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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd July 2026



NORTHINGTON, ALRESFORD, SO24

Guide Price : £1,195,000

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Property

Type:	Semi-Detached	Guide Price:	£1,195,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.37 acres		
Year Built :	1880		
Council Tax :	Band E		
Annual Estimate:	£2,884		
Title Number:	HP763765		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	2	34	-
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History This Address



Planning records for: **Northington, Alresford, SO24**

Reference - 13/00197/FUL
Decision: Decided
Date: 22nd February 2013
Description: (HOUSEHOLDER) Amendment to planning permission 11/02532/FUL for alterations and extensions to existing annexe (RESUBMISSION)

Reference - Winchester/13/00197/FUL
Decision: Decided
Date: 05th February 2013
Description: (HOUSEHOLDER) Amendment to planning permission 11/02532/FUL for alterations and extensions to existing annexe (RESUBMISSION)

Reference - 84/01395/OLD
Decision: Decided
Date: 21st May 1984
Description: Erection of single storey residential annexe

Reference - Winchester/12/02500/FUL
Decision: Decided
Date: 26th November 2012
Description: 4r(HOUSEHOLDER) Amendment to permitted application 11/02532/FUL for alterations and extensions to existing annexe

Planning History This Address



Planning records for: **Northington, Alresford, SO24**

Reference - 86/01040/OLD
Decision: Decided
Date: 16th September 1986
Description: Double garage

Reference - Winchester/11/02532/FUL
Decision: Decided
Date: 25th October 2011
Description: (HOUSEHOLDER) Alterations and extensions to the main house and existing annexe

Reference - 11/02532/FUL
Decision: Decided
Date: 31st October 2011
Description: (HOUSEHOLDER) Alterations and extensions to the main house and existing annexe

Reference - 12/02500/FUL
Decision: Decided
Date: 26th November 2012
Description: 4r(HOUSEHOLDER) Amendment to permitted application 11/02532/FUL for alterations and extensions to existing annexe







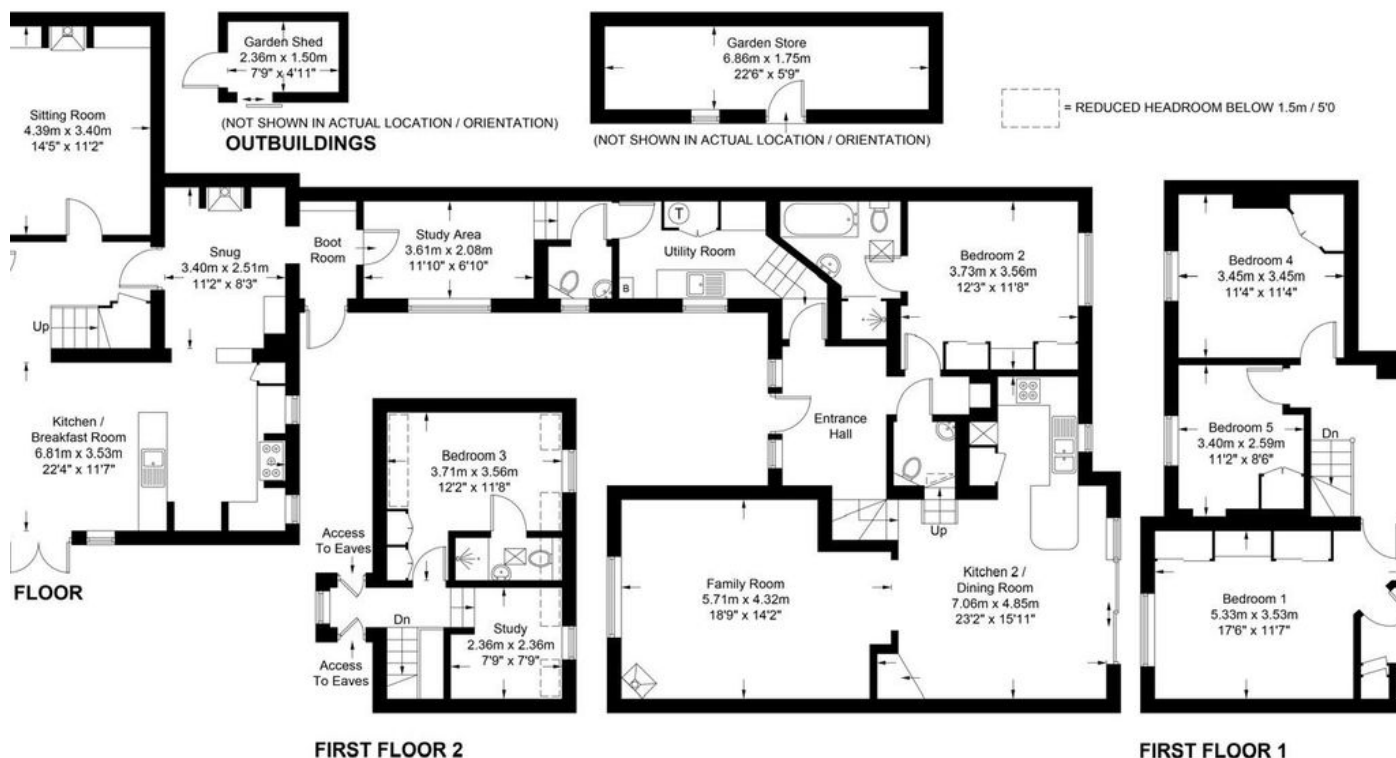


NORTHINGTON, ALRESFORD, SO24

Approximate Gross Internal Area = 248.0 sq m / 2669 sq ft

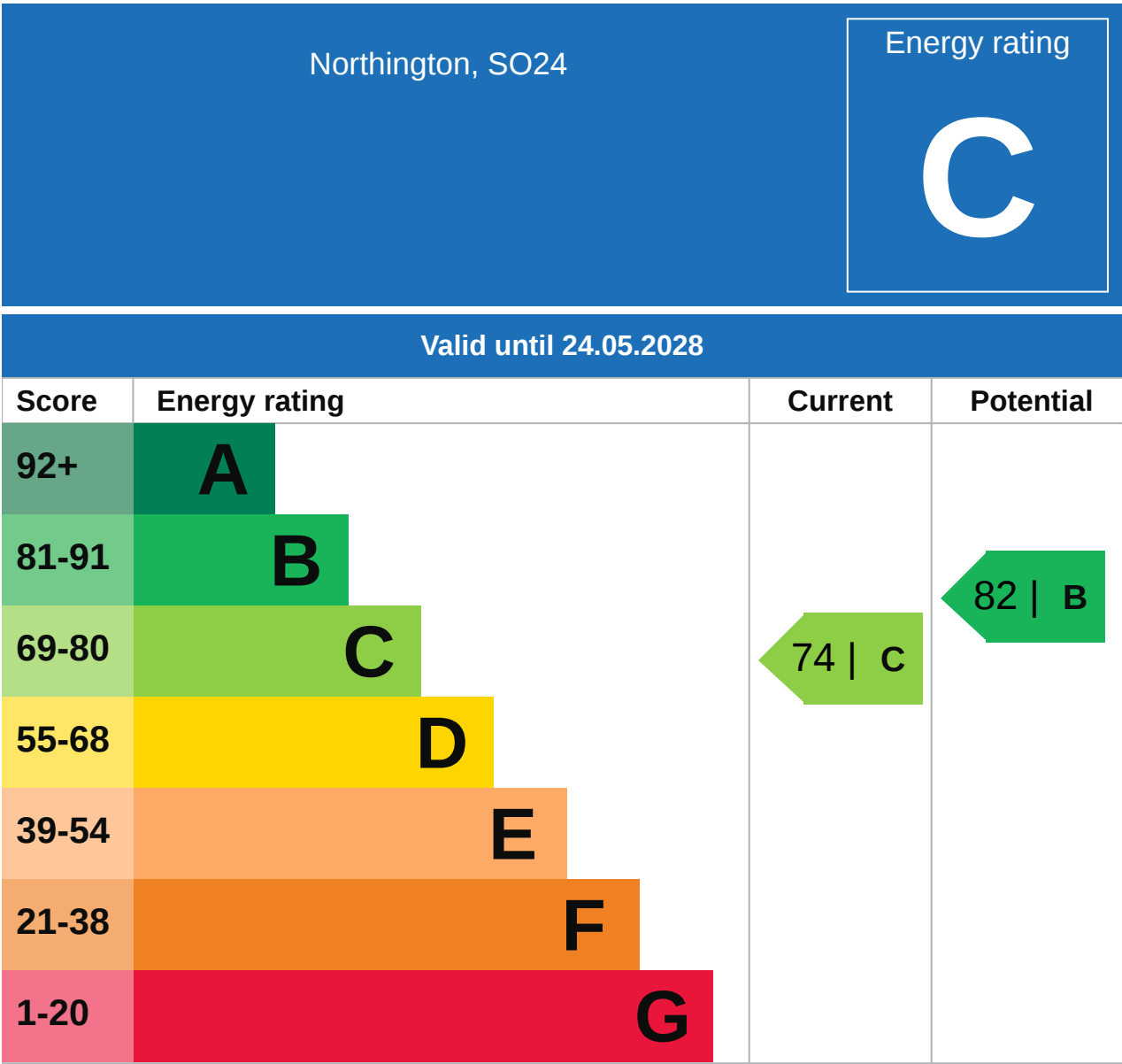
Outbuildings = 15.6 sq m / 168 sq ft

Total = 263.6 sq m / 2837 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1313060)

