

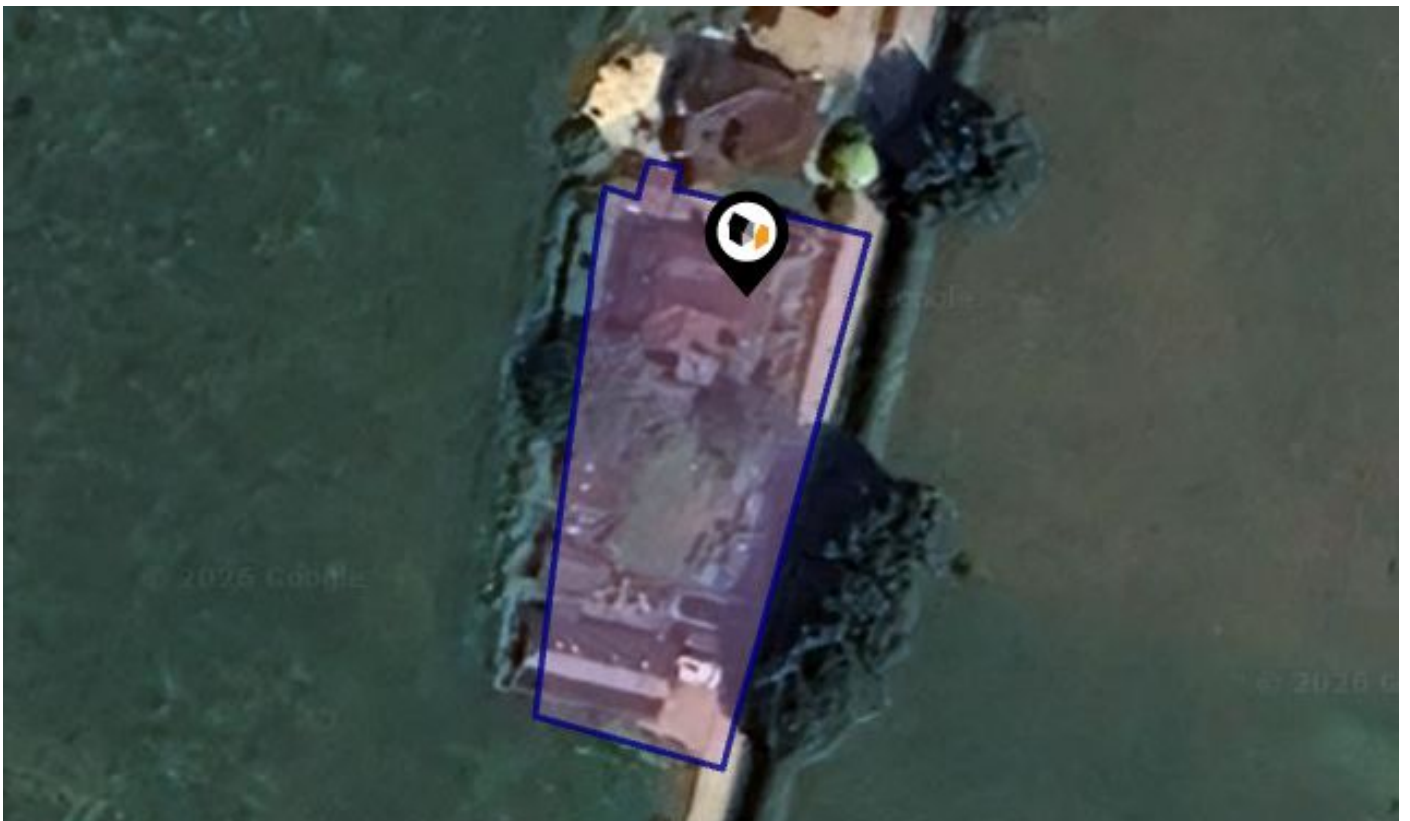


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st April 2026



LOVEDON LANE, KINGS WORTHY, WINCHESTER, SO21

Guide Price : £1,100,000

Sam Kerr-Smiley

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www.nonykerr-smiley.com

Property Overview





Property

Type:	Detached	Guide Price:	£1,100,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,088 ft ² / 194 m ²		
Plot Area:	0.23 acres		
Council Tax :	Band E		
Annual Estimate:	£2,884		
Title Number:	HP600644		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Lovedon Lane, Kings Worthy, Winchester, SO21*

Reference - 02/01078/FUL
Decision: Decided
Date: 26th April 2002
Description: Two storey rear extension and front porch
Reference - 11/01324/FUL
Decision: Decided
Date: 13th June 2011
Description: Single storey building; half to be new workshop and half to be self contained tourist accommodation
Reference - 11/02179/FUL
Decision: Decided
Date: 21st September 2011
Description: Replacement single storey building with half to be replacement workshop, half to be tourist accommodation (RESUBMISSION)
Reference - Winchester/17/01328/HOU
Decision: Decided
Date: 16th May 2017
Description: 2 storey side extension and balcony

Planning History This Address



Planning records for: *Lovedon Lane, Kings Worthy, Winchester, SO21*

Reference - 18/00238/HOU
Decision: Decided
Date: 29th January 2018
Description: Side extension

Reference - 17/01328/HOU
Decision: Decided
Date: 23rd May 2017
Description: 2 storey side extension and balcony

Reference - Winchester/18/00238/HOU
Decision: Decided
Date: 29th January 2018
Description: Side extension

Gallery Photos



LOVEDON LANE, KINGS WORTHY, WINCHESTER, SO21

Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft
 Studio & Annexes = 71.4 sq m / 768 sq ft
 Outbuildings = 33.0 sq m / 356 sq ft
 Total = 265.4 sq m / 2857 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1292969)

Property EPC - Certificate

Lovedon Lane, Kings Worthy, WINCHESTER, SO21

Energy rating

C

Valid until 15.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	194 m ²

Market Sold in Street



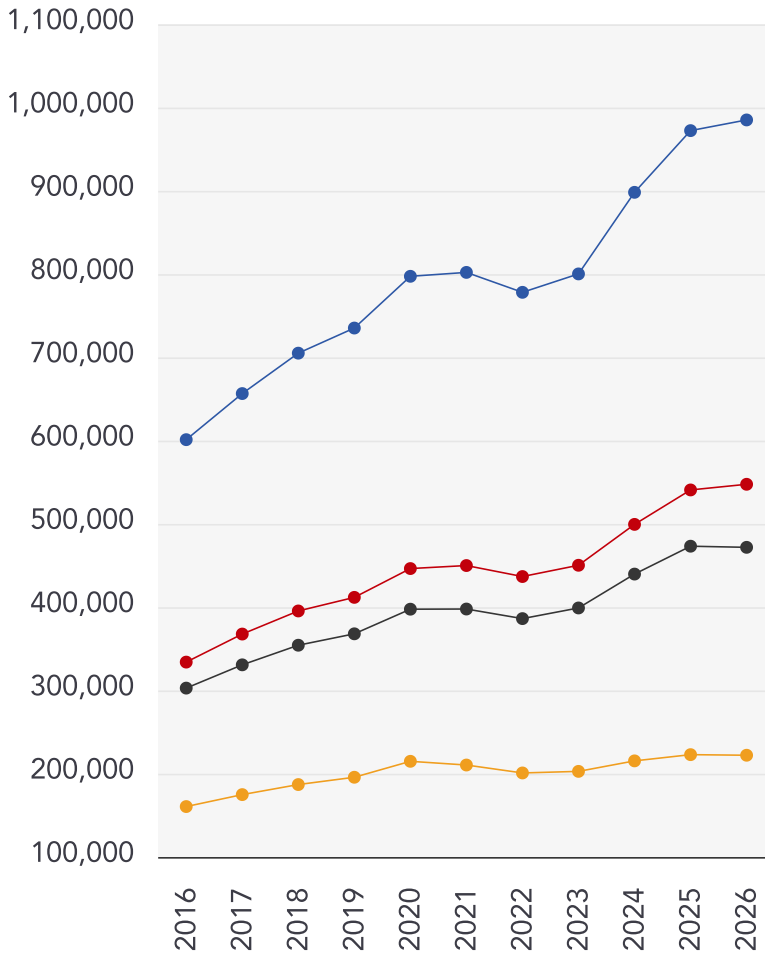
18, Bull Farm, Lovedon Lane, Winchester, SO21 1AQ	Detached House	
Last Sold Date:	03/02/2025	
Last Sold Price:	£850,000	
14, Bull Farm, Lovedon Lane, Winchester, SO21 1AQ	Detached House	
Last Sold Date:	12/08/2024	
Last Sold Price:	£820,000	
Kingsway Farm, Bull Farm, Lovedon Lane, Winchester, SO21 1AQ	other House	
Last Sold Date:	07/06/2021	23/04/2018
Last Sold Price:	£407,000	£640,000
Lansker House, Lovedon Lane, Winchester, SO21 1AQ	Detached House	
Last Sold Date:	14/11/2019	
Last Sold Price:	£950,000	

