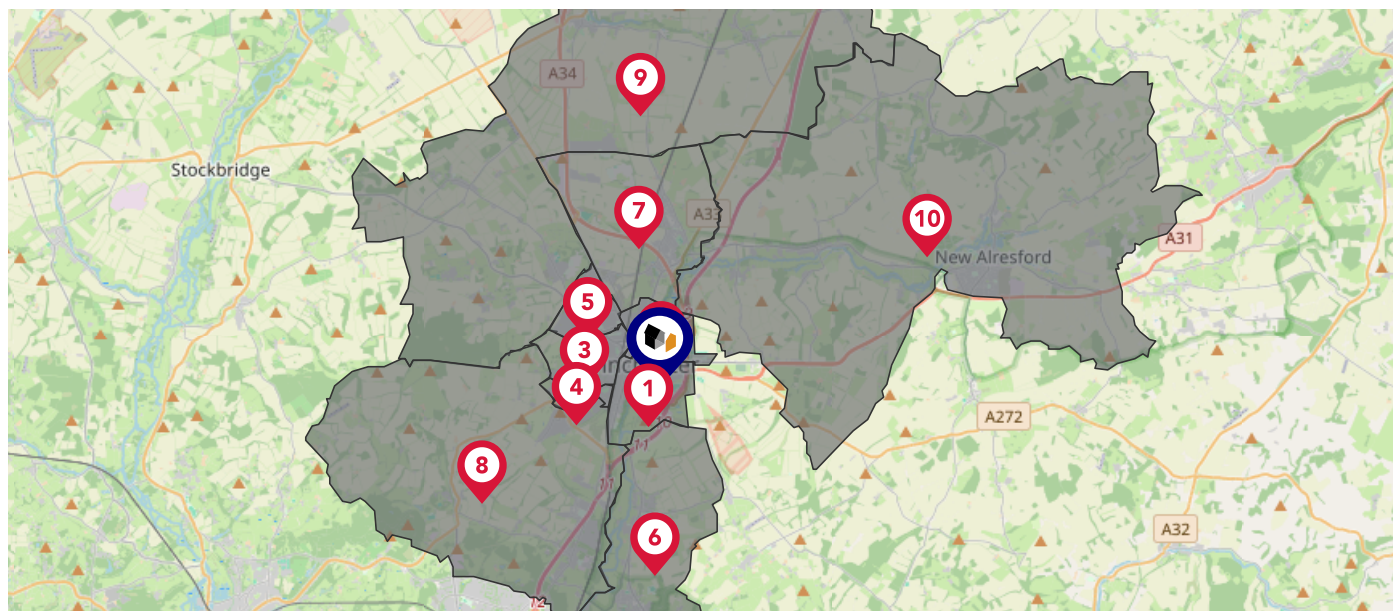


Littleton



Avington

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. Michael Ward

2

St. Bartholomew Ward

3

St. Paul Ward

4

St. Luke Ward

5

St. Barnabas Ward

6

Colden Common & Twyford Ward

7

The Worthys Ward

8

Badger Farm & Oliver's Battery Ward

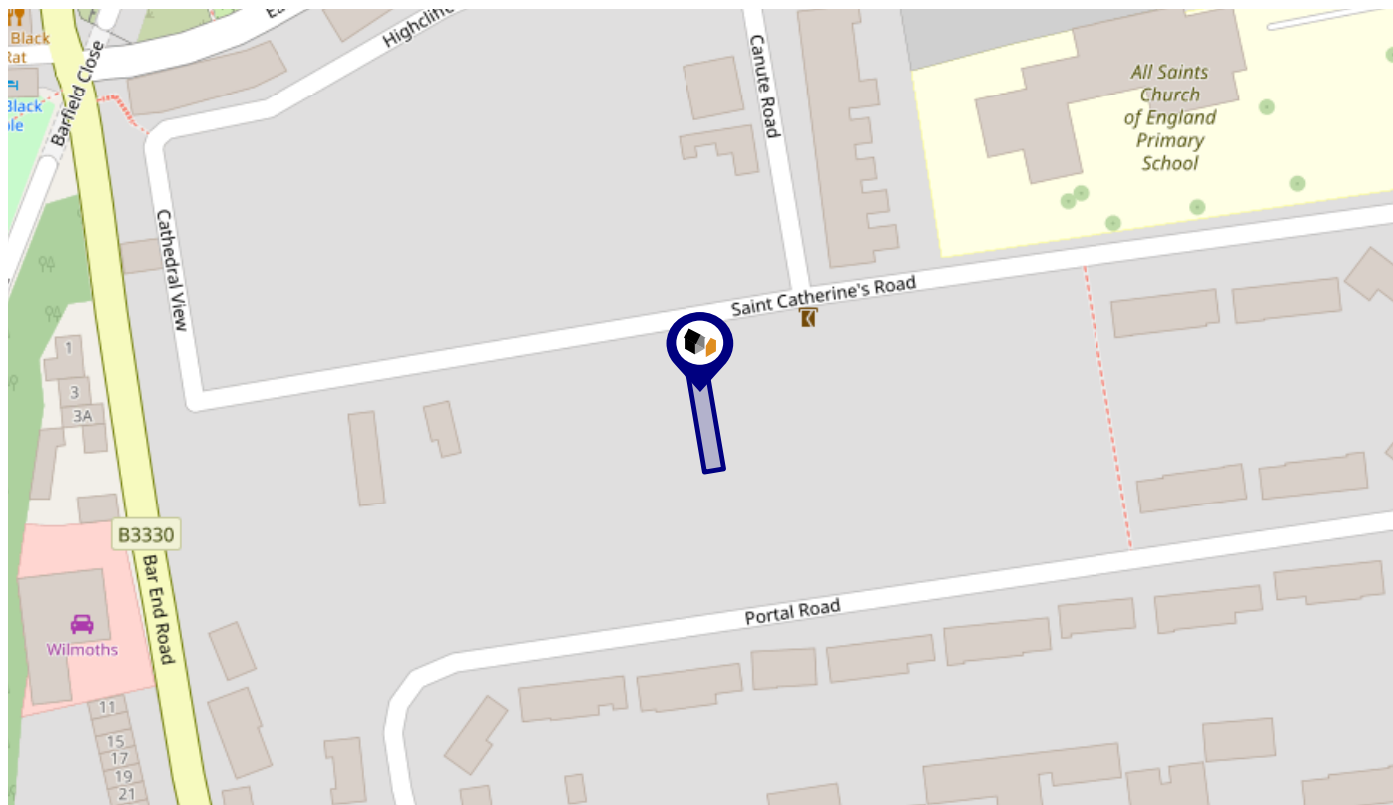
9

Wonston & Micheldever 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.

