

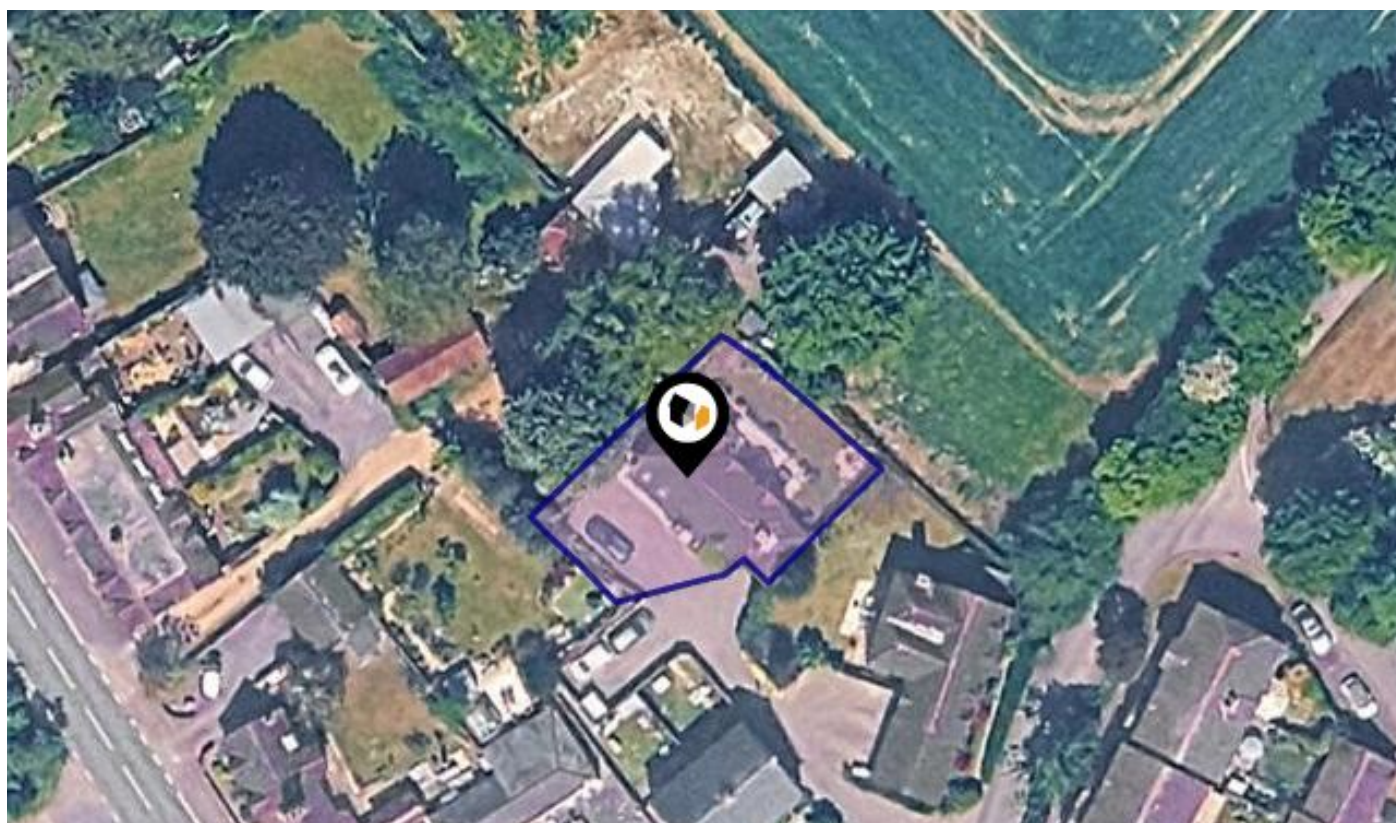


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



SUSSEX CLOSE, HURSLEY, WINCHESTER, SO21

Guide Price : £795,000

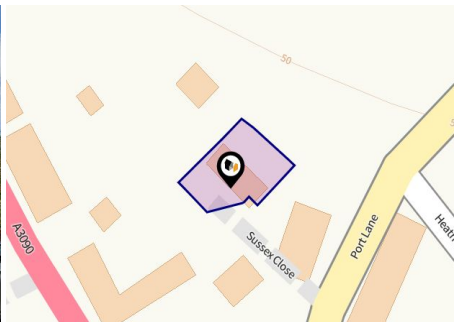
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

Type:	Detached	Guide Price:	£795,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,481 ft ² / 137 m ²		
Plot Area:	0.09 acres		
Year Built :	2012		
Council Tax :	Band F		
Annual Estimate:	£3,409		
Title Number:	HP749075		

Local Area

Local Authority:	Hampshire
Conservation Area:	Hursley
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