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%

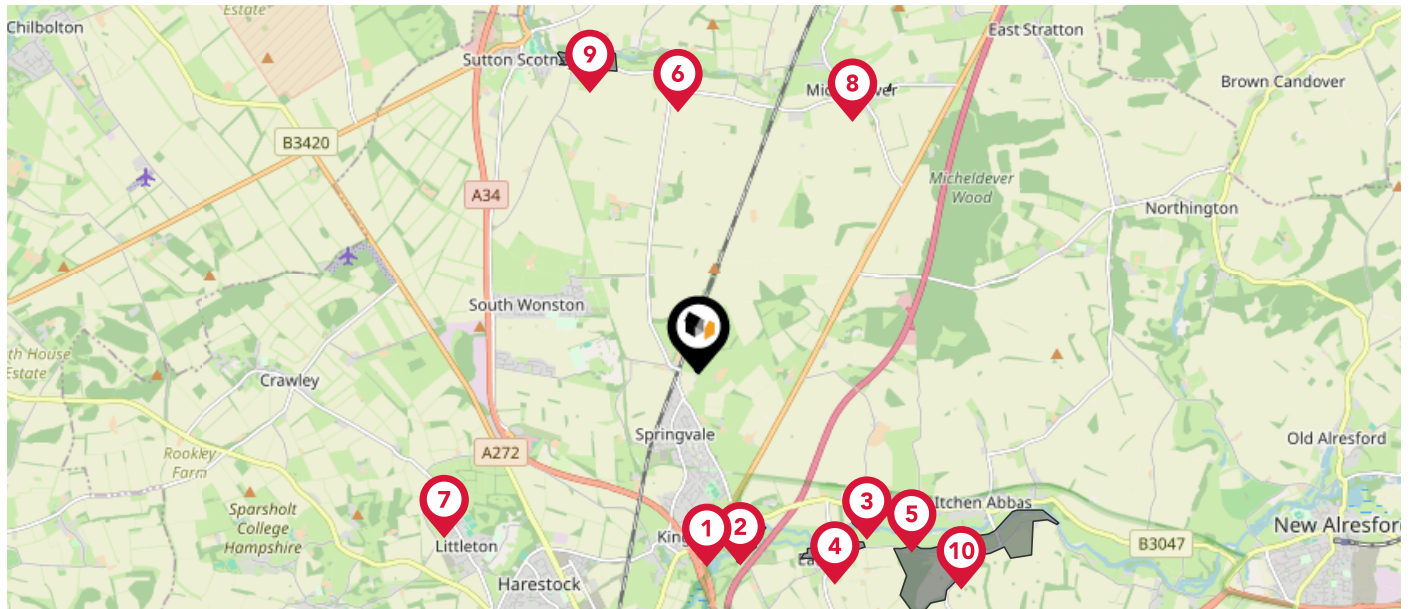
Flat

+38.37%

Maps

Conservation Areas

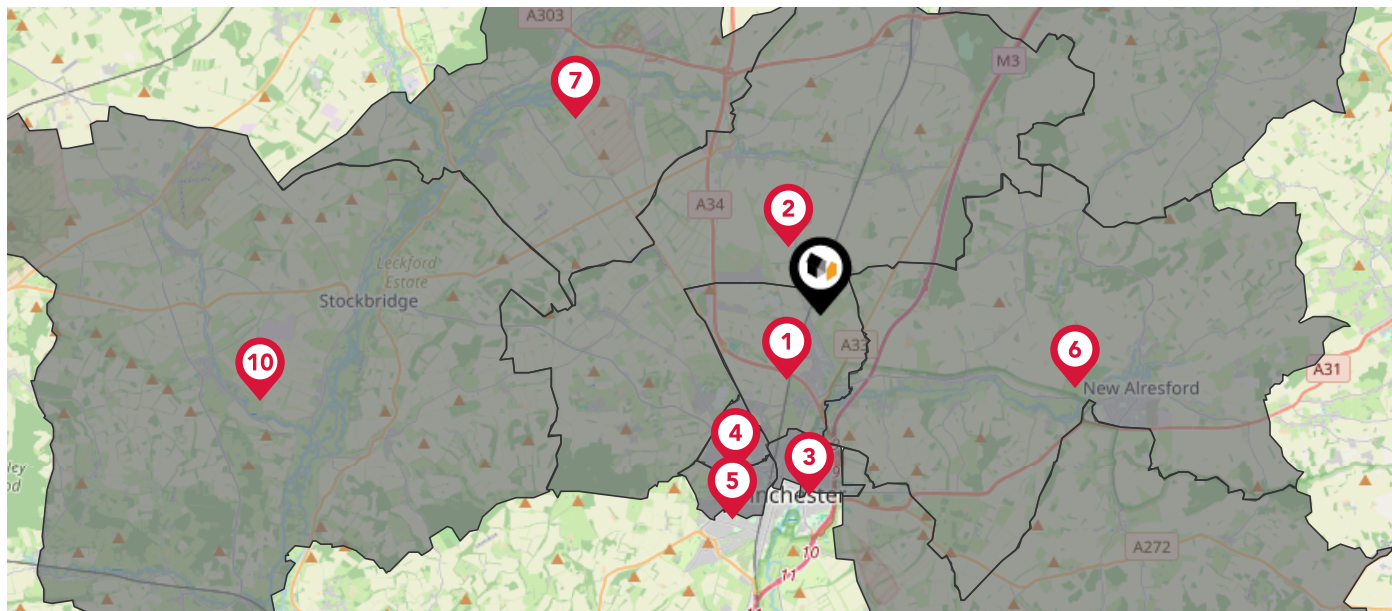
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Kings Worthy
- 2 Abbots Worthy
- 3 Martyr Worthy
- 4 Easton
- 5 Chilland
- 6 Stoke Charity
- 7 Littleton
- 8 Micheldever
- 9 Wonston
- 10 Avington