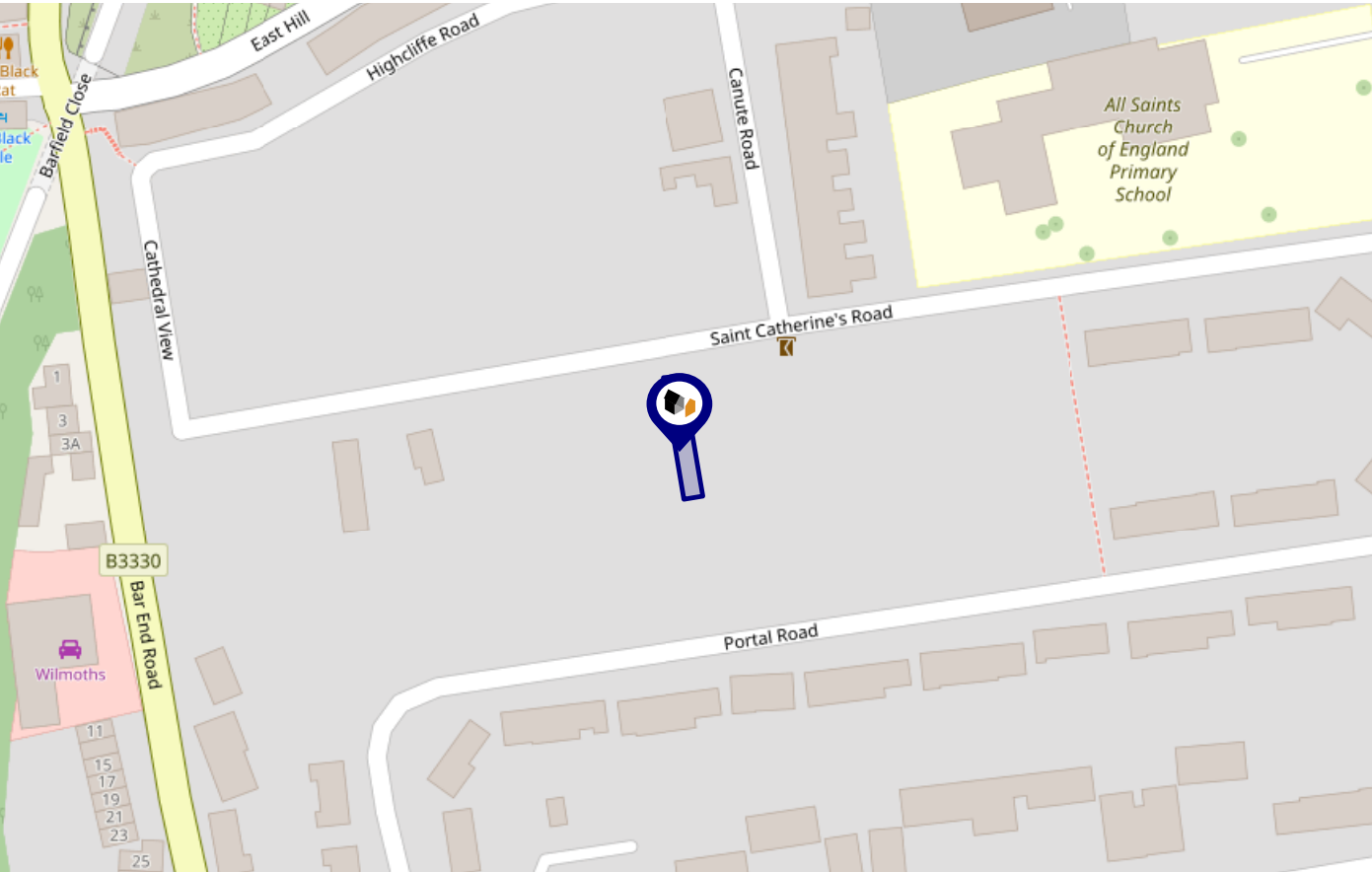
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

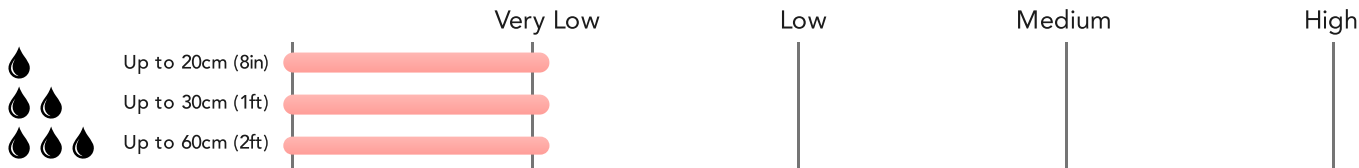


Risk Rating: Very low

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.

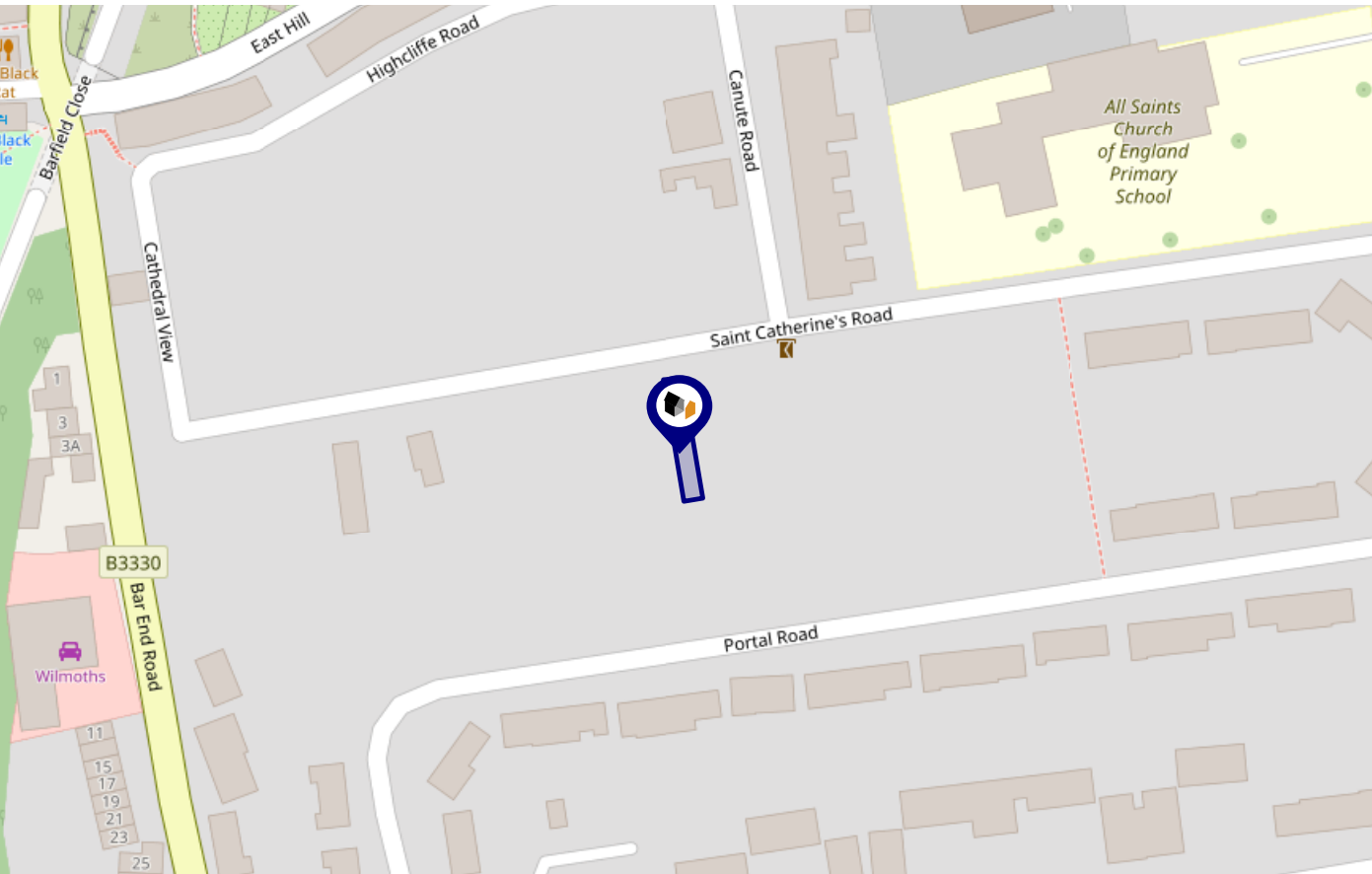
Chance of flooding to the following depths at this property:



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.