Property
EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	154 m ²

Market Sold in Street



Brookside, Alresford, SO24 9TH				Detached House
Last Sold Date:		27/08/2025		
Last Sold Price:		£1,475,000		
Appletree Cottage, Alresford, SO24 9TH				
Last Sold Date:		09/04/2024	05/03/2002	
Last Sold Price:		£1,280,000	£490,000	
73, Alresford, SO24 9TH				
Last Sold Date:		11/08/2022	28/03/1997	
Last Sold Price:		£400,000	£28,000	
The Spinney, Alresford, SO24 9TH				
Last Sold Date:		08/08/2022	17/12/2004	
Last Sold Price:		£1,200,000	£440,000	
76, Church Lane, Alresford, SO24 9TH				
Last Sold Date:		07/11/2019	24/08/2011	
Last Sold Price:		£885,000	£378,000	
75, Church Lane, Alresford, SO24 9TH				
Last Sold Date:		09/10/2017	12/07/2013	04/10/2011
Last Sold Price:		£10,000	£440,000	£397,500
68, Alresford, SO24 9TH				
Last Sold Date:		02/08/2016		
Last Sold Price:		£840,000		
Northington Hill House, Alresford, SO24 9TH				
Last Sold Date:		22/02/2013		
Last Sold Price:		£1,080,000		
Whiteknights, Alresford, SO24 9TH				
Last Sold Date:		09/09/2011		
Last Sold Price:		£525,000		
Brook House, Alresford, SO24 9TH				
Last Sold Date:		26/09/2007		
Last Sold Price:		£925,000		
Ruffside, Alresford, SO24 9TH				
Last Sold Date:		26/10/2005		
Last Sold Price:		£535,000		
74, Alresford, SO24 9TH				
Last Sold Date:		30/09/2001		
Last Sold Price:		£335,000		

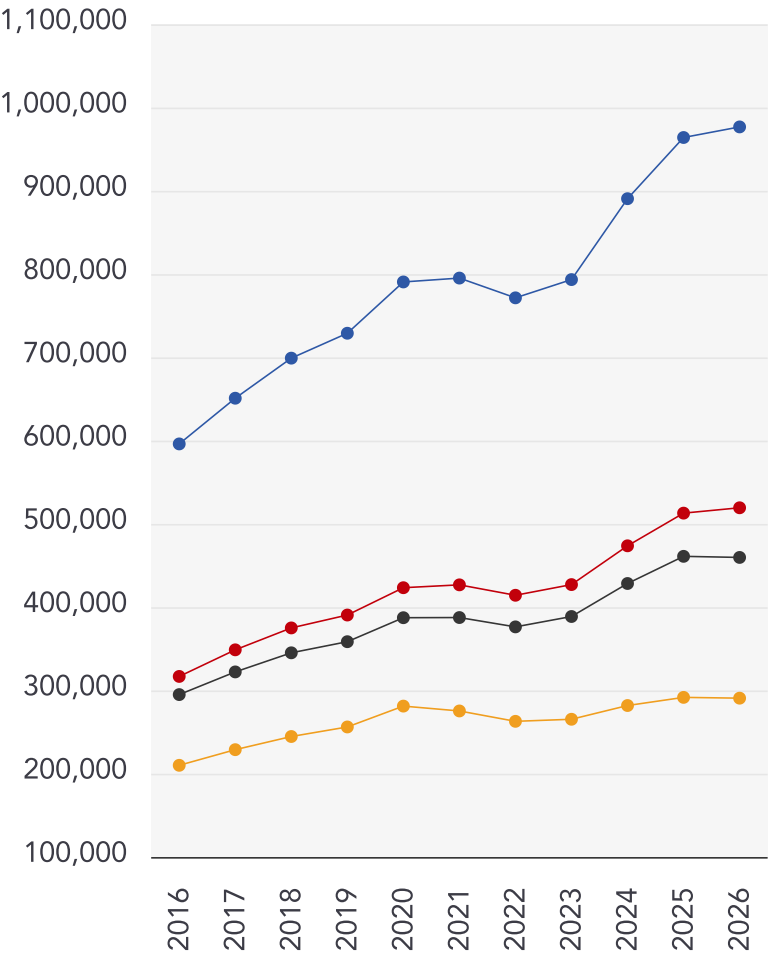
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO24



