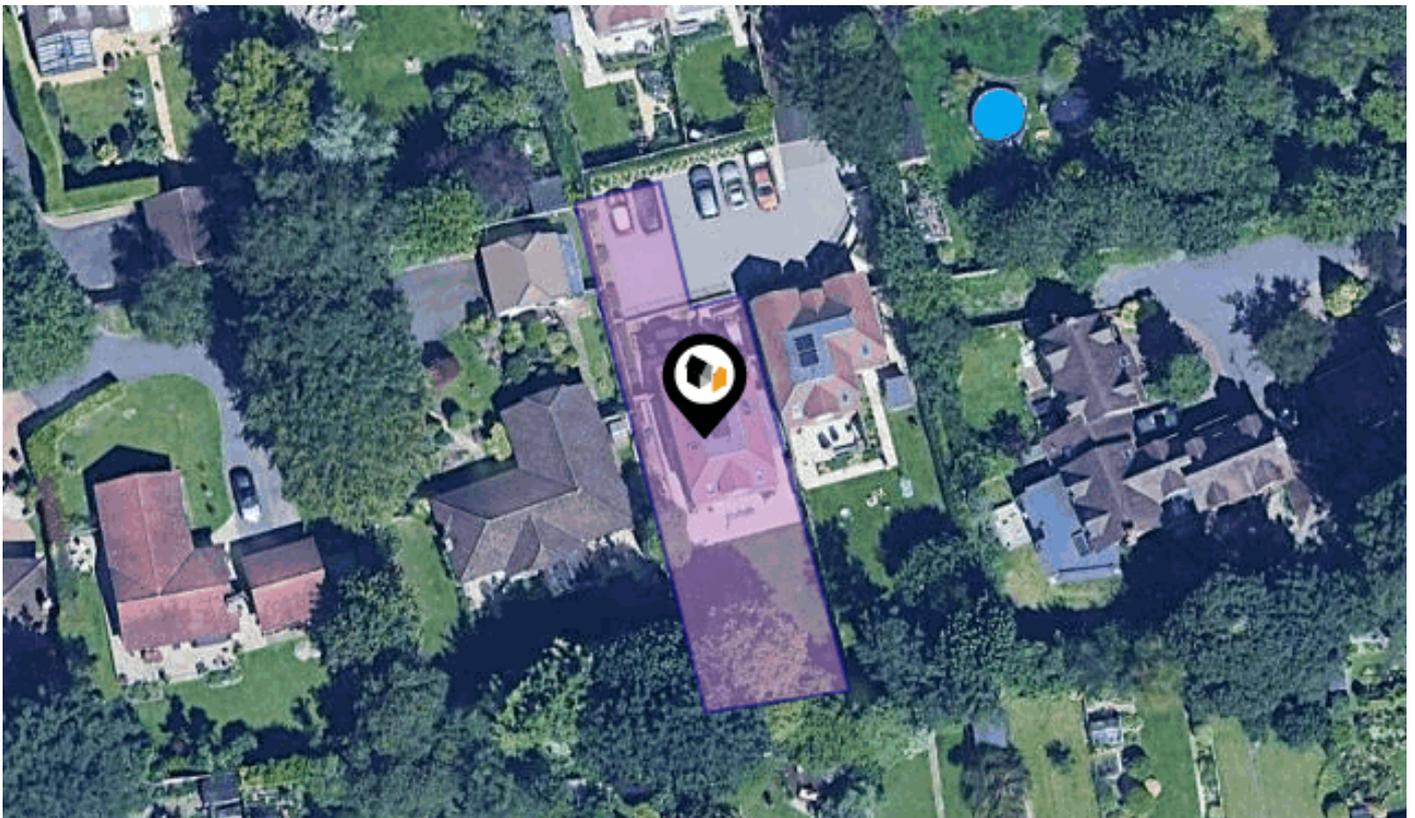




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th March 2026



STONEY LANE, WINCHESTER, SO22

Guide Price : £925,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Property

Type:	Detached	Guide Price:	£925,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.12 acres		
Year Built :	2020		
Council Tax :	Band F		
Annual Estimate:	£3,252		
Title Number:	HP848706		

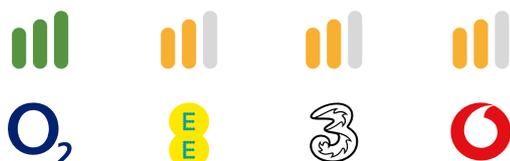
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

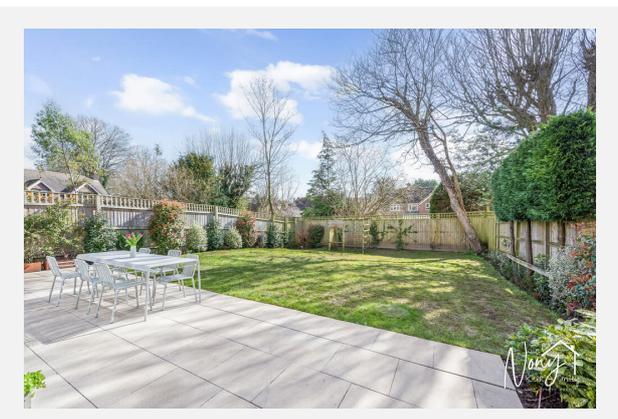
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

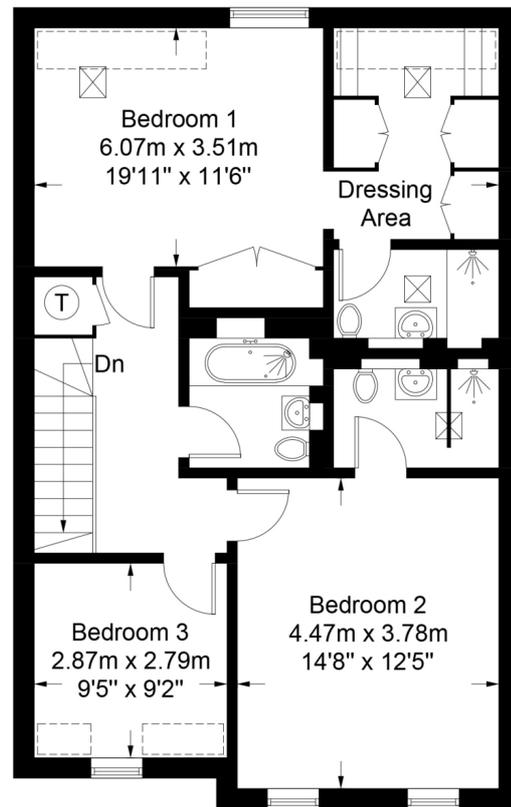
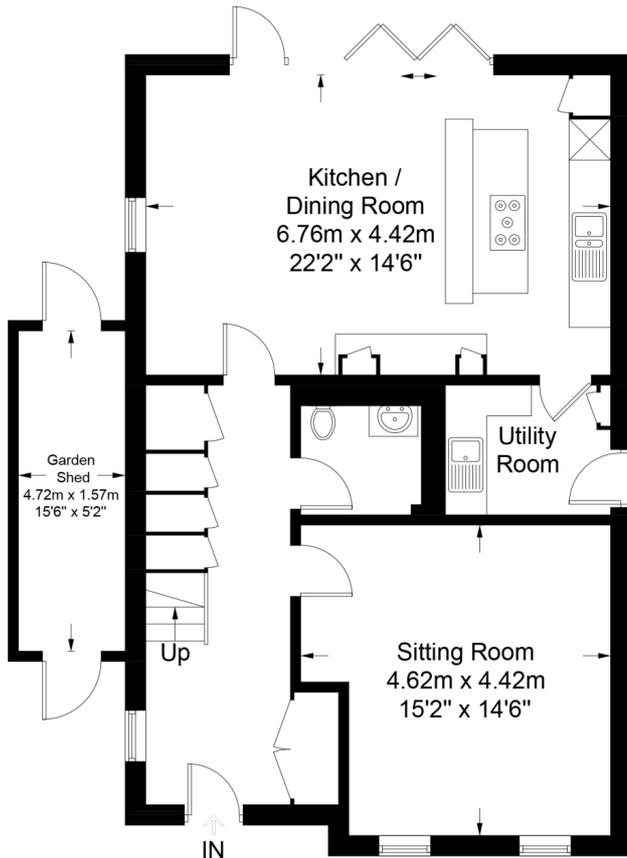