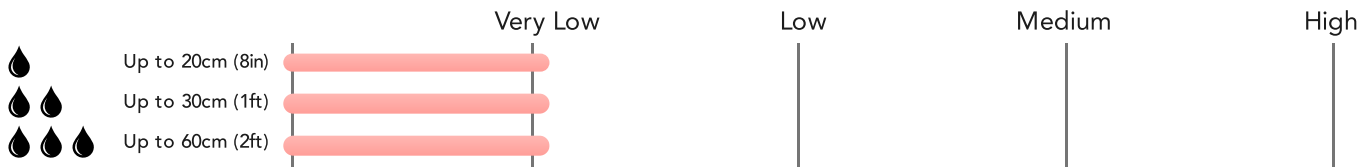


Risk Rating: Very low

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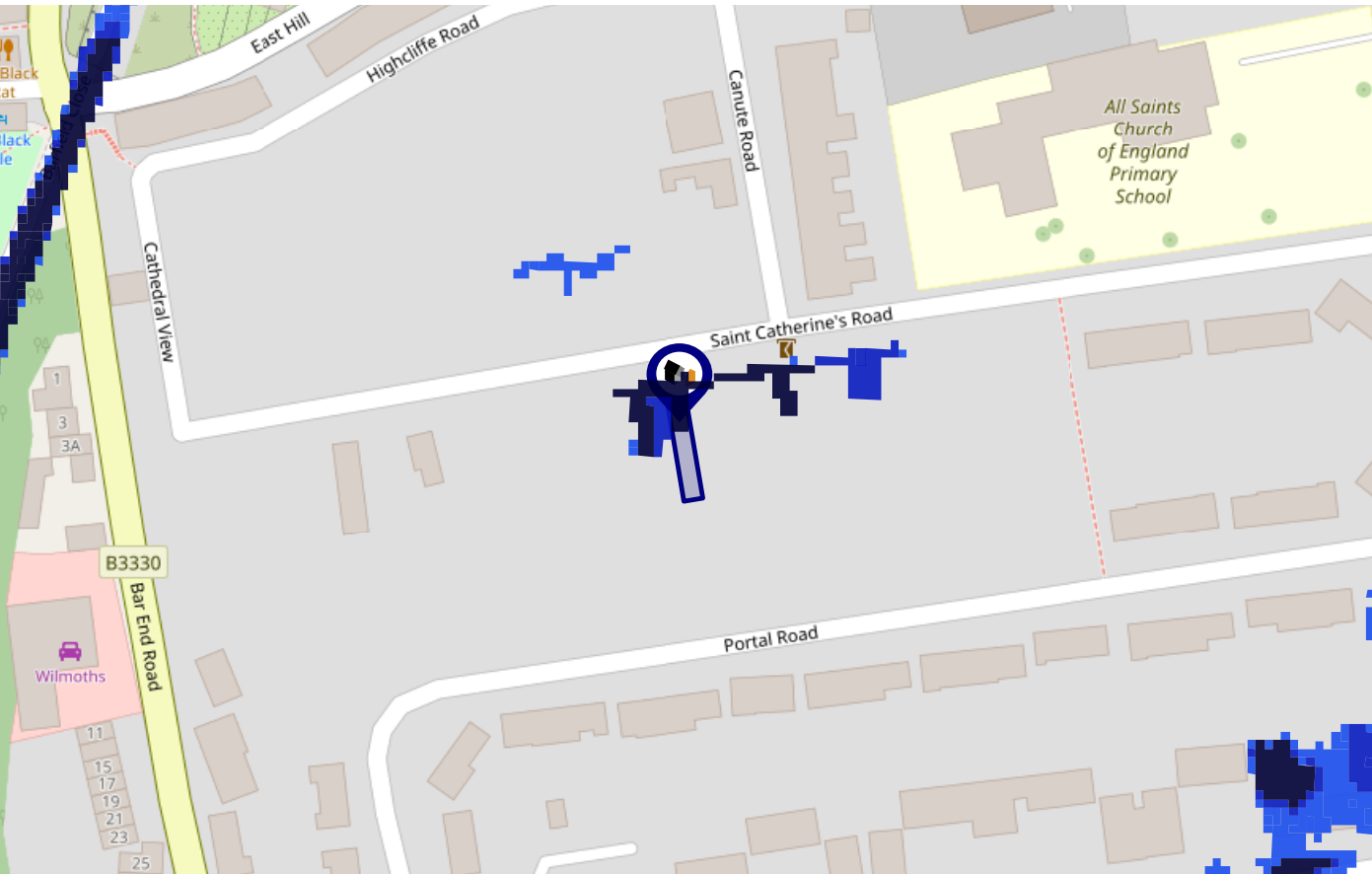
Chance of flooding to the following depths at this property:



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.

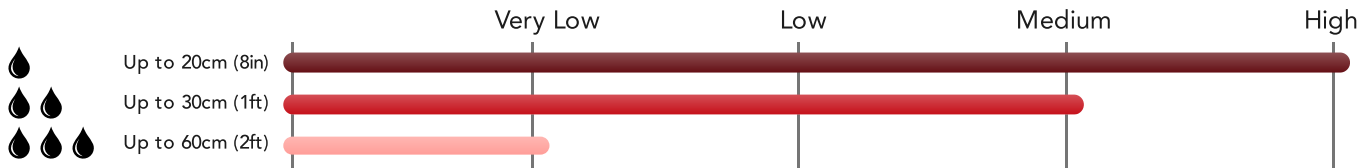


Risk Rating: High

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.

