

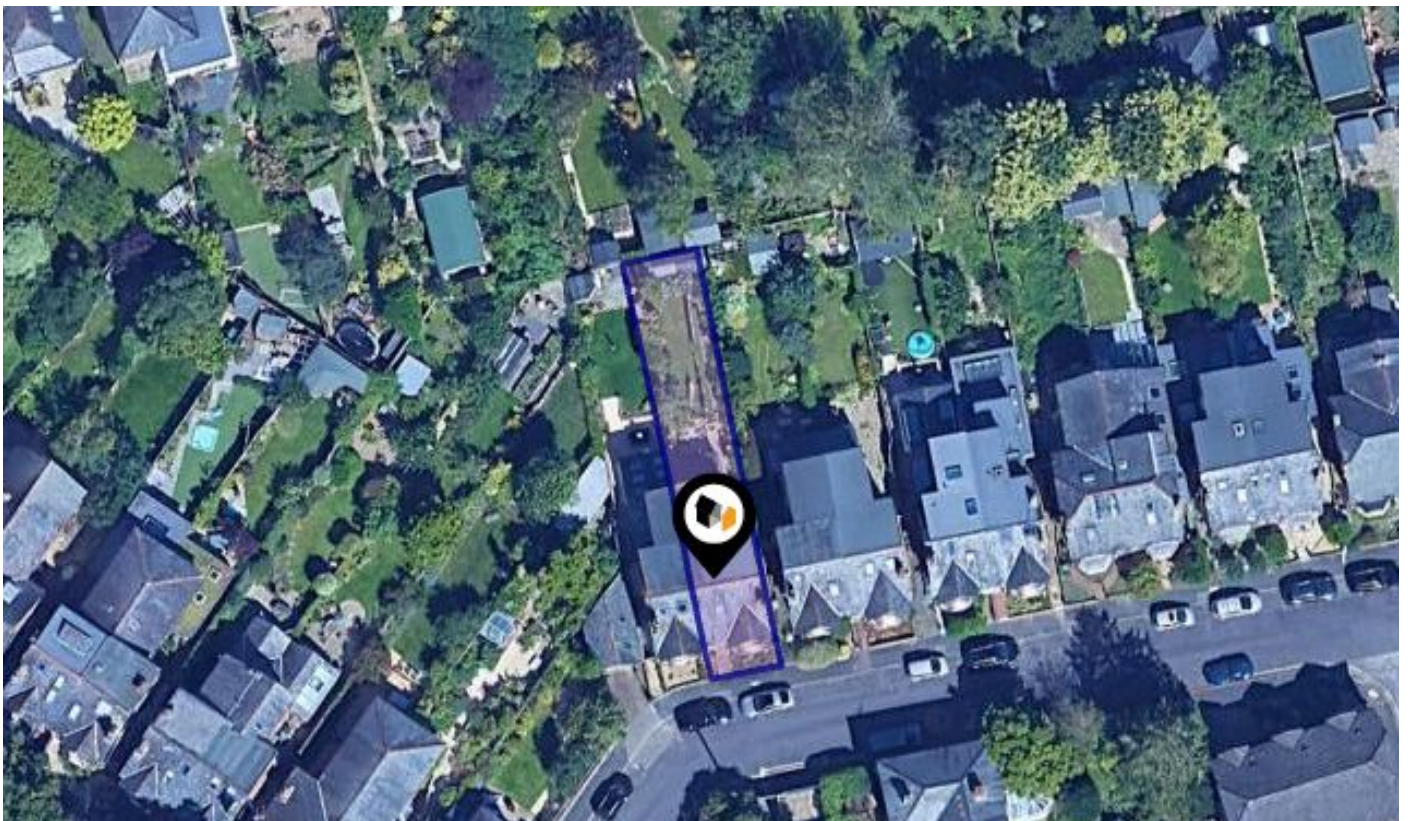


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 17th June 2026**



**FAIRFIELD ROAD, WINCHESTER, SO22**

**Guide Price : £1,000,000**

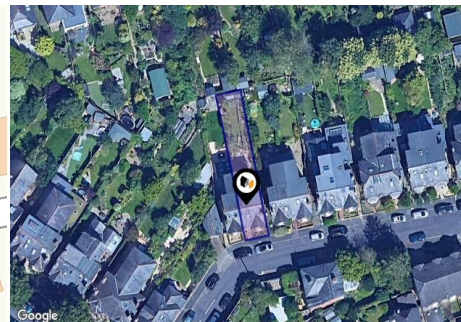
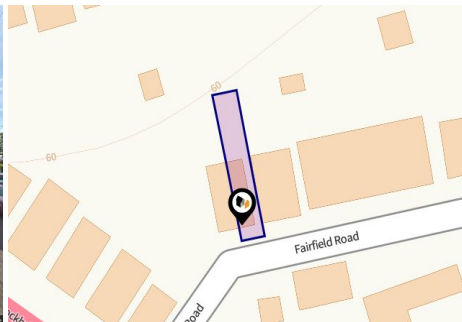
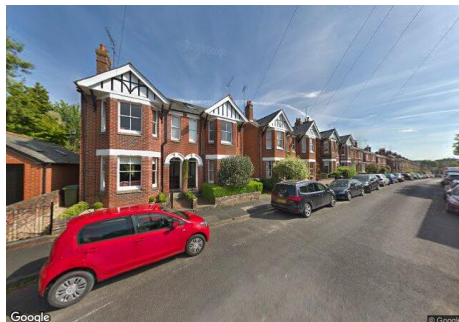
**Sam Kerr-Smiley**

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# Property Overview



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,485 ft <sup>2</sup> / 138 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,884
<b>Title Number:</b>	HP426142




<b>Guide Price:</b>	£1,000,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)

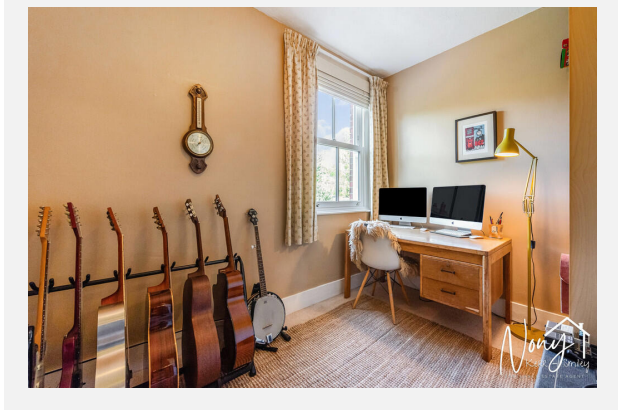
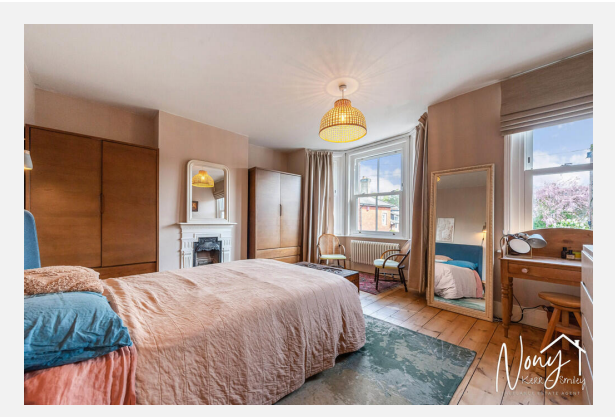


### Satellite/Fibre TV Availability:

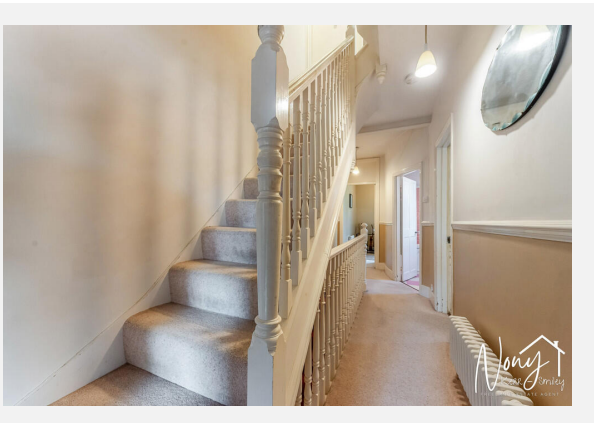


# Gallery Photos





# Gallery Photos



# Gallery Photos



## FAIRFIELD ROAD, WINCHESTER, SO22

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft  
 Garden Store = 10.3 sq m / 111 sq ft  
 Total = 165.4 sq m / 1780 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1297389)

