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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 23rd November 2026**



## ST. CROSS ROAD, WINCHESTER, SO23

**Guide Price :** £1,250,000


**Sam Kerr-Smiley**

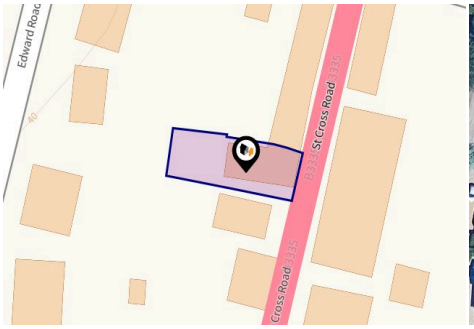
07801 056784
sam@nonykerr-smiley.com
www.nonykerr-smiley.com

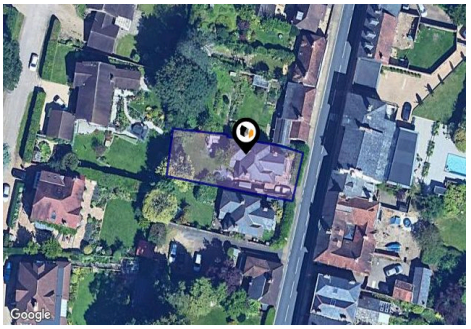


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# Property
# Overview




## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Guide Price:** | £1,250,000 |
| **Bedrooms:** | 4 | **Tenure:** | Freehold |
| **Floor Area:** | 1,915 ft$^2$ / 178 m$^2$ | | |
| **Plot Area:** | 0.1 acres | | |
| **Year Built :** | 1900-1929 | | |
| **Council Tax :** | Band G | | |
| **Annual Estimate:** | £3,933 | | |
| **Title Number:** | HP351836 | | |

## Local Area

**Local Authority:** Hampshire

**Conservation Area:** Winchester

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

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

| 12 mb/s | 80 mb/s | 1000 mb/s |
|---|---|---|

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

**Satellite/Fibre TV Availability:**

# Planning History
# This Address

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

**Reference - 19/01535/TPC**

**Decision:** Decided

**Date:** 15th July 2019

**Description:**

Holly tree (1) on boundary is dead/diseased and is of low amenity value and is placing pressure on fence and wall structure causing cracks in 110+ year old wall. Fell tree to stop further damage to wall and allow repair of fence. New trees have been planted in rear garden of number 112 in more suitable locations.



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# Gallery
# Photos

















# Gallery
# Photos

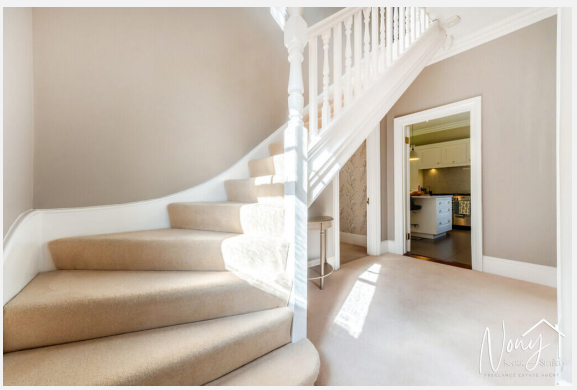
















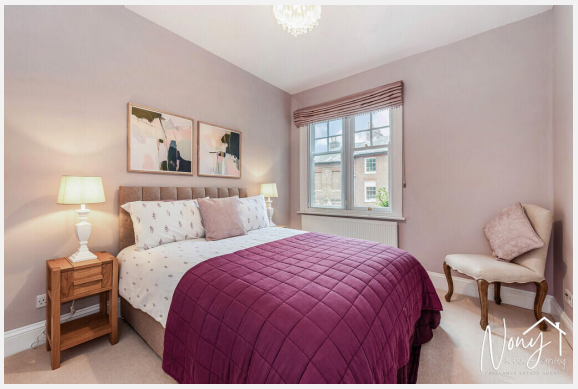


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# Gallery
# Photos

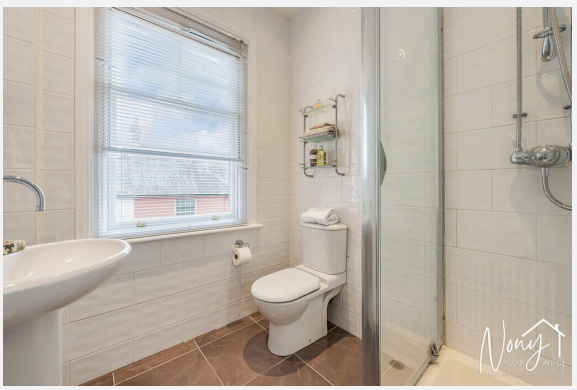














# Gallery
# Photos







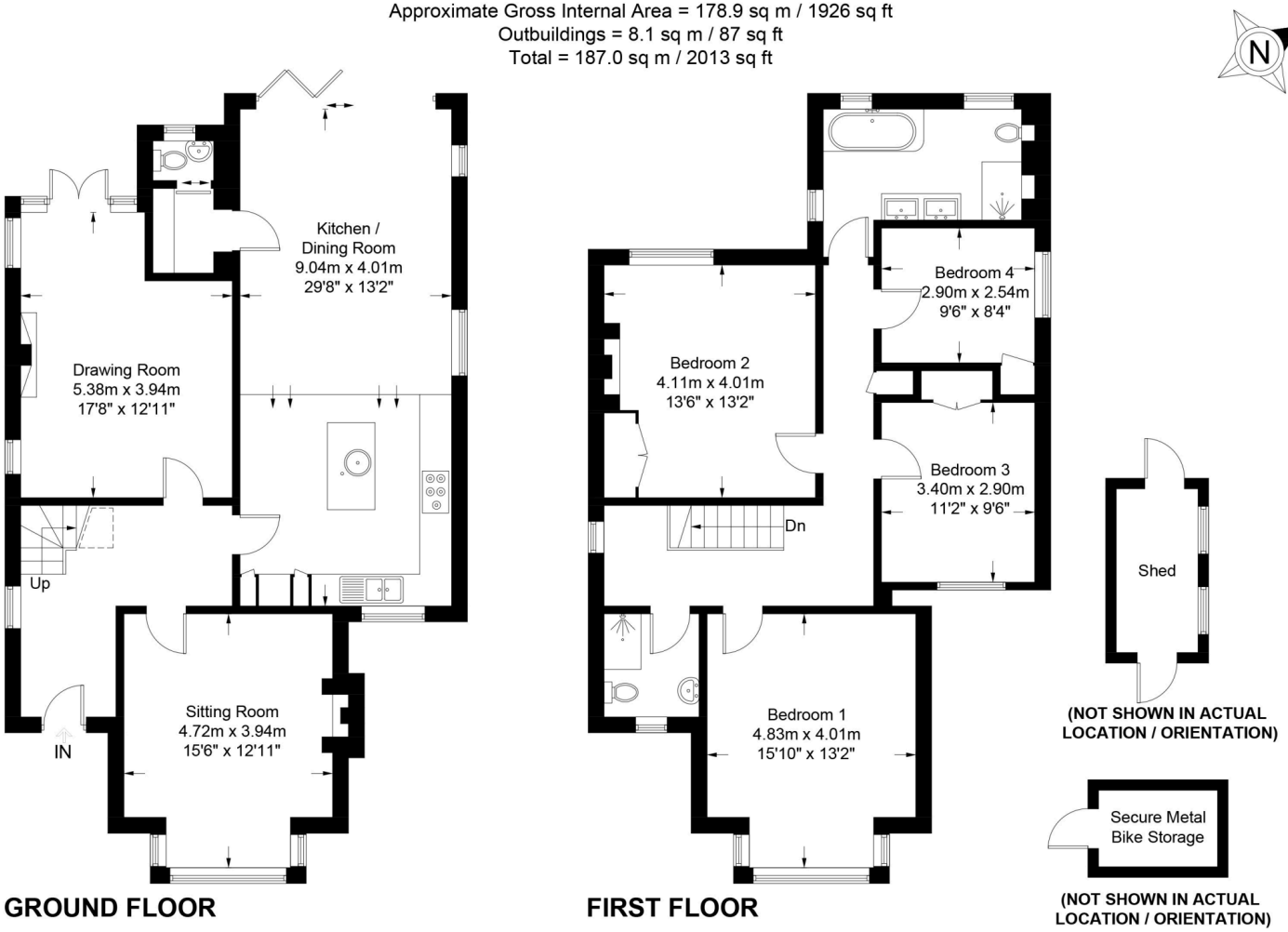






# ST. CROSS ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
Outbuildings = 8.1 sq m / 87 sq ft
Total = 187.0 sq m / 2013 sq ft




These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1335411)