STONEY LANE, WINCHESTER, SO22

Approximate Gross Internal Area = 148.7 sq m / 1601 sq ft
 Garden Shed = 7.3 sq m / 78 sq ft
 Total = 156.0 sq m / 1679 sq ft



 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1283085)

Property EPC - Certificate



Stoney Lane, SO22

Energy rating

B

Valid until 30.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 87 B	← 89 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:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² ·K
Roof Energy:	Good
Main Heating:	Boiler & underfloor, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m ² ·K
Total Floor Area:	148 m ²

Market Sold in Street



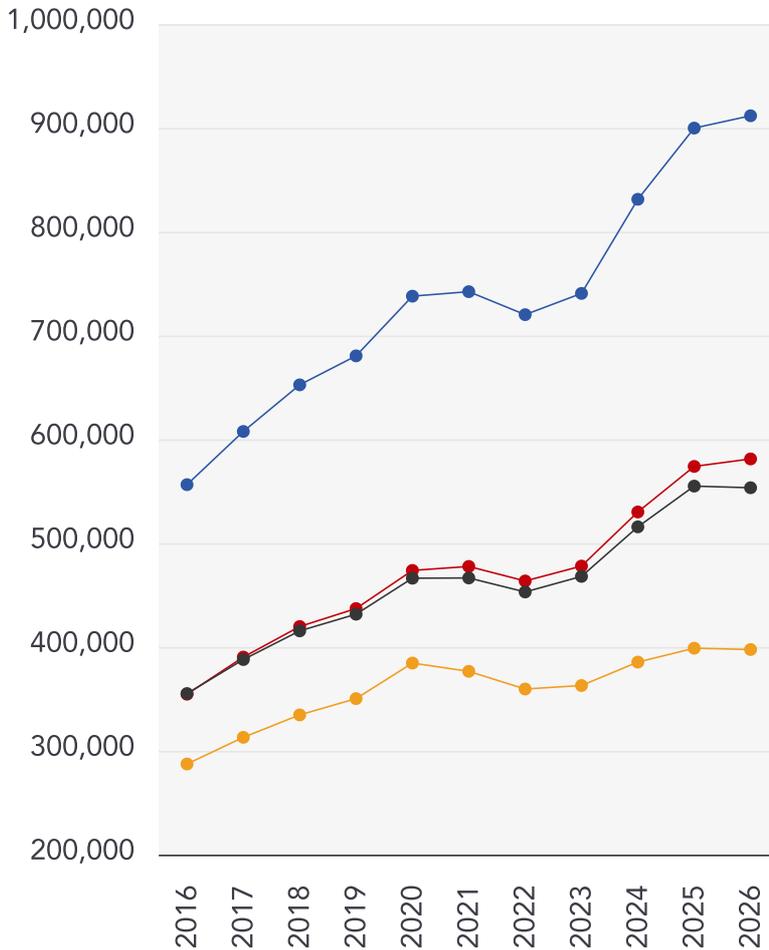
1, Beaufort Court, Stoney Lane, Winchester, SO22 6HR	Semi-detached House
Last Sold Date: 21/08/2020	
Last Sold Price: £775,000	
2, Beaufort Court, Stoney Lane, Winchester, SO22 6HR	Semi-detached House
Last Sold Date: 14/08/2020	
Last Sold Price: £763,000	
4, Beaufort Court, Stoney Lane, Winchester, SO22 6HR	Detached House
Last Sold Date: 10/08/2020	
Last Sold Price: £795,000	
3, Beaufort Court, Stoney Lane, Winchester, SO22 6HR	Detached House
Last Sold Date: 13/03/2020	
Last Sold Price: £815,000	

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%

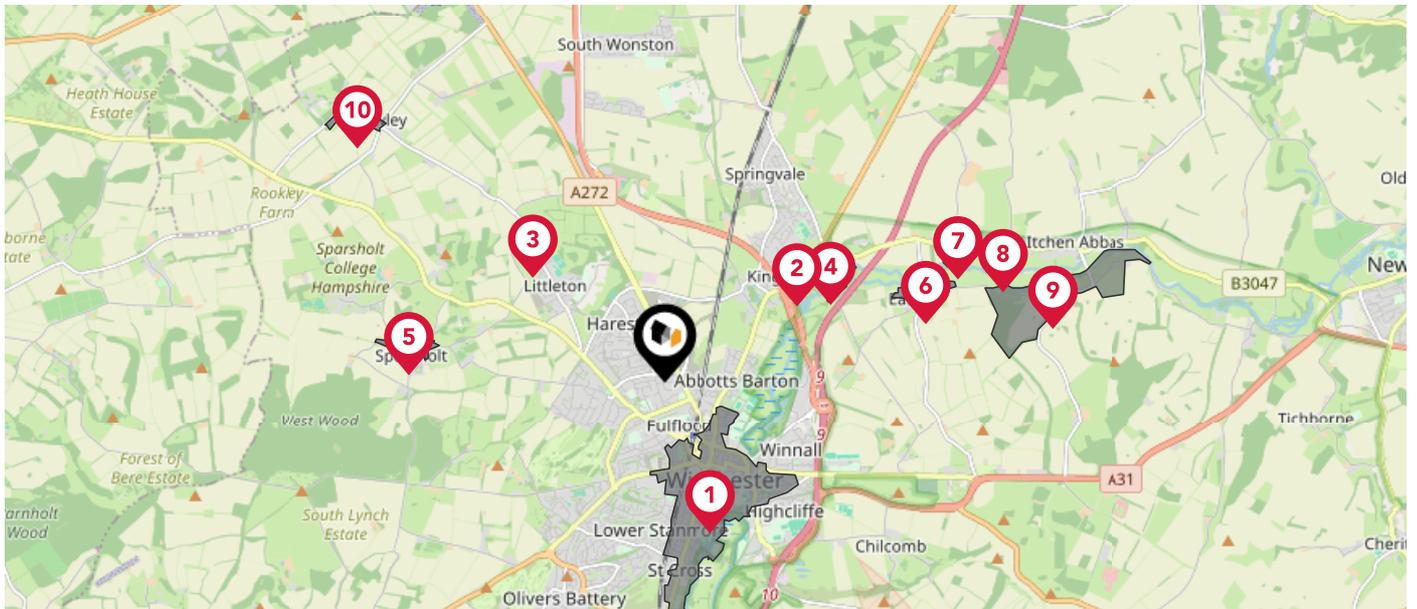
Flat

+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.