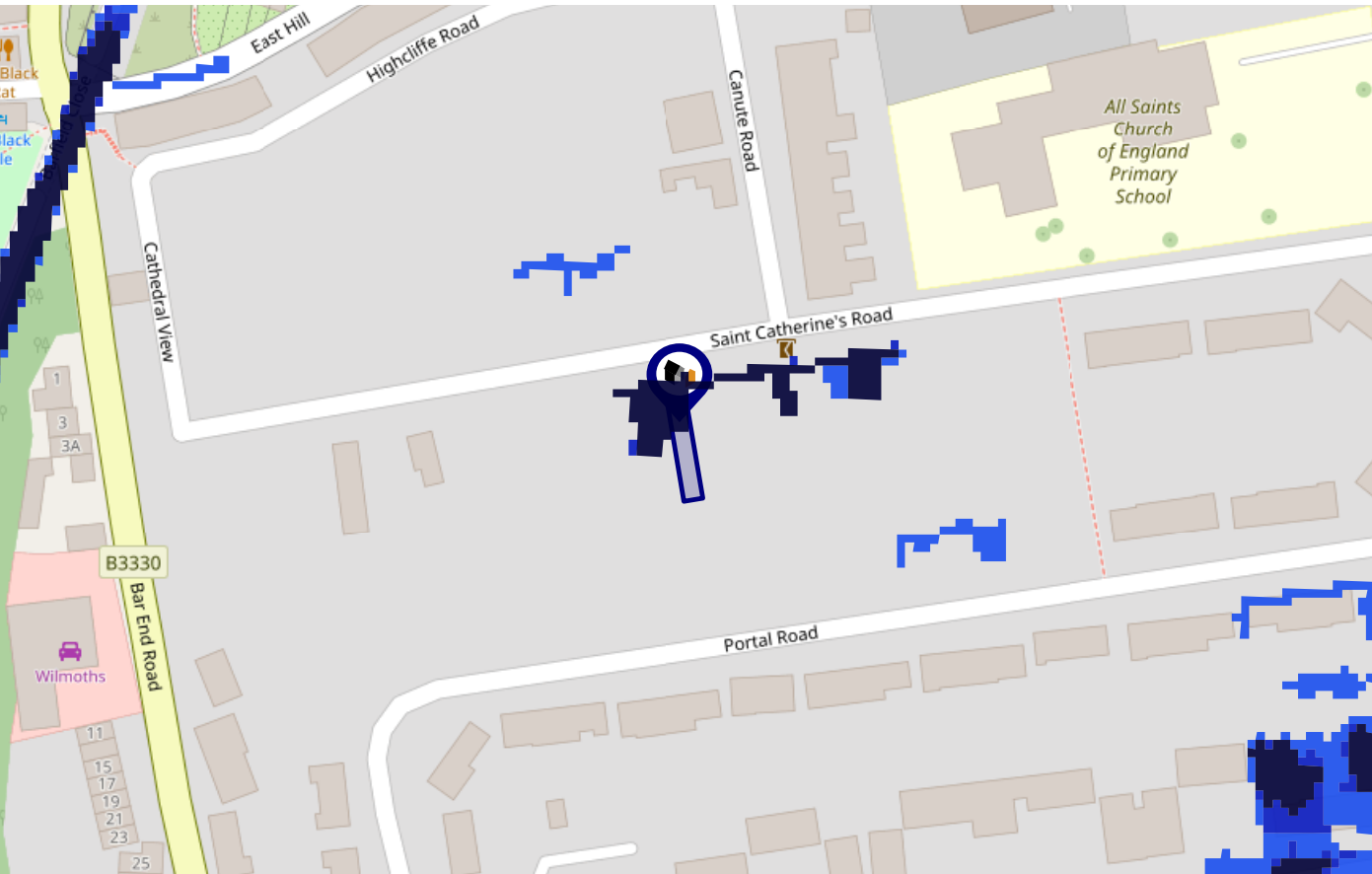
Chance of flooding to the following depths at this property:



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.

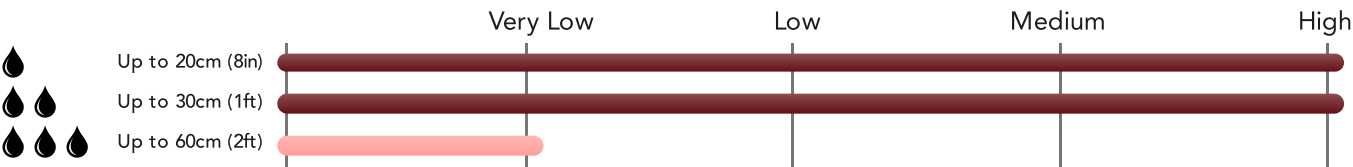


Risk Rating: High

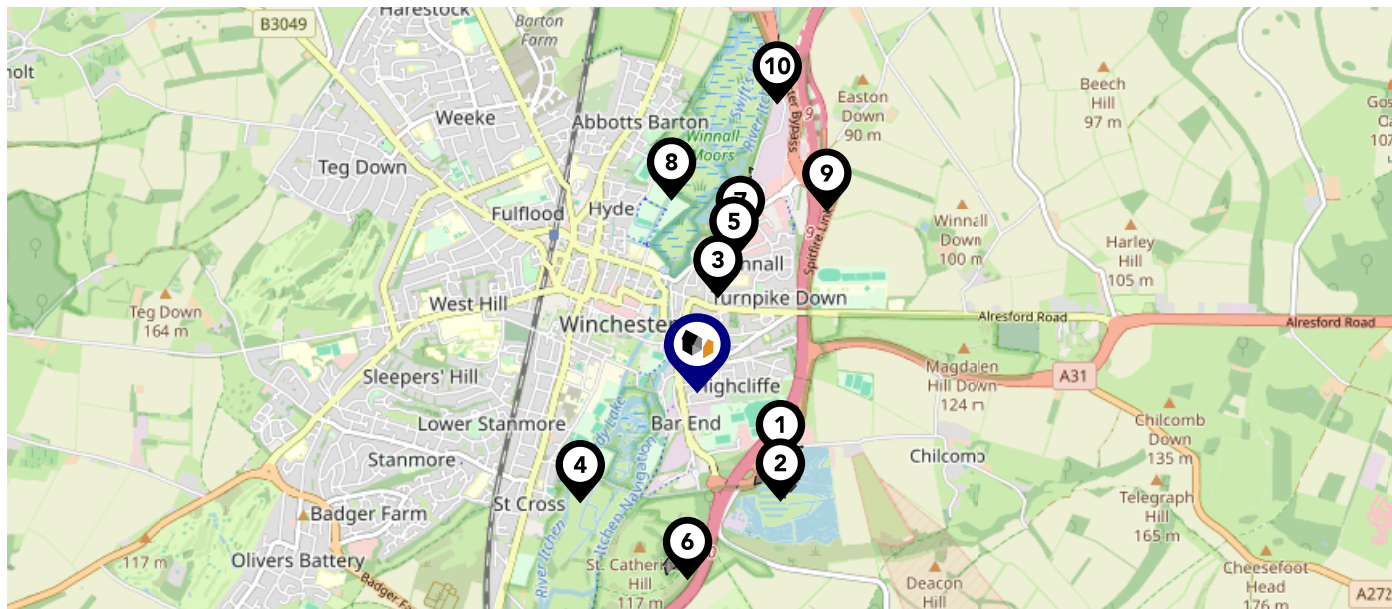
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Chance of flooding to the following depths at this property:



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.