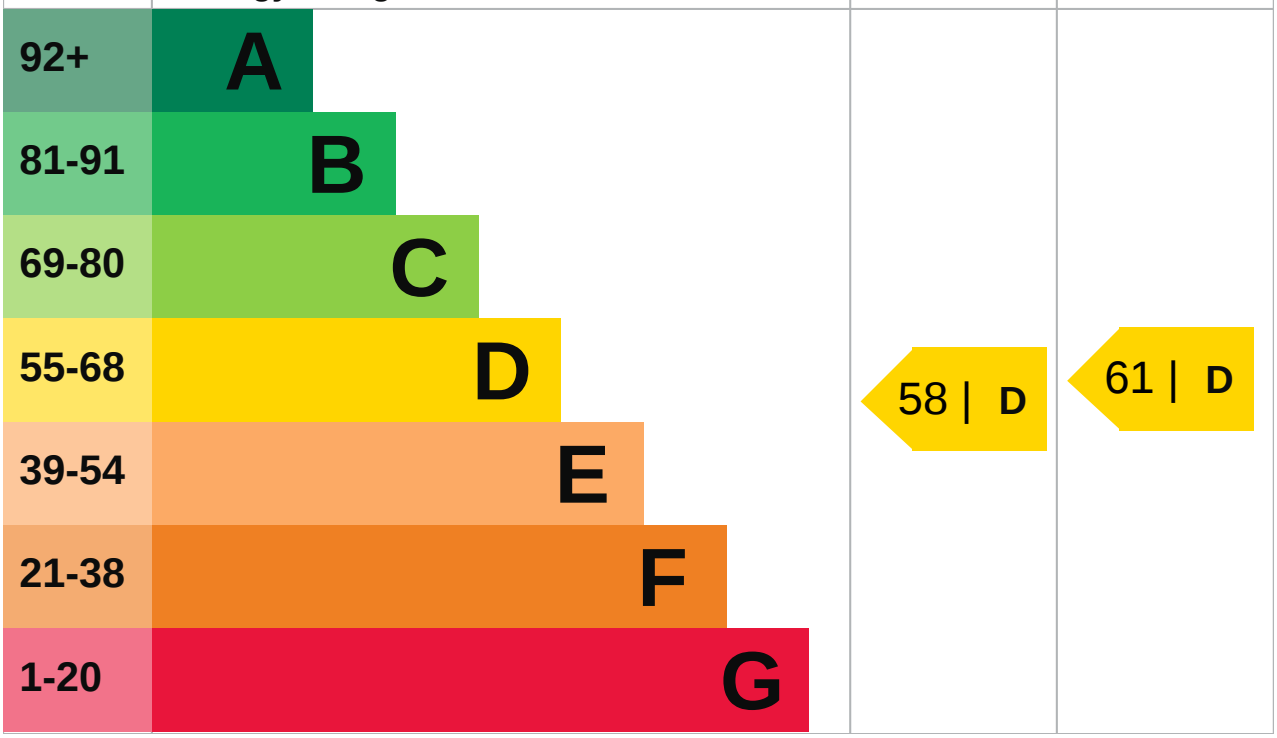
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WINCHESTER,

Energy rating

D

Valid until 30.09.2036






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# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Detached house |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 200 mm loft insulation |
| **Roof Energy:** | Good |
| **Window:** | Mostly multiple glazing |
| **Window Energy:** | 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:** | Below average lighting efficiency |
| **Lighting Energy:** | Average |
| **Floors:** | Suspended, insulated |
| **Secondary Heating:** | Room heaters, mains gas |
| **Air Tightness:** | (not tested) |
| **Total Floor Area:** | 178 $m^2$ |



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# Market
# Sold in Street

| 108, St Cross Road, Winchester, SO23 9RE | | | | | | Semi-detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 18/09/2025 | 19/12/1996 | | | | |
| Last Sold Price: | £510,000 | £91,000 | | | | |

| 2, Lockburn Place, Winchester, SO23 9RE | | | | | | Semi-detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 03/05/2024 | 03/09/2022 | 18/06/2021 | | | |
| Last Sold Price: | £1,700,000 | £4,150,000 | £3,000,000 | | | |

| 3, Lockburn Place, Winchester, SO23 9RE | | | | | | Semi-detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 15/02/2024 | | | | | |
| Last Sold Price: | £1,750,000 | | | | | |

| Flat 1, 96, St Cross Road, Winchester, SO23 9RE | | | | | | Flat-maisonette House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 09/02/2024 | 25/02/2016 | 09/12/2014 | 30/11/2006 | 13/09/2002 | 21/08/1998 |
| Last Sold Price: | £445,000 | £585,000 | £425,000 | £297,500 | £159,950 | £100,000 |

| 1, Lockburn Place, Winchester, SO23 9RE | | | | | | Detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 16/01/2024 | | | | | |
| Last Sold Price: | £2,500,000 | | | | | |

| 67, St Cross Road, Winchester, SO23 9RE | | | | | | Terraced House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 14/09/2023 | | | | | |
| Last Sold Price: | £640,000 | | | | | |

| 59a, St Cross Road, Winchester, SO23 9RE | | | | | | Terraced House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 25/08/2023 | 28/06/2013 | 29/06/2000 | 06/06/1997 | | |
| Last Sold Price: | £590,000 | £475,000 | £160,000 | £96,000 | | |

| 6, Lockburn Place, Winchester, SO23 9RE | | | | | | Semi-detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 27/07/2023 | | | | | |
| Last Sold Price: | £895,000 | | | | | |

| 5, Lockburn Place, Winchester, SO23 9RE | | | | | | Semi-detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 14/07/2023 | | | | | |
| Last Sold Price: | £1,400,000 | | | | | |

| 4, Lockburn Place, Winchester, SO23 9RE | | | | | | Detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 06/06/2023 | | | | | |
| Last Sold Price: | £2,000,000 | | | | | |

| 7, Lockburn Place, Winchester, SO23 9RE | | | | | | Detached House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 03/05/2023 | | | | | |
| Last Sold Price: | £1,450,000 | | | | | |

| 77, St Cross Road, Winchester, SO23 9RE | | | | | | Terraced House |
|---|---|---|---|---|---|---|
| Last Sold Date: | 24/01/2023 | 30/06/2011 | | | | |
| Last Sold Price: | £739,000 | £350,000 | | | | |

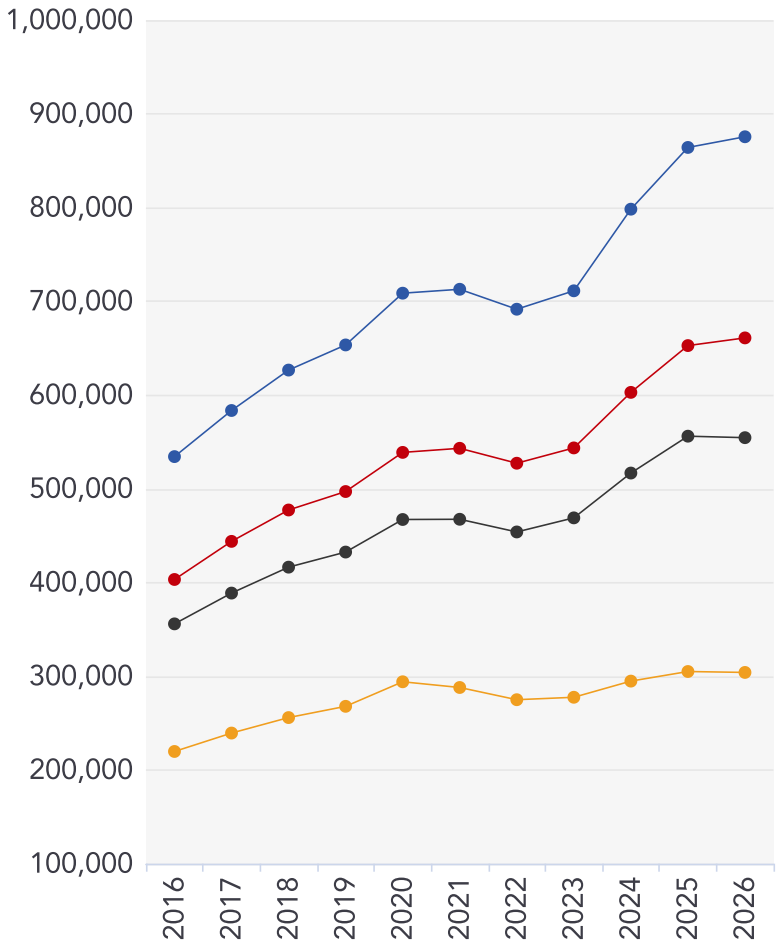
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



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# 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

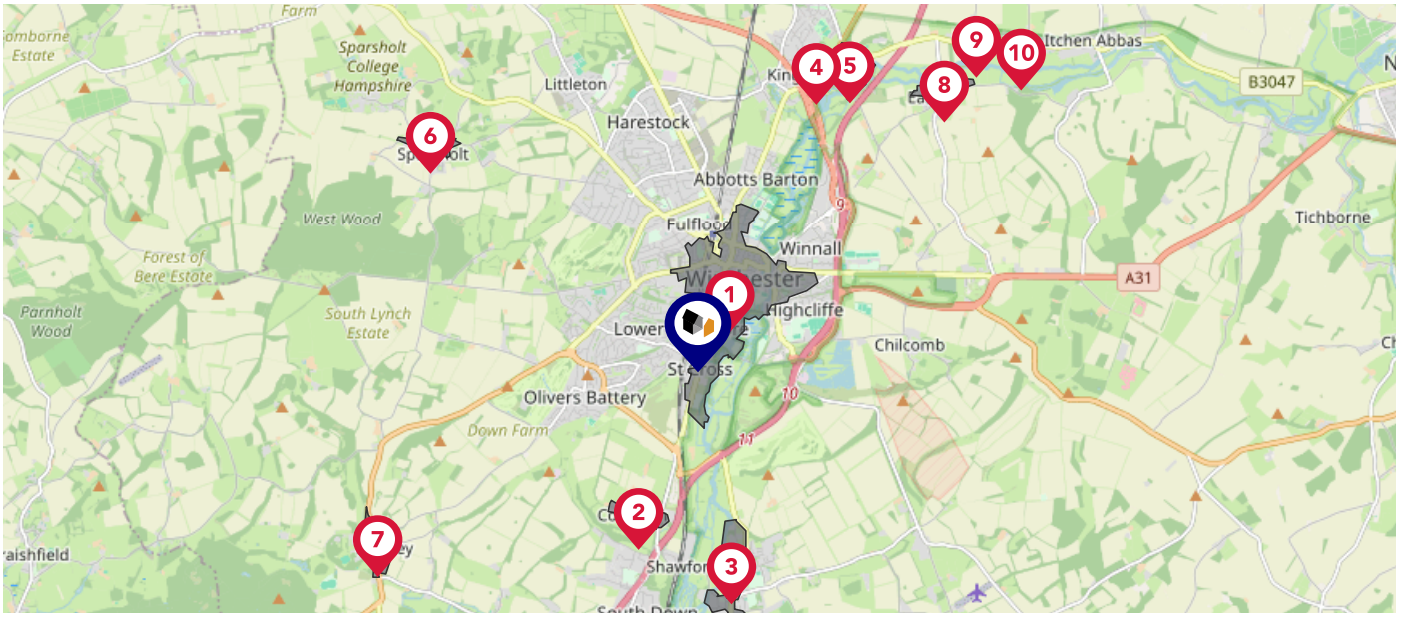
**+38.37%**



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# 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.