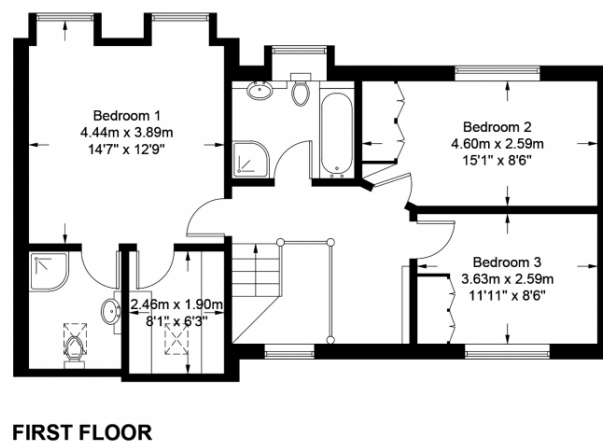
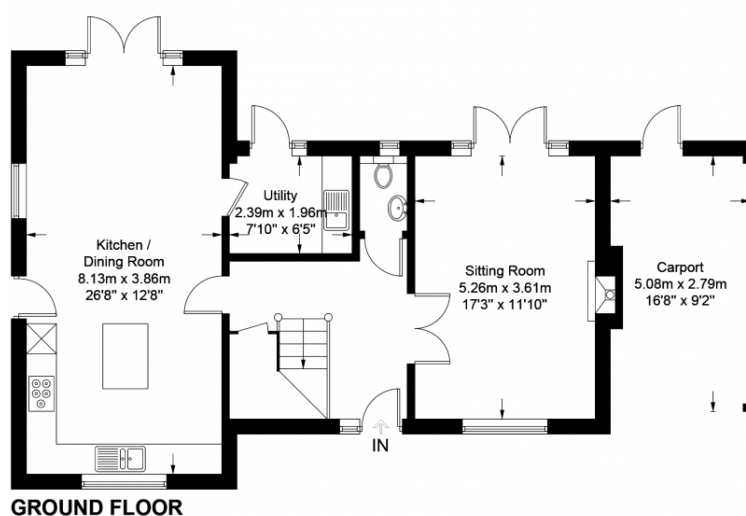
Planning records for: *Sussex Close, Hursley, Winchester, SO21*

Reference - 20/00800/HOU
Decision: Decided
Date: 21st April 2020
Description: Part demolition and reduction in scale of existing car port and the erection of carport to side elevation (Amended Plans & Description)
Reference - 19/02510/TPC
Decision: Decided
Date: 14th November 2019
Description: T1 - Horse Chestnut - Reduce crown overhanging 3 Sussex Close by 2-3m to bring crown in line with fenceline and reduce falling debris.
Reference - 20/01318/TPC
Decision: Decided
Date: 29th June 2020
Description: T1 - Horse Chestnut - Remove at ground level.



SUSSEX CLOSE, HURSLEY, WINCHESTER, SO21

Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft
(Excluding Carport)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID768747)

Property EPC - Certificate

HURSLEY, SO21

Energy rating

B

Valid until 21.02.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.22 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.17 W/m ² K
Floors Energy:	Very good
Secondary Heating:	Room heaters, wood logs
Air Tightness:	Air permeability 8.0 m ³ /h.m ² (assumed)
Air Tightness Energy:	Average
Total Floor Area:	72 m ²

Market Sold in Street



2, Sussex Close, Winchester, SO21 2JQ		Semi-detached House
Last Sold Date:	31/07/2023	
Last Sold Price:	£415,000	
1, Sussex Close, Winchester, SO21 2JQ		Semi-detached House
Last Sold Date:	30/06/2021	18/05/2012
Last Sold Price:	£335,000	£250,000
3, Sussex Close, Winchester, SO21 2JQ		Detached House
Last Sold Date:	12/10/2017	22/03/2012
Last Sold Price:	£705,000	£540,000

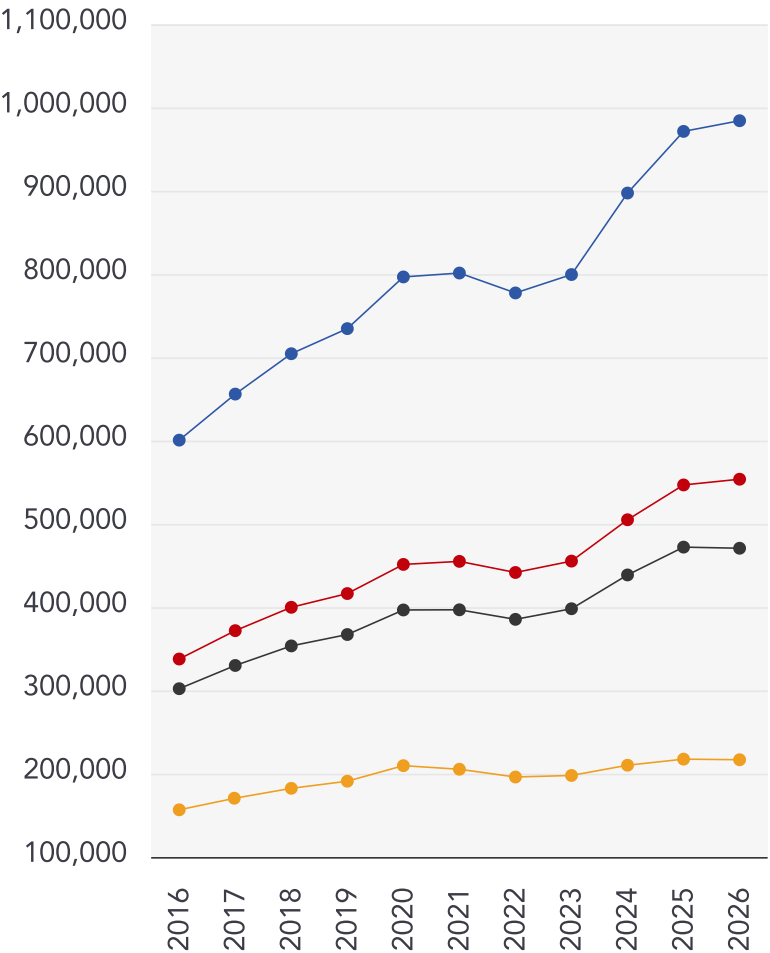
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