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

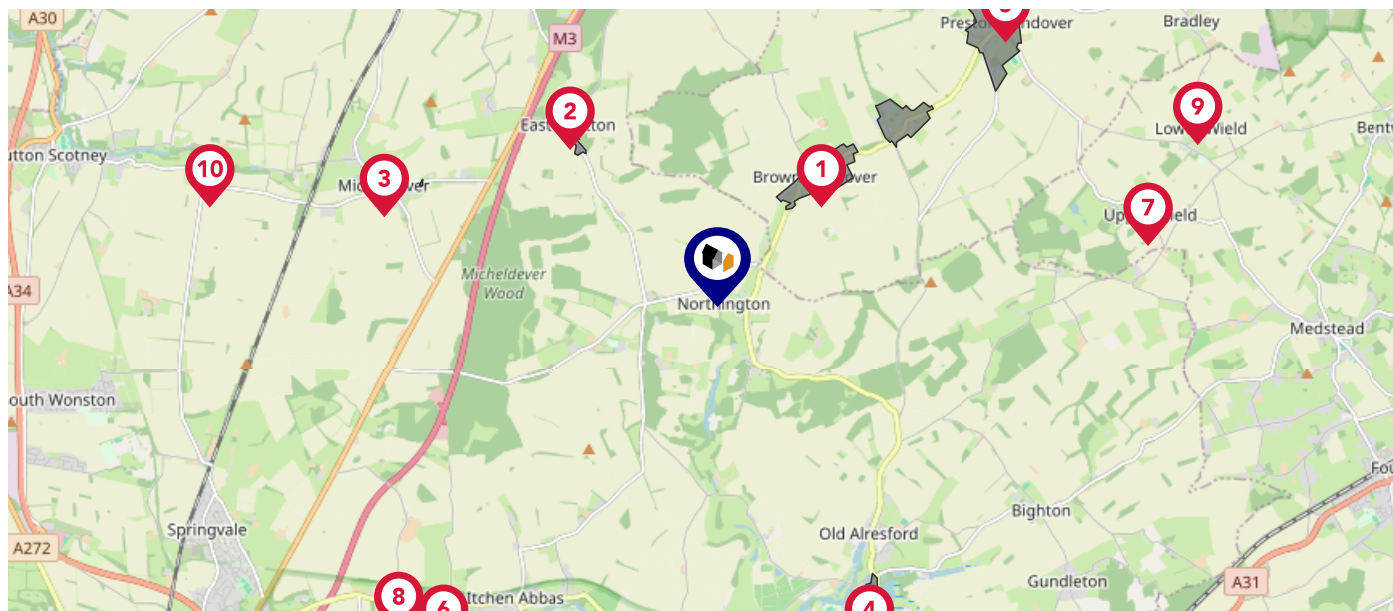
Flat

+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

Brown and Chilton Candover

2

East Stratton

3

Micheldever

4

New Alresford

5

Preston Candover

6

Chilland

7

Upper Wield

8

Martyr Worthy

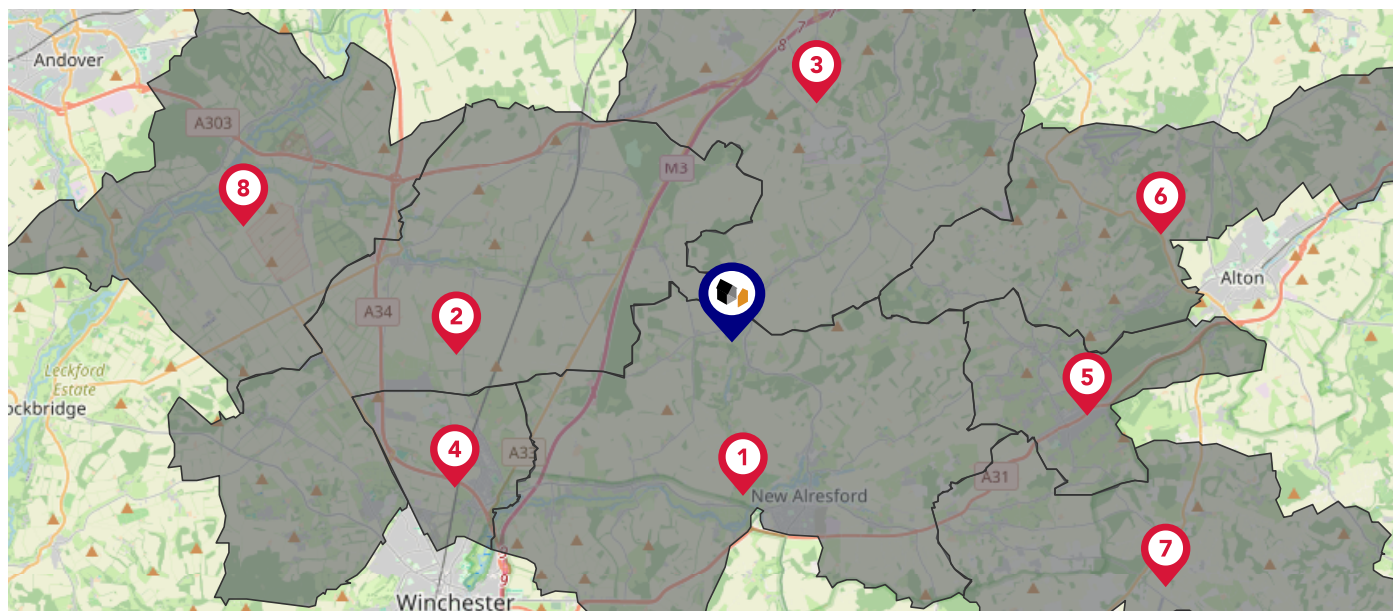
9

Lower Wield

10

Stoke Charity

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



Alresford & Itchen Valley Ward



Wonston & Micheldever Ward



Oakley & The Candovers Ward



The Worthys Ward



Four Marks & Medstead Ward



Bentworth & Froyle Ward

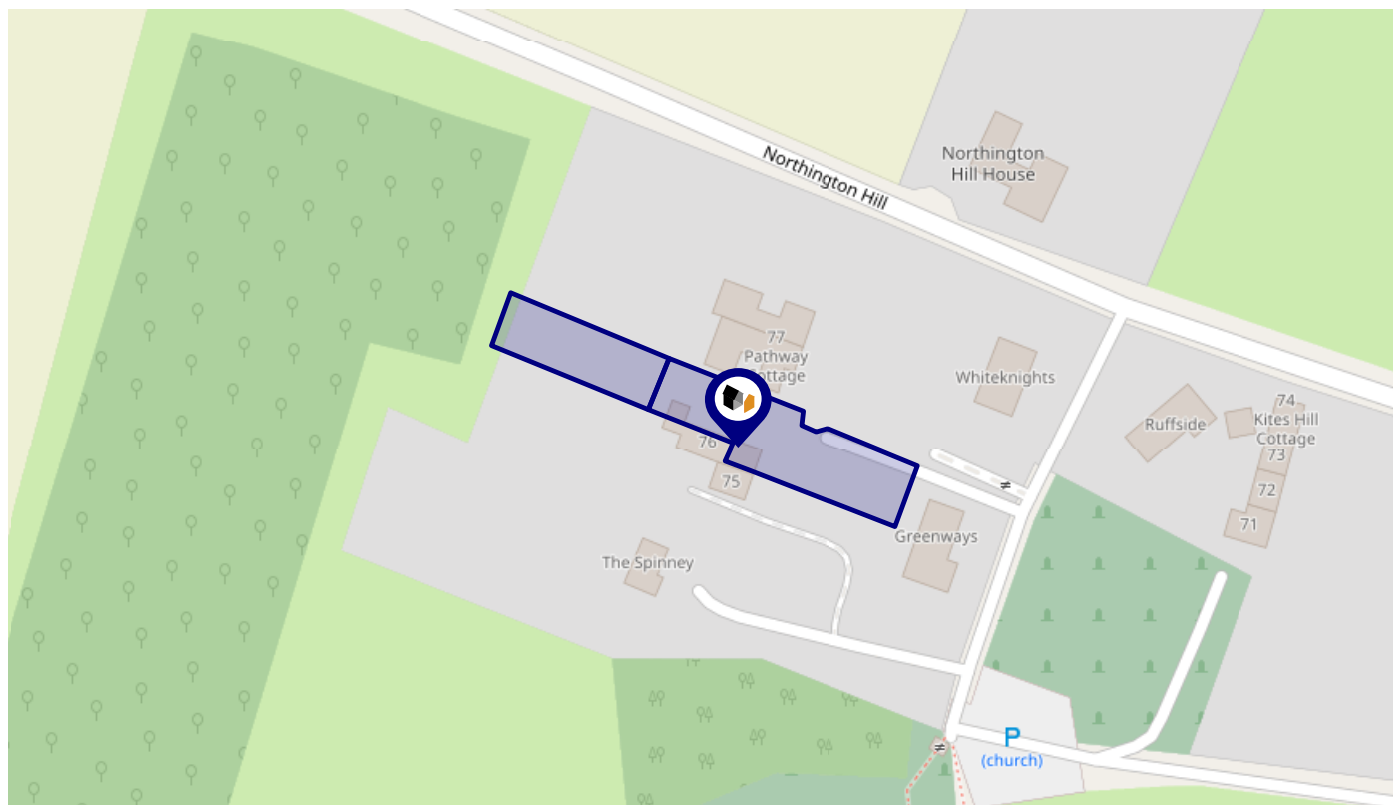


Ropley, Hawkley & Hangers Ward



Harewood Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

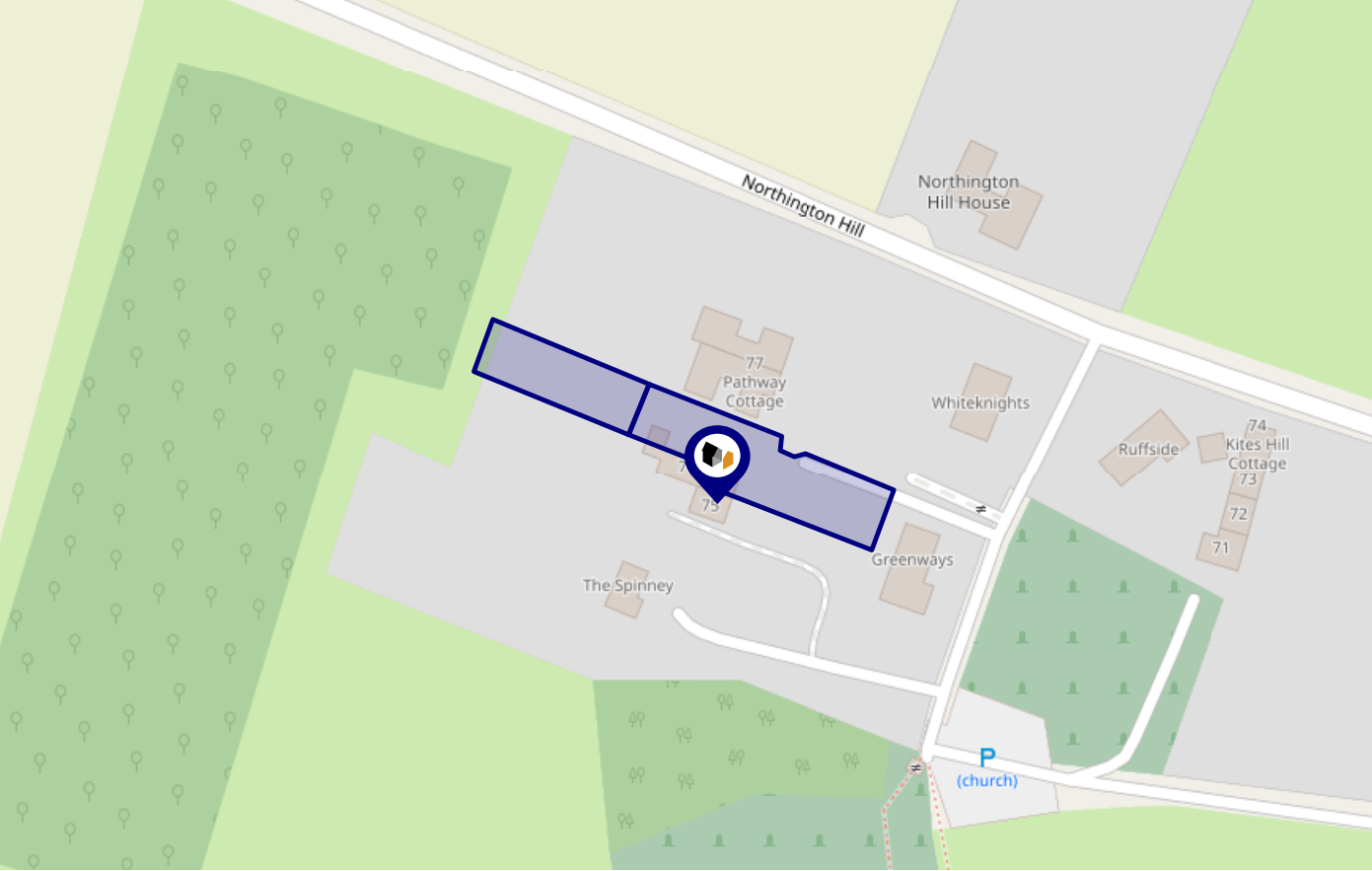
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