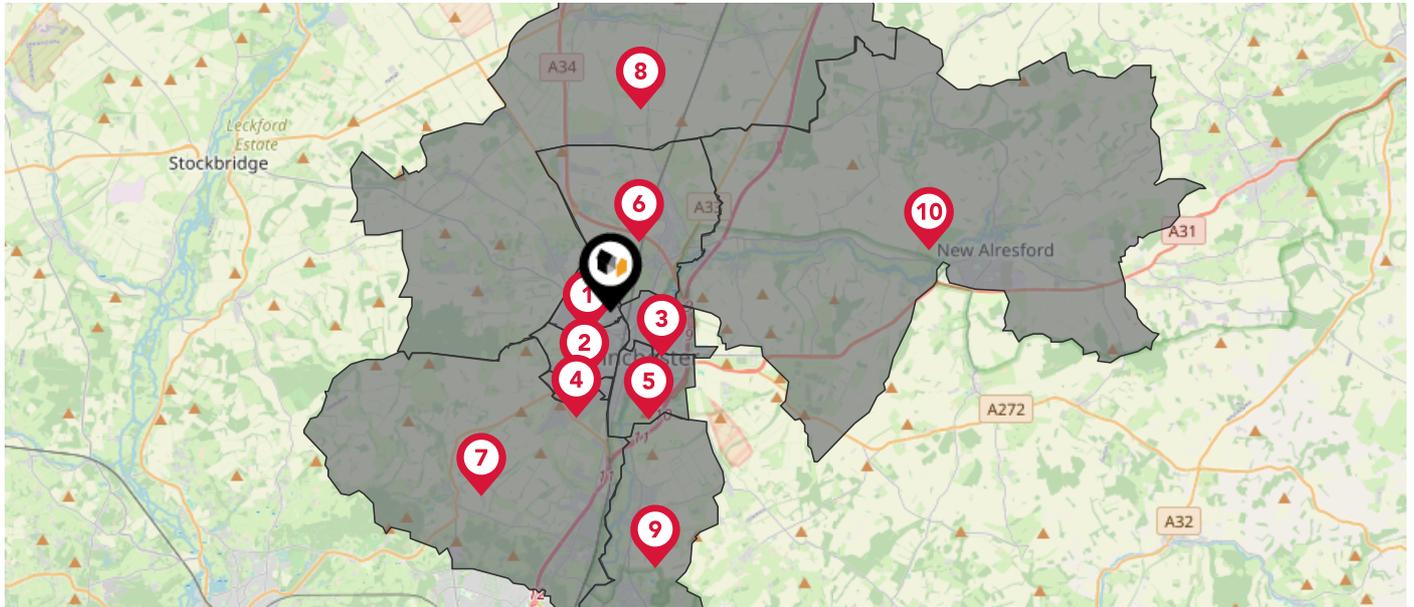
Nearby Conservation Areas

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

Maps

Council Wards

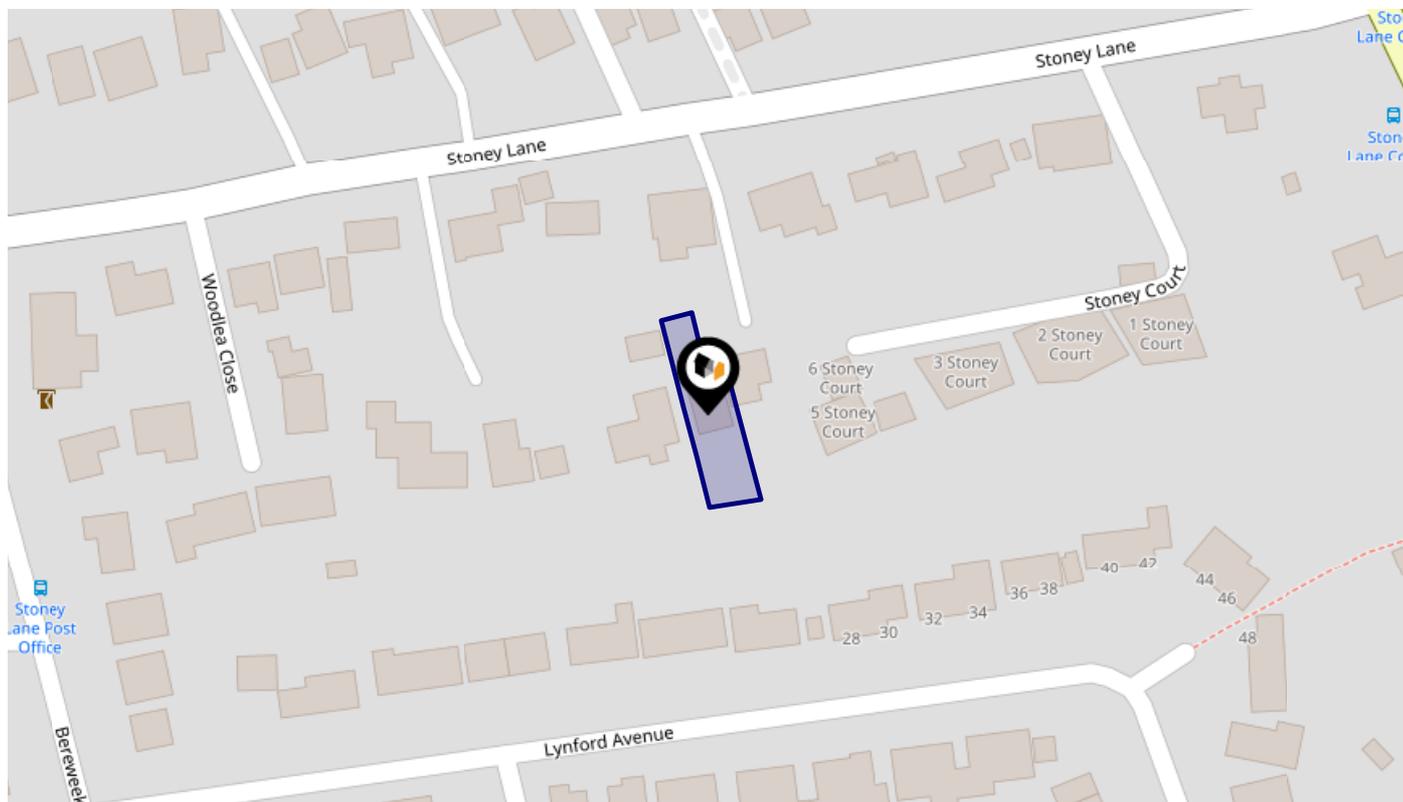
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 St. Barnabas Ward
- 2 St. Paul Ward
- 3 St. Bartholomew Ward
- 4 St. Luke Ward
- 5 St. Michael Ward
- 6 The Worthys 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.