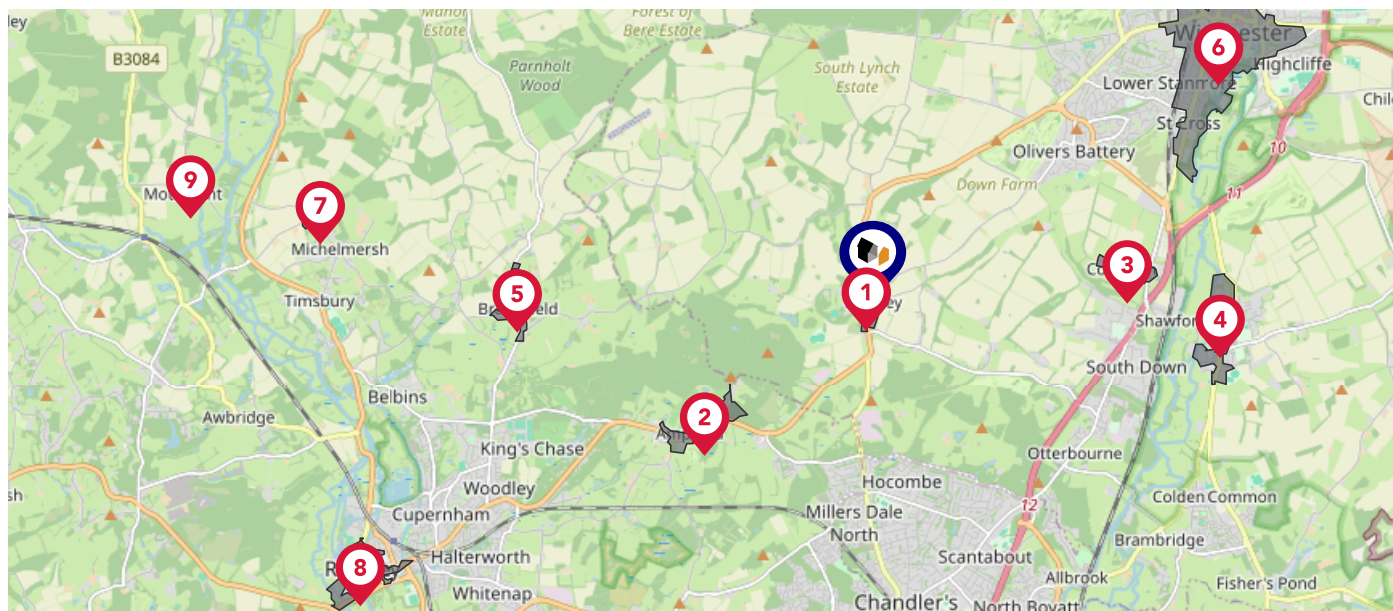
Flat

+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



Hursley



Ampfield



Compton Street



Twyford



Braishfield



Winchester



Michelmersh



Romsey

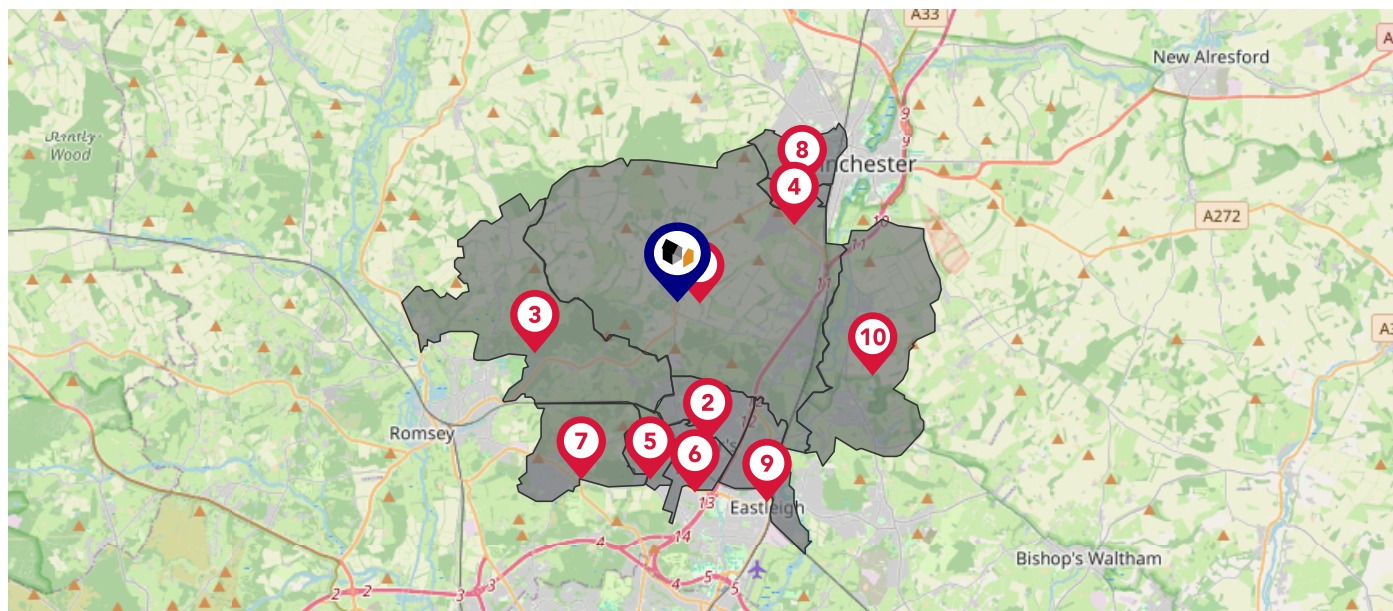


Mottisfont

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