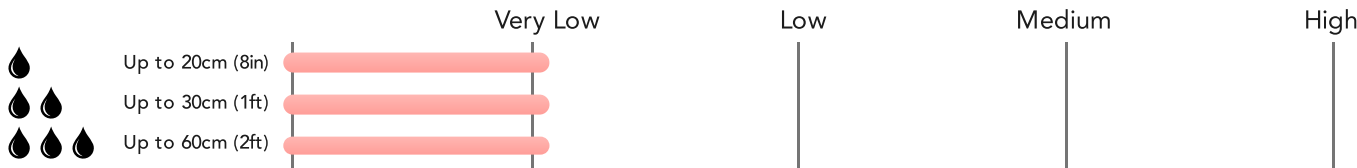


Risk Rating: Very low

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

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

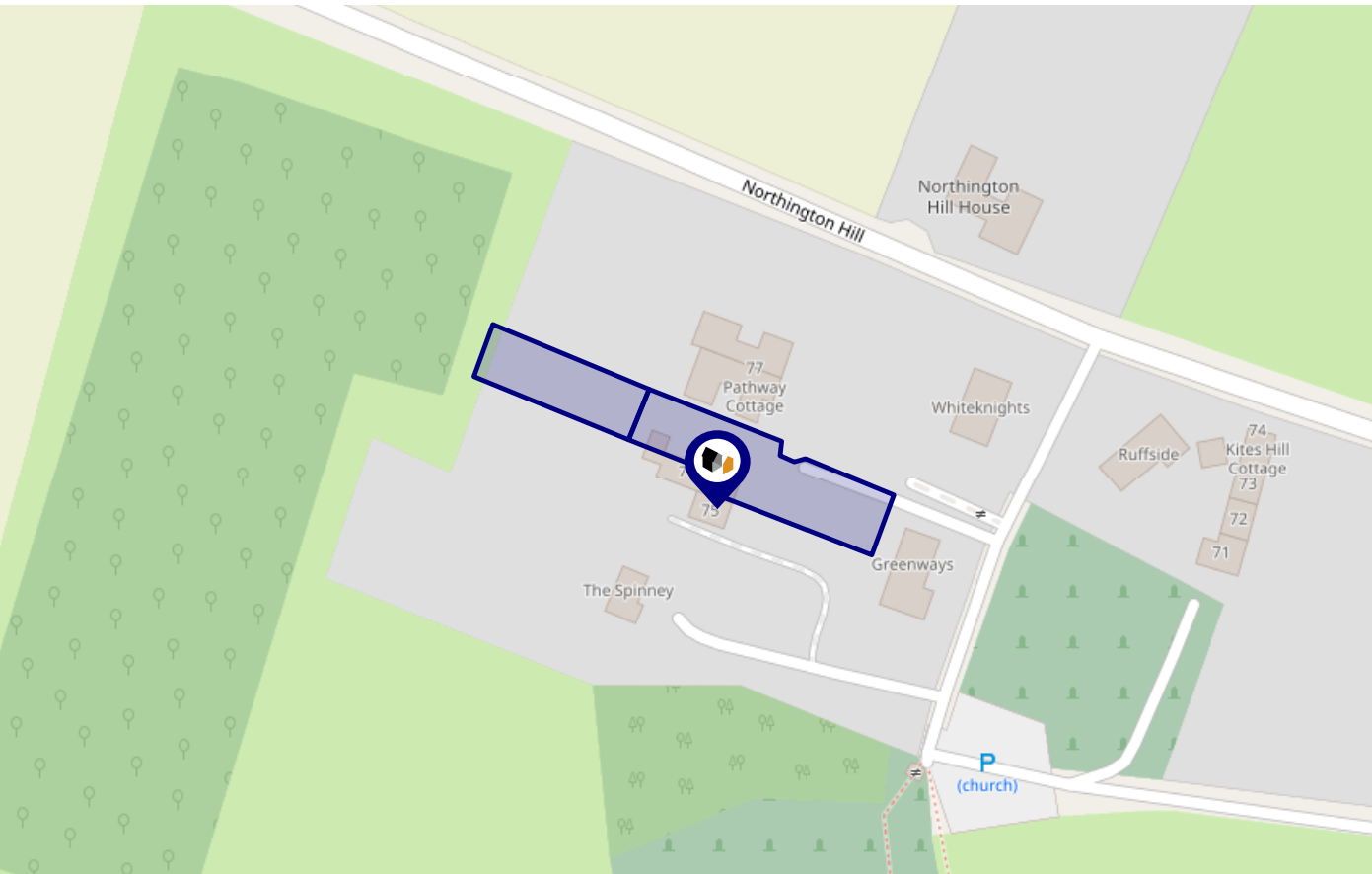
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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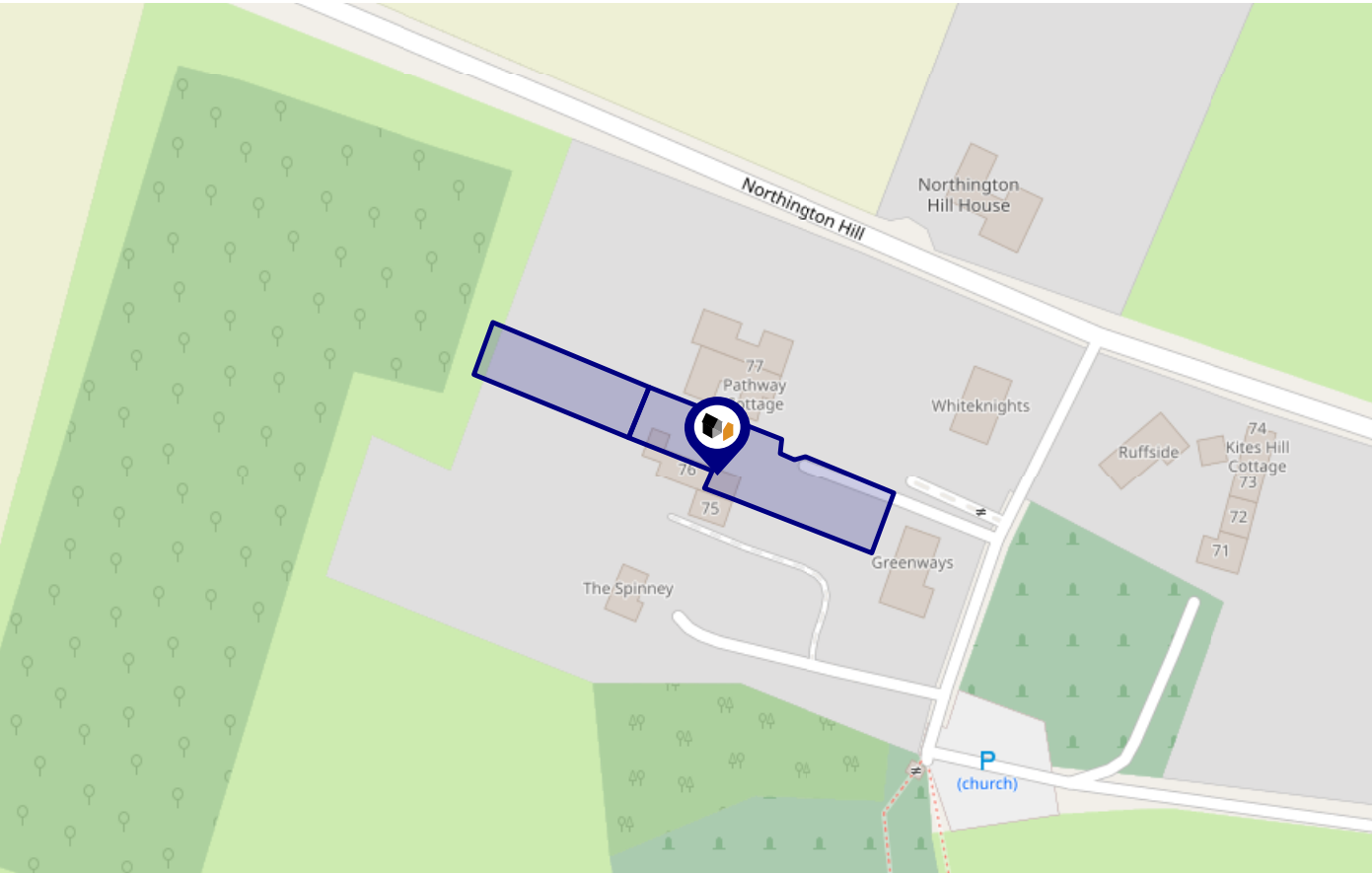
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