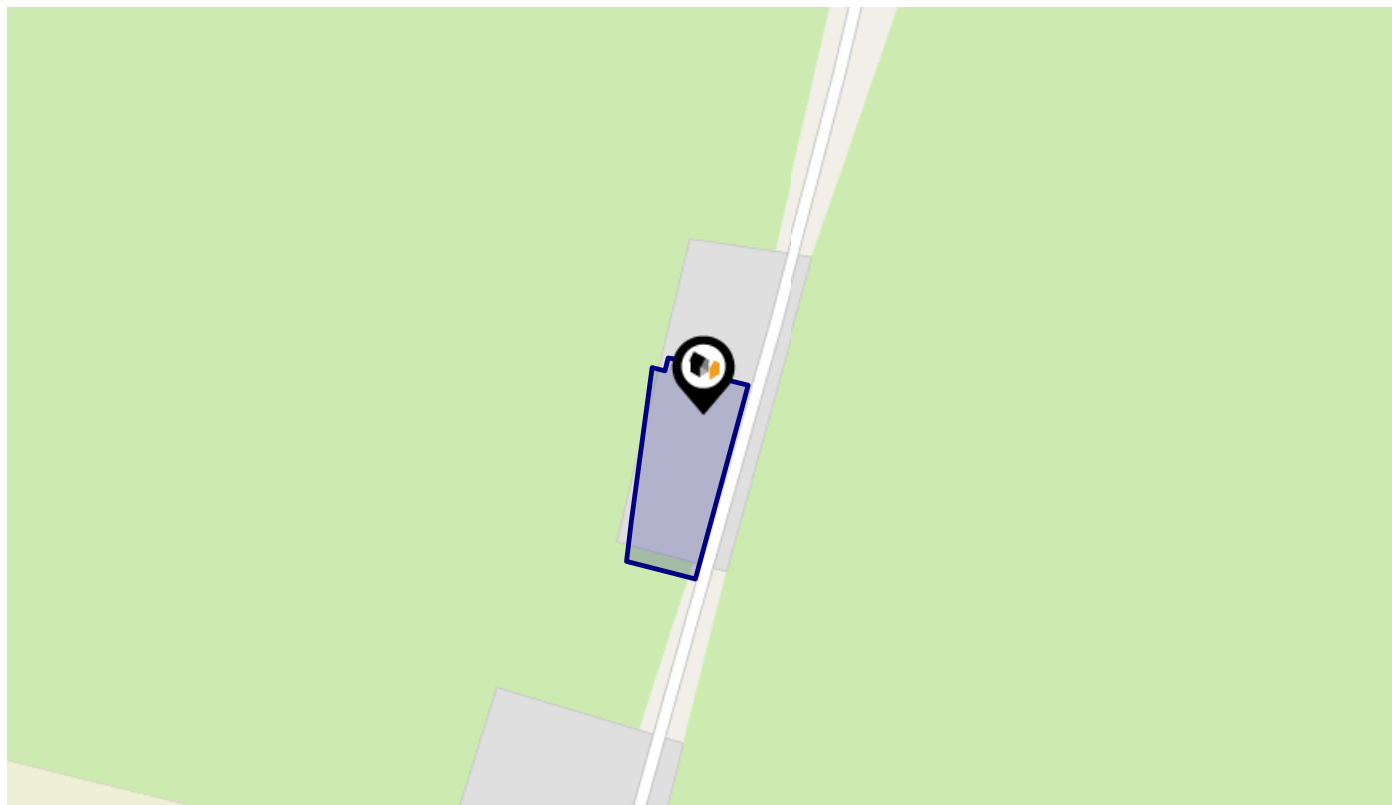
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  The Worthys Ward
-  Wonston & Micheldever Ward
-  St. Bartholomew Ward
-  St. Barnabas Ward
-  St. Paul Ward
-  Alresford & Itchen Valley Ward
-  Harewood Ward
-  Upper Meon Valley Ward
-  Oakley & The Candovers Ward
-  Mid Test 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.

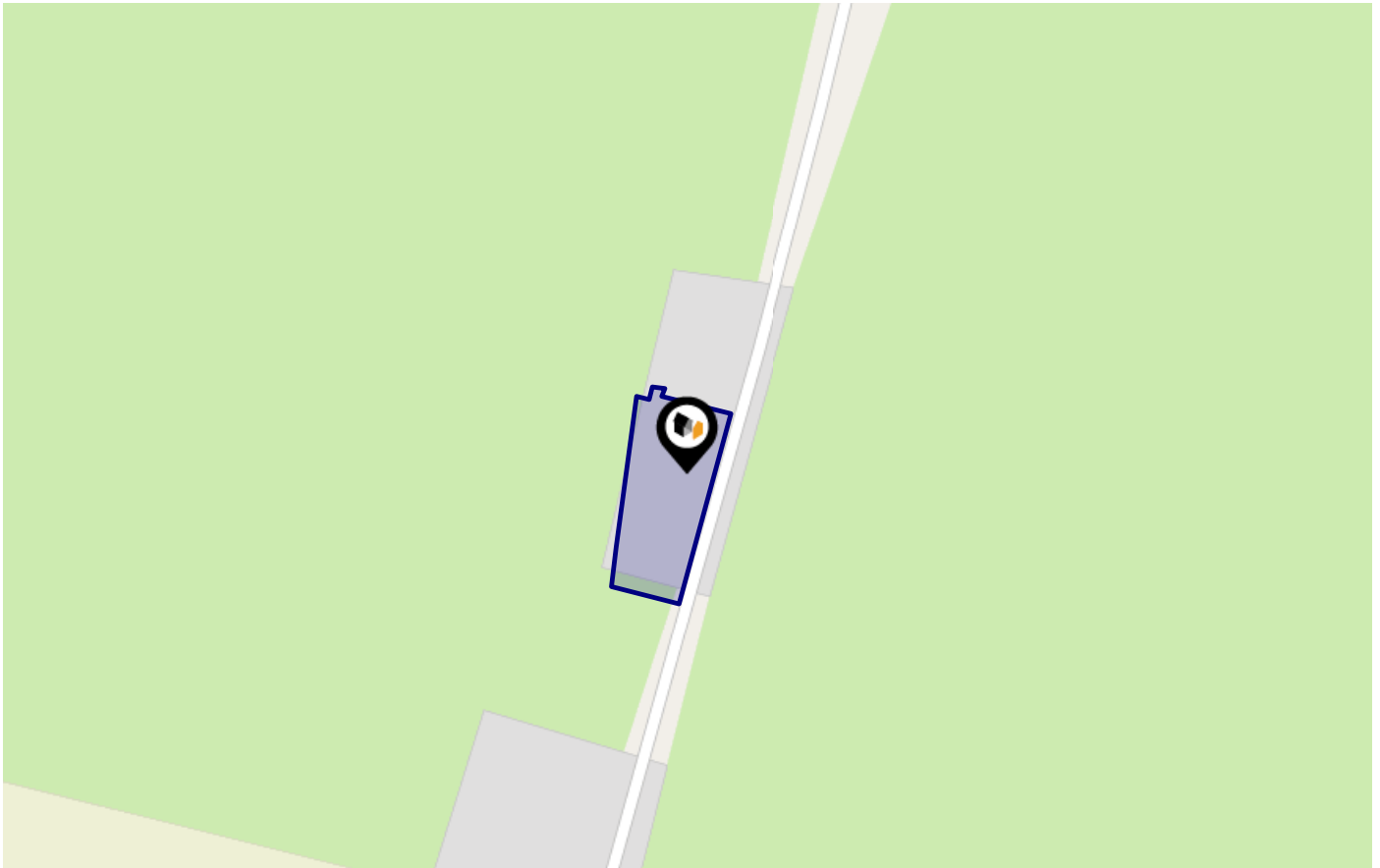
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