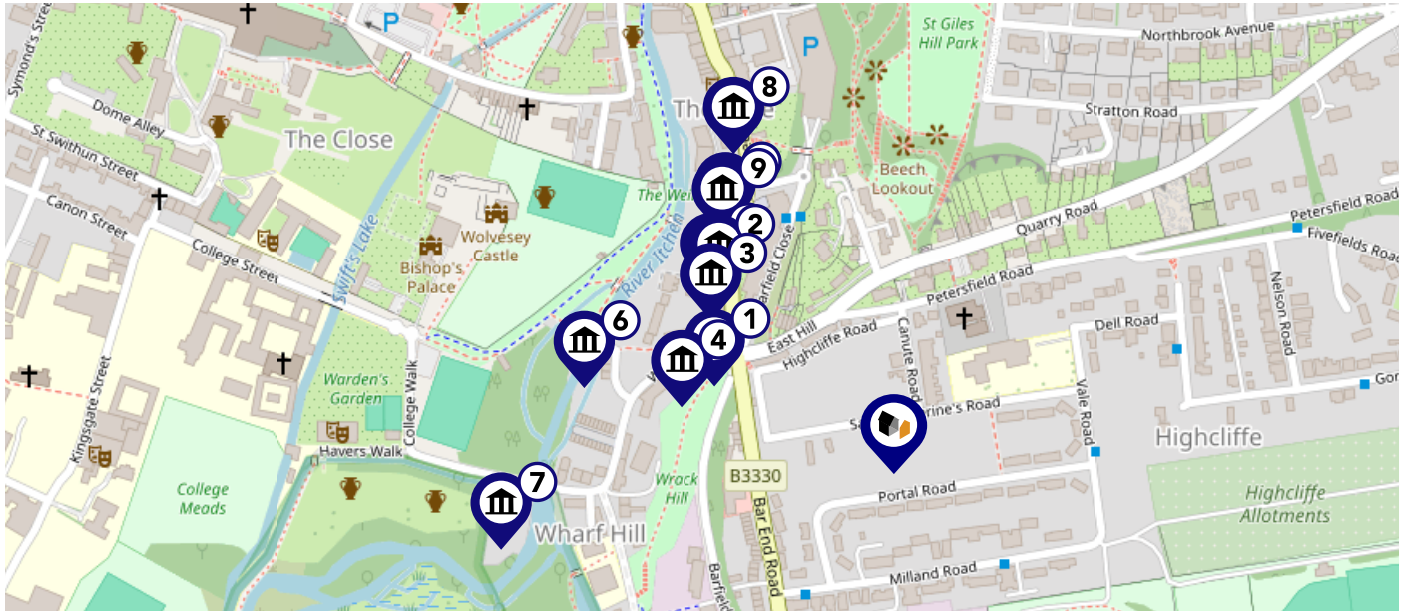
Nearby Landfill Sites

1	King George V Playing Fields-Winchester	Historic Landfill	
2	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill	
3	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill	
4	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill	
5	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill	
6	Sewage Farm-Winchester, Hampshire	Historic Landfill	
7	Winnal-Winchester, Hampshire	Historic Landfill	
8	Nuns Road-Winchester, Hampshire	Historic Landfill	
9	Spitfire Link-Easton Lane, Winchester	Historic Landfill	
10	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnal	Historic Landfill	

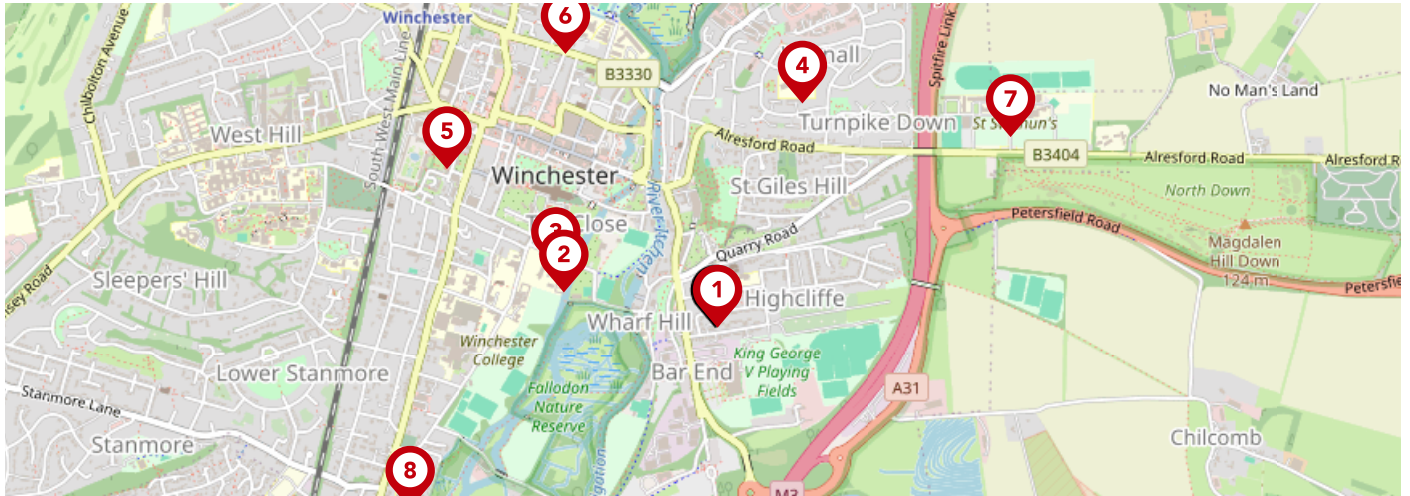
Maps

Listed Buildings

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

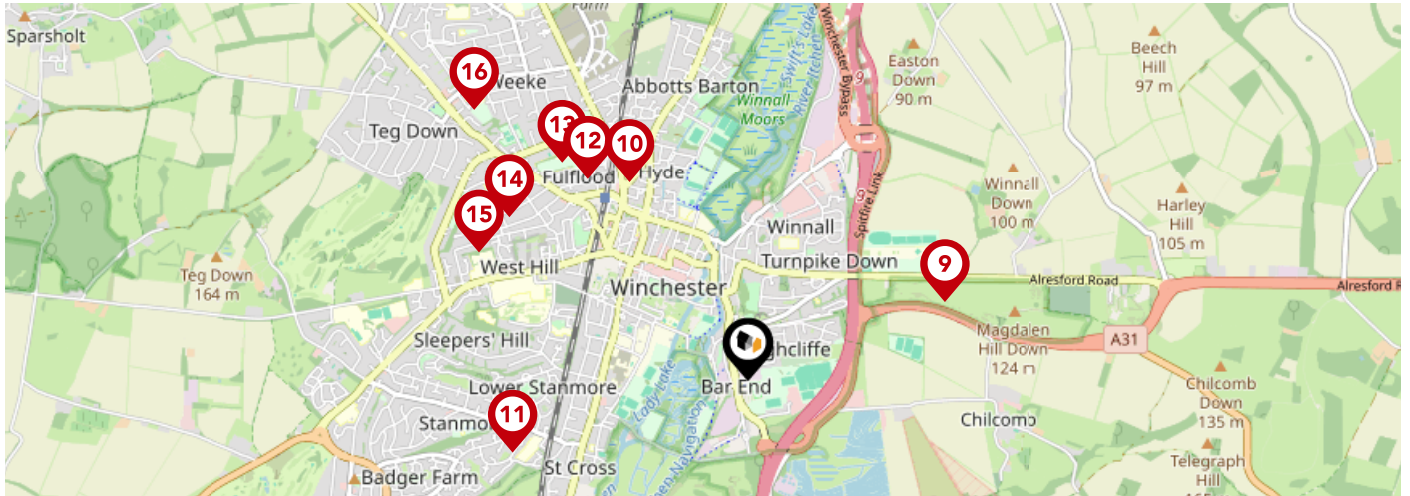


Listed Buildings in the local district		Grade	Distance
	1350653 - Kings Arms Public House	Grade II	0.1 miles
	1095504 - Gates And Screens Of No 54	Grade II	0.1 miles
	1296992 - 64, Chesil Street	Grade II	0.1 miles
	1350727 - The Black Boy Public House	Grade II	0.1 miles
	1095503 - 54, Chesil Street	Grade II	0.1 miles
	1095348 - Wharf Mill	Grade II	0.2 miles
	1350668 - Blackbridge House	Grade II	0.2 miles
	1350649 - 17-21, Chesil Street	Grade II	0.2 miles
	1271527 - 42, Chesil Street	Grade II	0.2 miles
	1301010 - 40, Chesil Street	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.01	☐	☒	☐	☐	☐
2	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.36	☐	☐	☒	☐	☐
3	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.4	☐	☐	☒	☐	☐
4	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.56	☐	☒	☐	☐	☐
5	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.73	☐	☐	☒	☐	☐
6	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.73	☐	☒	☐	☐	☐
7	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:0.82	☐	☐	☒	☐	☐
8	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:0.83	☐	☒	☐	☐	☐