# Property EPC - Certificate

Energy rating

D

Valid until 05.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Pitched, 75 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	138 m <sup>2</sup>

# Market Sold in Street



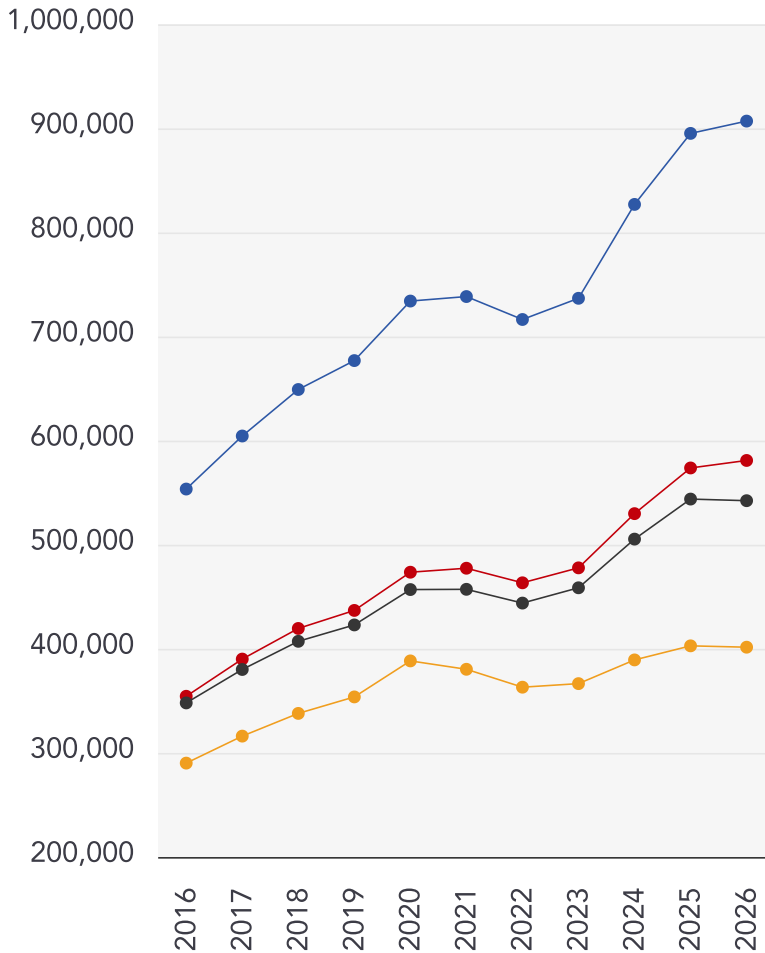
<b>33, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	03/02/2026	02/08/2013	16/09/2005	11/09/2000	
Last Sold Price:	£1,020,000	£687,000	£415,000	£210,000	
<b>63, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	08/09/2025	25/05/2006	23/04/1999		
Last Sold Price:	£750,000	£440,000	£160,000		
<b>80, Fairfield Road, Winchester, SO22 6SG</b>					Semi-detached House
Last Sold Date:	31/03/2025	31/08/2007	02/10/2000	26/03/1999	
Last Sold Price:	£1,205,000	£555,000	£225,000	£174,500	
<b>49, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	13/12/2024	22/09/2000			
Last Sold Price:	£1,000,000	£295,000			
<b>41, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	25/10/2024				
Last Sold Price:	£780,000				
<b>62, Fairfield Road, Winchester, SO22 6SG</b>					Detached House
Last Sold Date:	31/05/2024	19/07/2018	04/01/2008		
Last Sold Price:	£1,225,000	£850,000	£300,000		
<b>50, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	27/09/2023				
Last Sold Price:	£678,000				
<b>67, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	17/11/2022	22/11/2017			
Last Sold Price:	£750,000	£580,000			
<b>74, Fairfield Road, Winchester, SO22 6SG</b>					Semi-detached House
Last Sold Date:	21/01/2022	13/05/2002	11/08/2000		
Last Sold Price:	£1,095,000	£345,000	£59,995		
<b>38, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	28/10/2021	02/03/2018	17/08/2007	07/11/2003	26/07/1999
Last Sold Price:	£757,000	£640,000	£405,000	£305,700	£159,500
<b>52, Fairfield Road, Winchester, SO22 6SG</b>					Semi-detached House
Last Sold Date:	07/12/2020	23/07/2003	12/02/1999		
Last Sold Price:	£1,100,000	£425,000	£185,000		
<b>36, Fairfield Road, Winchester, SO22 6SG</b>					Terraced House
Last Sold Date:	03/11/2020	22/07/2011	01/07/2005	01/05/2002	
Last Sold Price:	£761,000	£540,000	£345,000	£316,000	