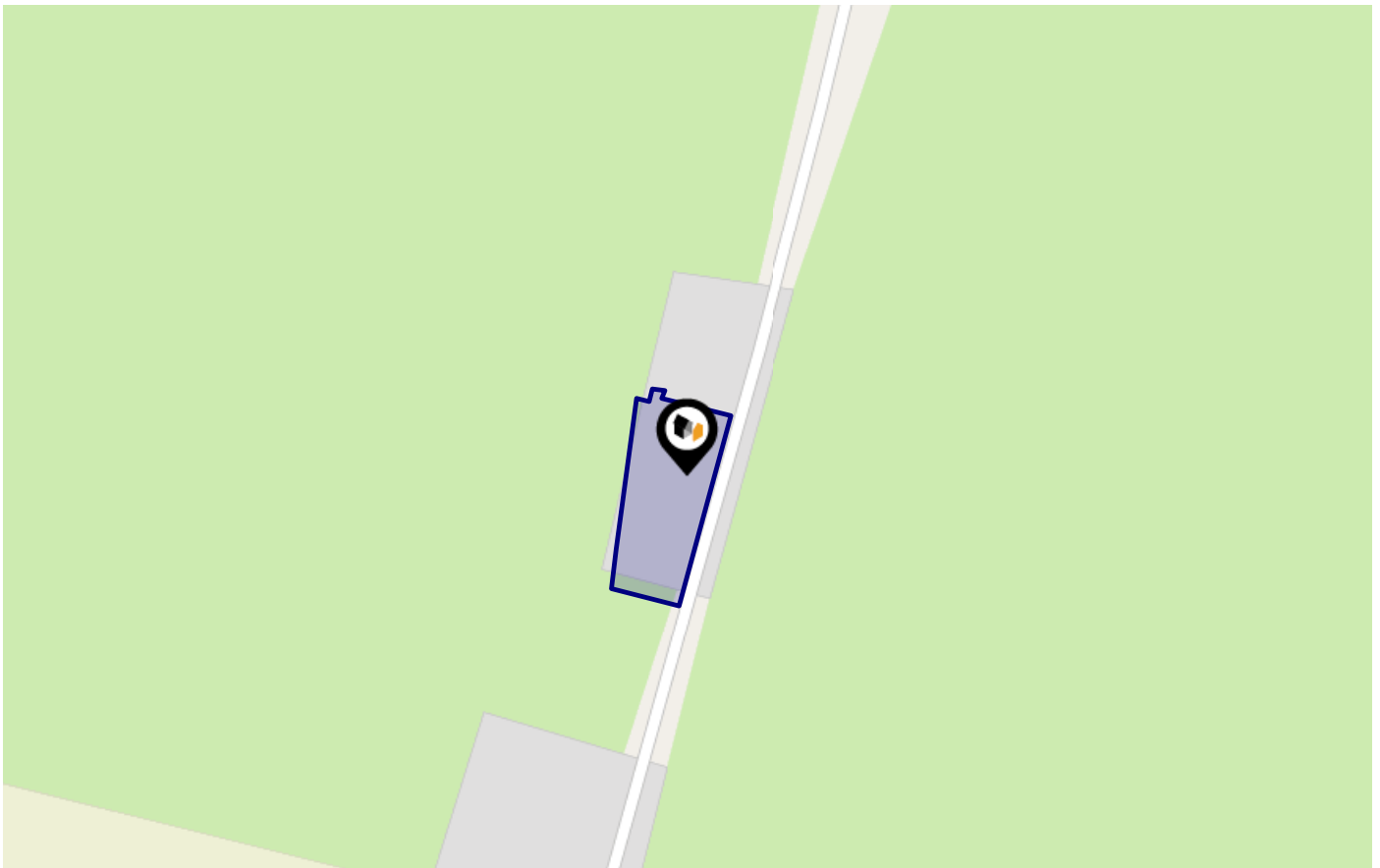
Chance of flooding to the following depths at this property:



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.
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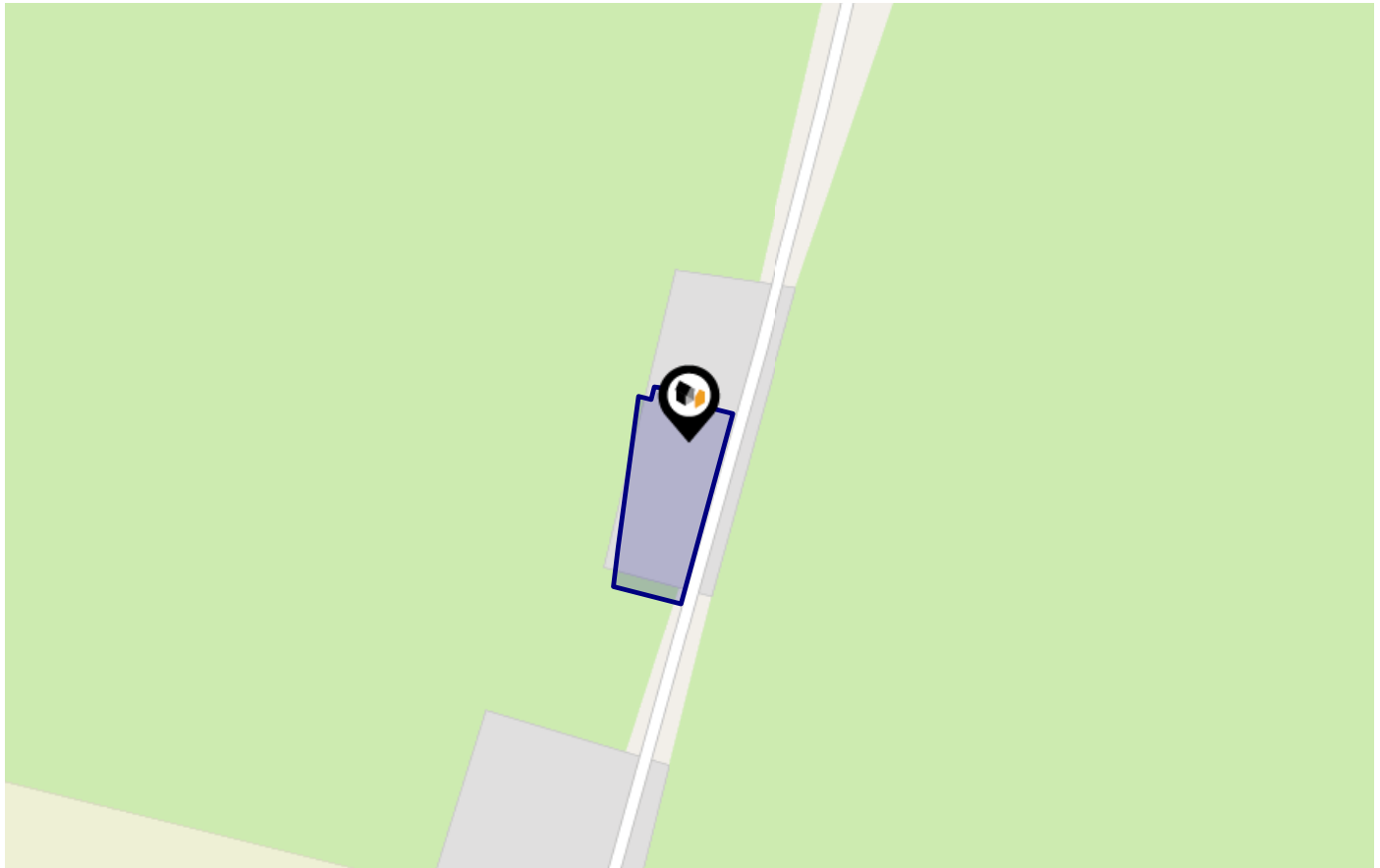
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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