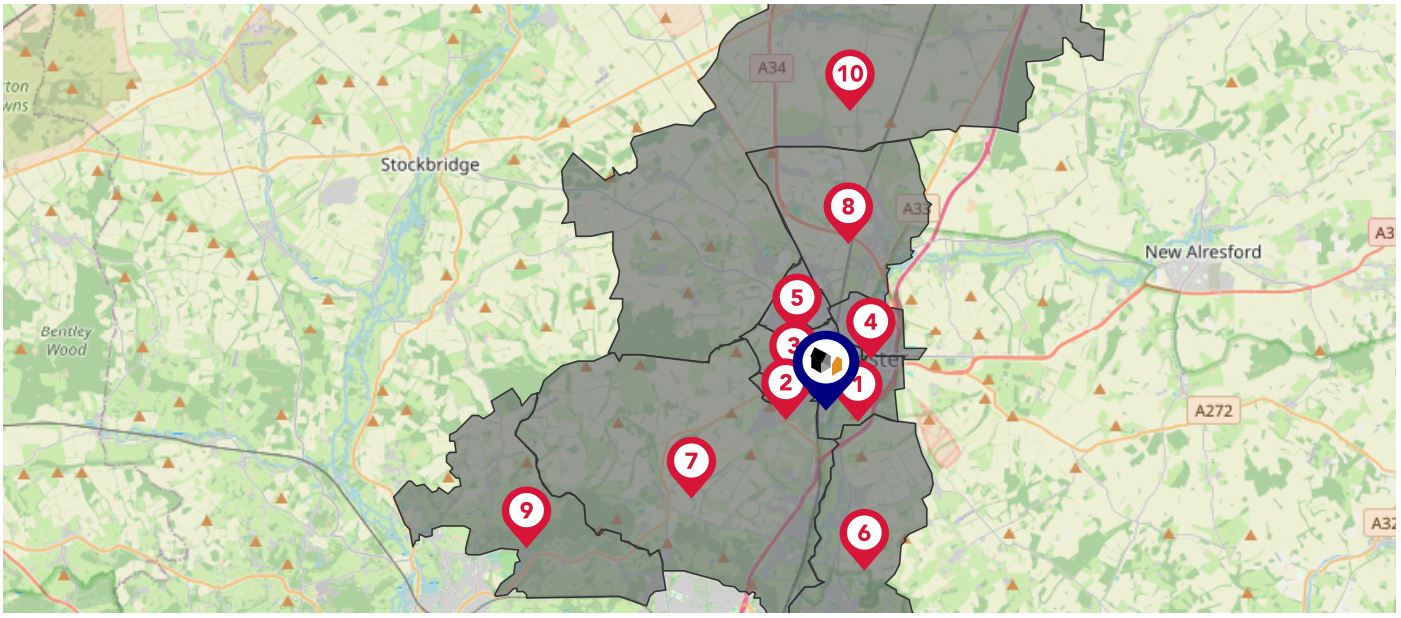



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Winchester |
| 2 | Compton Street |
| 3 | Twyford |
| 4 | Kings Worthy |
| 5 | Abbots Worthy |
| 6 | Sparsholt |
| 7 | Hursley |
| 8 | Easton |
| 9 | Martyr Worthy |
| 10 | Chilland |

# 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

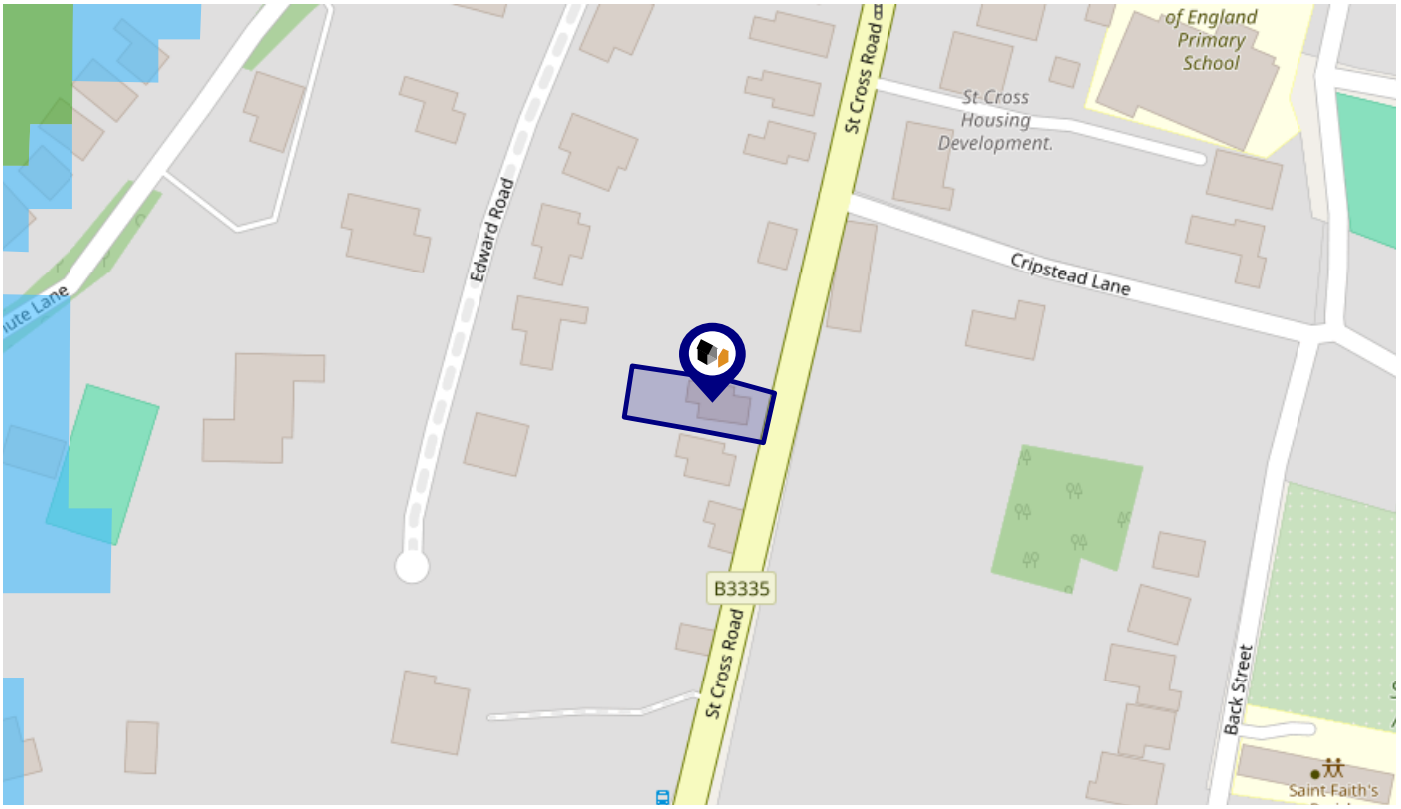
| | |
|---|---|
| 1 | St. Michael Ward |
| 2 | St. Luke Ward |
| 3 | St. Paul Ward |
| 4 | St. Bartholomew Ward |
| 5 | St. Barnabas Ward |
| 6 | Colden Common & Twyford Ward |
| 7 | Badger Farm & Oliver's Battery Ward |
| 8 | The Worthys Ward |
| 9 | Ampfield & Braishfield Ward |
| 10 | Wonston & Micheldever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



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# Maps
# Rail Noise

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:

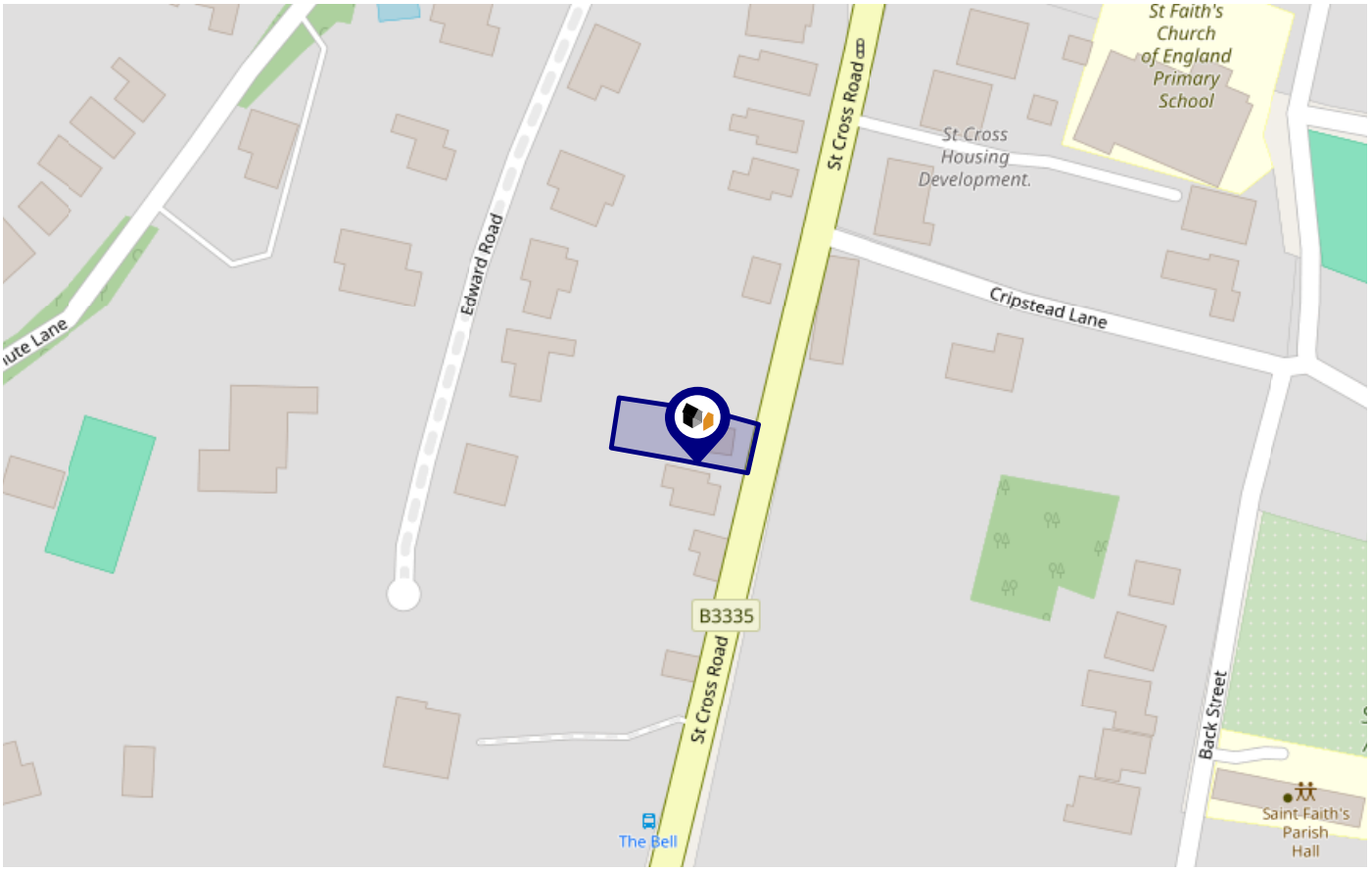
| | |
|---|---|
| 5 | 75.0+ dB |
| 4 | 70.0-74.9 dB |
| 3 | 65.0-69.9 dB |
| 2 | 60.0-64.9 dB |
| 1 | 55.0-59.9 dB |



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# 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.

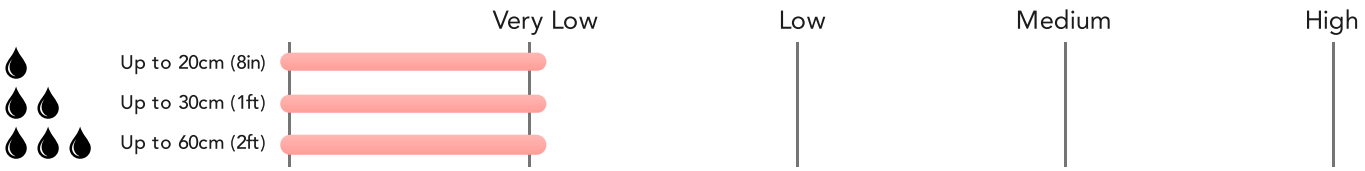



Risk Rating: Very low

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.

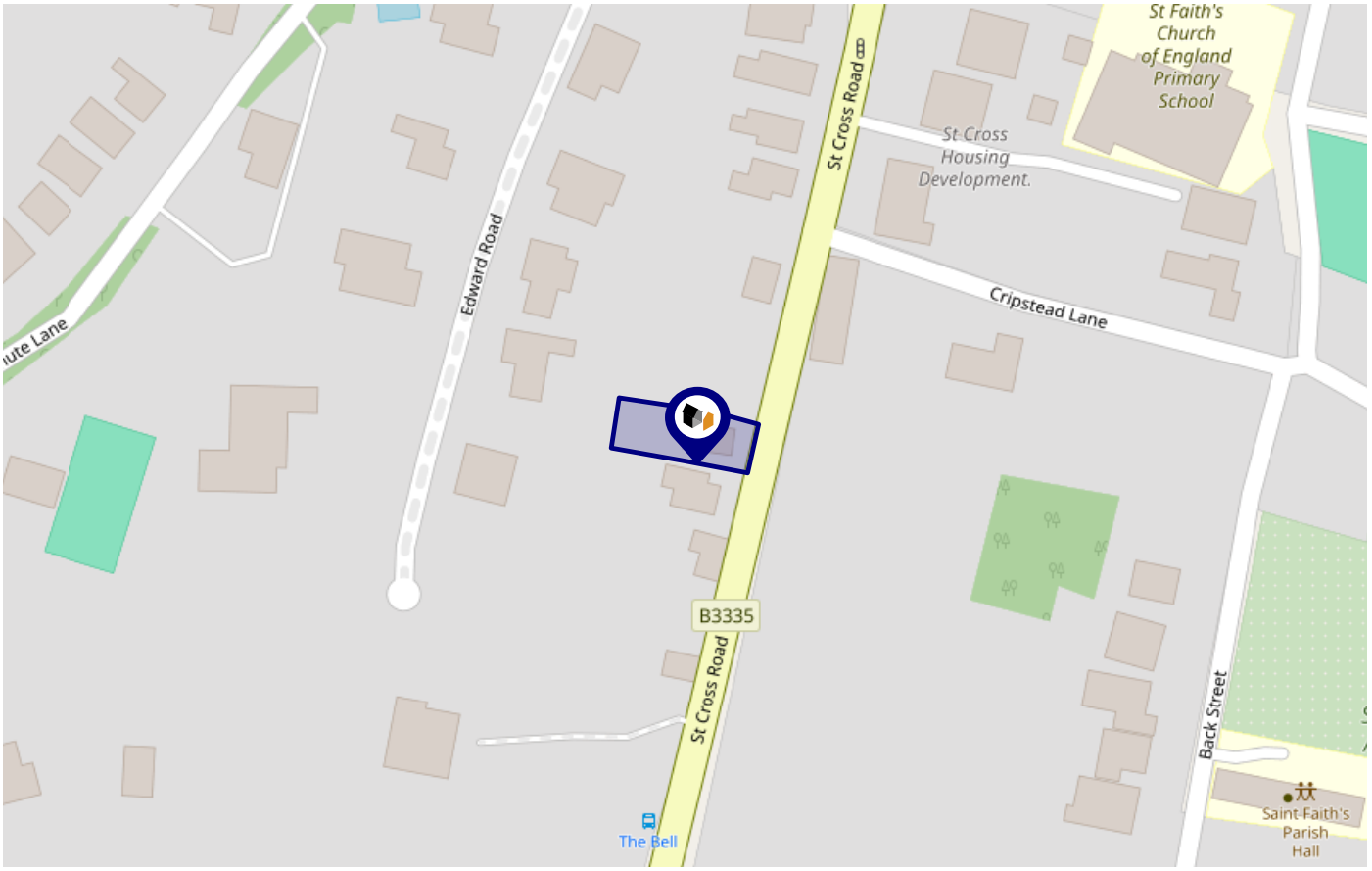
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

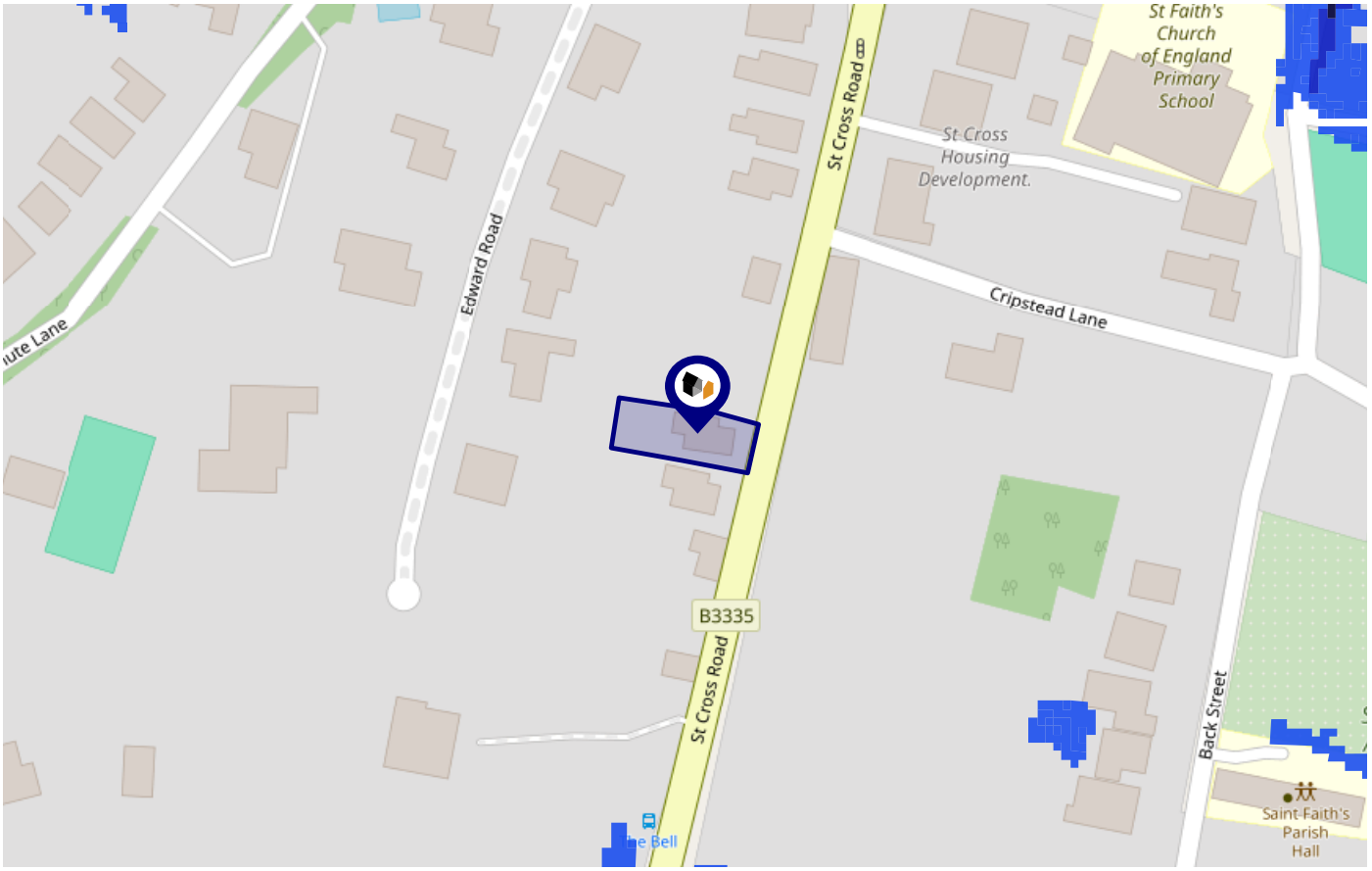
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Chance of flooding to the following depths at this property:



# 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.

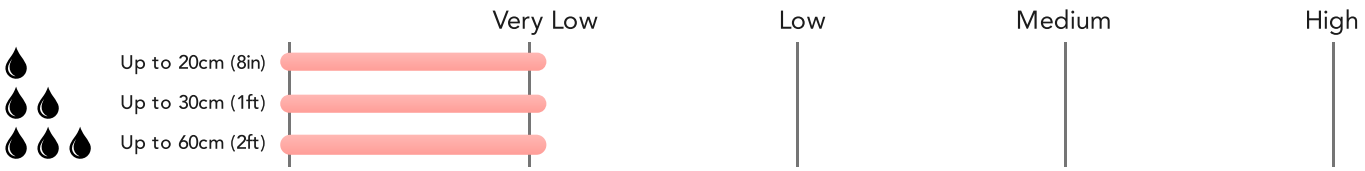



Risk Rating: Very low

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.

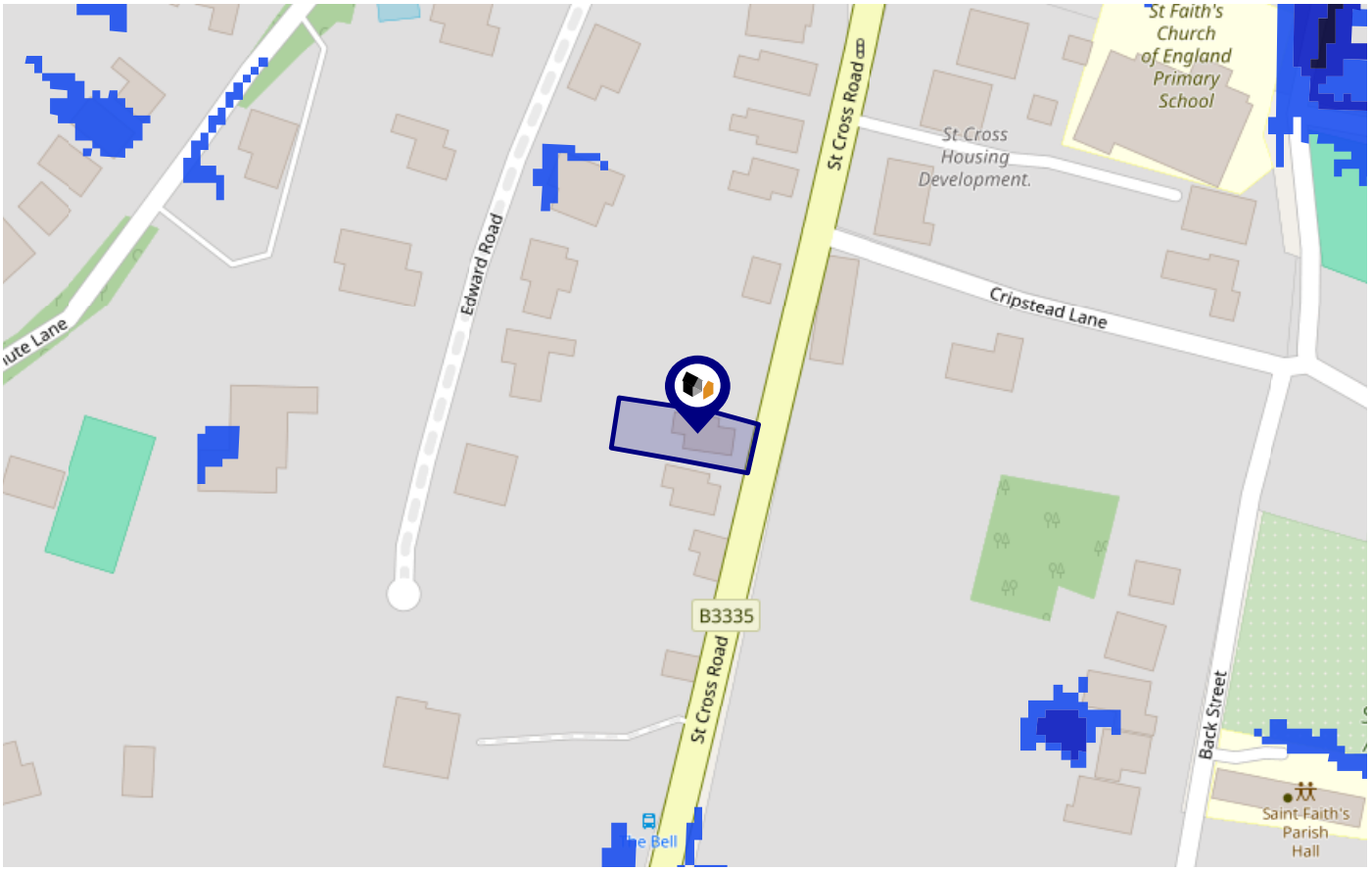
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# 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.
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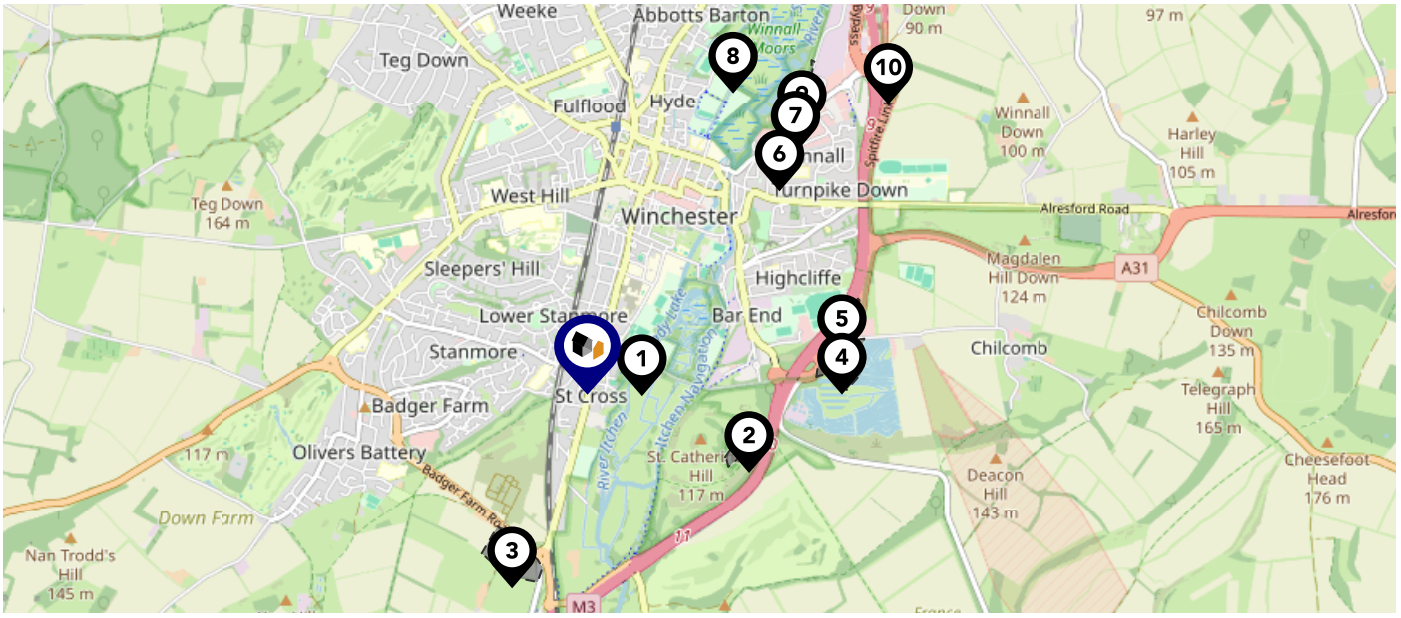





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# Maps
# Landfill Sites

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.