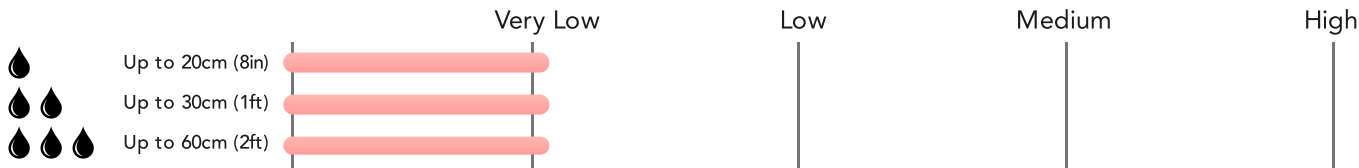


Risk Rating: Very low

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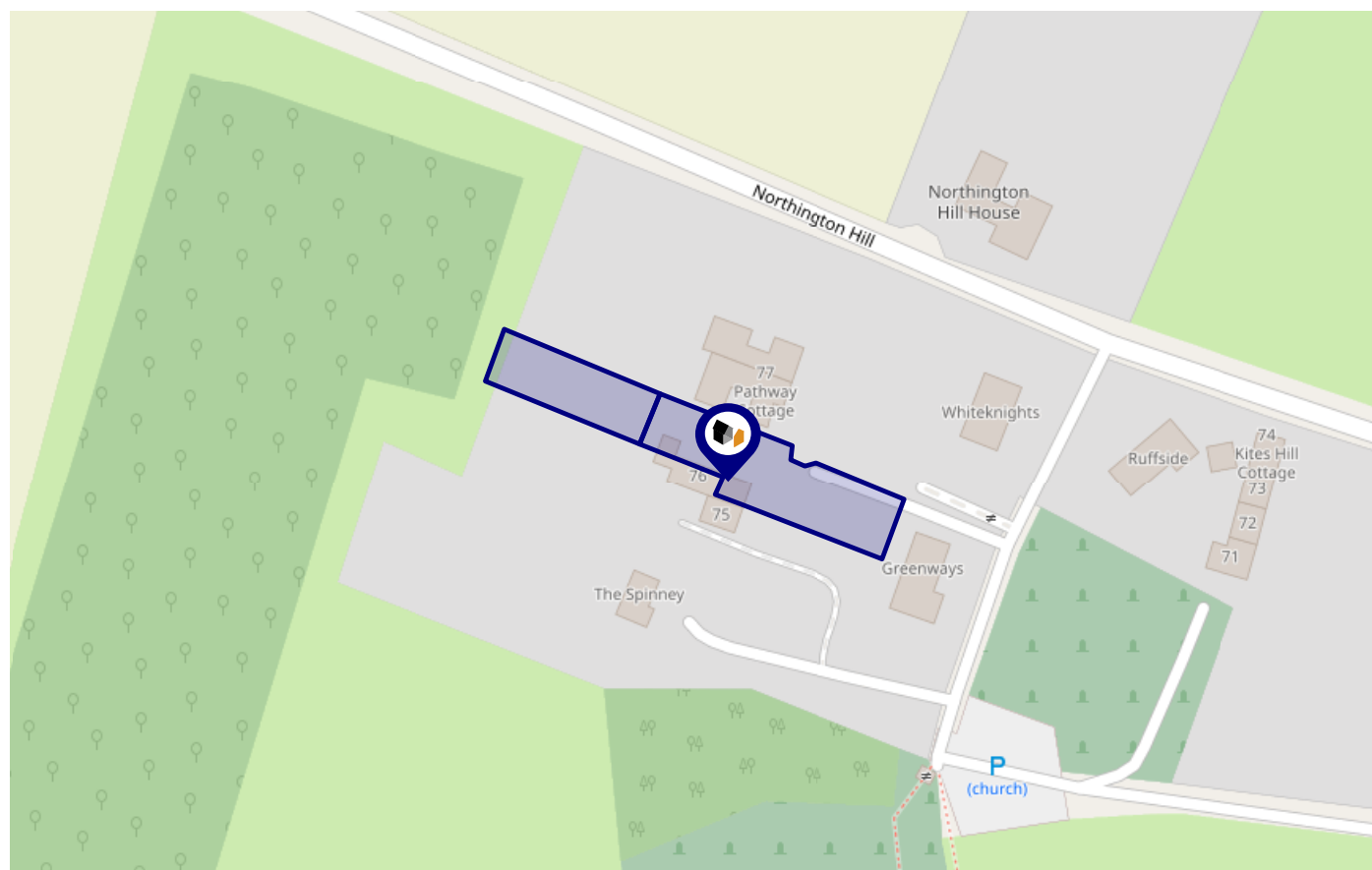
Chance of flooding to the following depths at this property:



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.

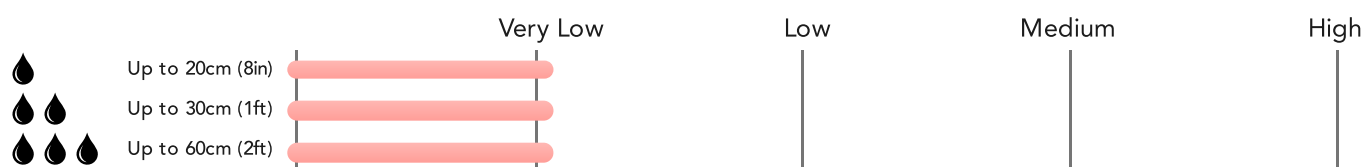


Risk Rating: Very low

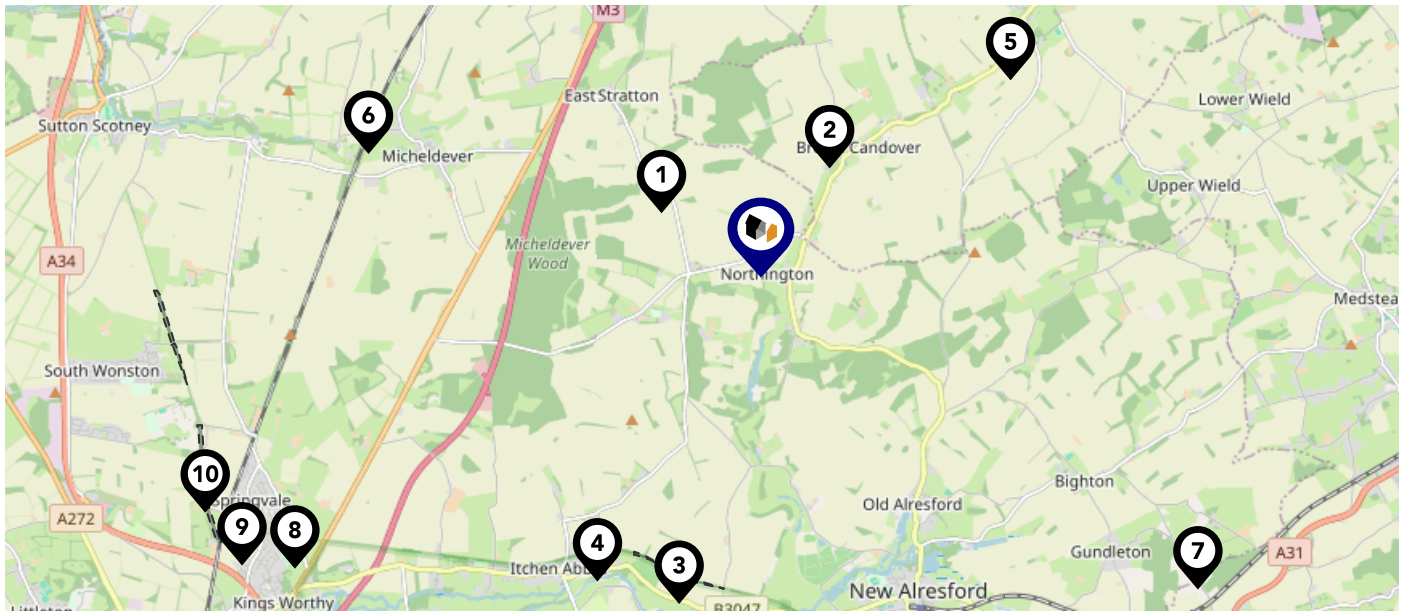
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.



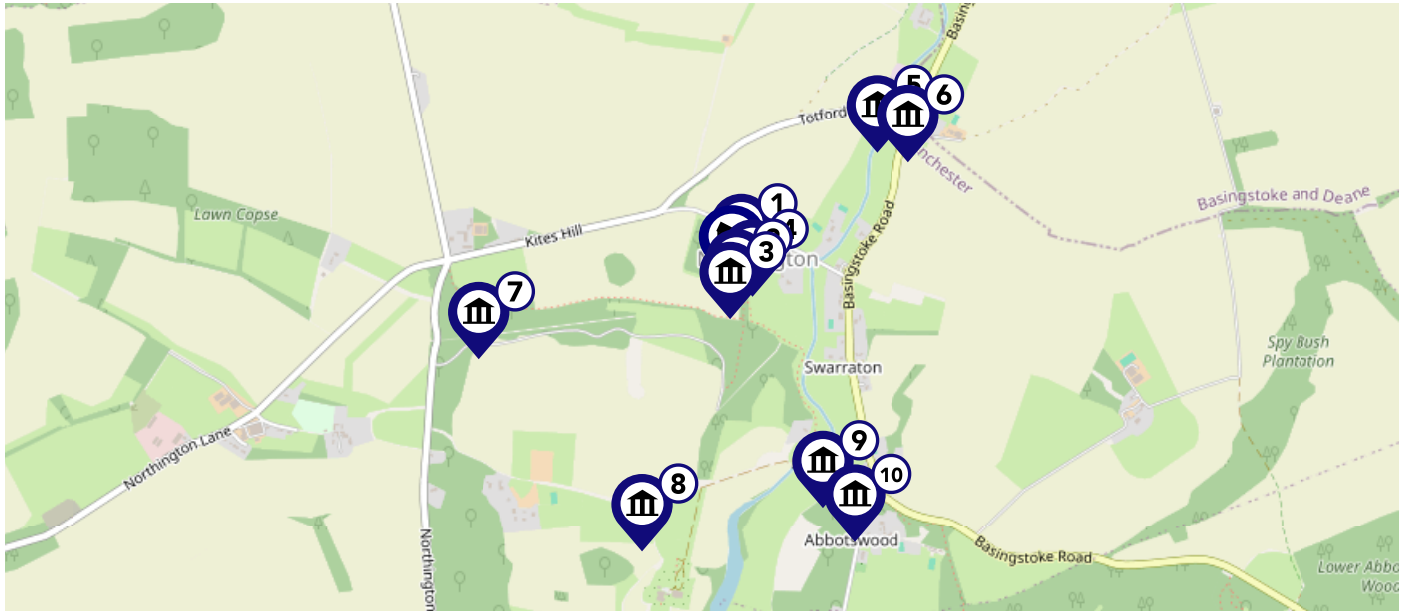
Nearby Landfill Sites

1	Land at Burcot Farm-East Stratton, Winchester	Historic Landfill	
2	Robey's Farm-Brown Candover, Alresford, Hampshire	Historic Landfill	
3	Railway Cutting-Railway Cutting, Manor Farm, Itchen Stoke, Hampshire	Historic Landfill	
4	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill	
5	Preston Candover-Preston Candover, Hampshire	Historic Landfill	
6	Weston Colley-Micheldever, Hampshire	Historic Landfill	
7	Crowhurst Kennels-Crowhurst Kennels, Sutton Wood, Ropley / Alresford, Hampshire	Historic Landfill	
8	Railway Cutting-Kingsworthy	Historic Landfill	
9	Springvale Road-Winchester	Historic Landfill	
10	Alresford Drove-Near Winchester, Hampshire	Historic Landfill	