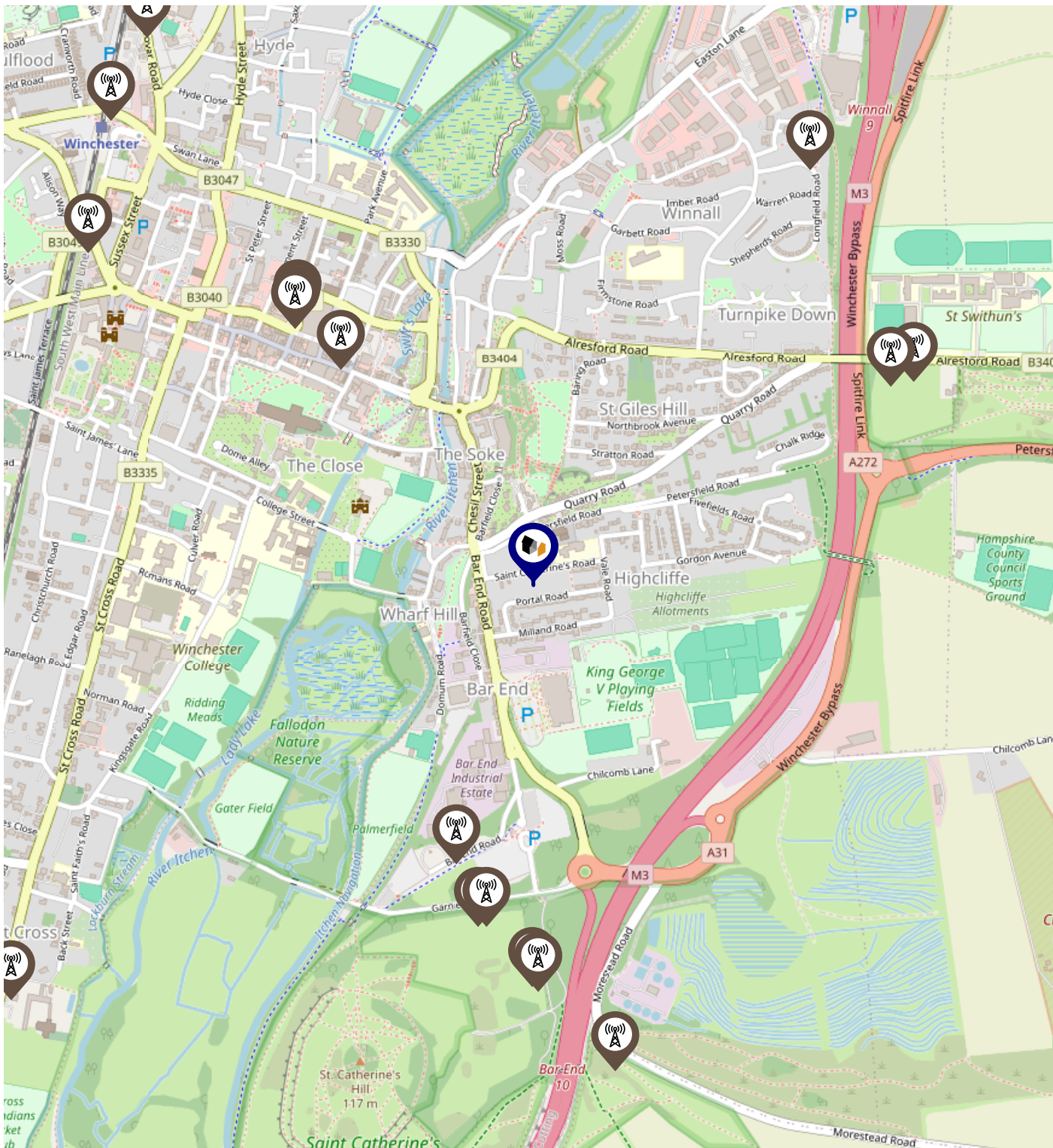
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:0.98	☐	☐	☒	☐	☐
10	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:1.08	☐	☐	☒	☐	☐
11	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.15	☐	☒	☐	☐	☐
12	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:1.2	☐	☐	☒	☐	☐
13	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:1.34	☒	☐	☐	☐	☐
14	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:1.35	☐	☒	☒	☐	☐
15	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:1.39	☐	☒	☐	☐	☐
16	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.79	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