**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%**

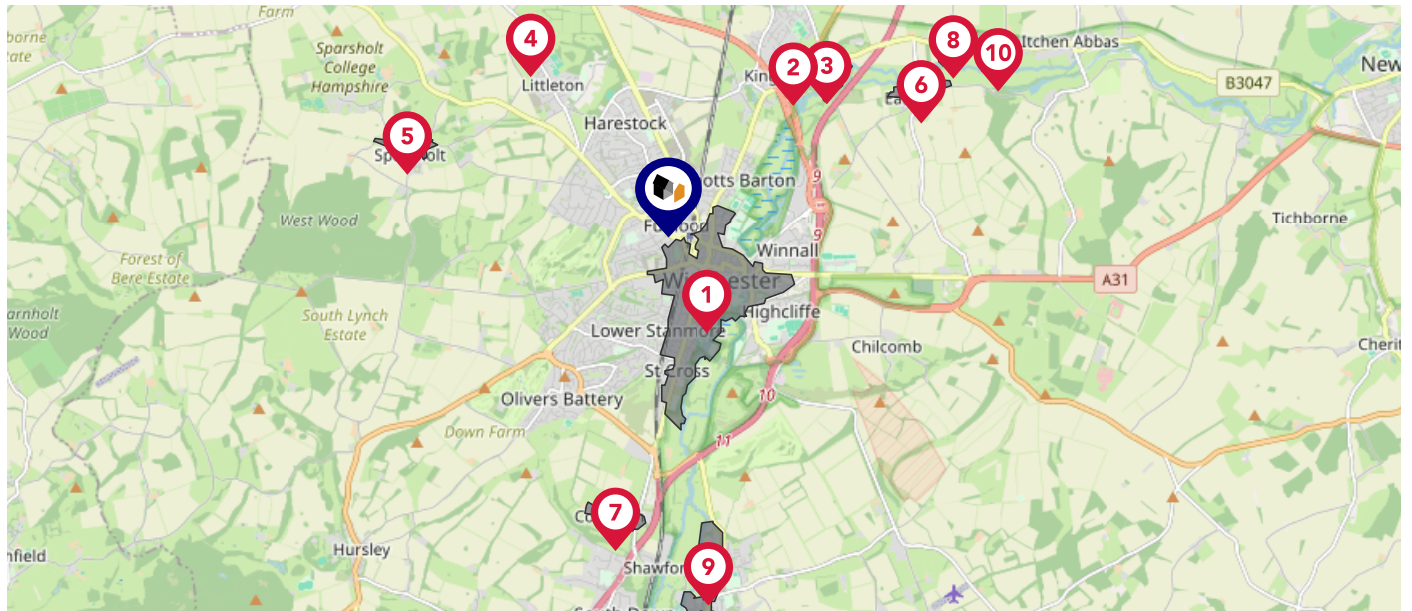
Flat

**+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.



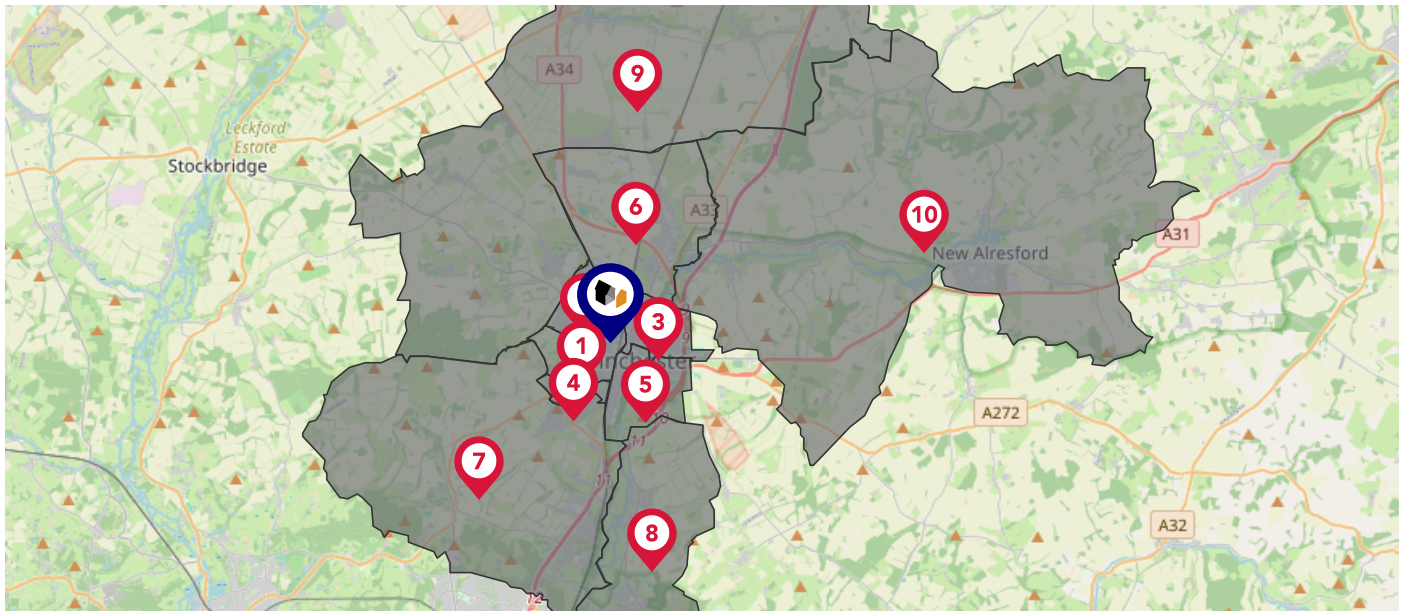
### Nearby Conservation Areas

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

# Maps

## Council Wards

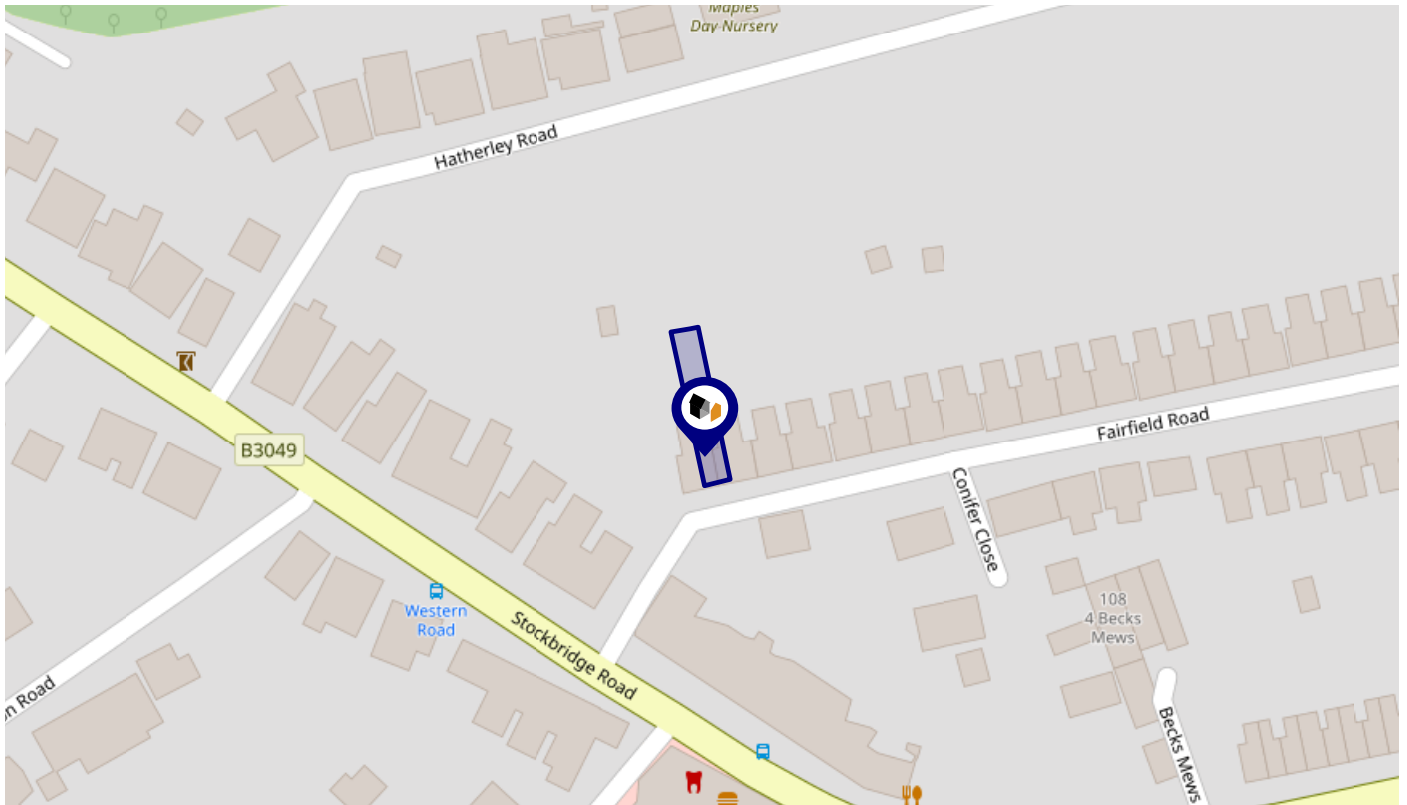
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 St. Paul Ward
- 2 St. Barnabas 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 Colden Common & Twyford 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.

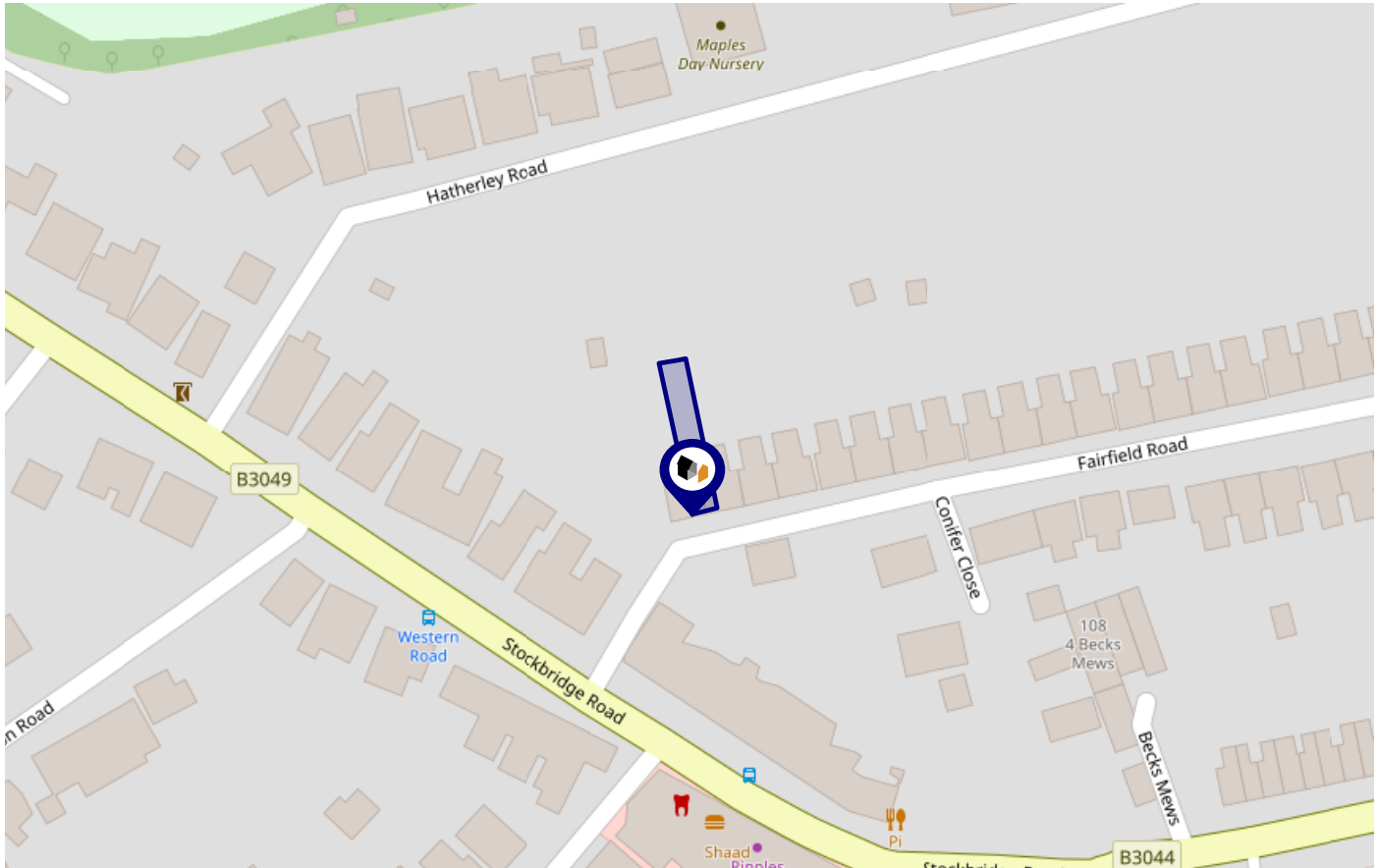
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