Risk Rating: **Very low**

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.
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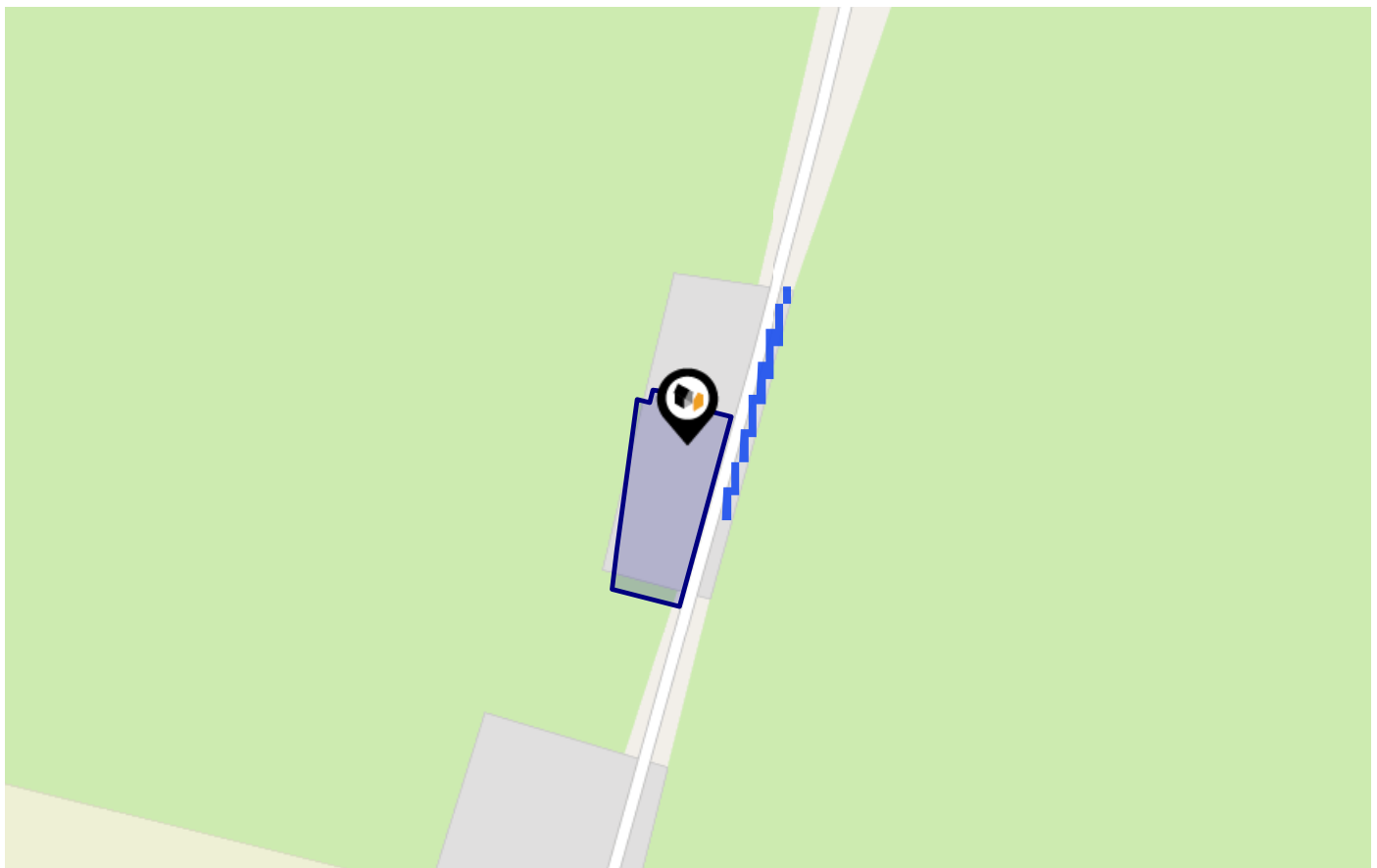
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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



Risk Rating: Very low

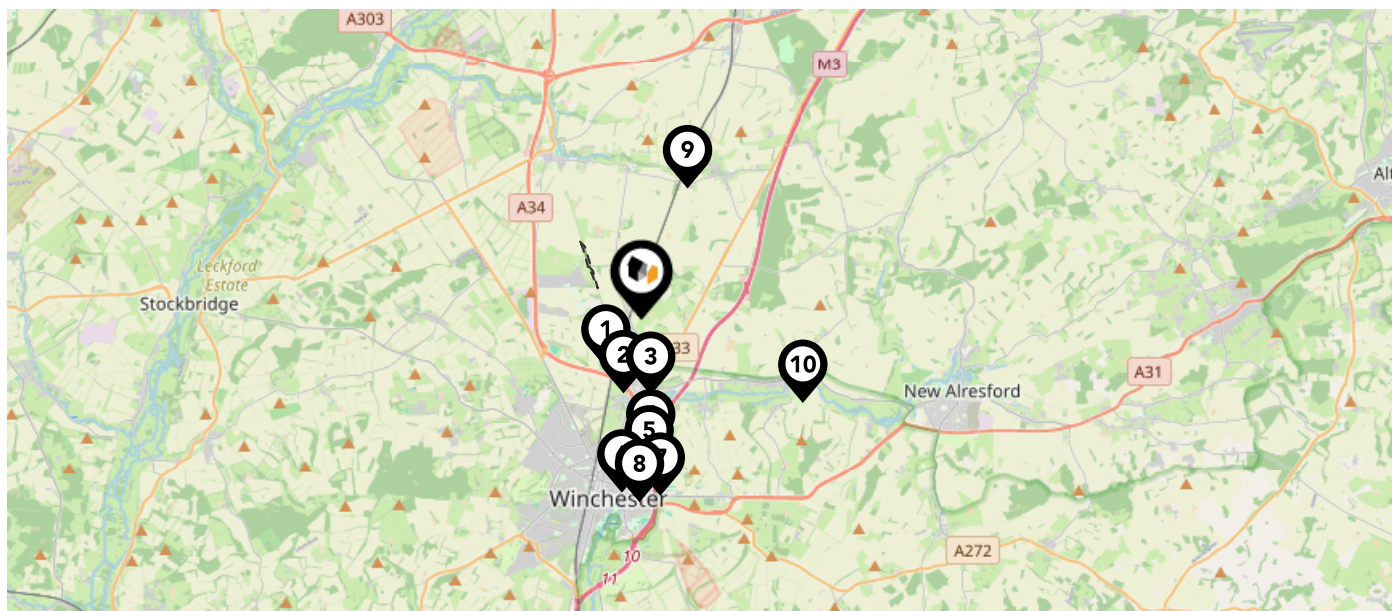
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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.