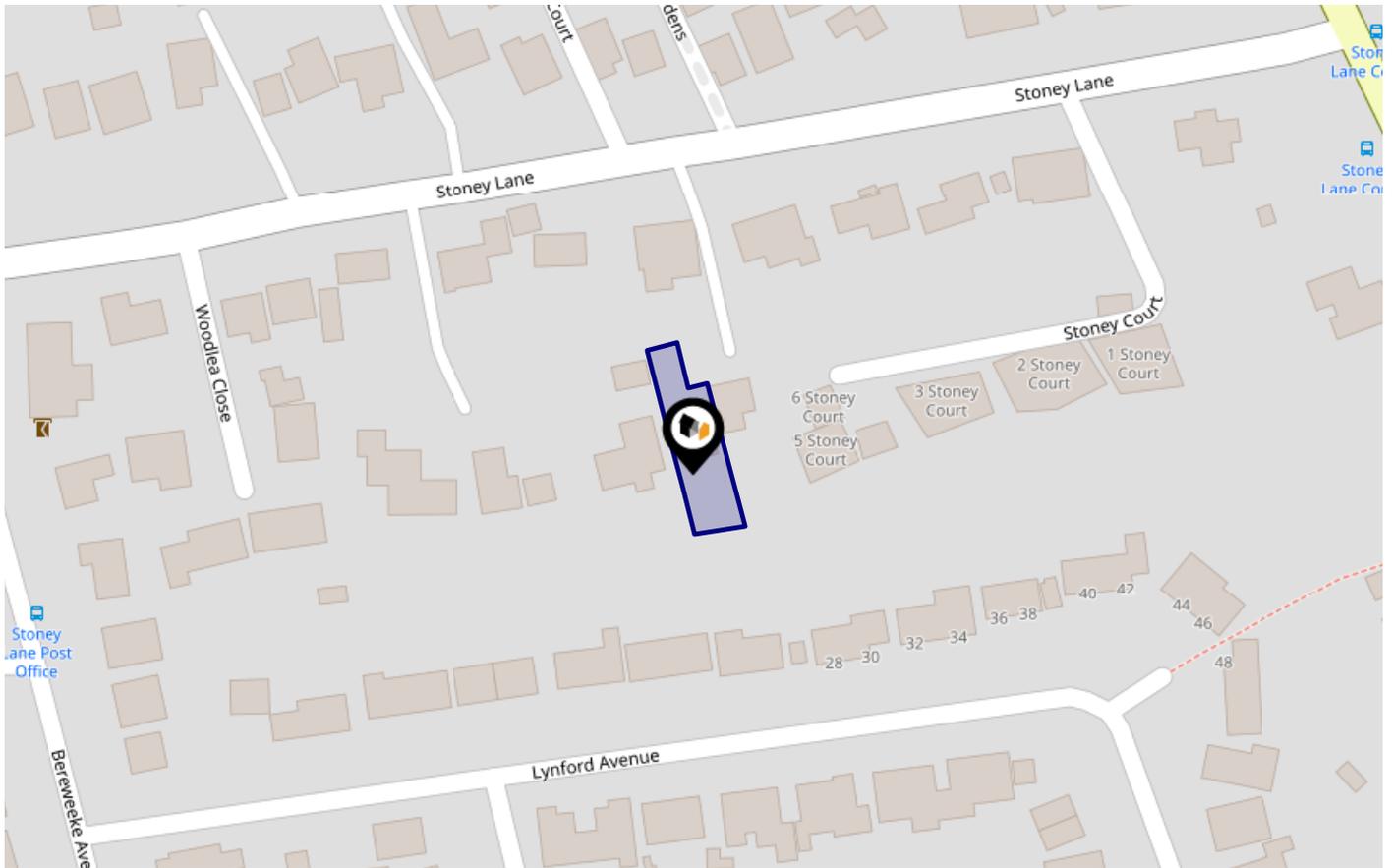
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

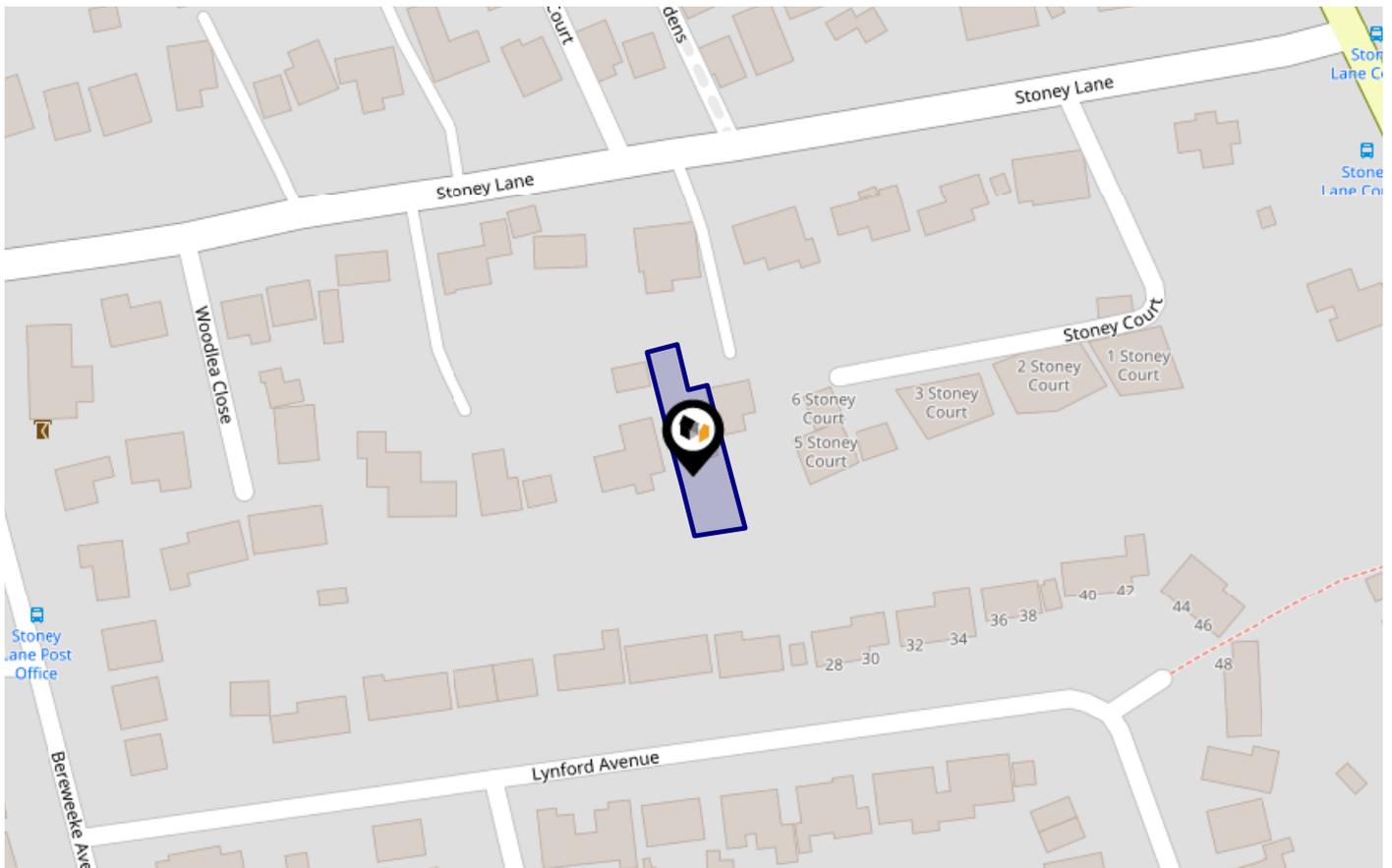
Chance of flooding to the following depths at this property:



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.



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.