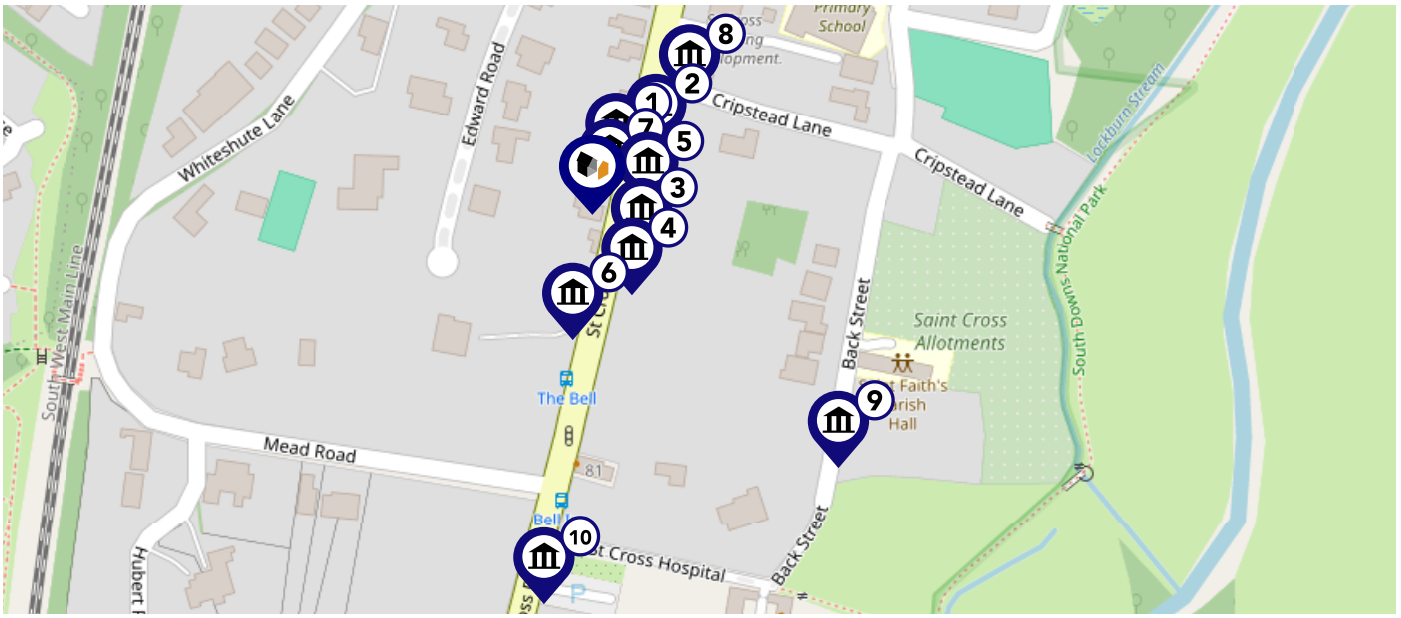



## Nearby Landfill Sites

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

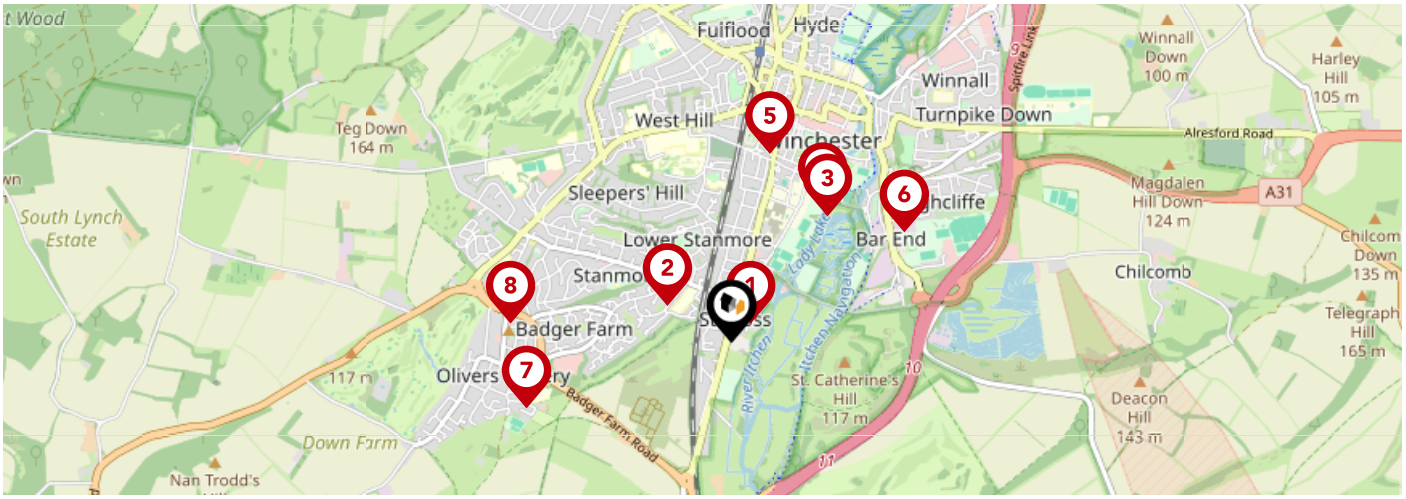



| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1350706 - 106 And 108, St Cross Road | Grade II | 0.0 miles |
| 2 1095307 - White Horse Public House | Grade II | 0.0 miles |
| 3 1095371 - 59, St Cross Road | Grade II | 0.0 miles |
| 4 1350739 - 61 And 63, St Cross Road | Grade II | 0.0 miles |
| 5 1095412 - 57, St Cross Road | Grade II | 0.0 miles |
| 6 1061371 - Lodge [bindon Cottage] | Grade II | 0.0 miles |
| 7 1173442 - 110, St Cross Road | Grade II | 0.0 miles |
| 8 1095411 - 53, St Cross Road | Grade II | 0.0 miles |
| 9 1094705 - 4-6, Back Street | Grade II | 0.1 miles |
| 10 1095375 - The Bell Inn Public House | Grade II | 0.1 miles |



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# Area
# Schools




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1** St Faith's Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 149 \| Distance:0.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2** Stanmore Primary School<br>Ofsted Rating: Requires improvement \| Pupils: 187 \| Distance:0.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3** Winchester College<br>Ofsted Rating: Not Rated \| Pupils: 726 \| Distance:0.75 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **4** The Pilgrims School<br>Ofsted Rating: Not Rated \| Pupils: 235 \| Distance:0.78 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **5** Swanwick Lodge<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:0.9 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **6** All Saints Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 184 \| Distance:0.96 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** Olivers Battery Primary School<br>Ofsted Rating: Good \| Pupils: 222 \| Distance:1 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** St Peter's Catholic Primary School, Winchester<br>Ofsted Rating: Good \| Pupils: 411 \| Distance:1.03 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

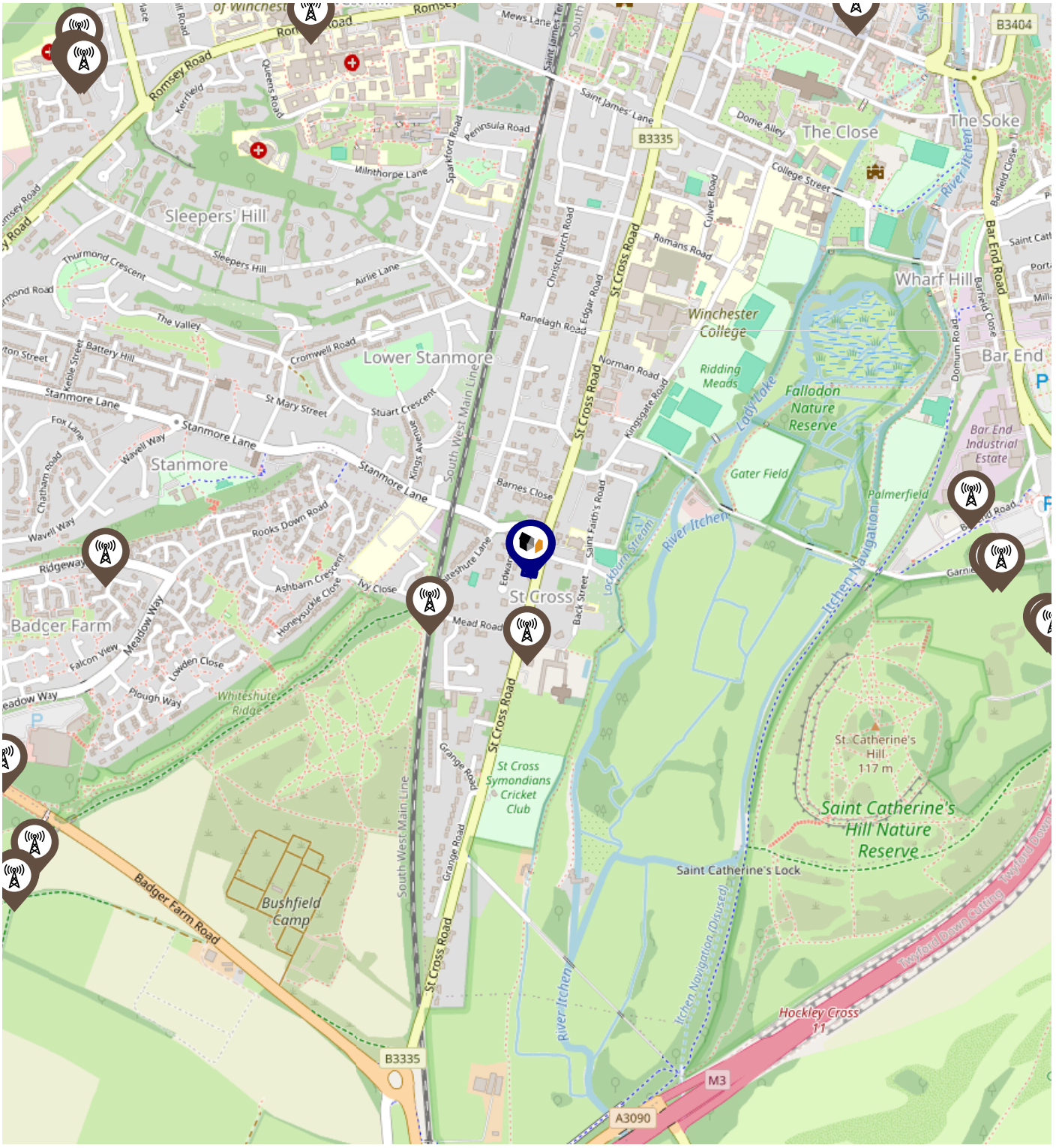



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 9 Western Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 391 \| Distance:1.19 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 Kings' School<br>Ofsted Rating: Good \| Pupils: 1794 \| Distance:1.2 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 St Bede Church of England Primary School<br>Ofsted Rating: Outstanding \| Pupils: 415 \| Distance:1.24 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 The Westgate School<br>Ofsted Rating: Outstanding \| Pupils: 1626 \| Distance:1.31 | ☐ | ☑ | ☑ | ☐ | ☐ |
| 13 Winnall Primary School<br>Ofsted Rating: Good \| Pupils: 190 \| Distance:1.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 Peter Symonds College<br>Ofsted Rating: Outstanding \| Pupils:0 \| Distance:1.45 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 15 Osborne School<br>Ofsted Rating: Outstanding \| Pupils: 223 \| Distance:1.46 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 16 Compton All Saints Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 99 \| Distance:1.52 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Local Area
# Masts & Pylons