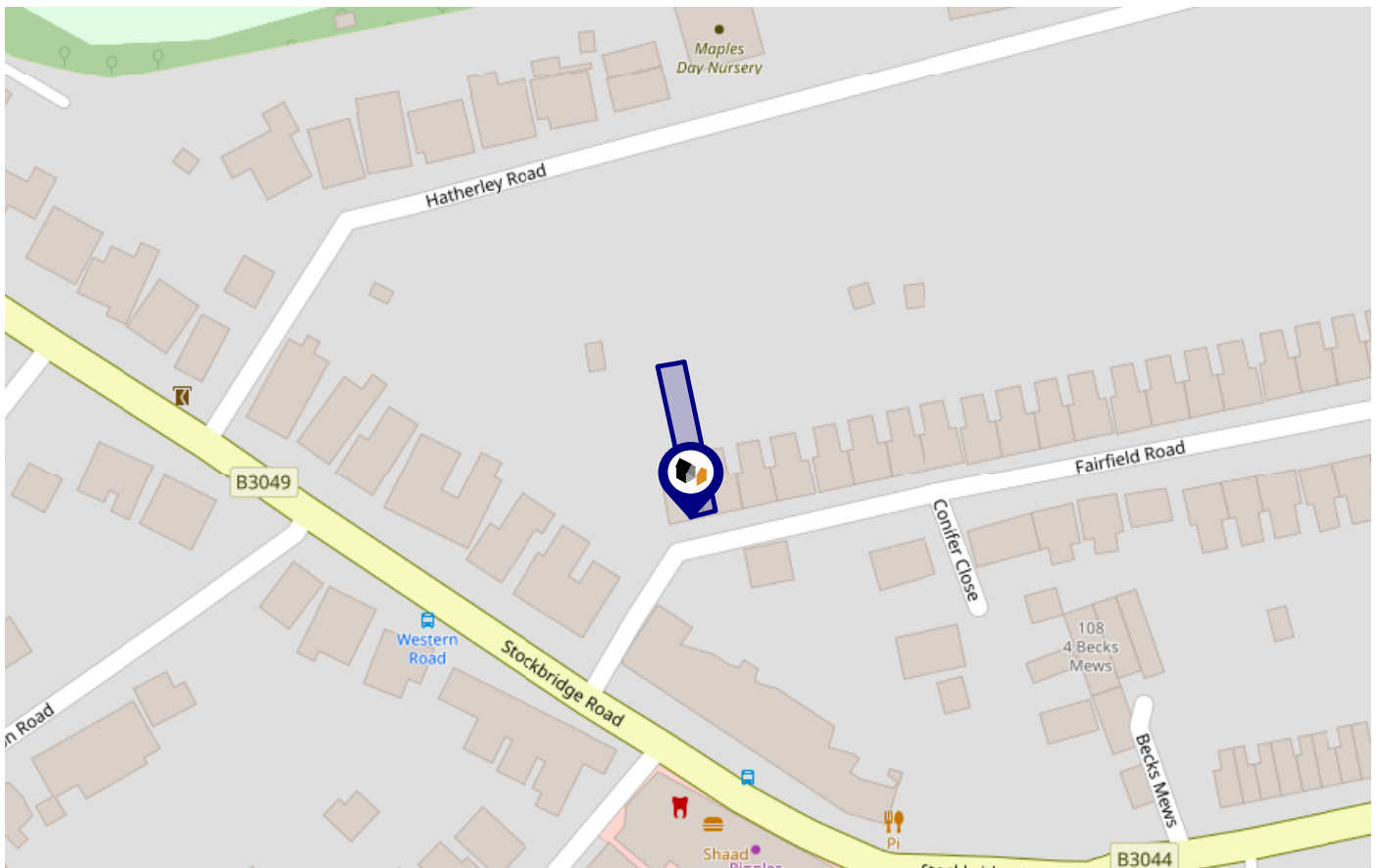
Chance of flooding to the following depths at this property:



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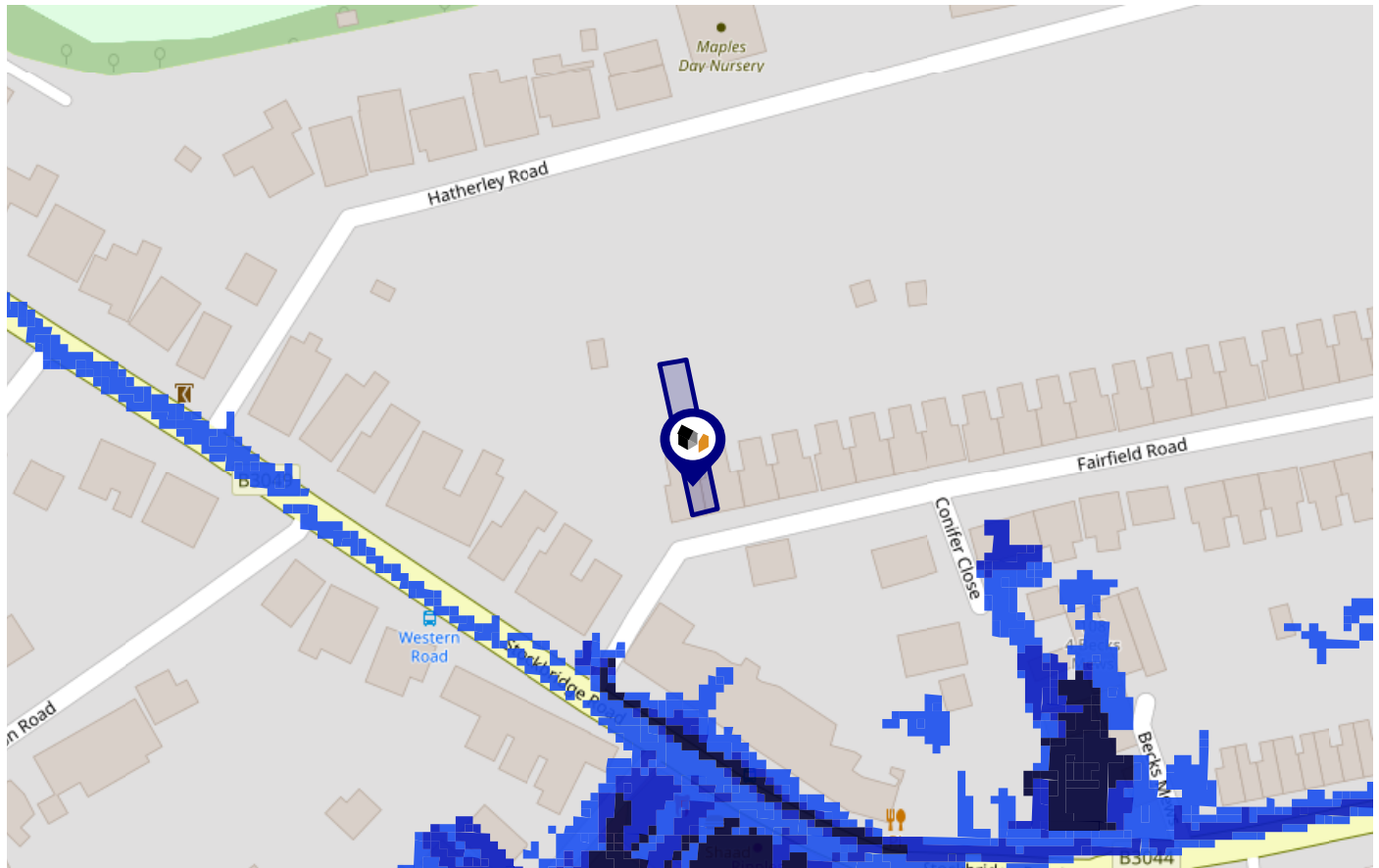
Chance of flooding to the following depths at this property:



# 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.
- 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.

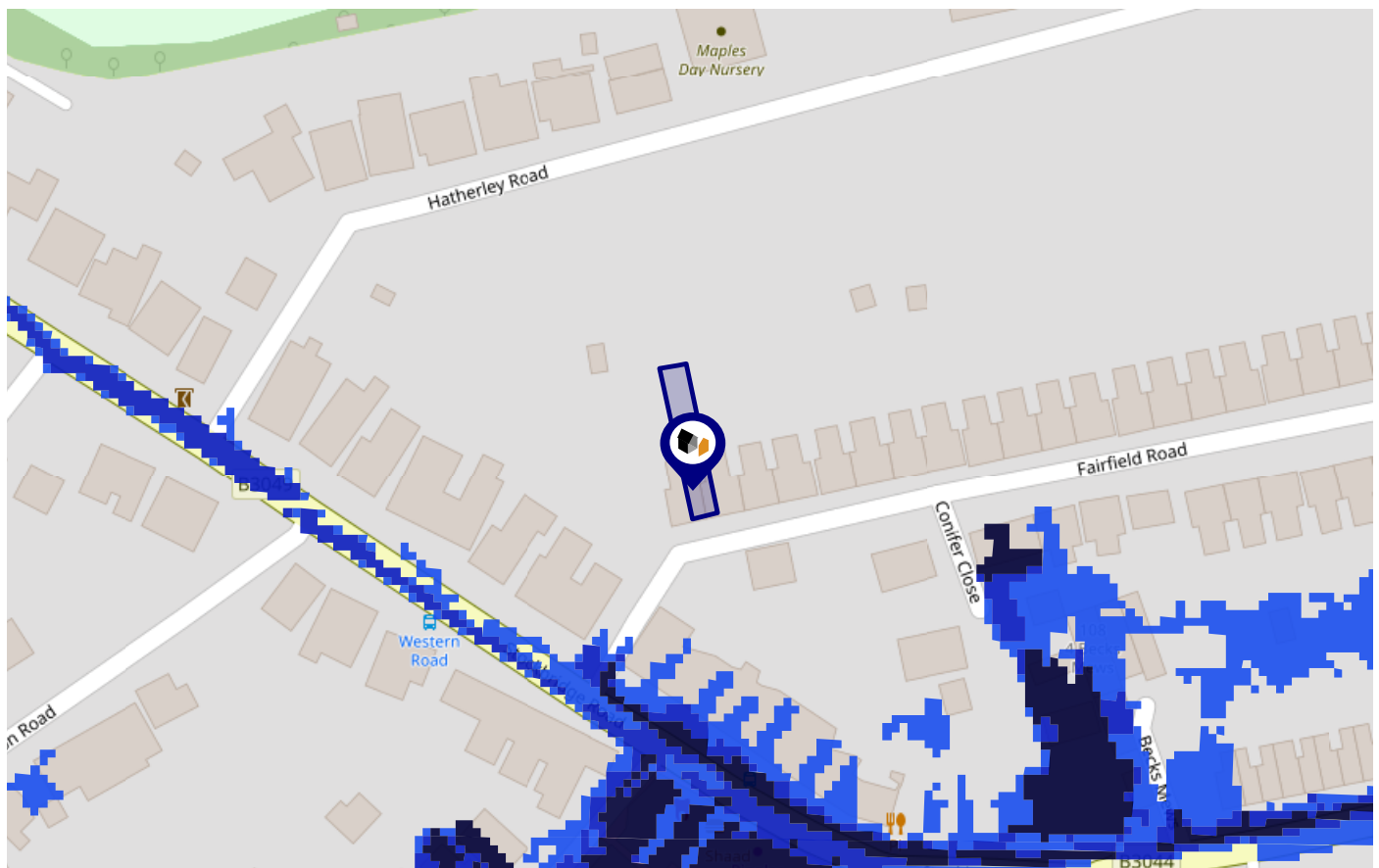
Chance of flooding to the following depths at this property:



# 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

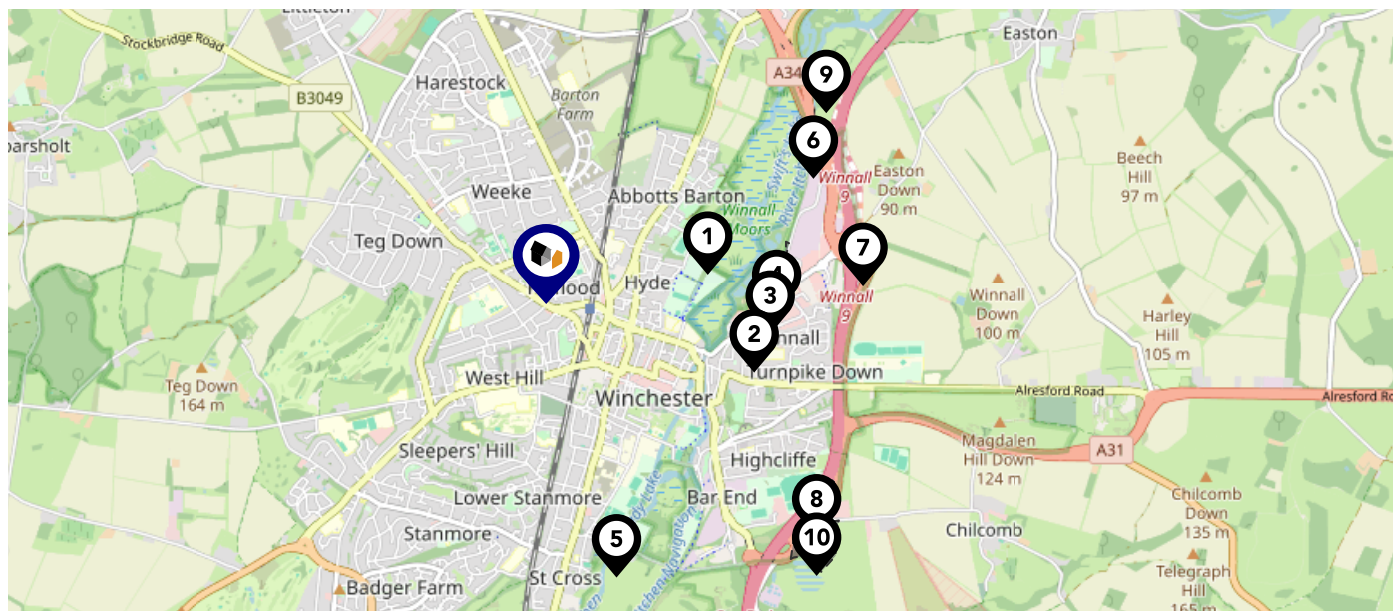
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance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