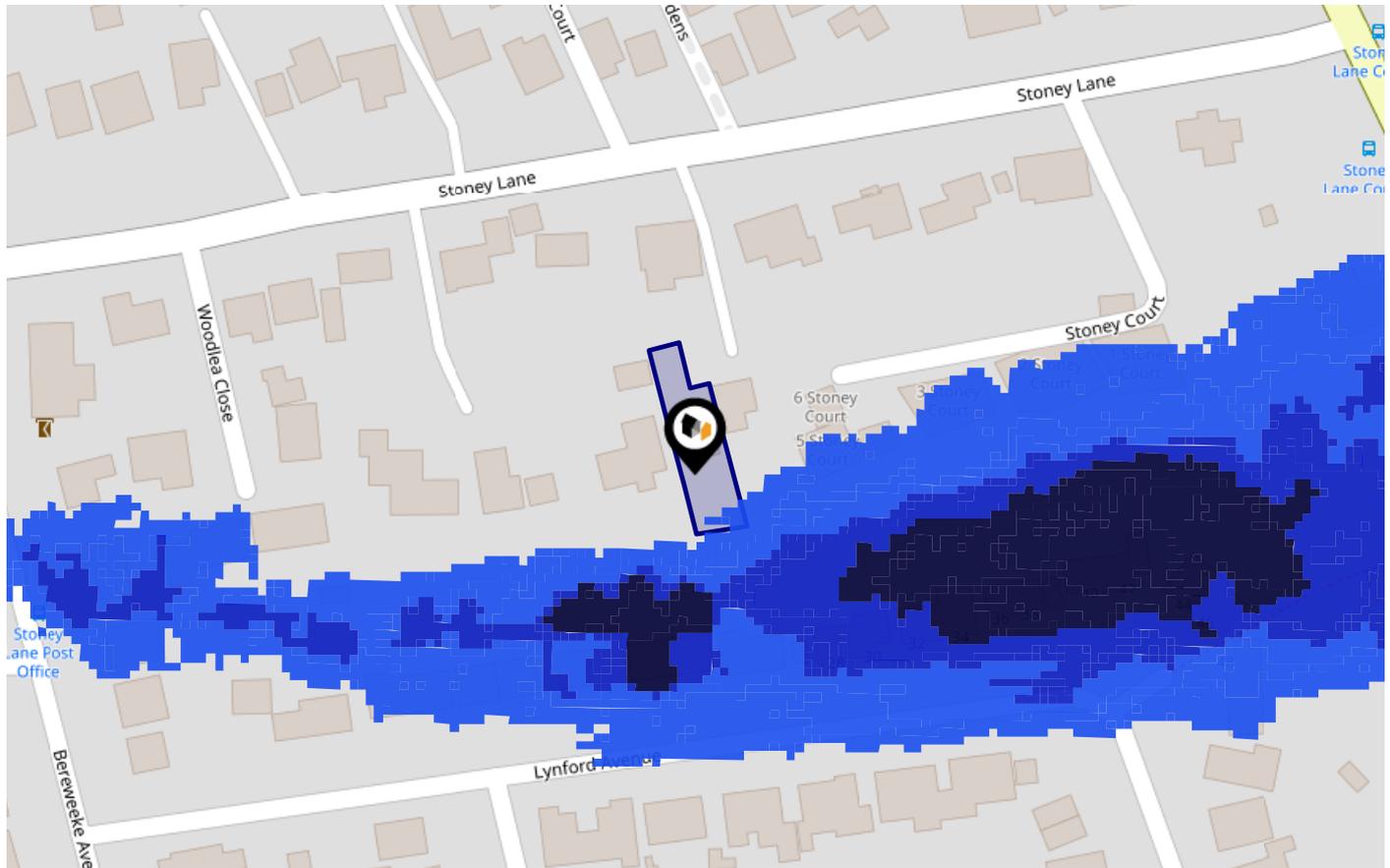
Chance of flooding to the following depths at this property:



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.

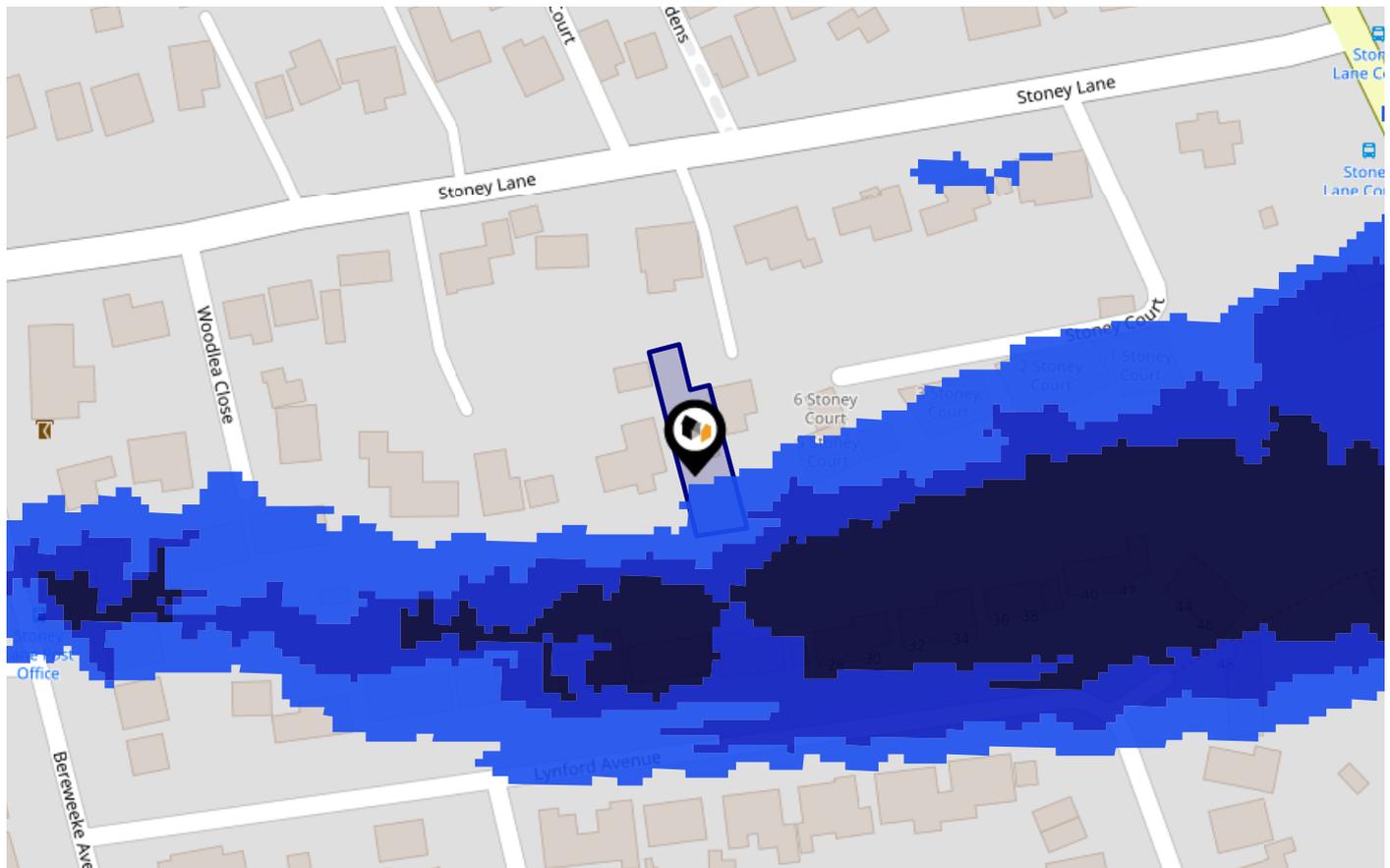
Chance of flooding to the following depths at this property:



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.