**Key:**

- Power Pylons
- Communication Masts

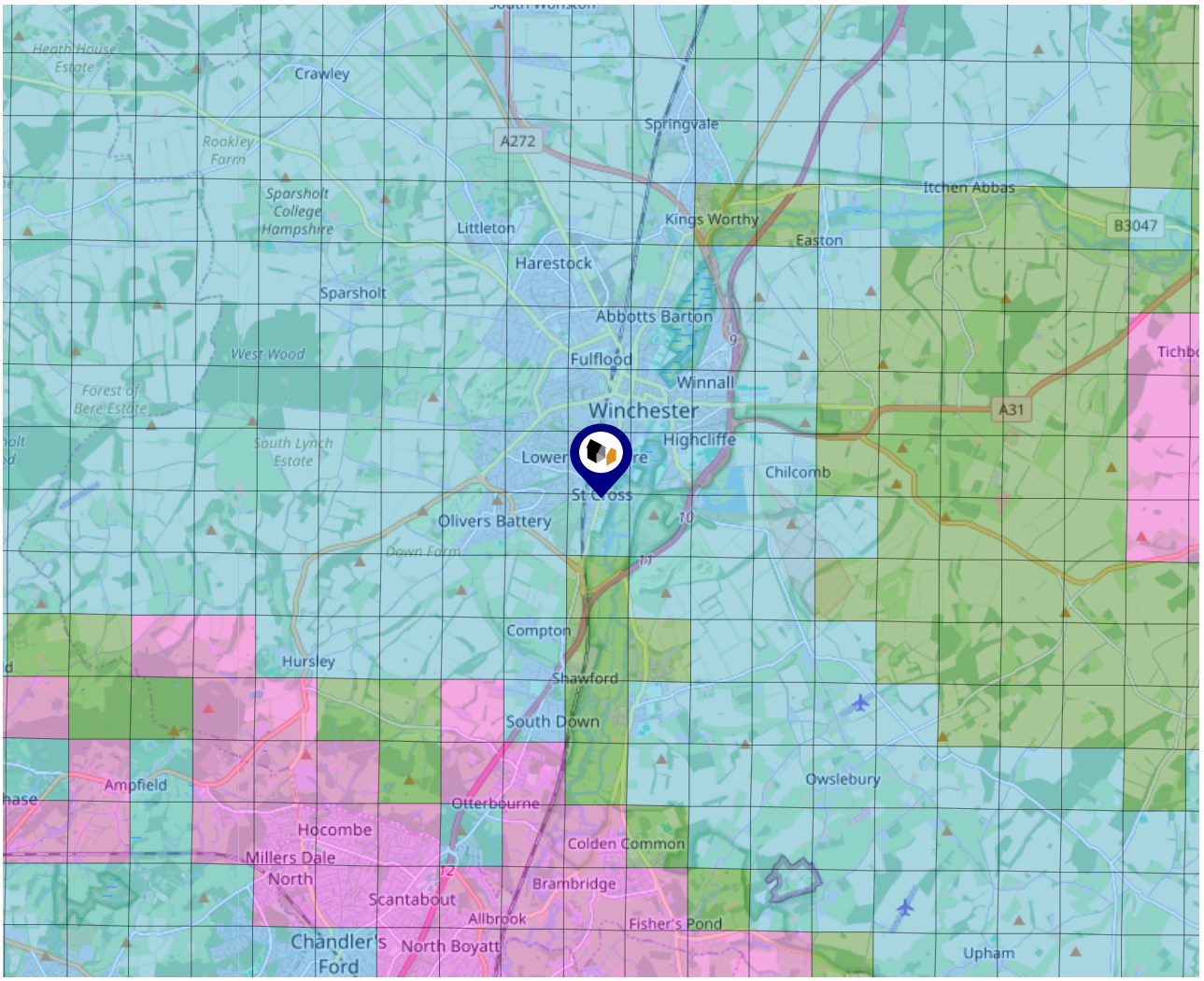


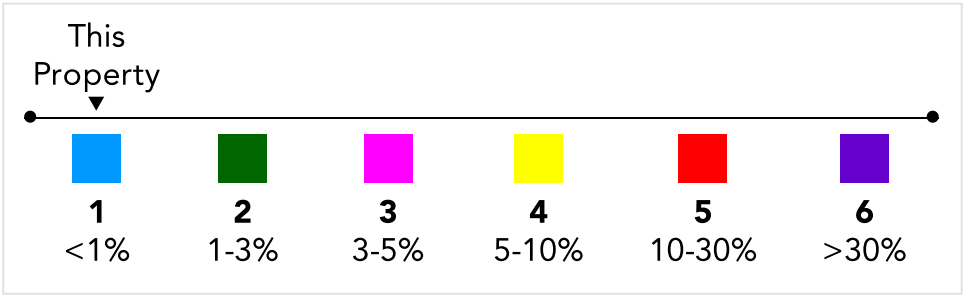
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# Radon Gas

## 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).

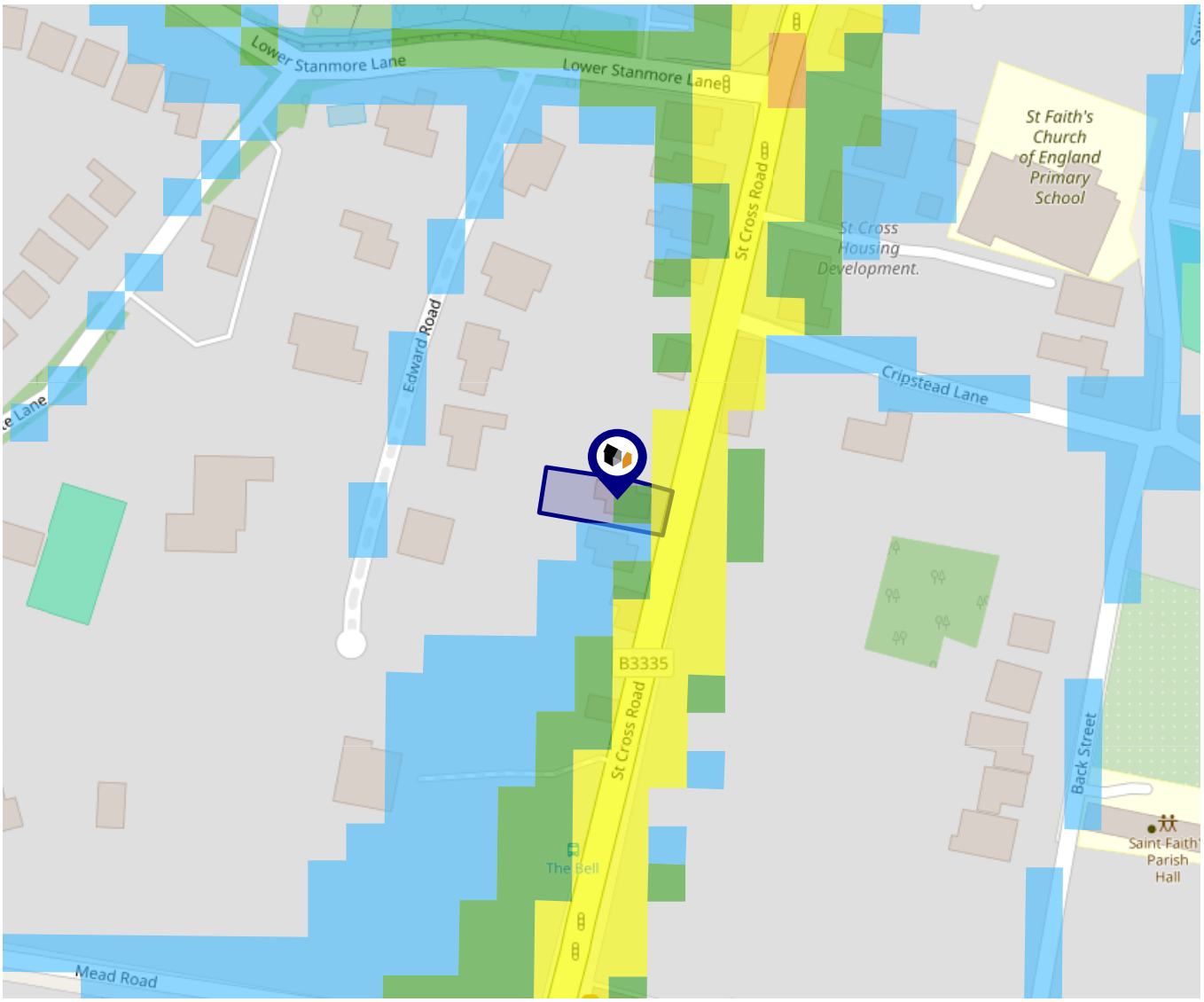





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# Local Area
# Road Noise




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

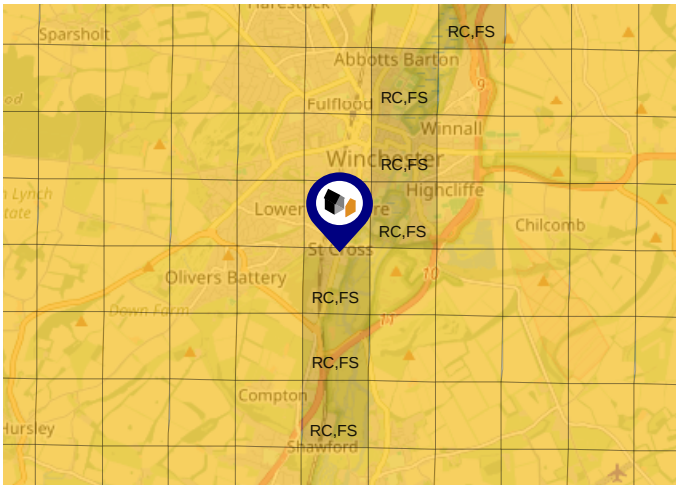


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# Environment
# Soils & Clay

## Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|---|---|---|---|
| **Carbon Content:** | NONE | **Soil Texture:** | CLAY TO SANDY LOAM |
| **Parent Material Grain:** | ARGILLIC - ARENACEOUS | **Soil Depth:** | DEEP |
| **Soil Group:** | ALL | | |



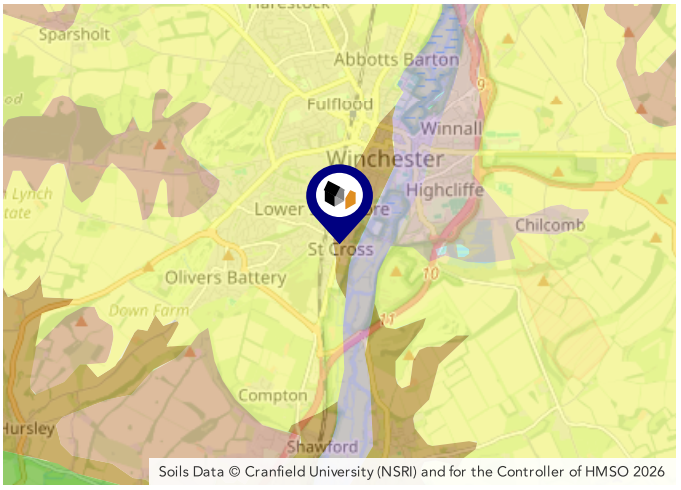

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |

# Soils & Clay – Cranfield Soilscapes

## Soil Landscape for this Address (Cranfield Soilscapes classification at the property)

| | | | |
|---|---|---|---|
| **Soilscape:** | 7 – Freely draining slightly acid but base-rich soils | | |
| **Texture:** | Loamy | **Fertility:** | High |
| **Drainage:** | Freely draining | **Carbon Content:** | Low |




## Soilscapes Classifications (Types Found in the Map Area)

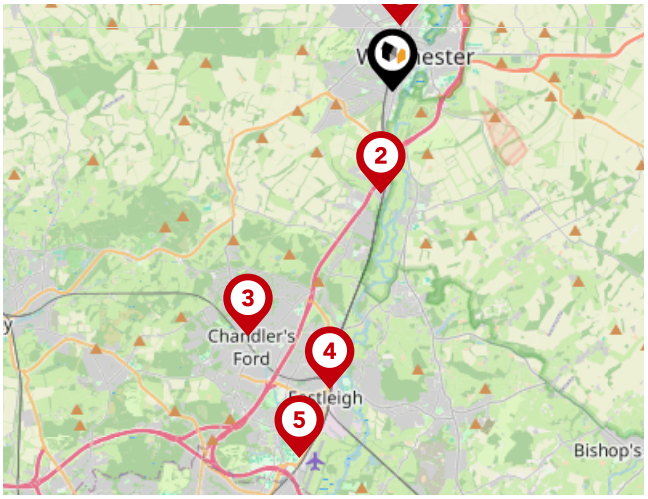
- **Soilscape 3** Shallow lime-rich soils over chalk or limestone (freely draining)
- **Soilscape 5** Freely draining lime-rich loamy soils (freely draining)
- **Soilscape 6** Freely draining slightly acid loamy soils (freely draining)
- **Soilscape 7** Freely draining slightly acid but base-rich soils (freely draining)
- **Soilscape 14** Freely draining very acid sandy and loamy soils (freely draining)
- **Soilscape 18** Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (impeded drainage)
- **Soilscape 27** Fen peat soils (naturally wet)
- **Soilscape 28** water

Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2026



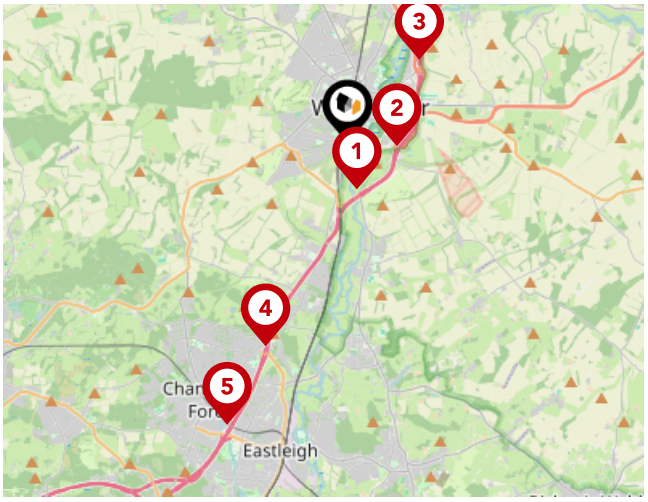
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# Area
# Transport (National)



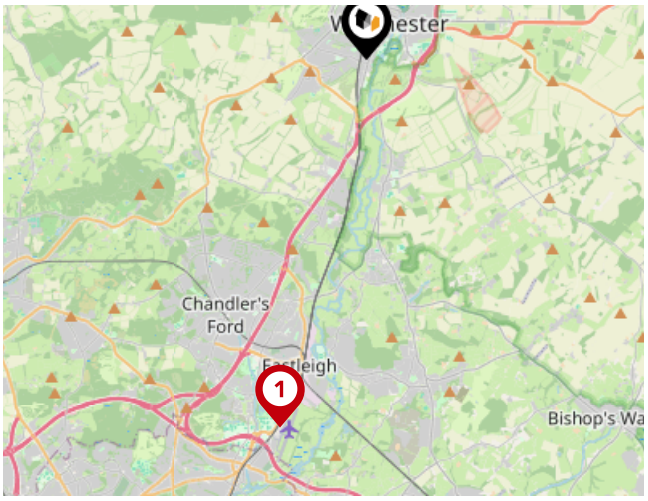

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Winchester Rail Station | 1.21 miles |
| 2 | Shawford Rail Station | 1.92 miles |
| 3 | Chandlers Ford Rail Station | 5.3 miles |
| 4 | Eastleigh Rail Station | 5.68 miles |
| 5 | Southampton Airport Parkway Rail Station | 7.05 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M3 J11 | 0.88 miles |
| 2 | M3 J10 | 0.9 miles |
| 3 | M3 J9 | 2.04 miles |
| 4 | M3 J12 | 4.09 miles |
| 5 | M3 J13 | 5.72 miles |




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Airport | 7.06 miles |



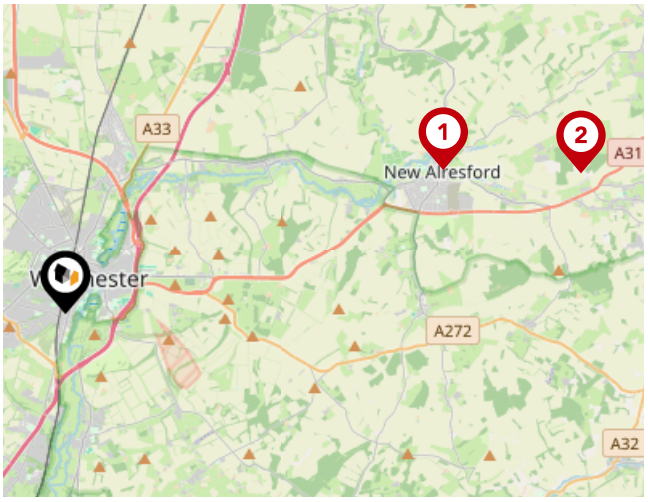
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# Area
# Transport (Local)



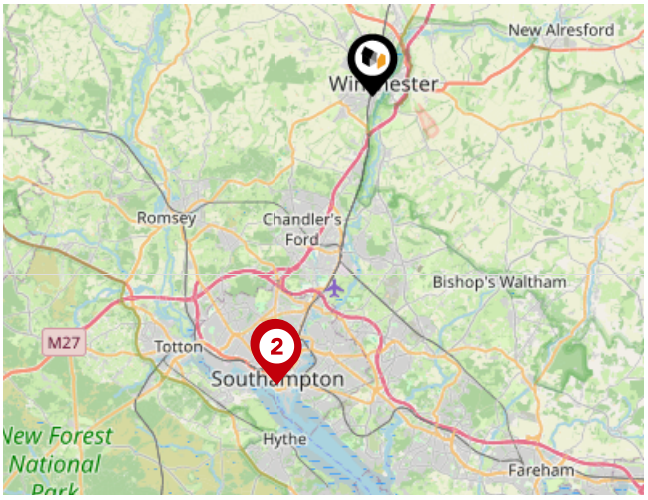

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | The Bell Inn | 0.05 miles |
| 2 | Barnes Close | 0.1 miles |
| 3 | Kingsgate Road | 0.19 miles |
| 4 | Stanmore School | 0.21 miles |
| 5 | Grange Road | 0.33 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Alresford (Mid Hants Railway) | 7.51 miles |
| 2 | Ropley (Mid-Hants Railway) | 9.93 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Vehicle Ferry Terminal | 11.24 miles |
| 2 | Southampton Passenger Ferry Terminal | 11.31 miles |



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## 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.

# Sam Kerr-Smiley
# Testimonials

## 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

# Agent
# Disclaimer

## 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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