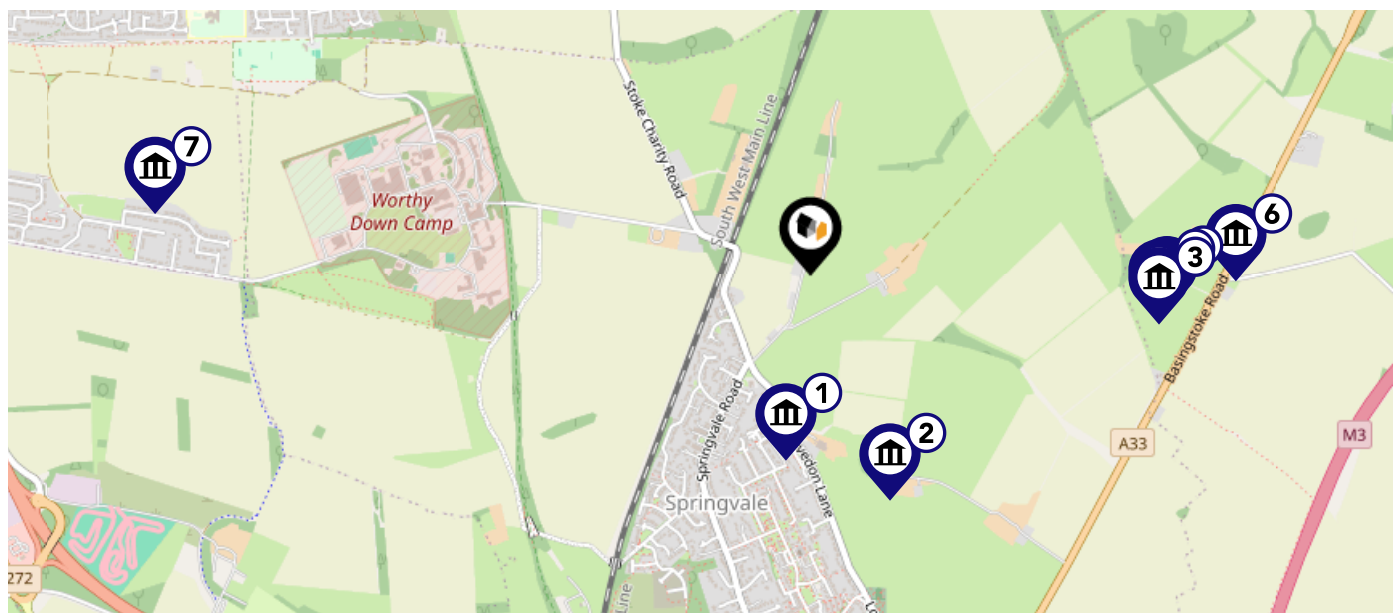
Nearby Landfill Sites








1	Alresford Drove-Near Winchester, Hampshire	Historic Landfill
2	Springvale Road-Winchester	Historic Landfill
3	Railway Cutting-Kingsworthy	Historic Landfill
4	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
5	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
6	Nuns Road-Winchester, Hampshire	Historic Landfill
7	Spitfire Link-Easton Lane, Winchester	Historic Landfill
8	Winnall-Winchester, Hampshire	Historic Landfill
9	Weston Colley-Micheldever, Hampshire	Historic Landfill
10	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill

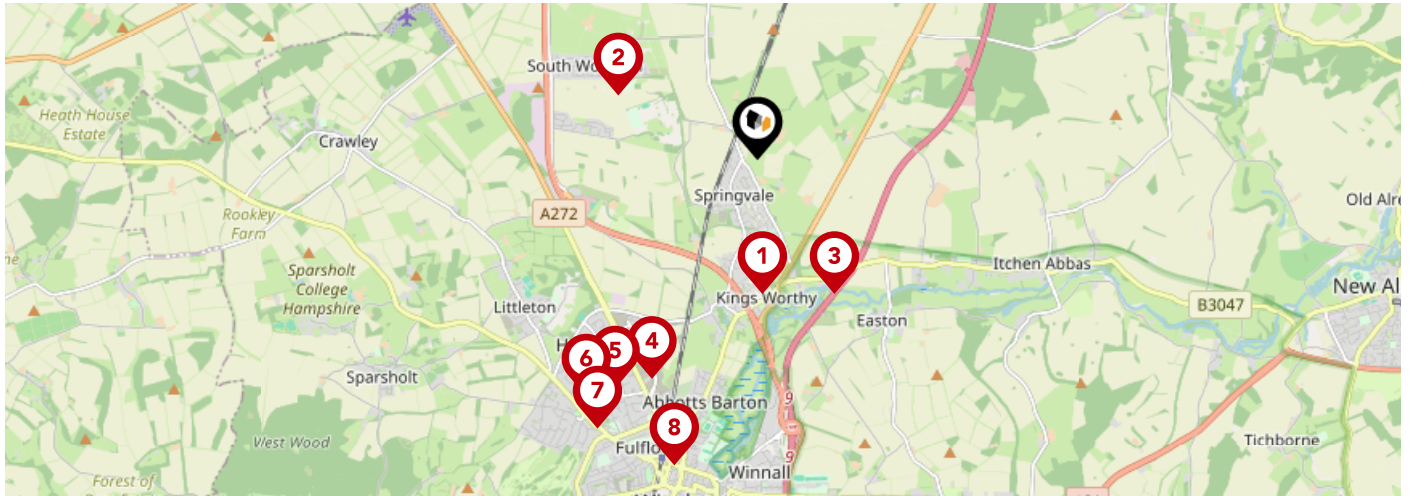
Maps

Listed Buildings

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

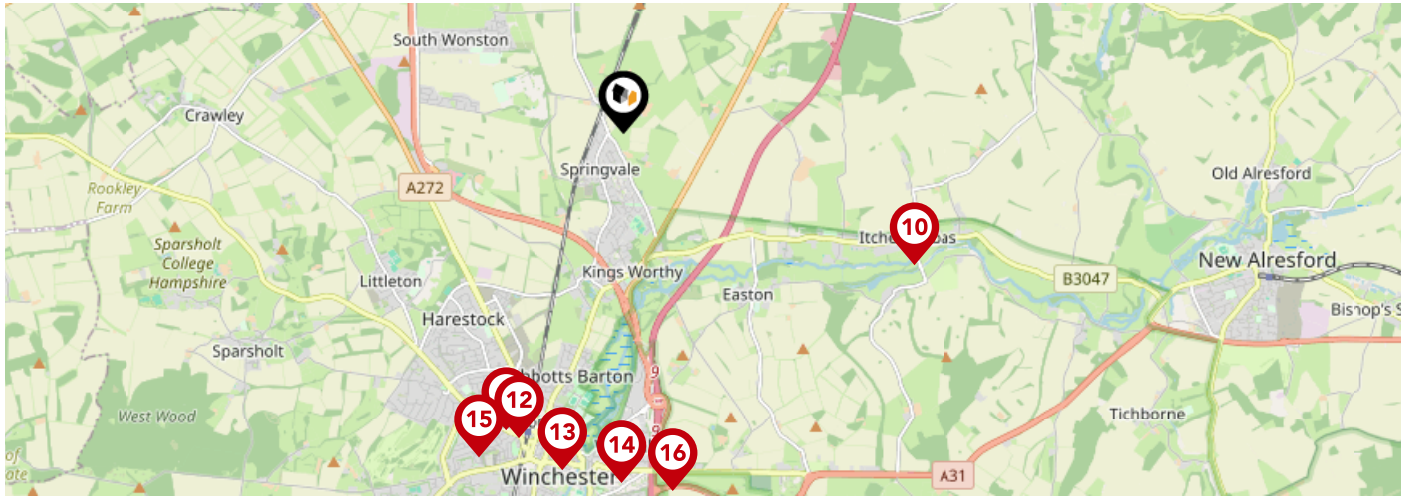










Listed Buildings in the local district	Grade	Distance
 1350506 - No. 1 (hillrise) And No. 2 (lovedean Cottage)	Grade II	0.4 miles
 1156403 - Bull Farmhouse	Grade II	0.6 miles
 1095881 - Burntwood Farmhouse	Grade II	0.8 miles
 1095882 - Stable Range At Burntwood Farm 15 Metrew North West Of House	Grade II	0.8 miles
 1350480 - Barn At Burntwood Farm 50 Metres North Of House	Grade II	0.9 miles
 1095880 - Milestone 300 Metres North East Of Entrance To Burntwood Farm	Grade II	1.0 miles
 1393762 - World War Ii Pickett-hamilton Fort Su 4681 3512 (no.1), Worthy Down Airfield	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	South Wonston Primary School Ofsted Rating: Good Pupils: 293 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:2.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:3.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