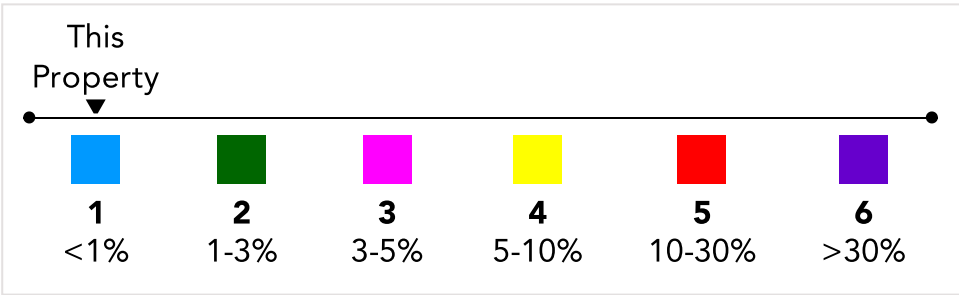
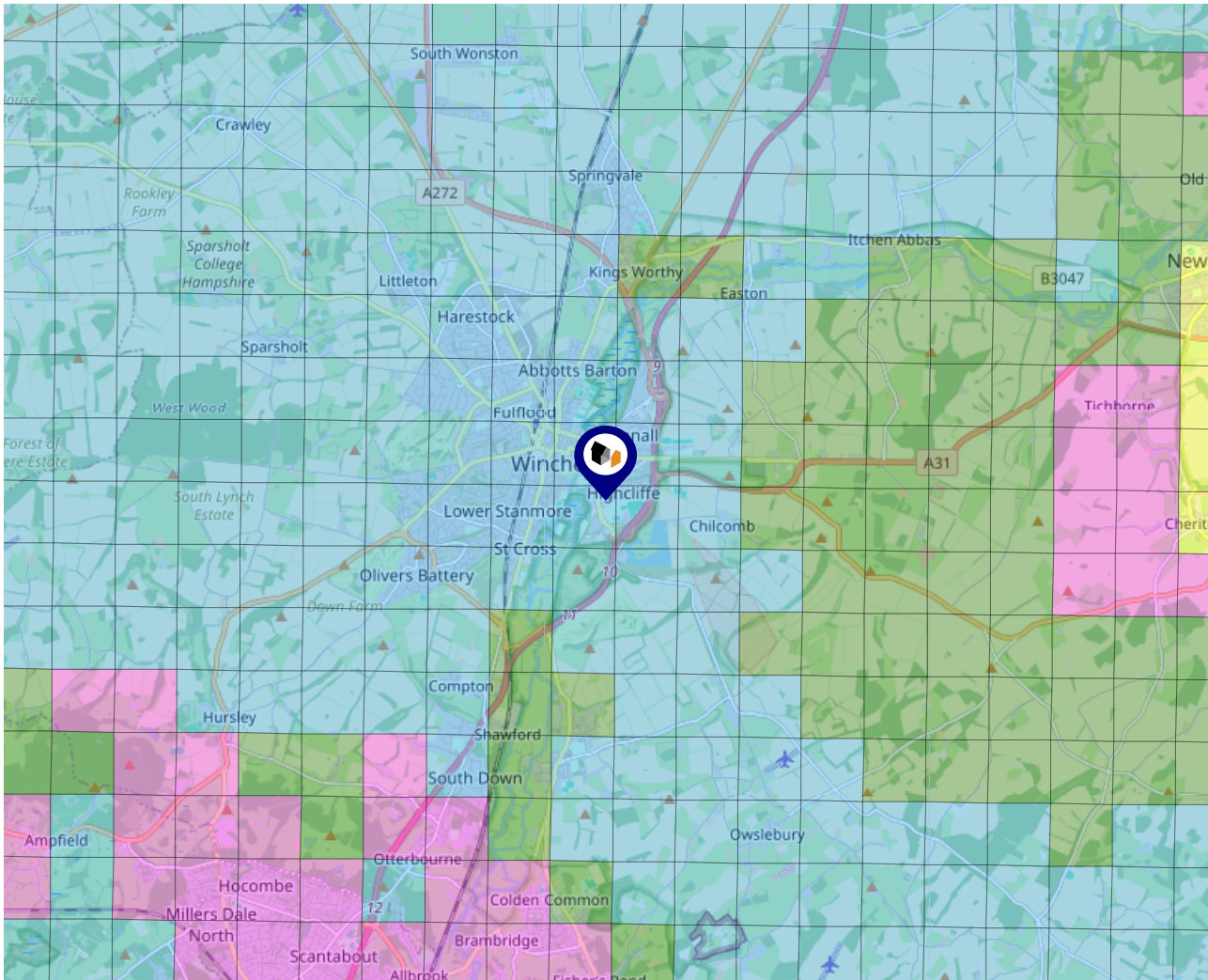


Key:

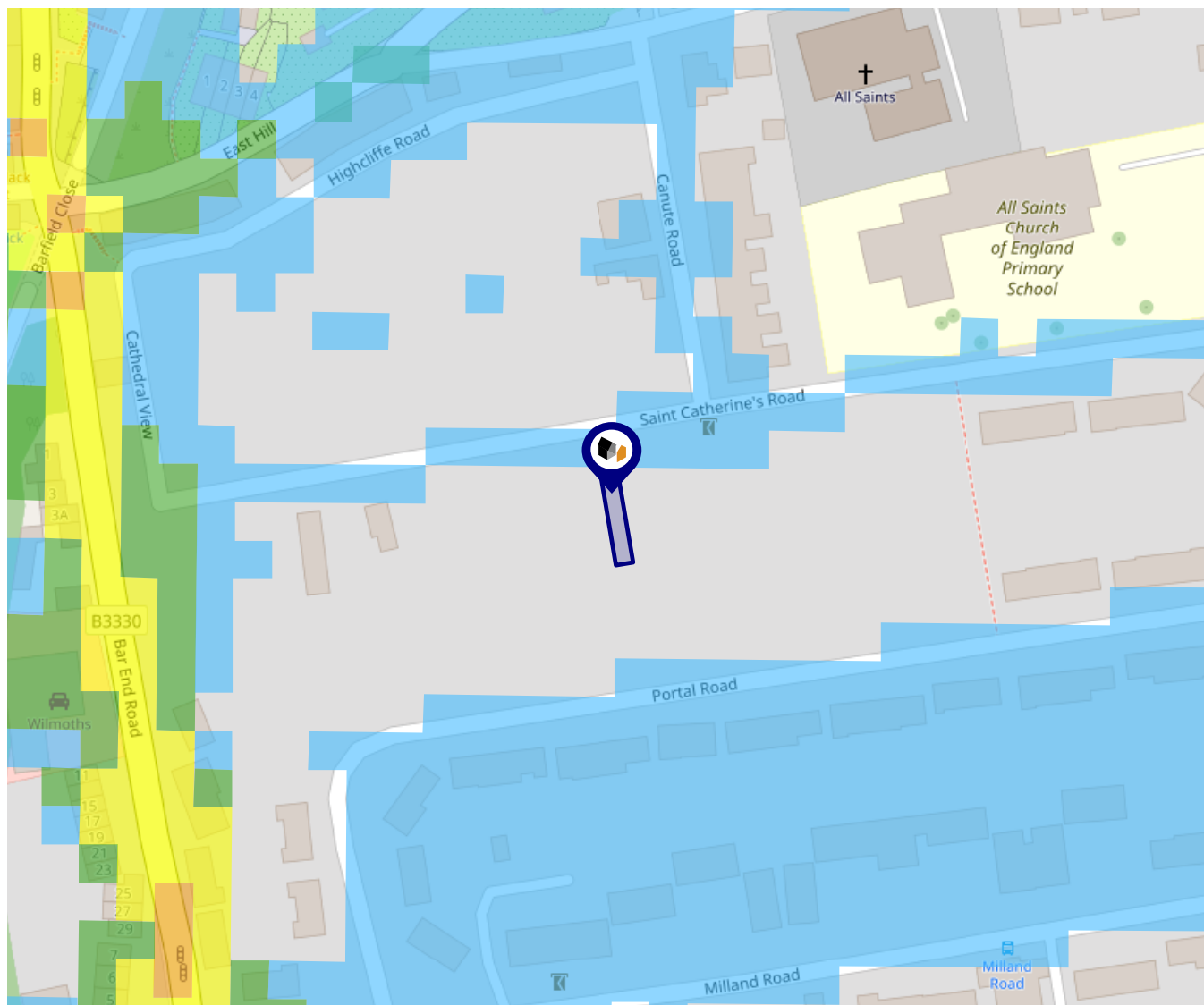
-  Power Pylons
-  Communication Masts

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

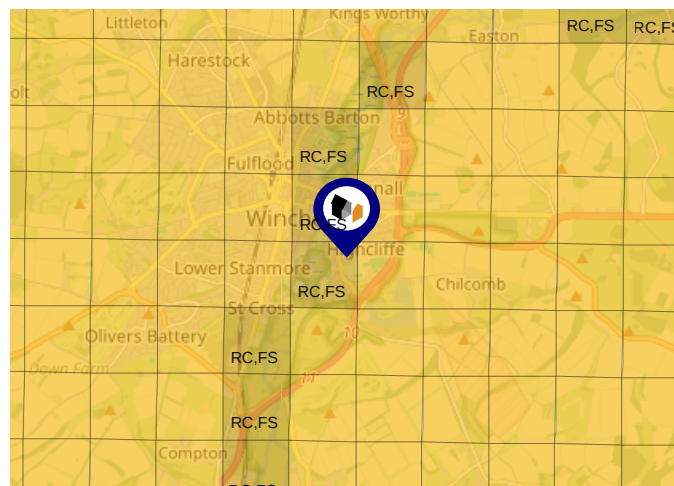


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

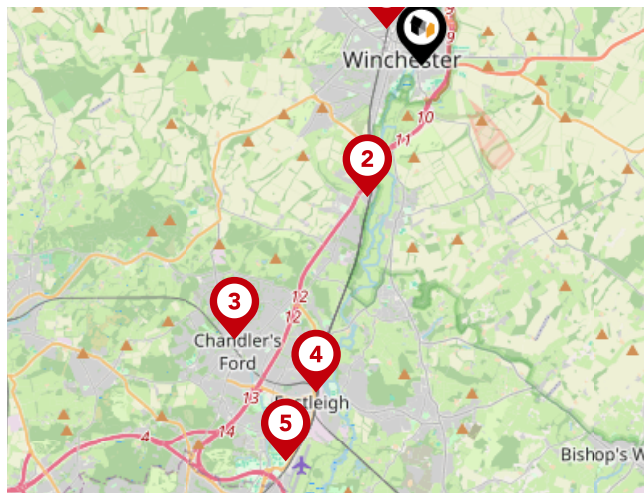


Primary Classifications (Most Common Clay Types)

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

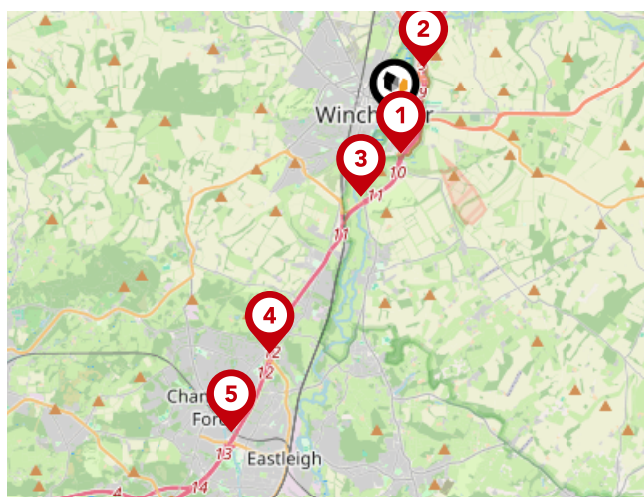
Area

Transport (National)



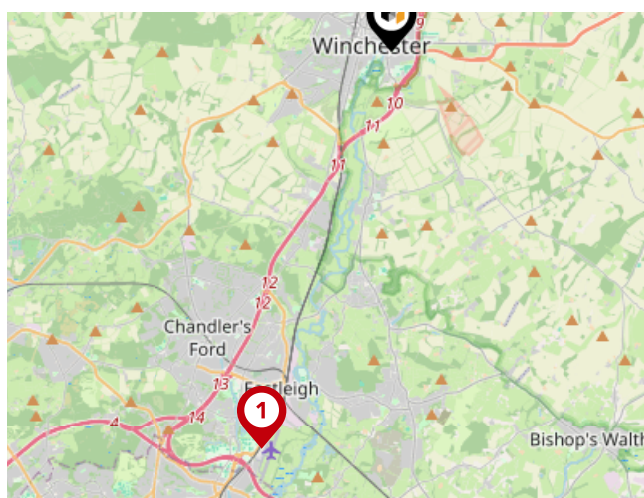
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.95 miles
2	Shawford Rail Station	2.62 miles
3	Chandlers Ford Rail Station	6.16 miles
4	Eastleigh Rail Station	6.38 miles
5	Southampton Airport Parkway Rail Station	7.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J10	0.58 miles
2	M3 J9	1.16 miles
3	M3 J11	1.52 miles
4	M3 J12	4.89 miles
5	M3 J13	6.53 miles

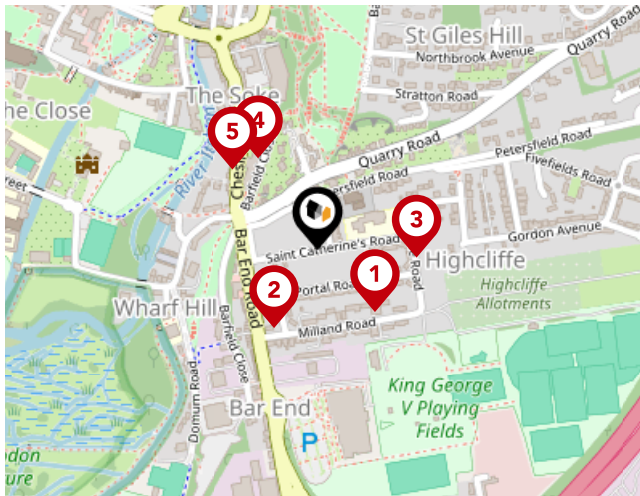


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	7.77 miles

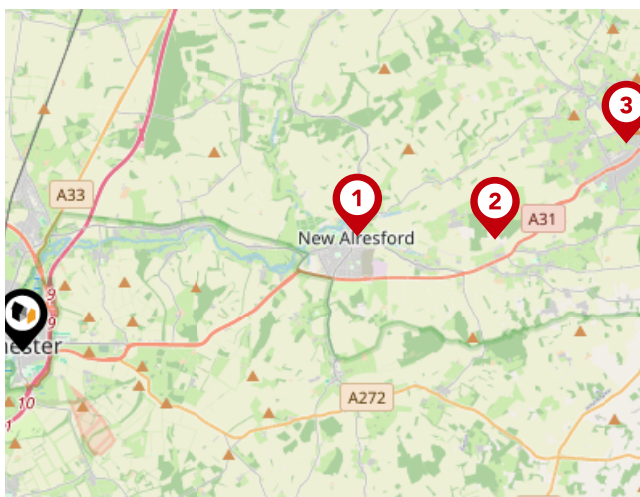
Area

Transport (Local)



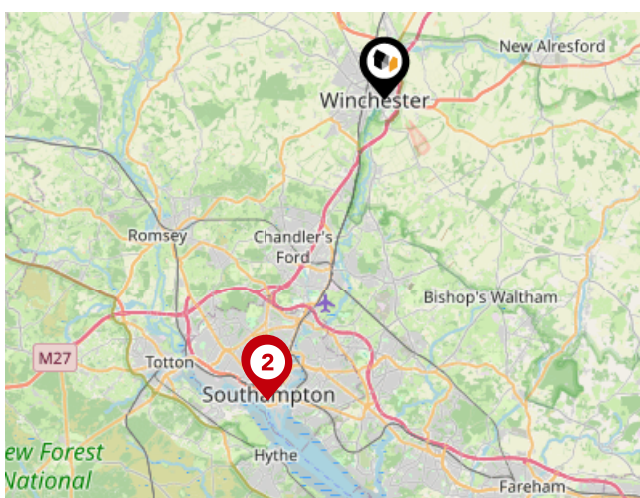
Bus Stops/Stations

Pin	Name	Distance
1	Meon House	0.09 miles
2	Chesil Mews House	0.1 miles
3	Portal Road	0.11 miles
4	Chesil Car Park	0.12 miles
5	Chesil Lodge	0.13 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.59 miles
2	Ropley (Mid-Hants Railway)	9.02 miles
3	Medstead & Four Marks (Mid Hants Railway)	11.89 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12 miles
2	Southampton Passenger Ferry Terminal	12.07 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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