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

# Maps

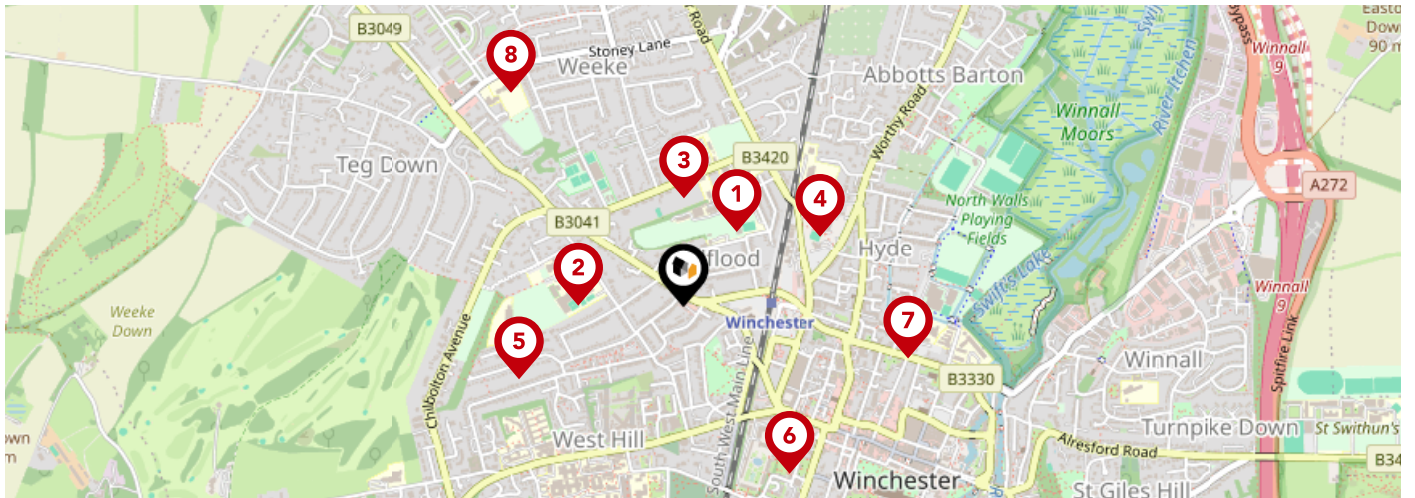
## Listed Buildings

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



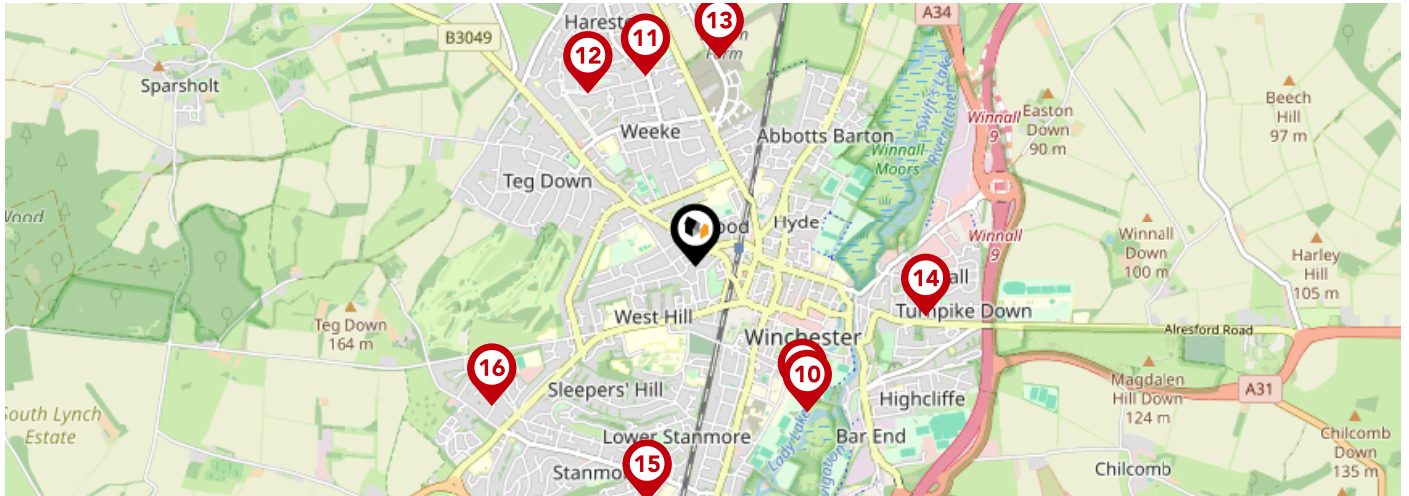
Listed Buildings in the local district		Grade	Distance
	1271988 - Church Of St Paul	Grade II	0.2 miles
	1296967 - Clifton Lodge	Grade II	0.3 miles
	1095507 - 8 And 9, Clifton Road	Grade II	0.3 miles
	1480912 - Hampshire Archives And Local Studies	Grade II	0.3 miles
	1295882 - West End House	Grade II	0.3 miles
	1174156 - 19-22, Upper High Street	Grade II	0.3 miles
	1095344 - 6, Upper High Street	Grade II	0.3 miles
	1095341 - 55-63, Tower Street	Grade II	0.3 miles
	1391458 - 16, Clifton Hill (see Details For Further Address Information)	Grade II	0.3 miles
	1255549 - Clifton House	Grade II	0.3 miles









# Area Schools



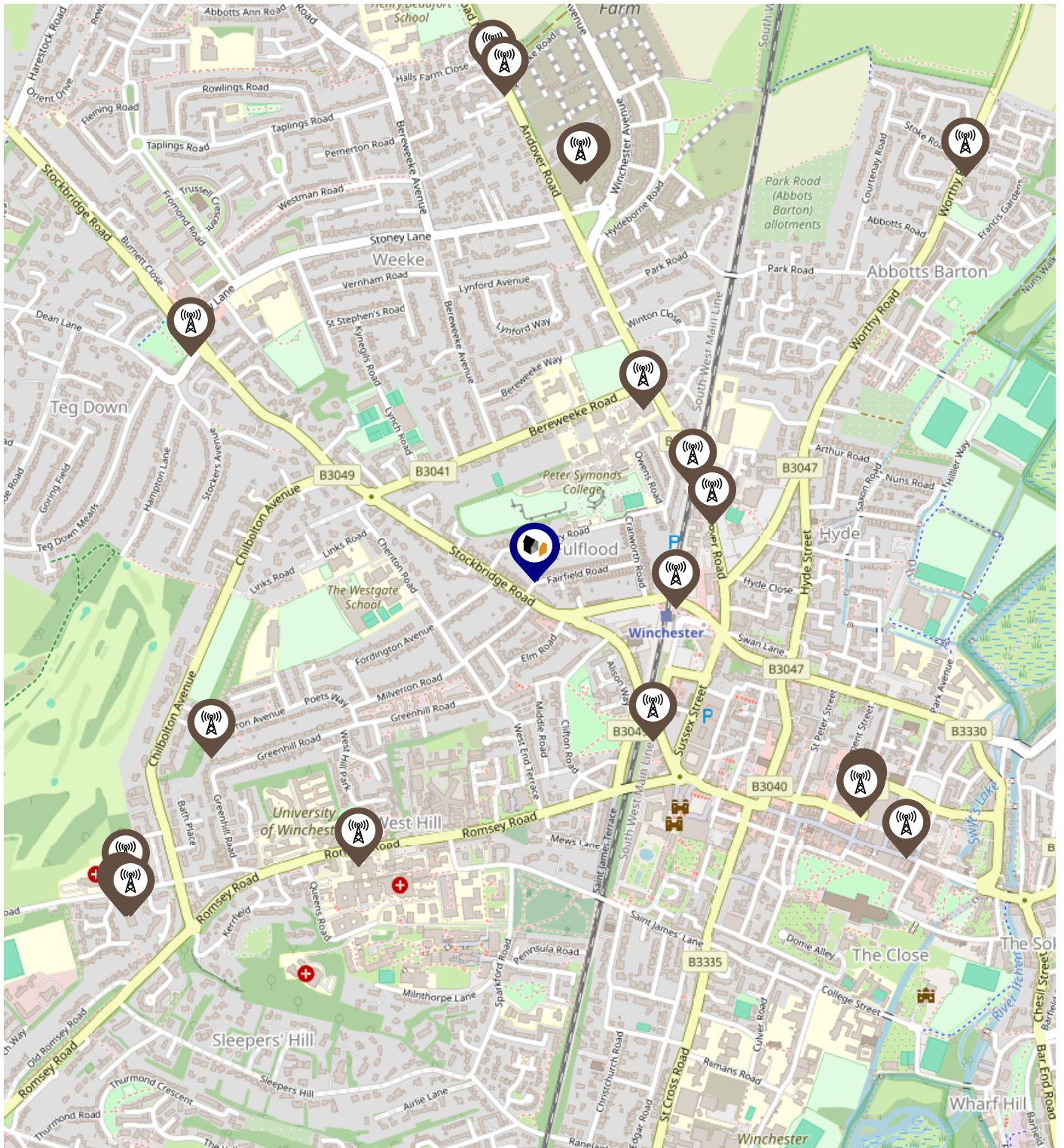
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:0.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winchester College</b> Ofsted Rating: Not Rated   Pupils: 726   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winnall Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