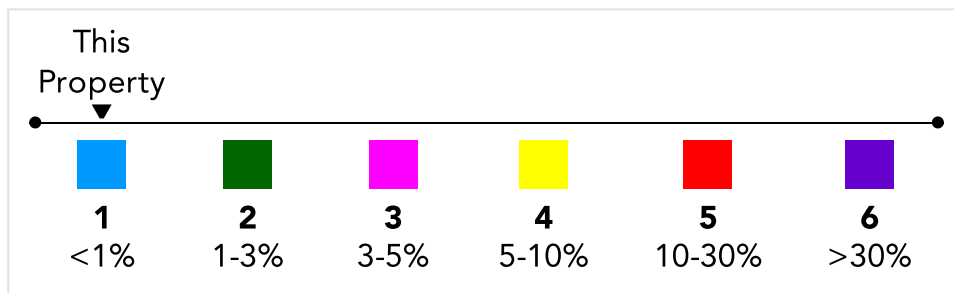
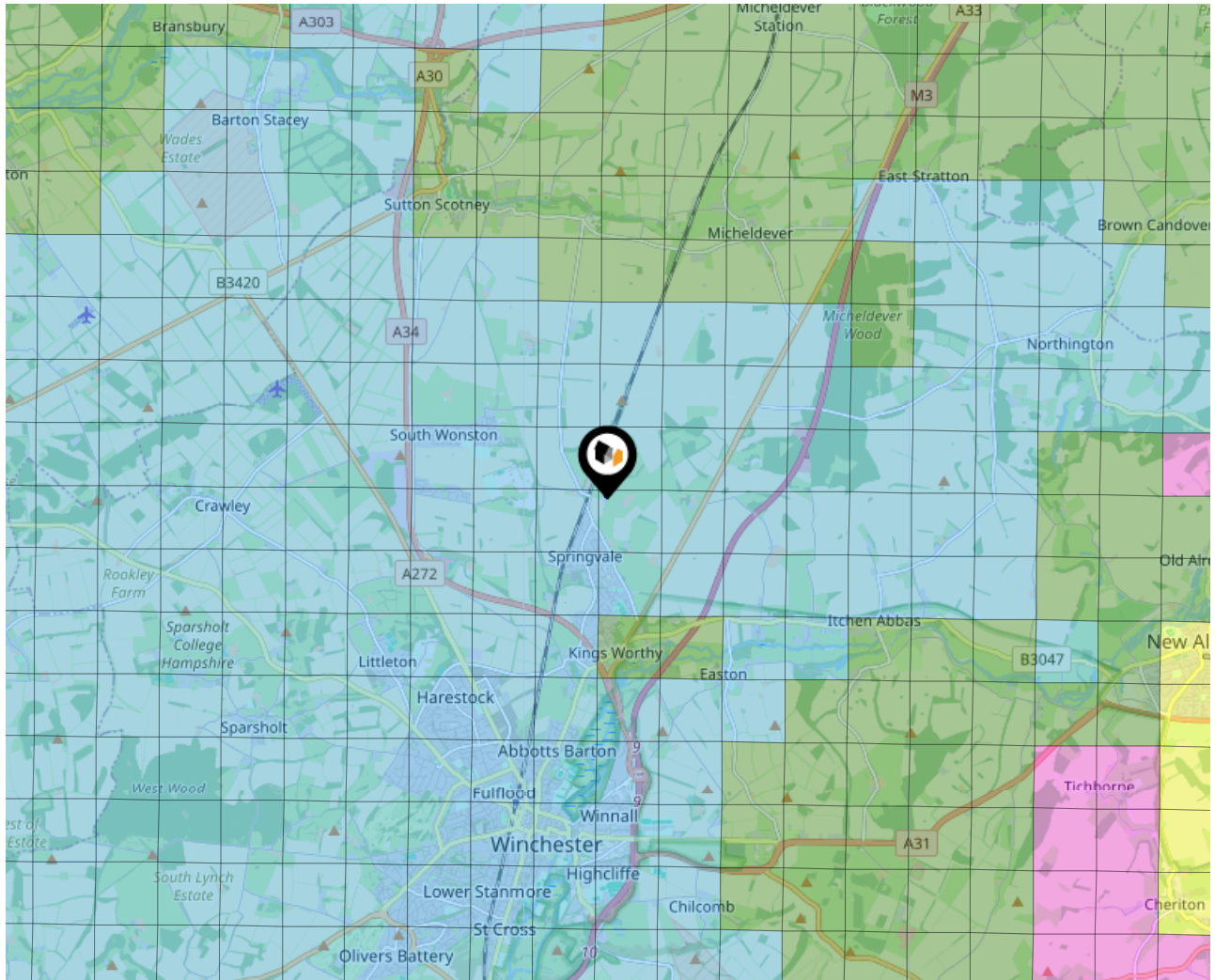


Key:

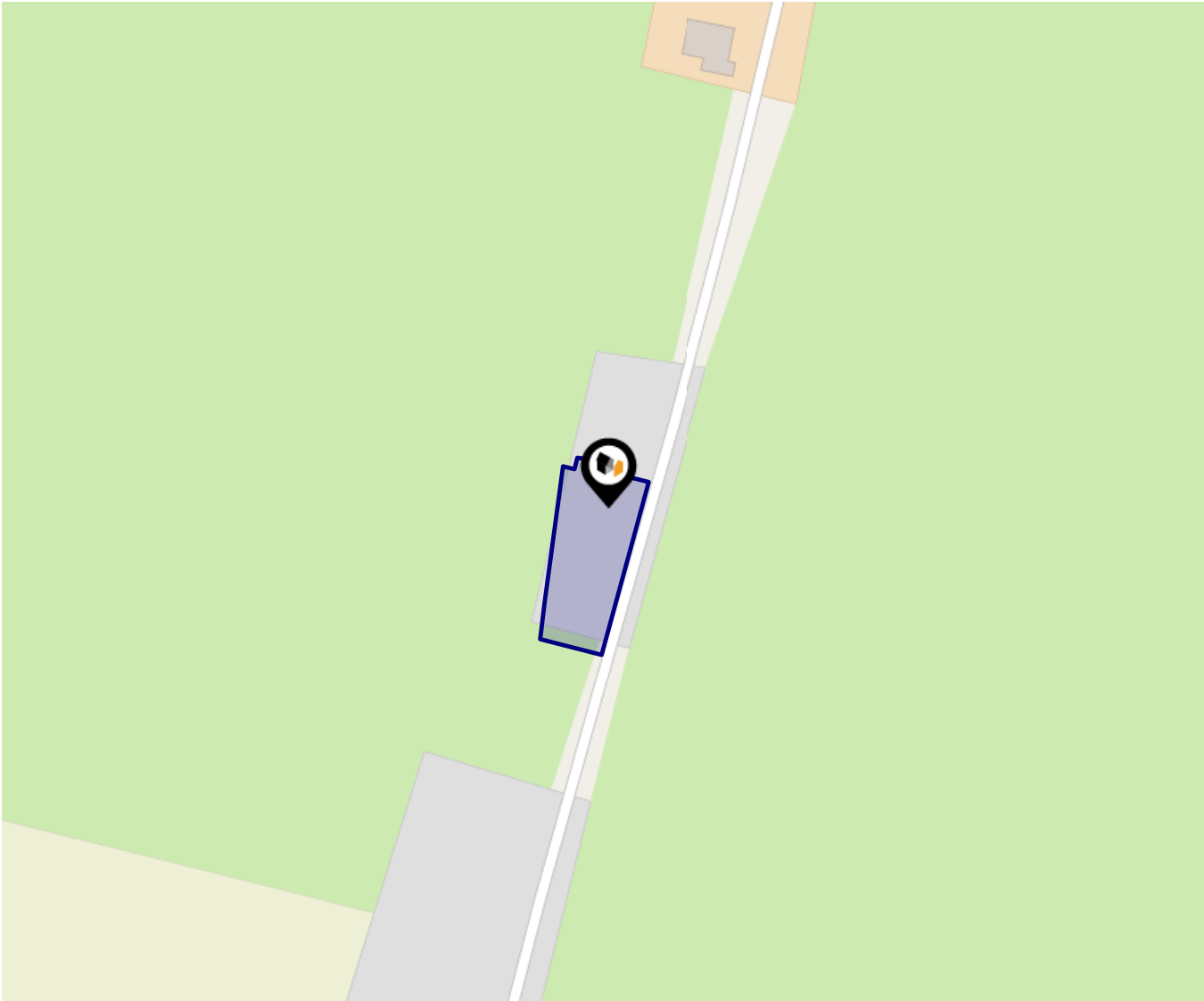
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