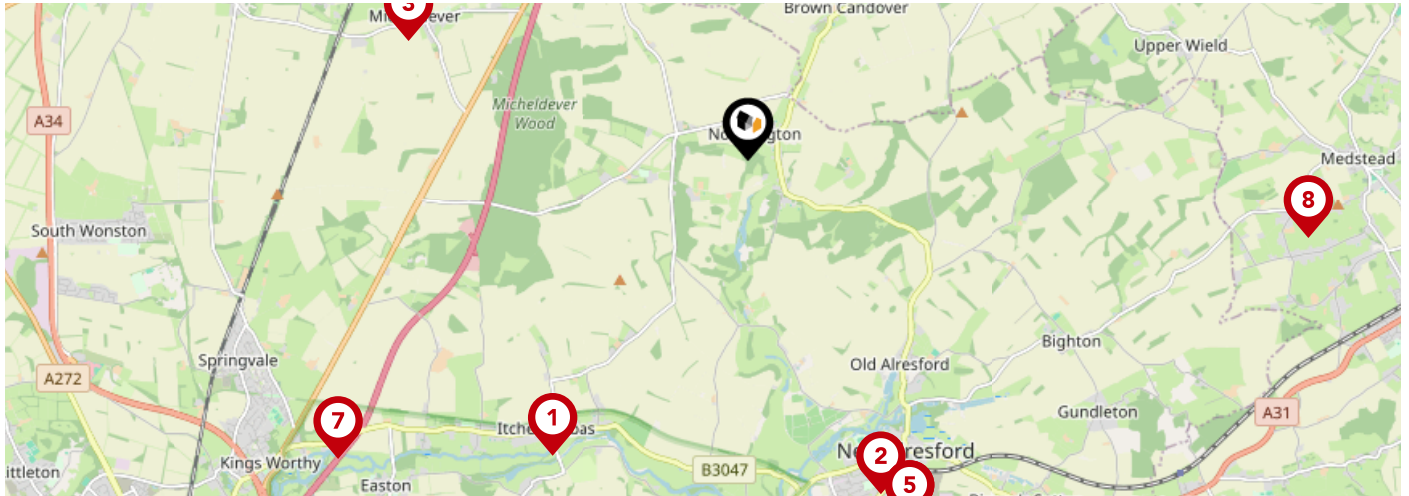
Maps

Listed Buildings

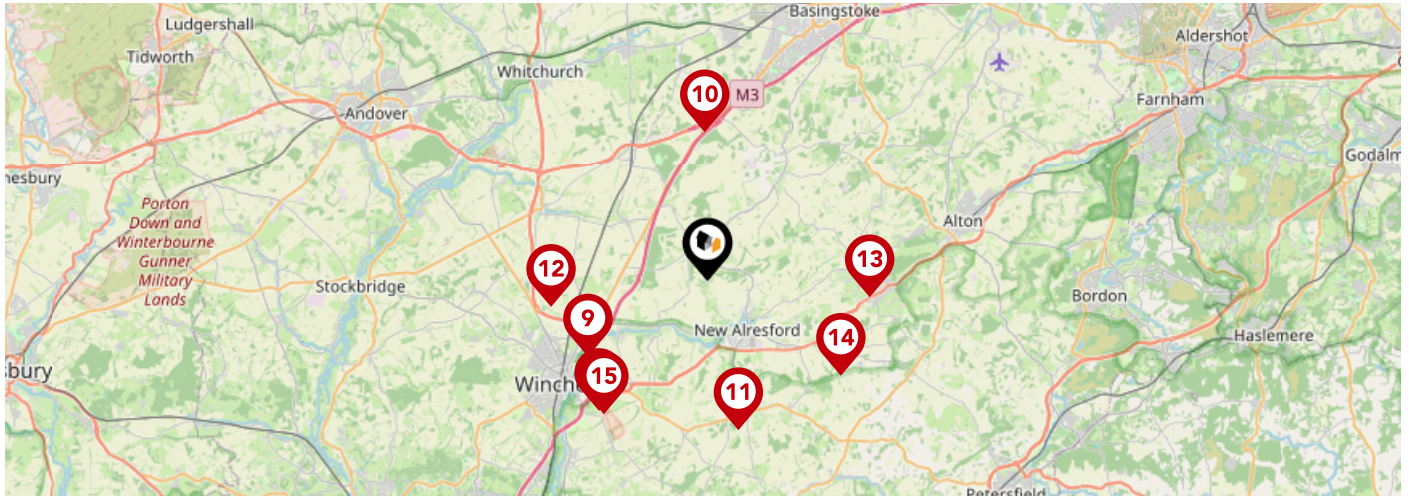
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1095215 - Northington Hill House	Grade II	0.1 miles
	1156982 - Walls Around Church, Including Lychgate	Grade II	0.1 miles
	1350820 - Church Of St John The Evangelist	Grade II	0.1 miles
	1156989 - Cross On Site Of Old Church, 100 Metres East North East Of Lychgate	Grade II	0.1 miles
	1157080 - Keepers	Grade II	0.5 miles
	1093007 - The Woolpack Inn	Grade II	0.5 miles
	1095214 - Northington Lodge	Grade II	0.6 miles
	1350782 - Carriage House Stables 350 Metres North North West Of The Grange	Grade II	0.6 miles
	1095217 - Cross, In Grange Park Behind Cottage 200 Metres North West Swarraton Lodge	Grade II	0.6 miles
	1302559 - Swarraton Lodge	Grade II	0.7 miles



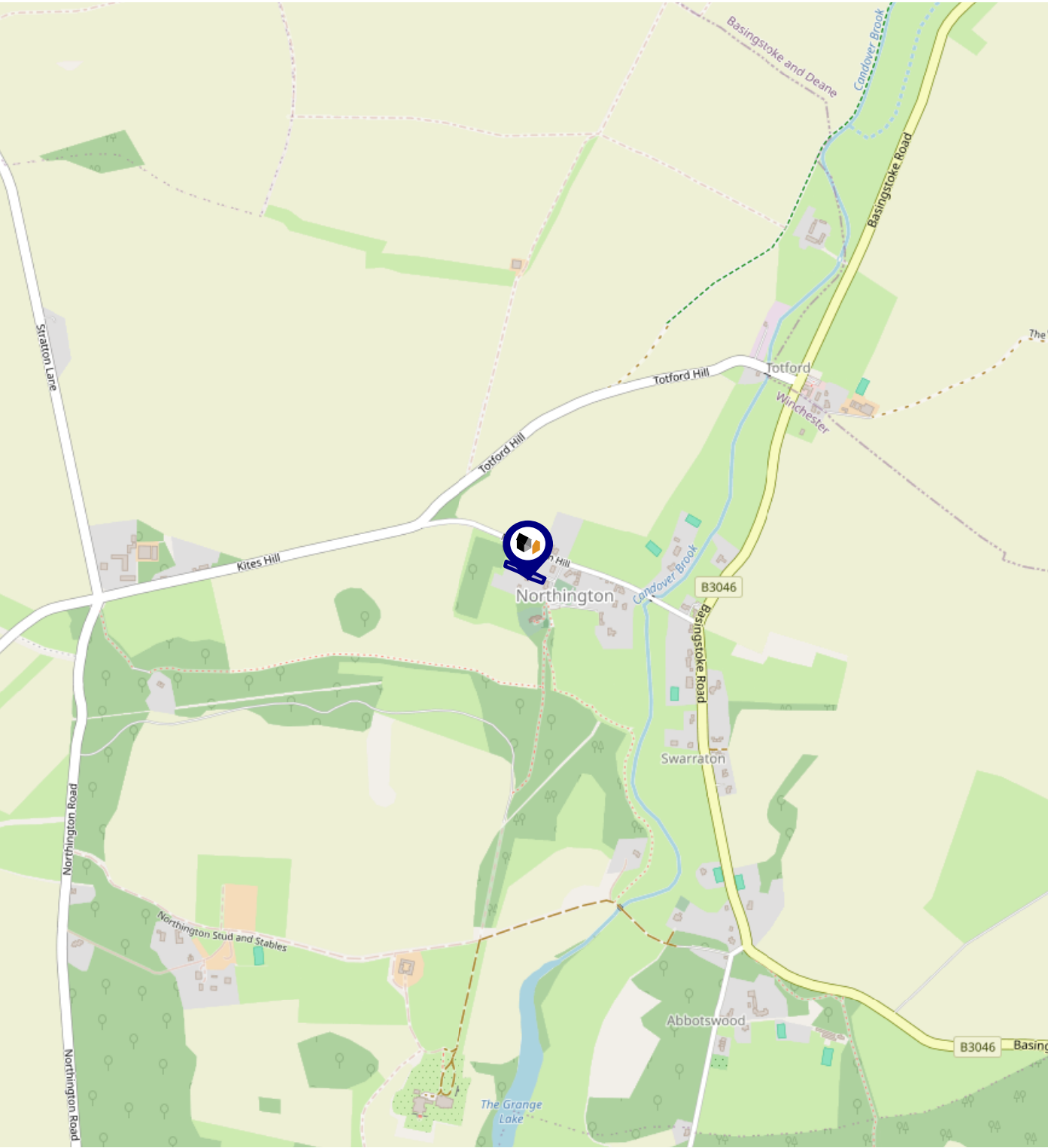
		Nursery	Primary	Secondary	College	Private
1	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:3.3	☐	☒	☐	☐	☐
2	Perins School Ofsted Rating: Good Pupils: 1154 Distance:3.34	☐	☐	☒	☐	☐
3	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:3.35	☐	☒	☐	☐	☐
4	Sun Hill Infant and Preschool Ofsted Rating: Good Pupils: 130 Distance:3.7	☐	☒	☐	☐	☐
5	Sun Hill Junior School Ofsted Rating: Good Pupils: 186 Distance:3.7	☐	☒	☐	☐	☐
6	Preston Candover Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:3.84	☐	☒	☐	☐	☐
7	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:4.72	☐	☒	☐	☐	☐
8	Compass Community School Hampshire Ofsted Rating: Outstanding Pupils: 11 Distance:5.26	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance: 5.28	☐	☒	☐	☐	☐
10	North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance: 5.53	☐	☒	☐	☐	☐
11	Cheriton Primary School Ofsted Rating: Requires improvement Pupils: 75 Distance: 5.68	☐	☒	☐	☐	☐
12	South Wonston Primary School Ofsted Rating: Good Pupils: 293 Distance: 5.9	☐	☒	☐	☐	☐
13	Medstead Church of England Primary School Ofsted Rating: Good Pupils: 190 Distance: 6.03	☐	☒	☐	☐	☐
14	Ropley CofE Primary School Ofsted Rating: Good Pupils: 177 Distance: 6.05	☐	☒	☐	☐	☐
15	Leigh House Hospital Ofsted Rating: Not Rated Pupils: 0 Distance: 6.25	☐	☐	☒	☐	☐
16	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance: 6.33	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