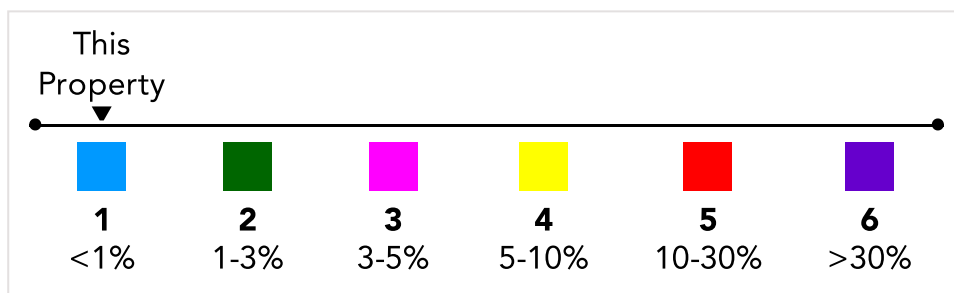
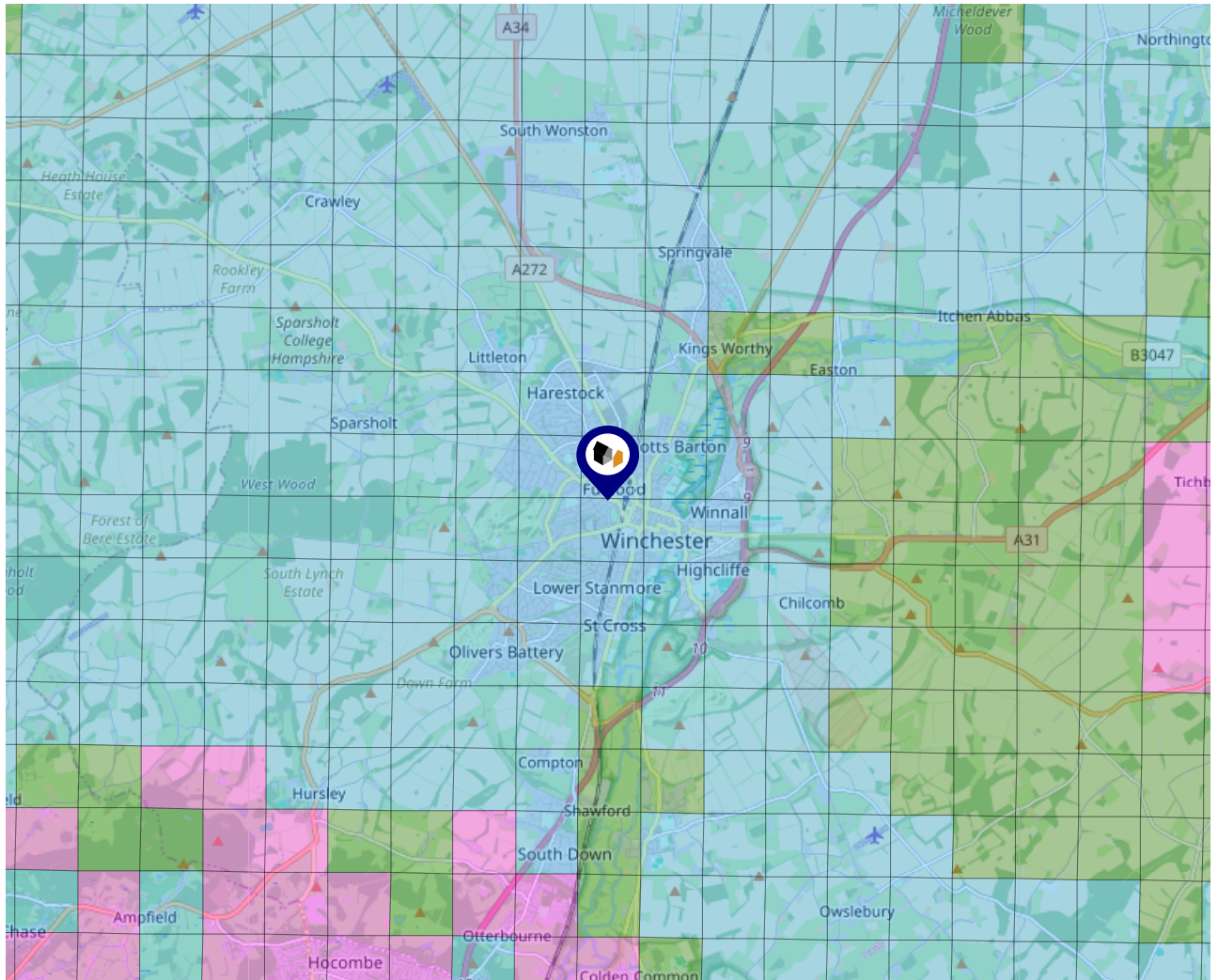