Badger Farm & Oliver's Battery Ward

2

Hiltingbury Ward

3

Ampfield & Braishfield Ward

4

St. Luke Ward

5

Valley Park Ward

6

Chandler's Ford Ward

7

North Baddesley Ward

8

St. Paul Ward

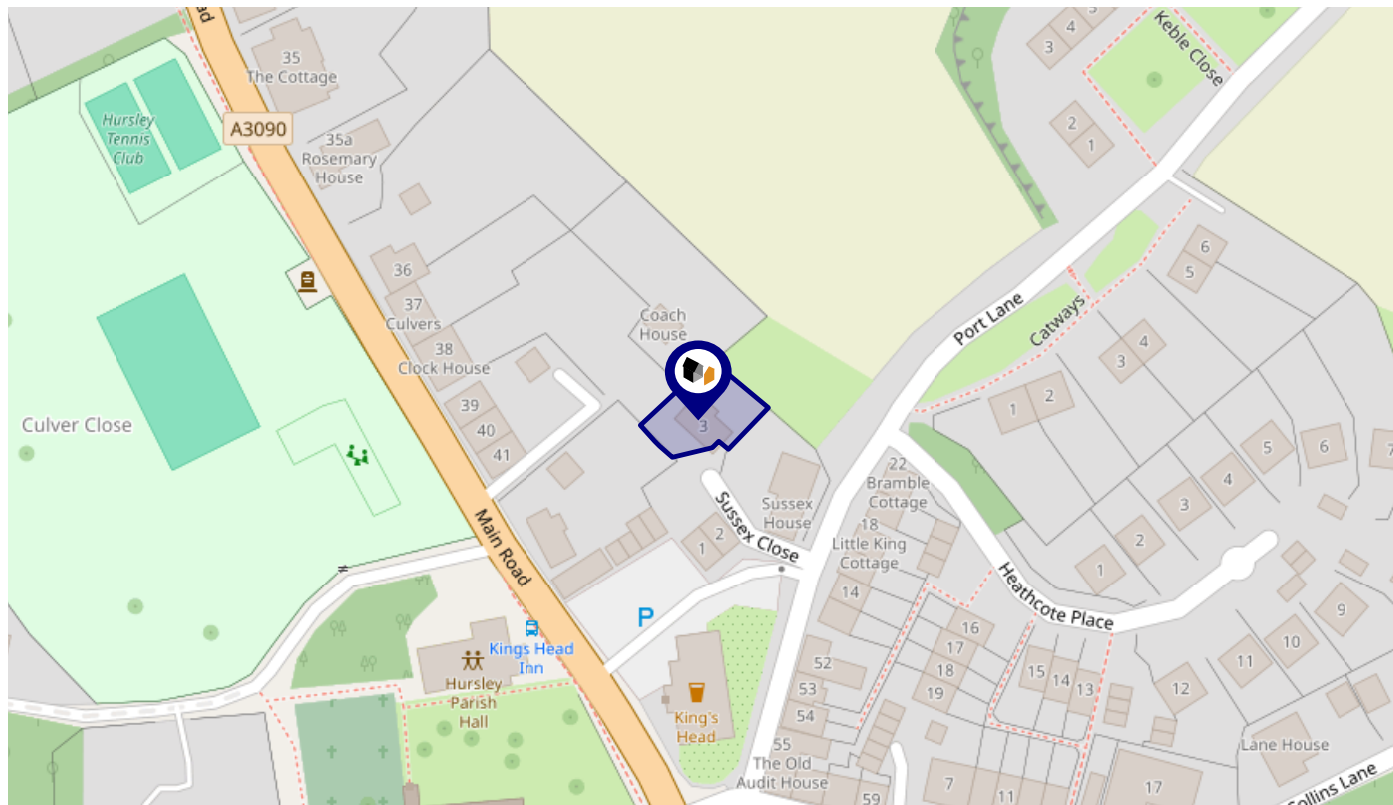
9

Eastleigh North Ward

10

Colden Common & Twyford 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.