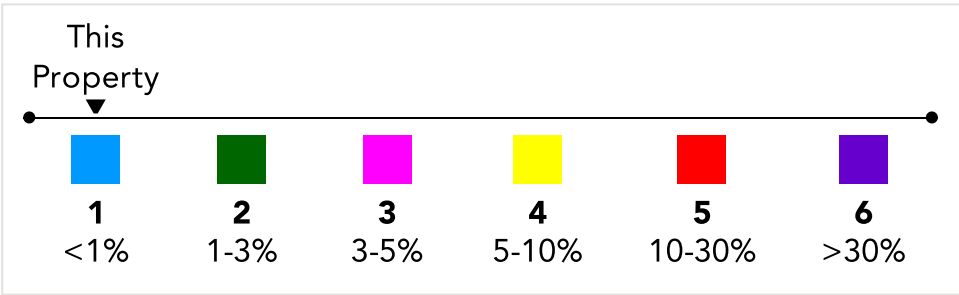
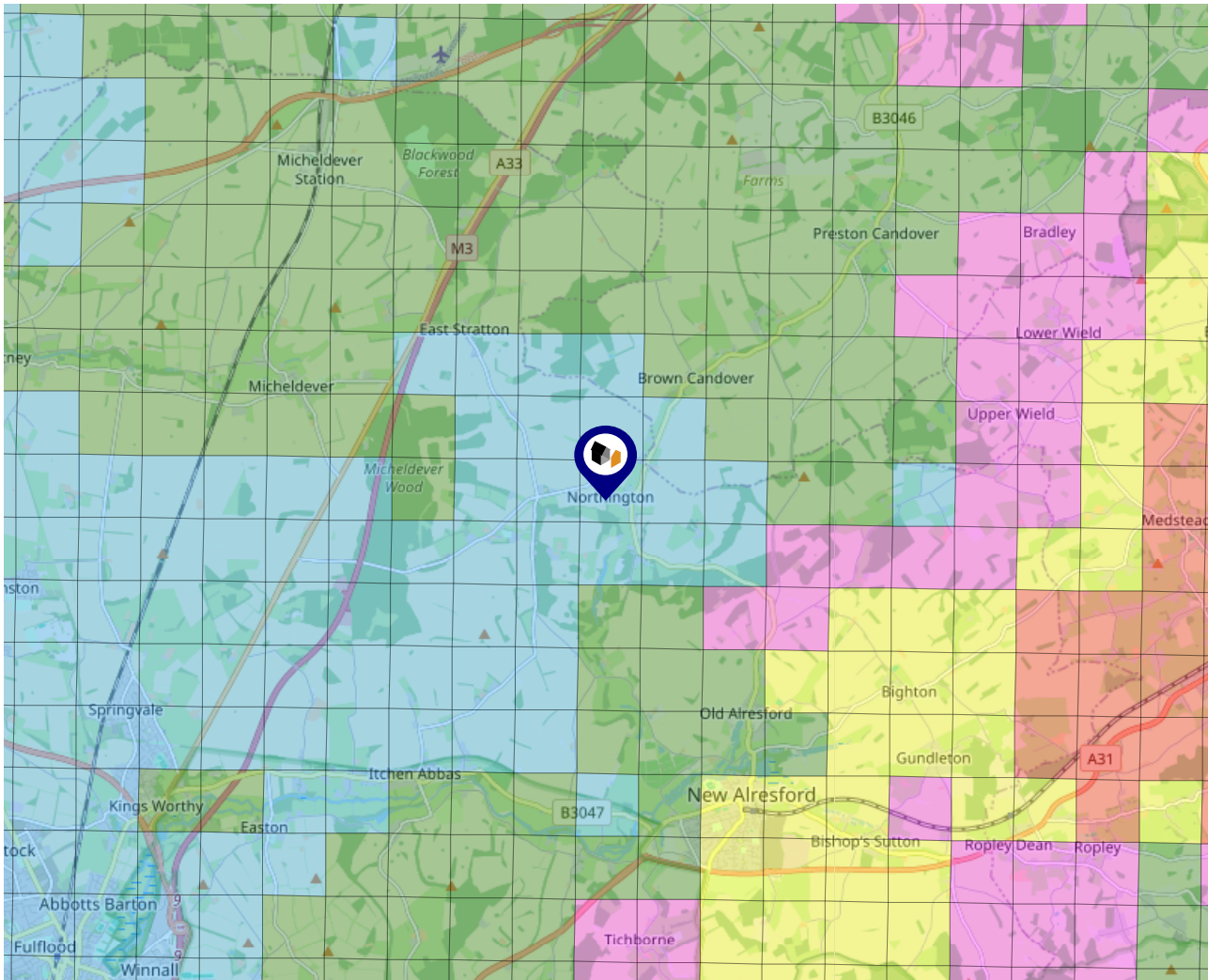


Key:

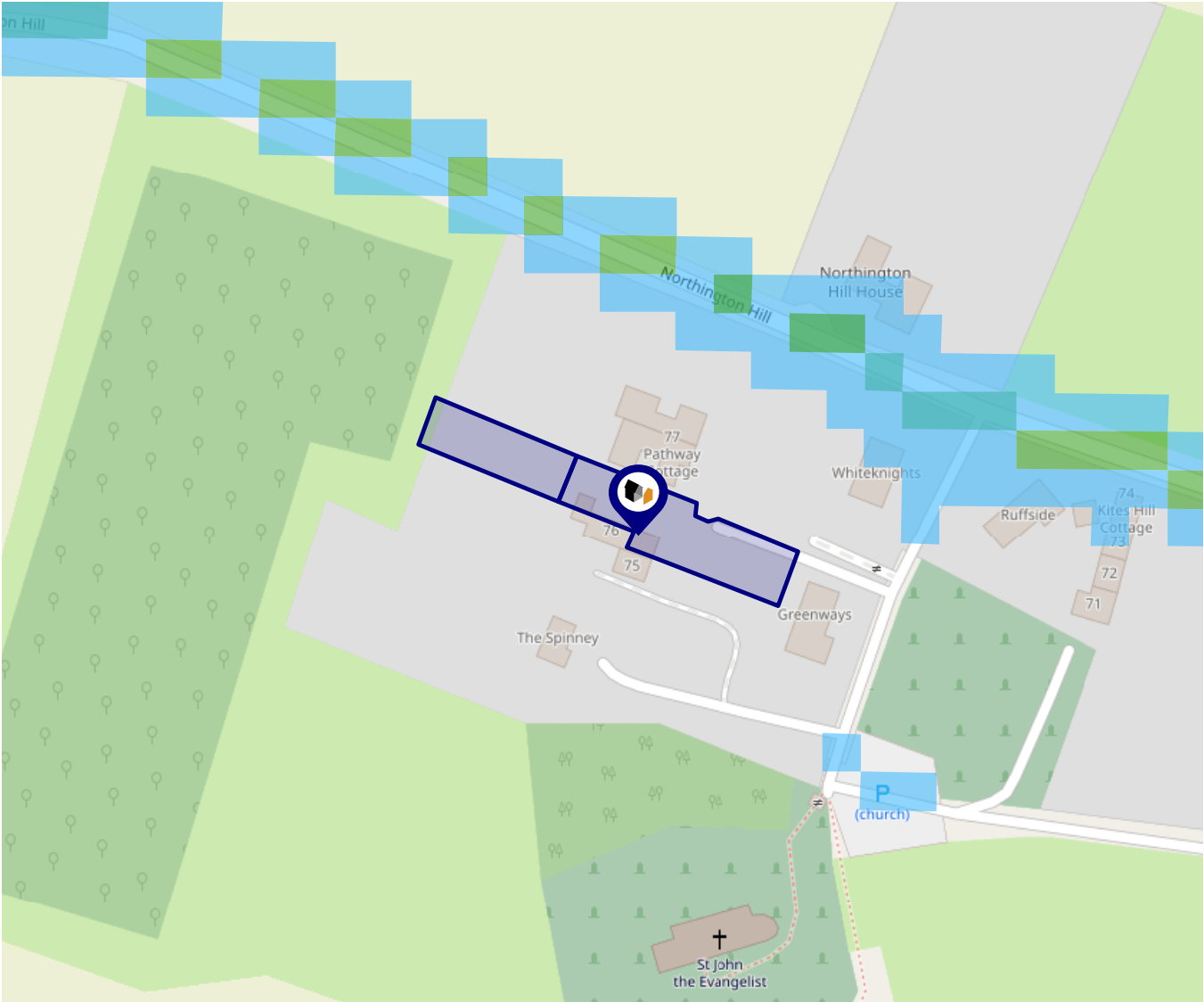
-  Power Pylons
-  Communication Masts

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

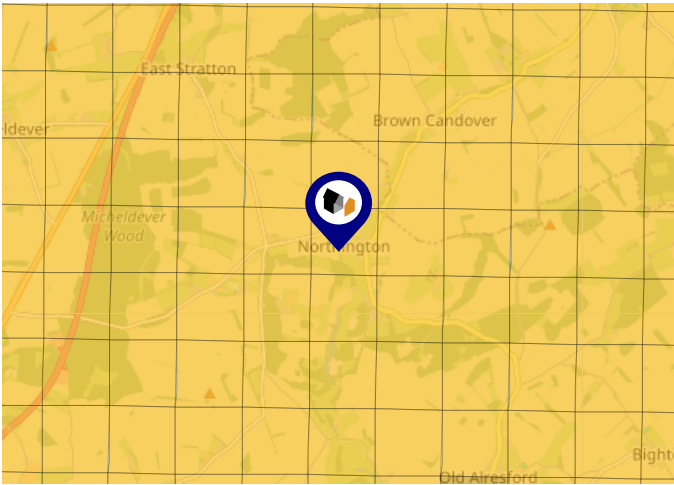


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

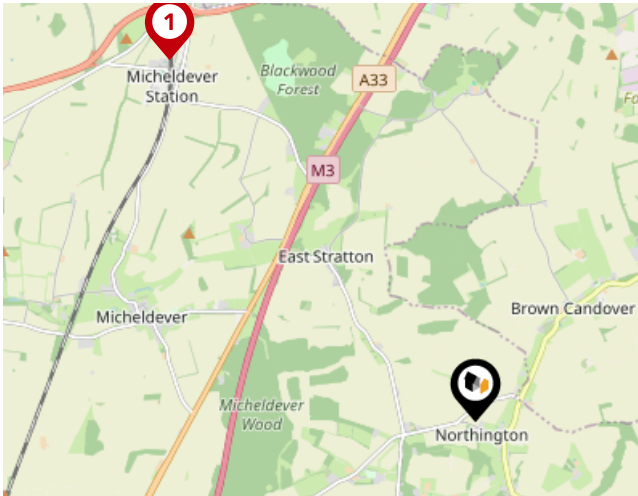


Primary Classifications (Most Common Clay Types)

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

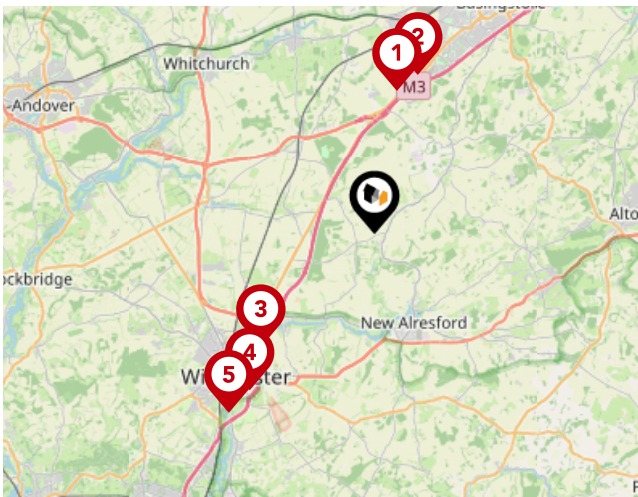
Area

Transport (National)



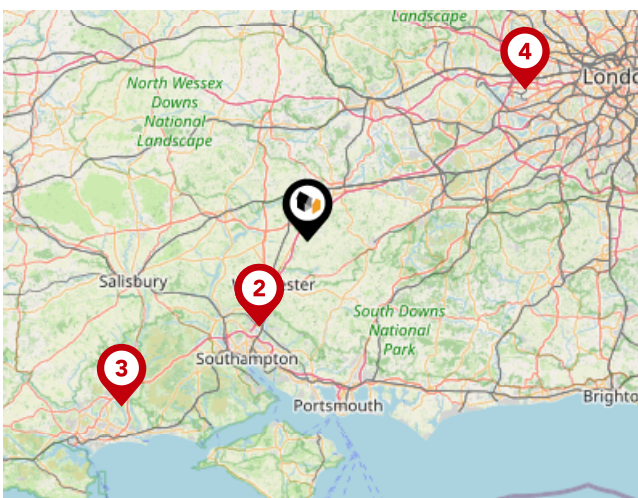
National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	4.41 miles
2	Winchester Rail Station	7.1 miles
3	Winchester Rail Station	7.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J8	5.36 miles
2	M3 J7	6.1 miles
3	M3 J9	5.99 miles
4	M3 J10	7.49 miles
5	M3 J11	8.58 miles

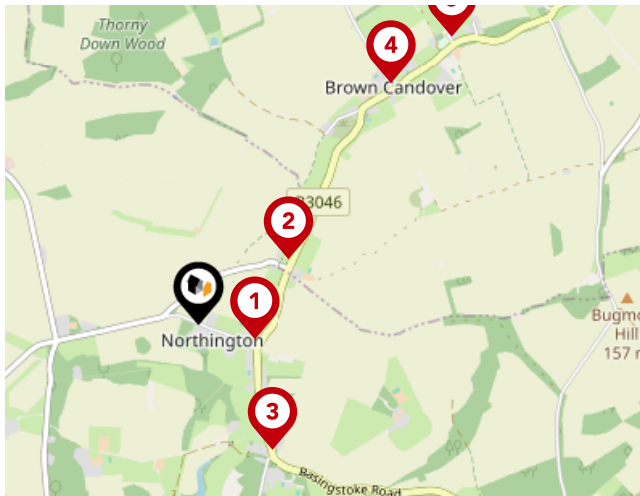


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	14.58 miles
2	Southampton Airport	14.58 miles
3	Bournemouth International Airport	37.16 miles
4	Heathrow Airport Terminal 4	39.42 miles

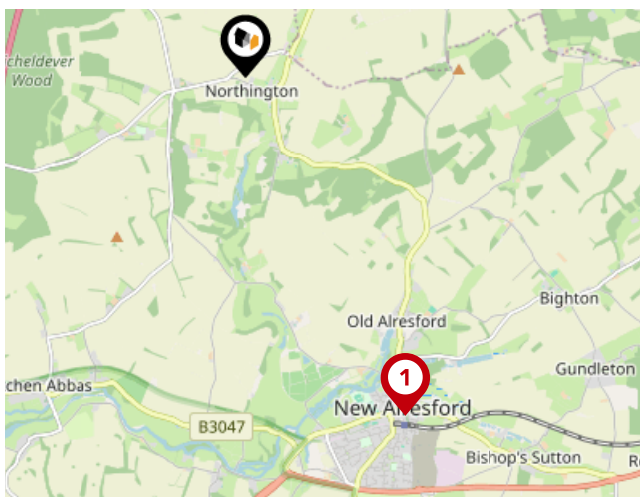
Area

Transport (Local)



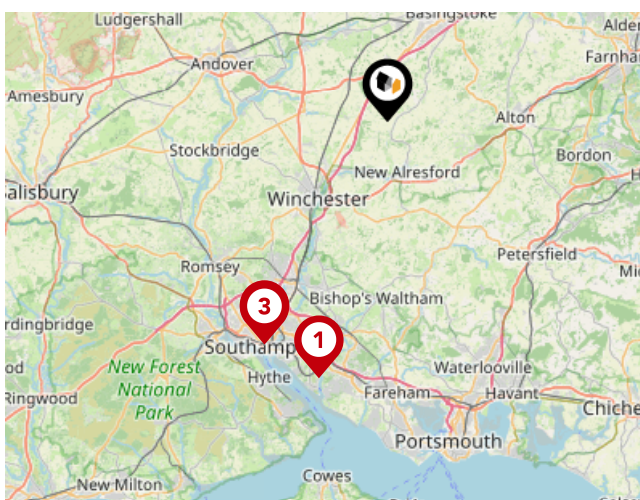
Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.27 miles
2	The Woolpack Inn	0.52 miles
3	Bus Shelter	0.68 miles
4	Gunners Lane	1.44 miles
5	Moth Farm	1.78 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	3.48 miles



Ferry Terminals

Pin	Name	Distance
1	Hamble-le-Rice Ferry Landing	19.75 miles
2	Southampton Vehicle Ferry Terminal	18.86 miles
3	Southampton Passenger Ferry Terminal	18.91 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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