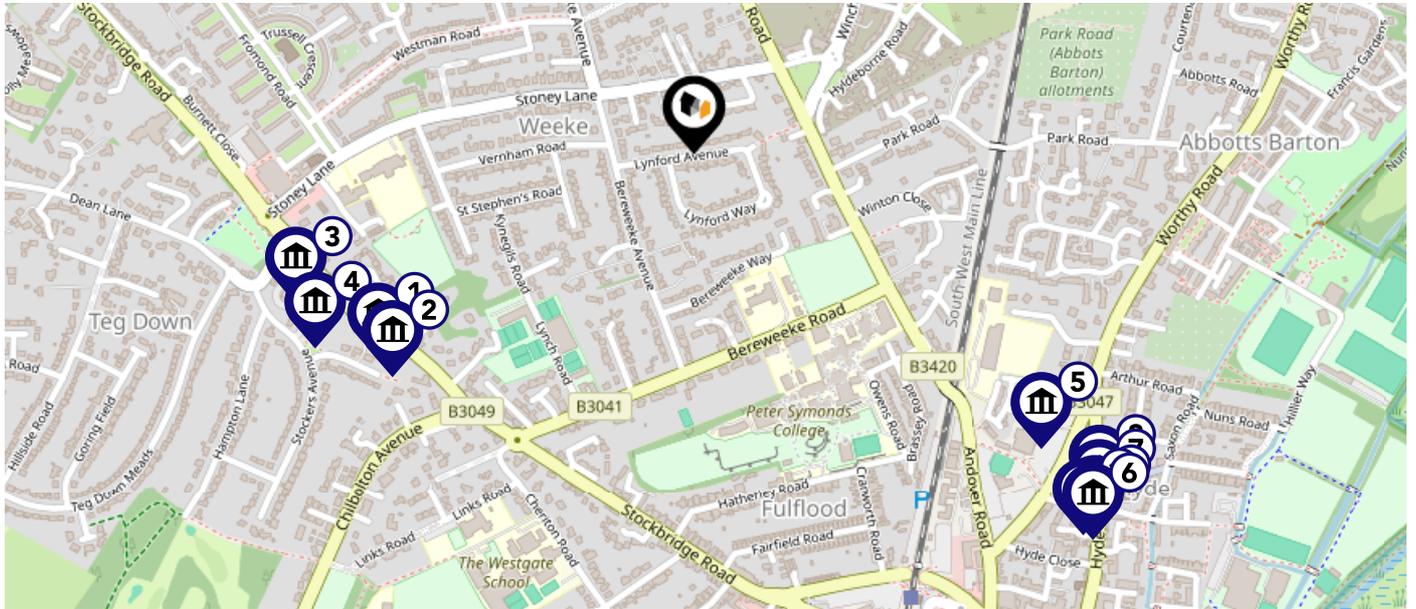
Nearby Landfill Sites

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

Maps

Listed Buildings

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



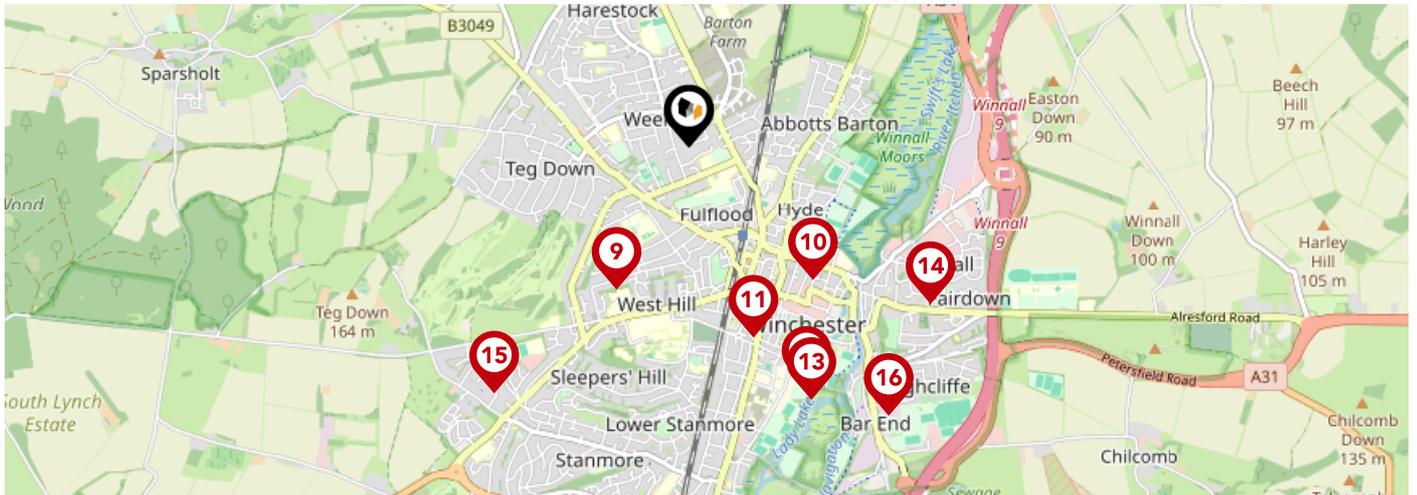
Listed Buildings in the local district		Grade	Distance
	1350726 - Church Cottage	Grade II	0.4 miles
	1095338 - Church Of St Matthew	Grade II	0.4 miles
	1350725 - Milestone	Grade II	0.5 miles
	1174056 - Weeke Manor	Grade II	0.5 miles
	1419302 - Hyde Lodge	Grade II	0.5 miles
	1296476 - 59, Hyde Street	Grade II	0.6 miles
	1350703 - 55, Hyde Street	Grade II	0.6 miles
	1172862 - The Vicarage	Grade II	0.6 miles
	1095452 - 58, Hyde Street	Grade II	0.6 miles
	1095447 - 35-42, Hyde Street	Grade II	0.6 miles