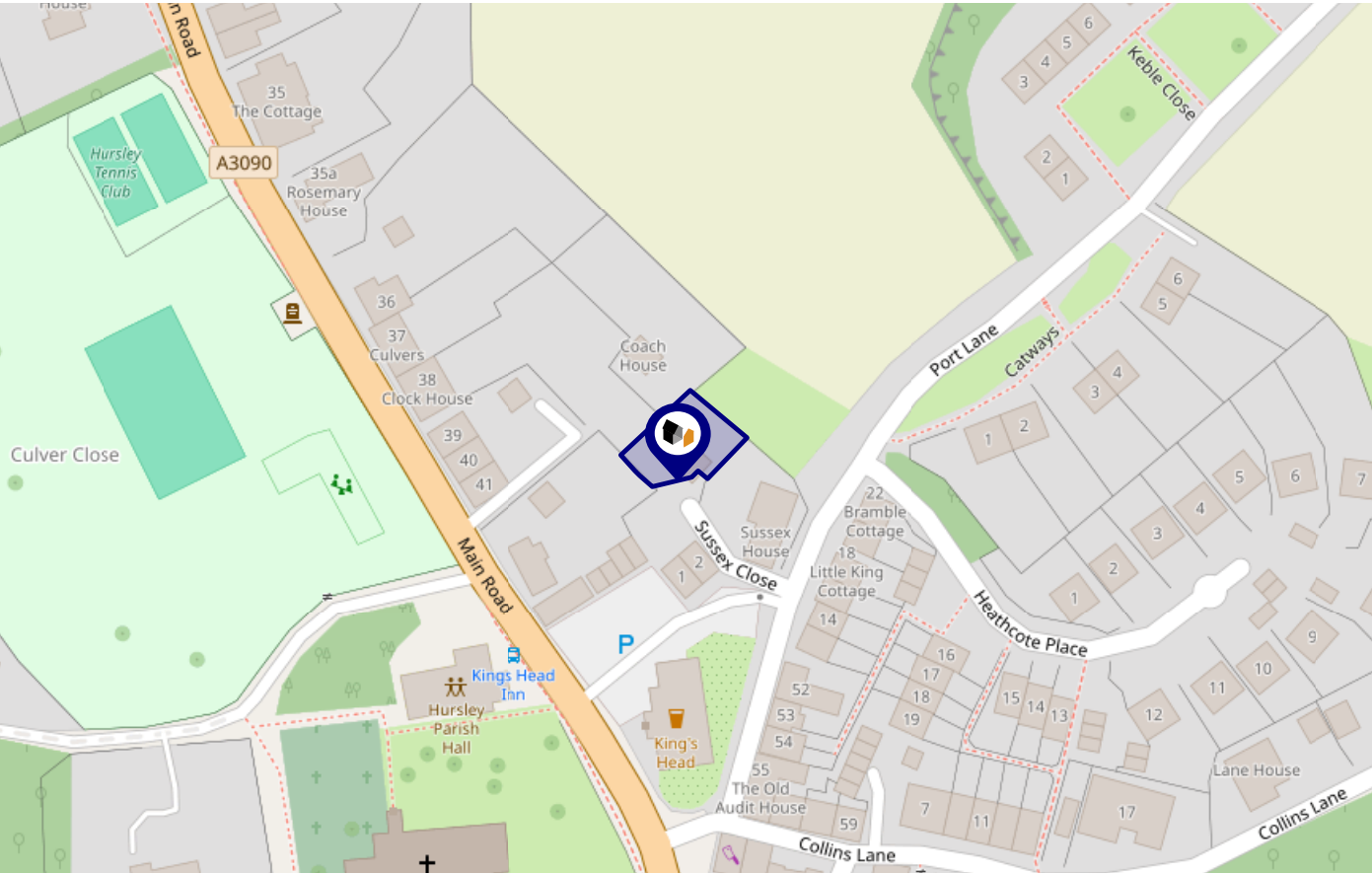
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

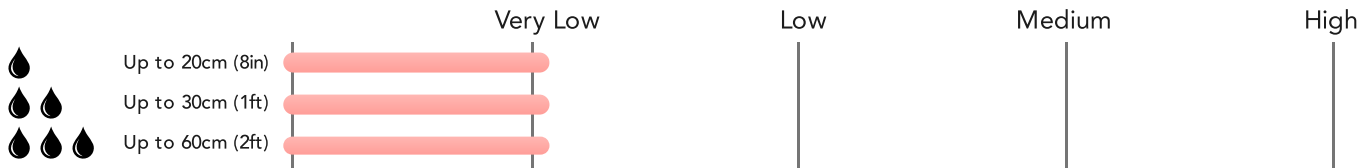


Risk Rating: Very low

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.