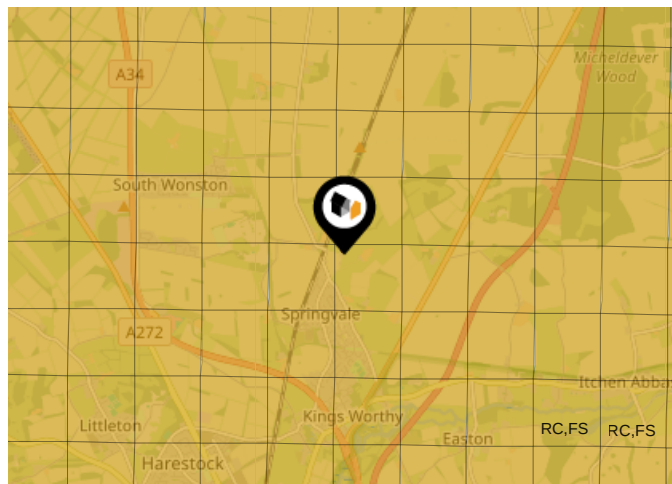


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

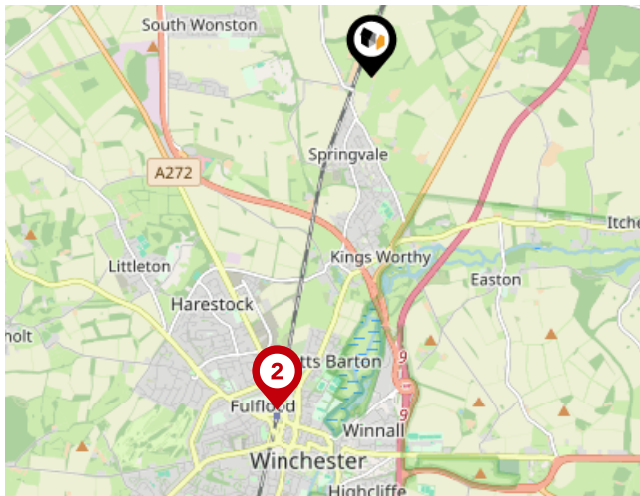
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

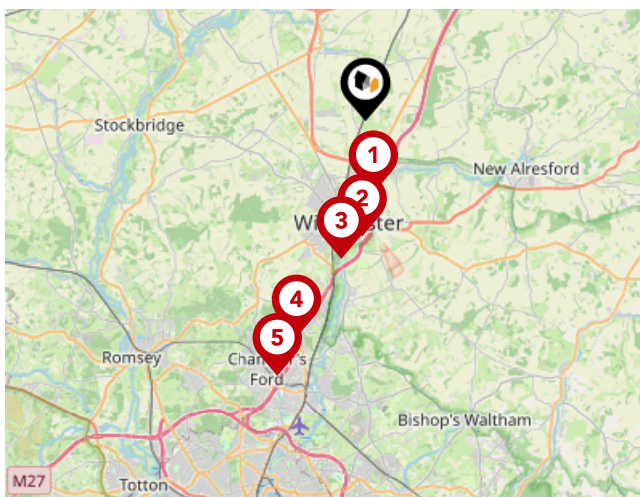
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



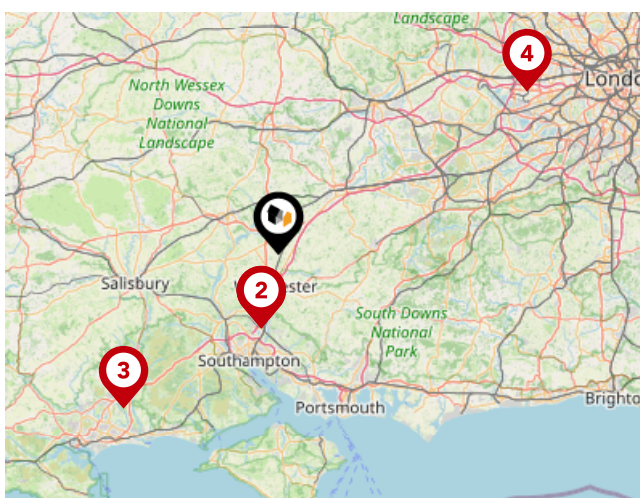
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	3.2 miles
2	Winchester Rail Station	3.2 miles
3	Micheldever Rail Station	5.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	2.76 miles
2	M3 J10	4.35 miles
3	M3 J11	5.23 miles
4	M3 J12	8.48 miles
5	M3 J13	10.1 miles

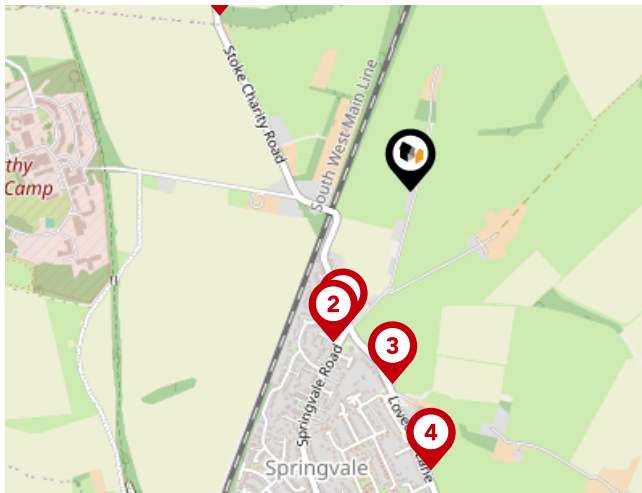


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	11.48 miles
2	Southampton Airport	11.48 miles
3	Bournemouth International Airport	32.8 miles
4	Heathrow Airport Terminal 4	44.02 miles

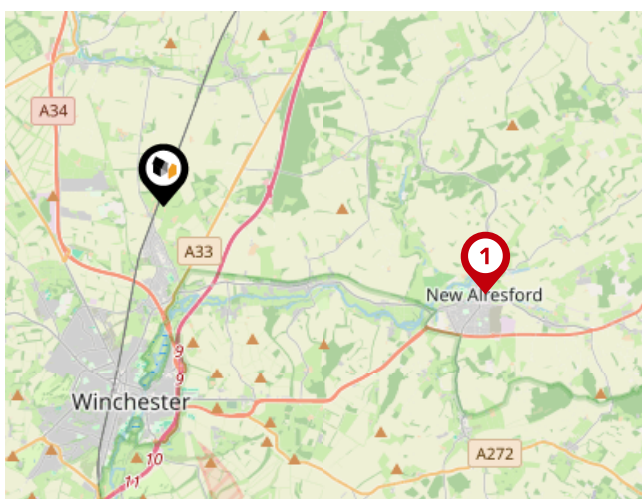
Area

Transport (Local)



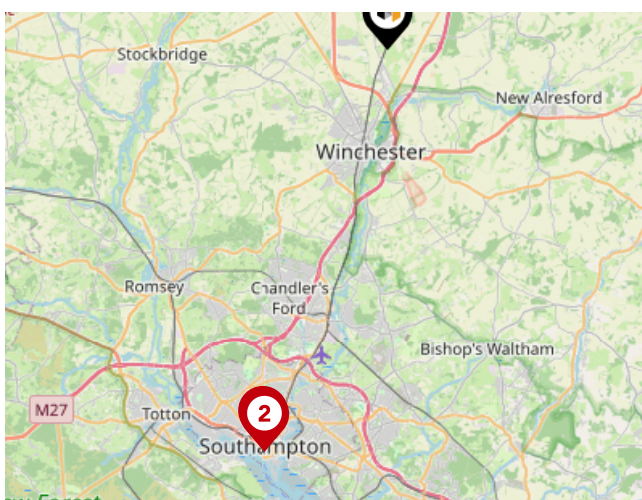
Bus Stops/Stations

Pin	Name	Distance
1	The King Charles	0.36 miles
2	The King Charles	0.39 miles
3	Edinburgh Road	0.45 miles
4	Fryers Close	0.65 miles
5	Ox Drove Track	0.6 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.24 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	15.65 miles
2	Southampton Passenger Ferry Terminal	15.72 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

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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