Area Schools



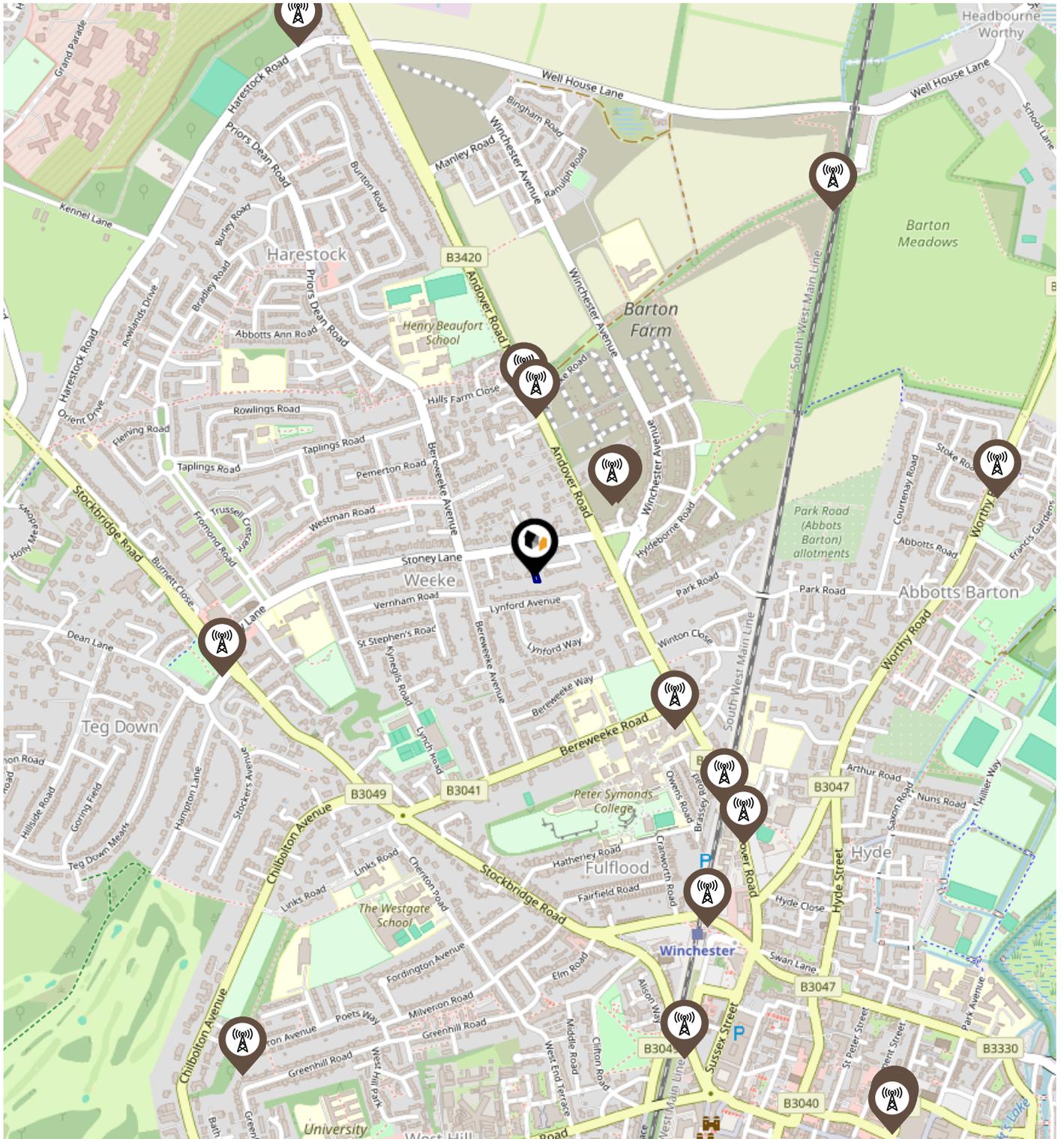
		Nursery	Primary	Secondary	College	Private
1	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

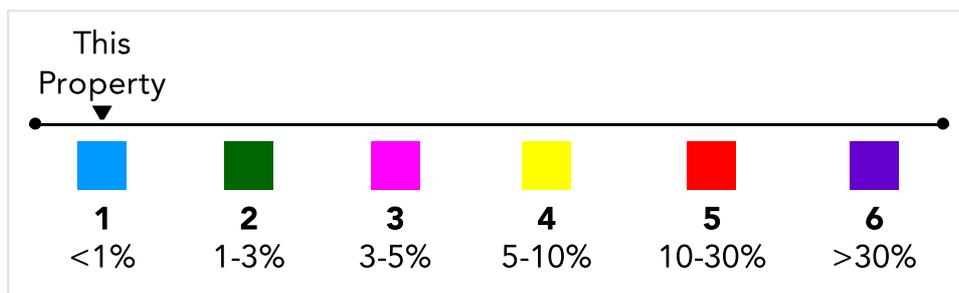
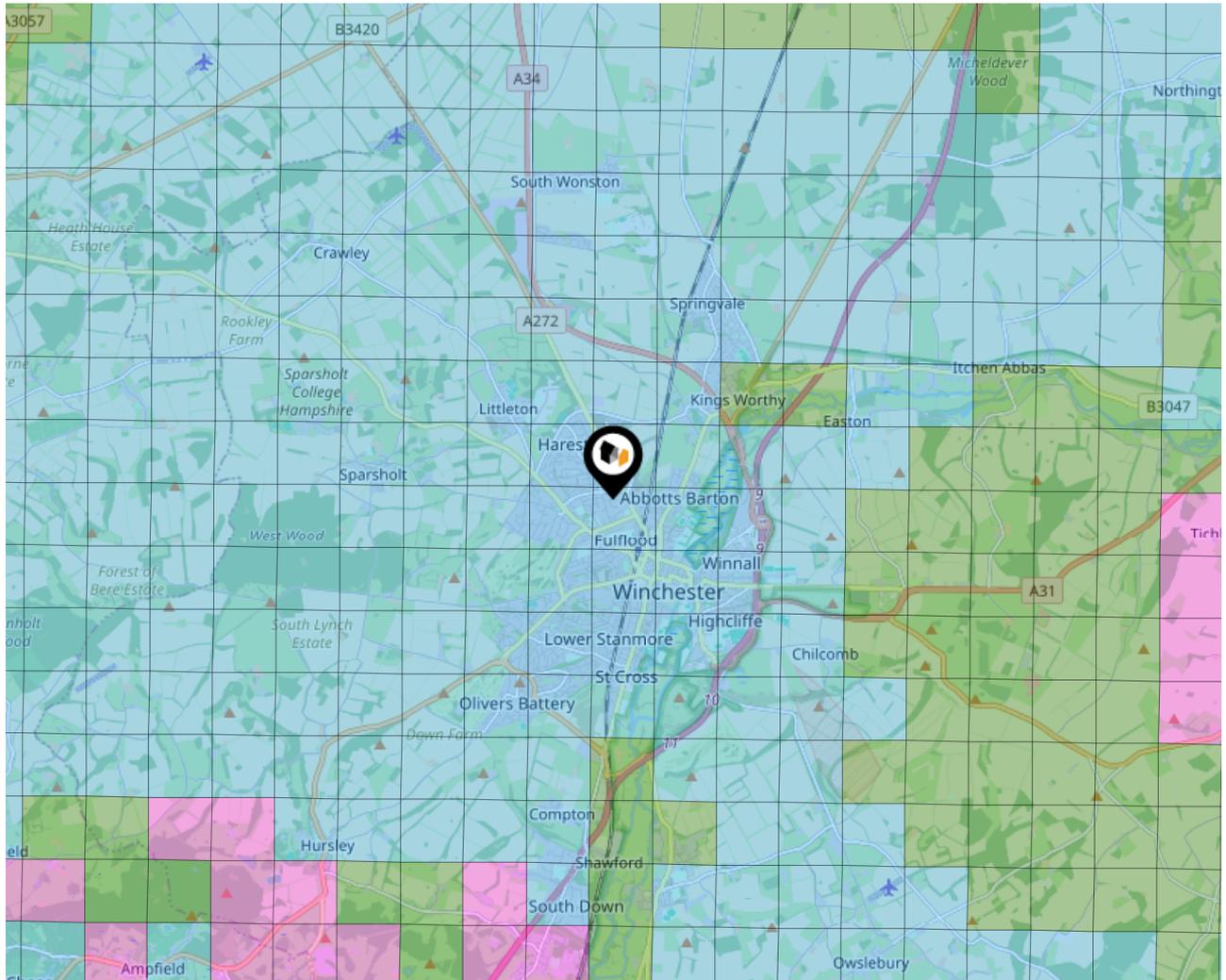


Key:

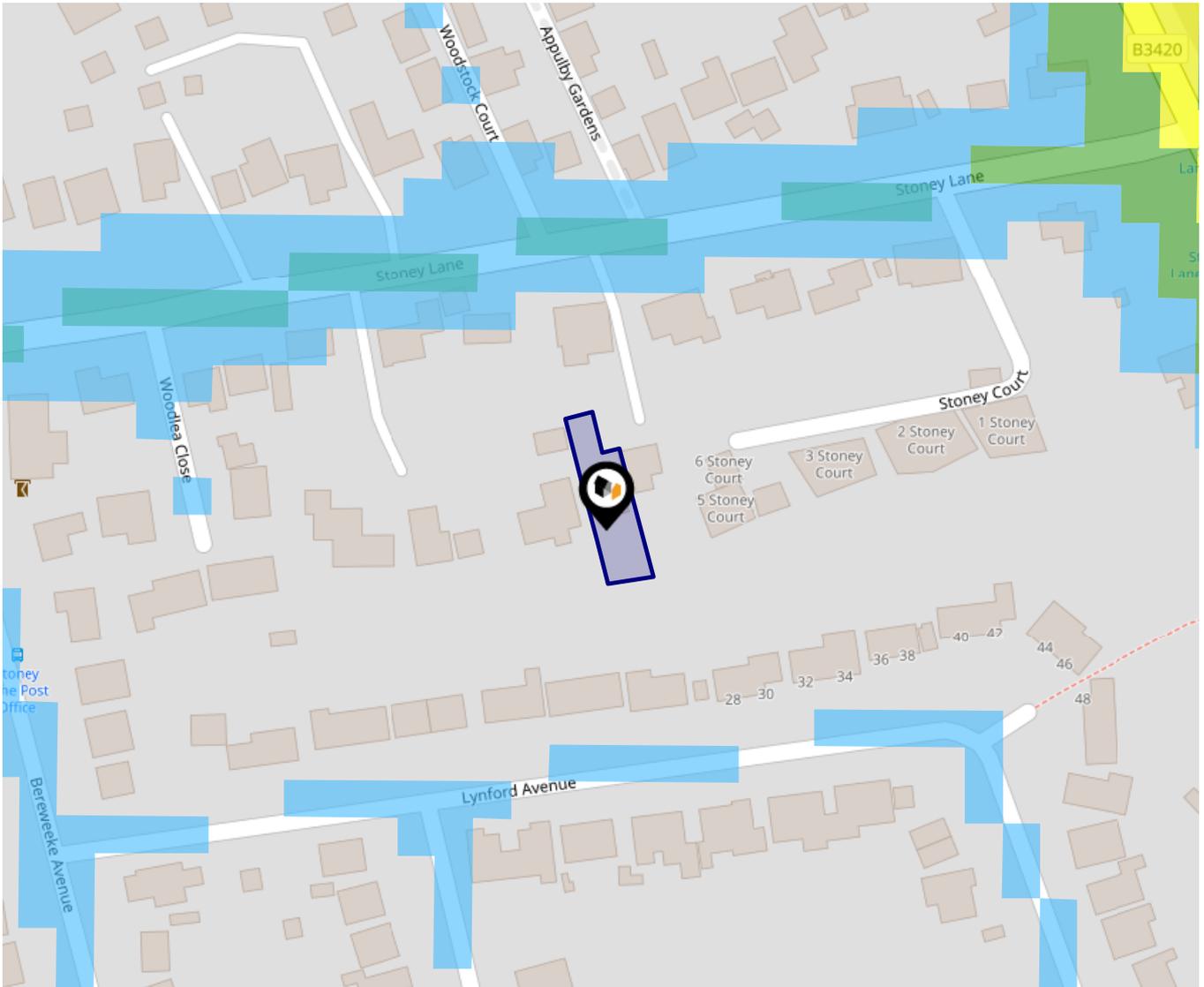
-  Power Pylons
-  Communication Masts

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/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

Area

Transport (National)



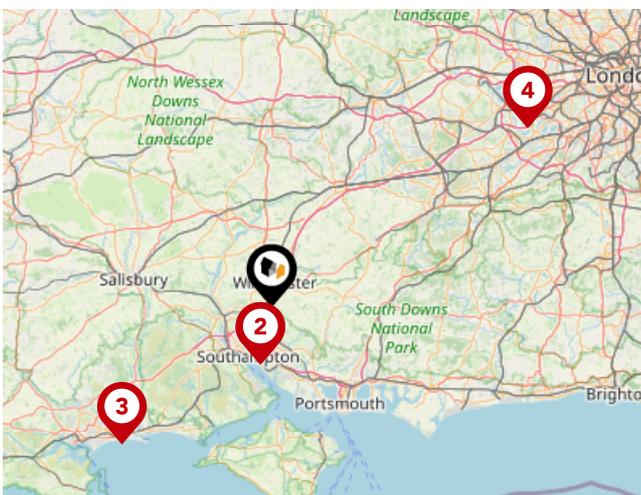
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.62 miles
2	Winchester Rail Station	0.63 miles
3	Shawford Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	1.49 miles
2	M3 J10	2.1 miles
3	M3 J11	2.66 miles
4	M3 J12	5.75 miles
5	M3 J13	7.36 miles

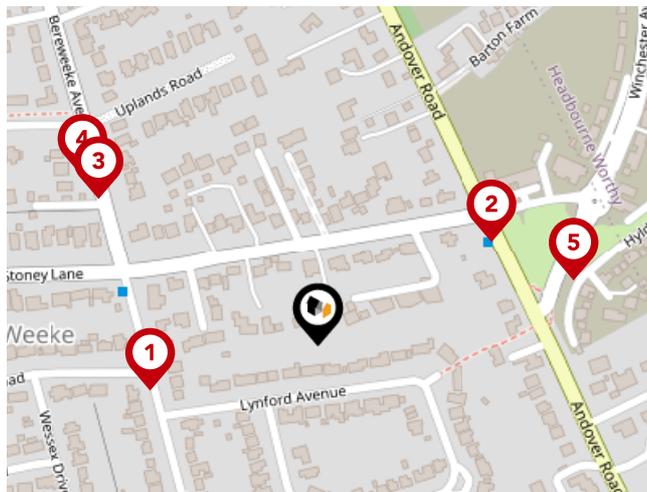


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	8.78 miles
2	Southampton Airport	8.79 miles
3	Bournemouth International Airport	30.24 miles
4	Heathrow Airport Terminal 4	46.38 miles

Area

Transport (Local)



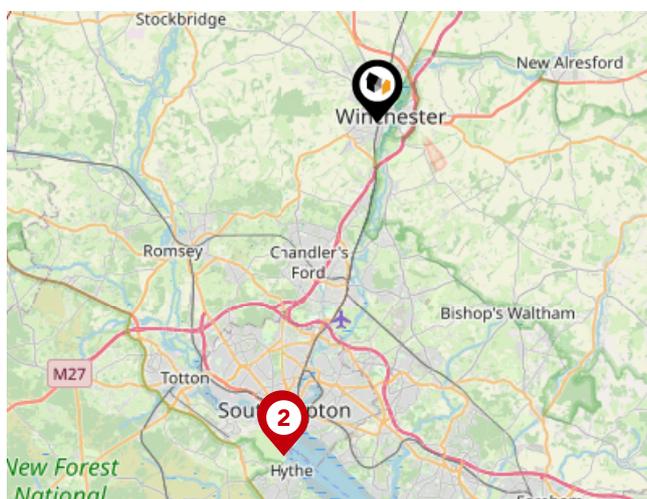
Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.1 miles
2	Stoney Lane Corner	0.12 miles
3	Westman Road	0.15 miles
4	Westman Road	0.17 miles
5	Hyldeborne Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.22 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.91 miles
2	Southampton Passenger Ferry Terminal	12.99 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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