**Key:**

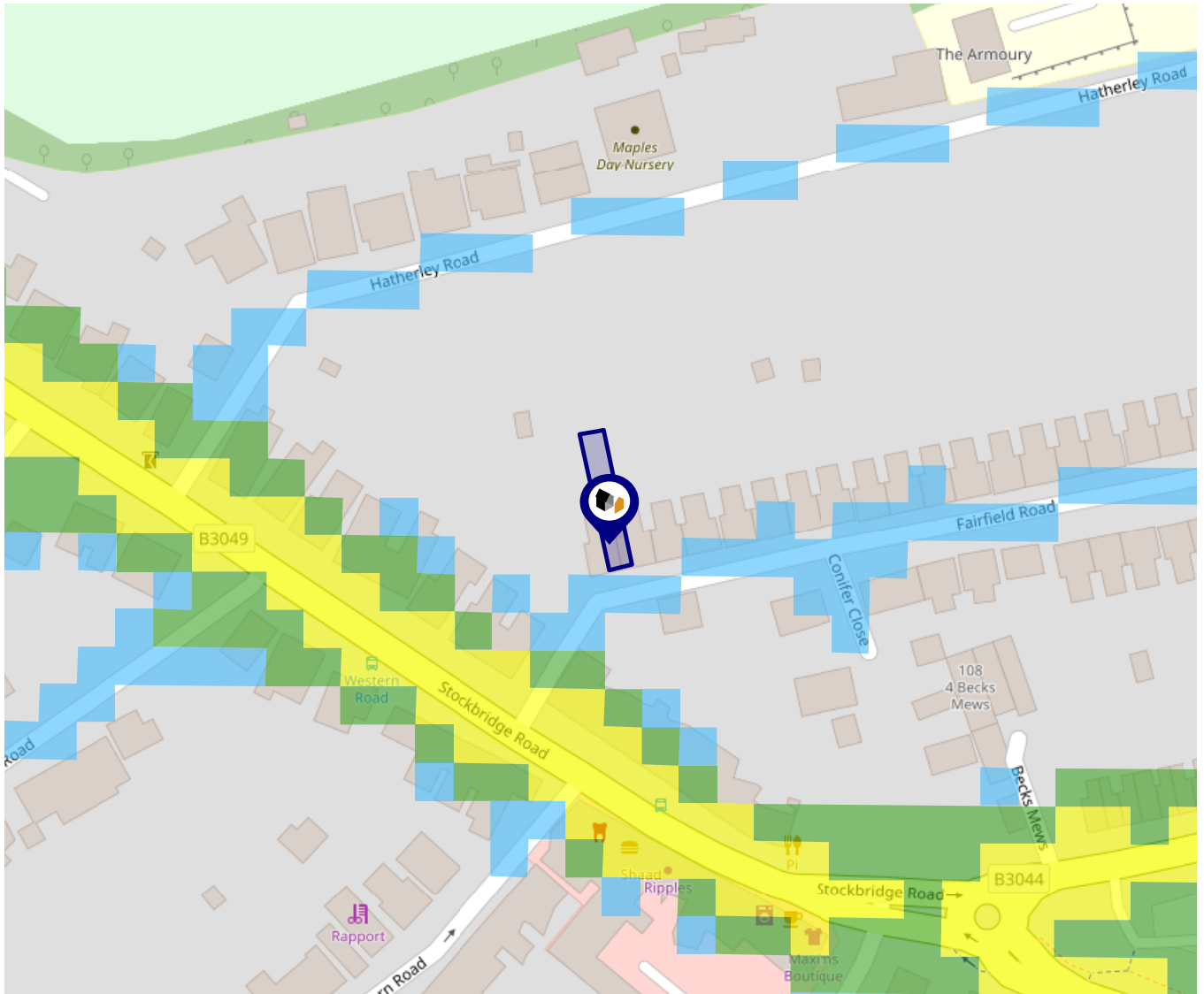
-  Power Pylons
-  Communication Masts

## 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/m<sup>3</sup>).



# Local Area Road Noise

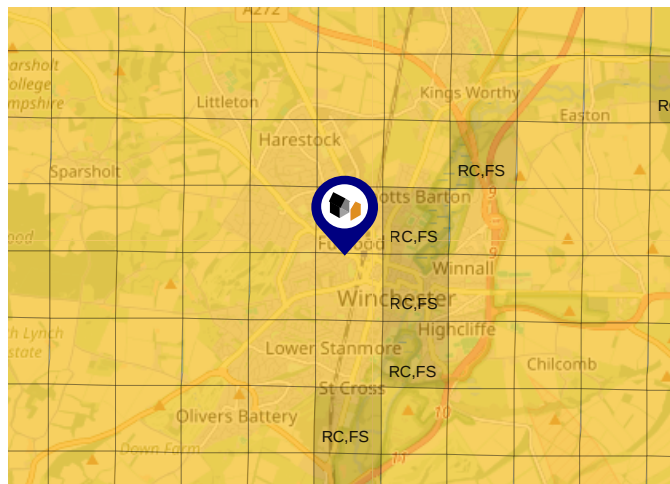


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

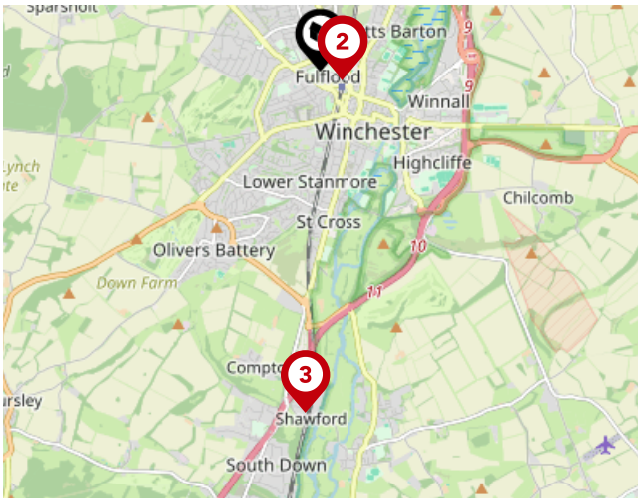
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

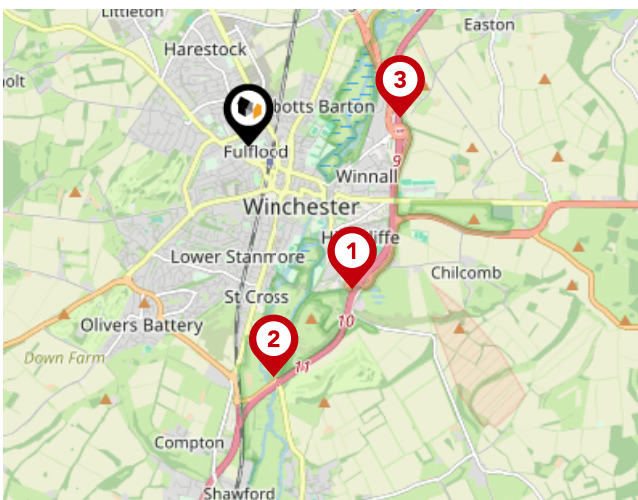
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



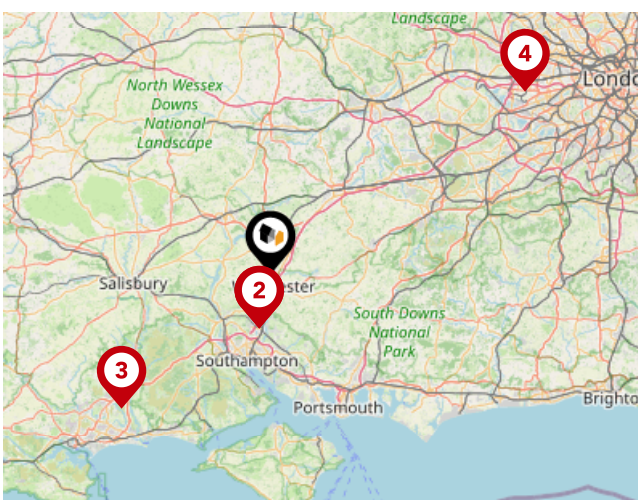
## National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.22 miles
2	Winchester Rail Station	0.23 miles
3	Shawford Rail Station	3.19 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J10	1.65 miles
2	M3 J11	2.16 miles
3	M3 J9	1.45 miles
4	M3 J12	5.28 miles
5	M3 J13	6.89 miles

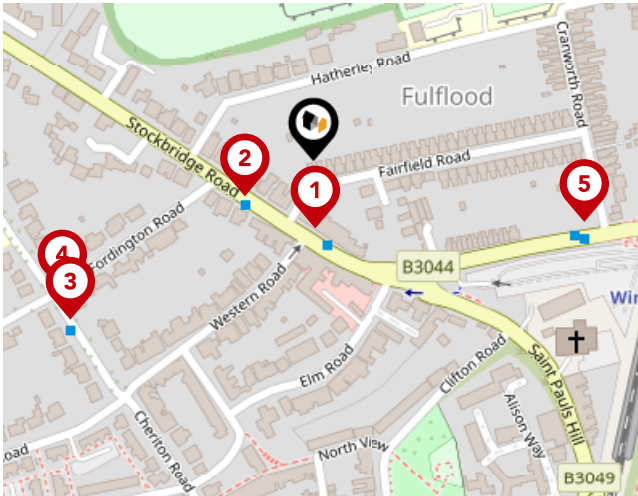


## Airports/Helipads

Pin	Name	Distance
1	North Stoneham	8.3 miles
2	Southampton Airport	8.3 miles
3	Bournemouth International Airport	29.94 miles
4	Heathrow Airport Terminal 4	46.64 miles

# Area

## Transport (Local)



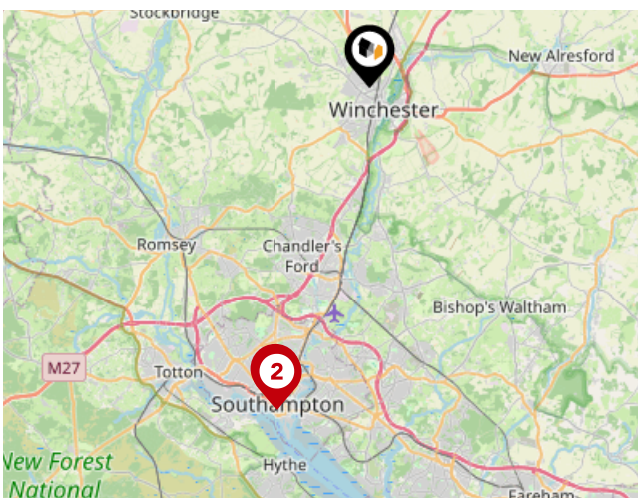
### Bus Stops/Stations

Pin	Name	Distance
1	Western Road	0.04 miles
2	Western Road	0.04 miles
3	Fordington Avenue	0.17 miles
4	Fordington Avenue	0.16 miles
5	Railway Station	0.16 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.26 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.45 miles
2	Southampton Passenger Ferry Terminal	12.52 miles



### Sam Kerr-Smiley

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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

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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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The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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