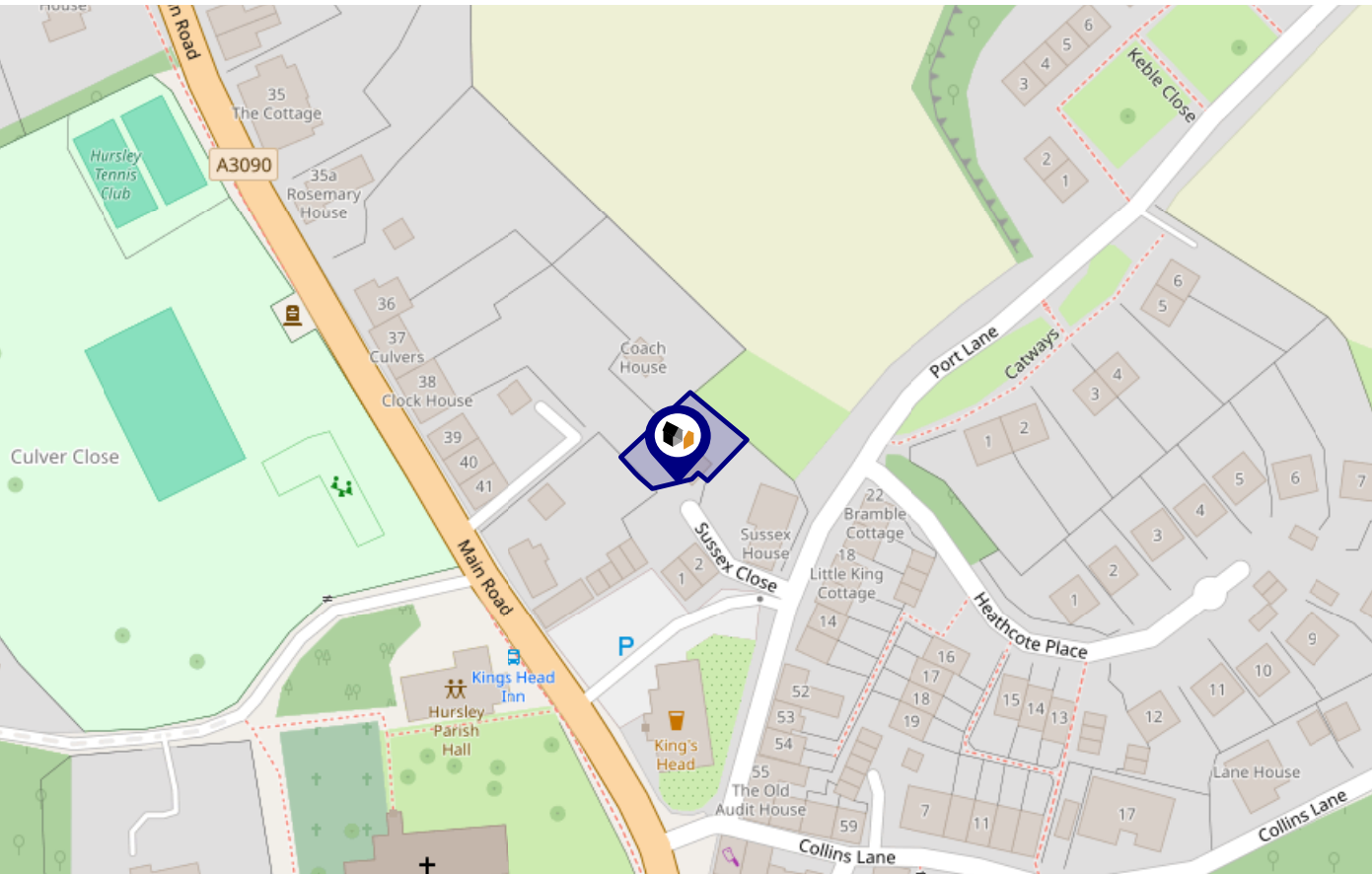
Chance of flooding to the following depths at this property:



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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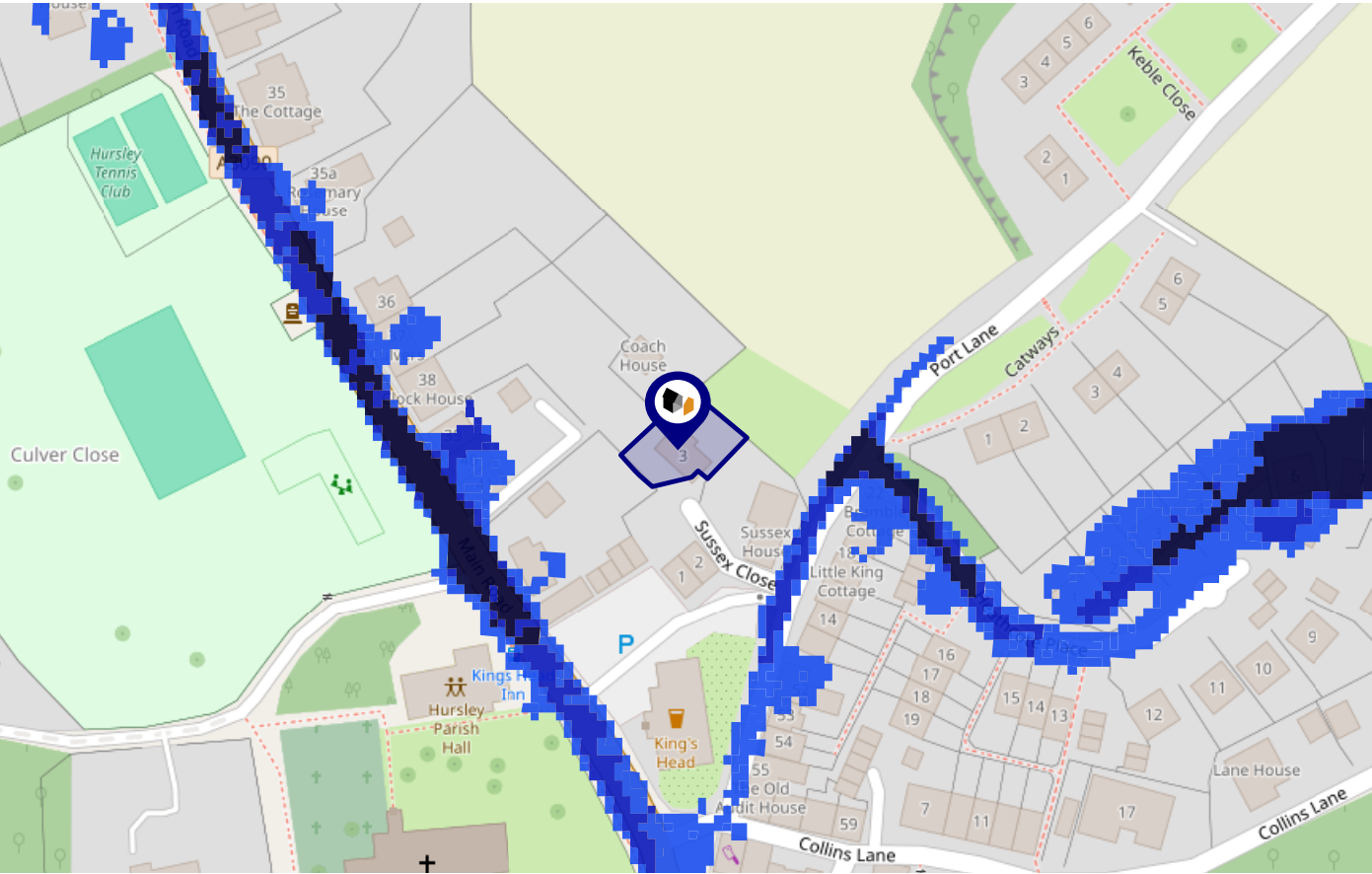
Chance of flooding to the following depths at this property:



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.

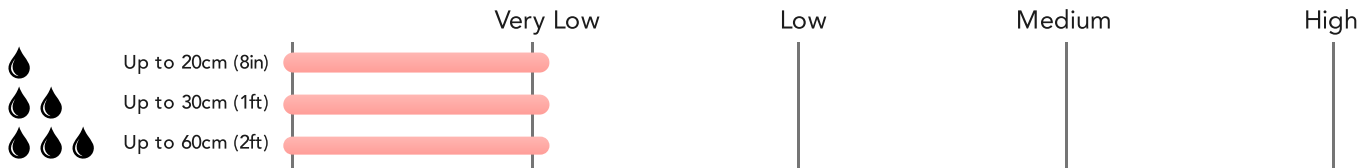


Risk Rating: Very low

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.

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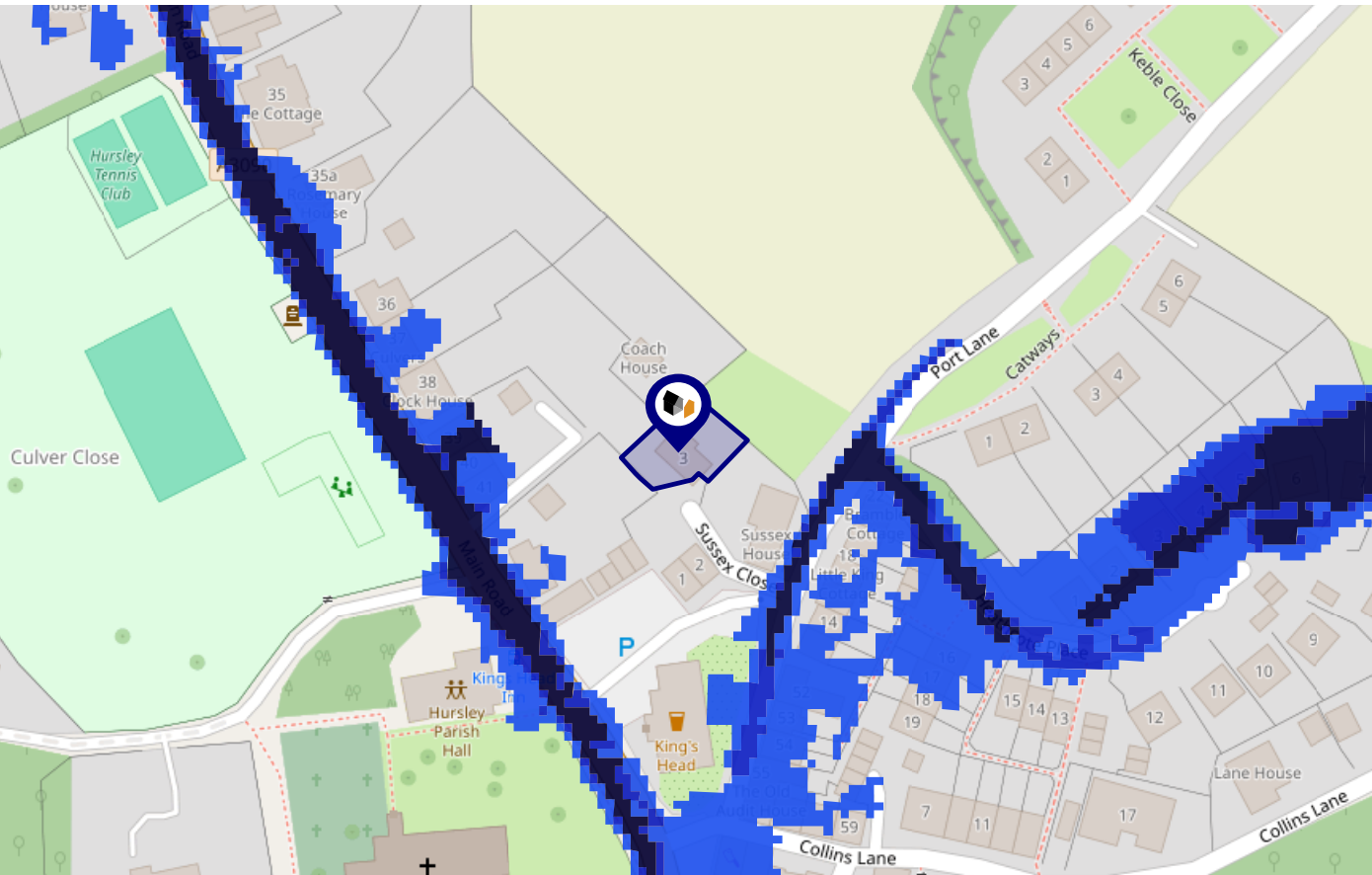
Chance of flooding to the following depths at this property:



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.

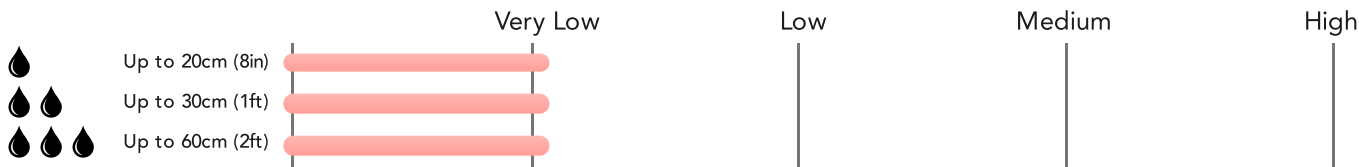


Risk Rating: Very low

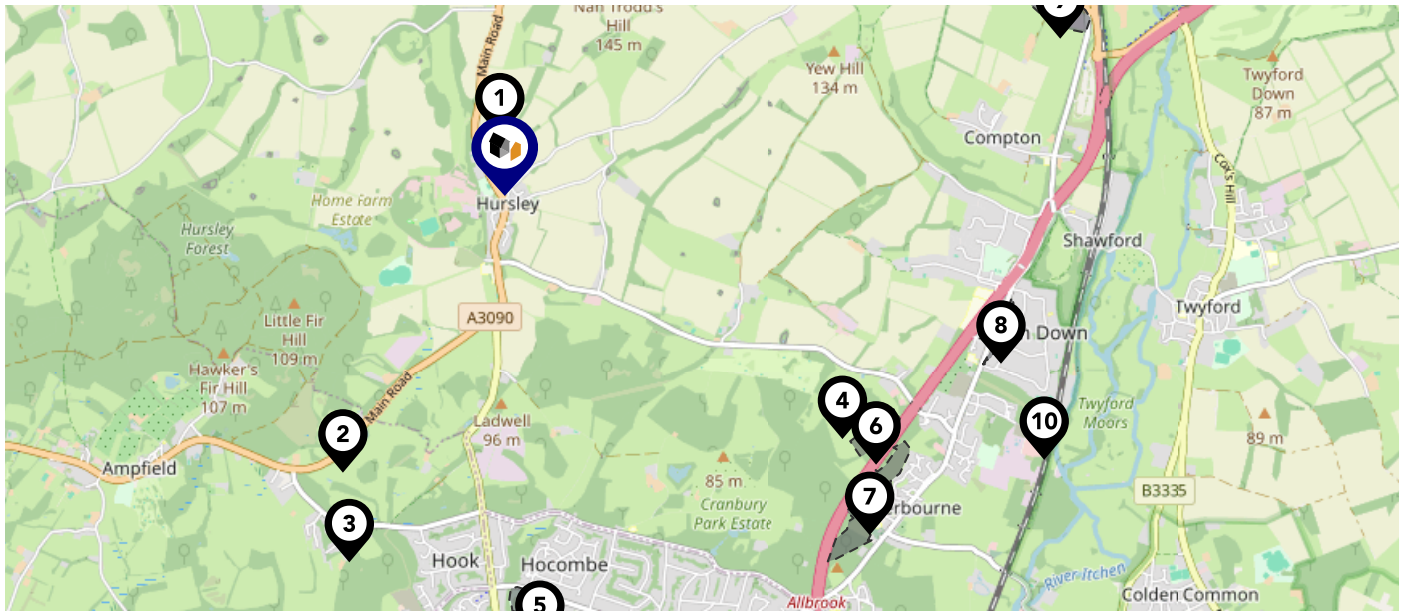
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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.



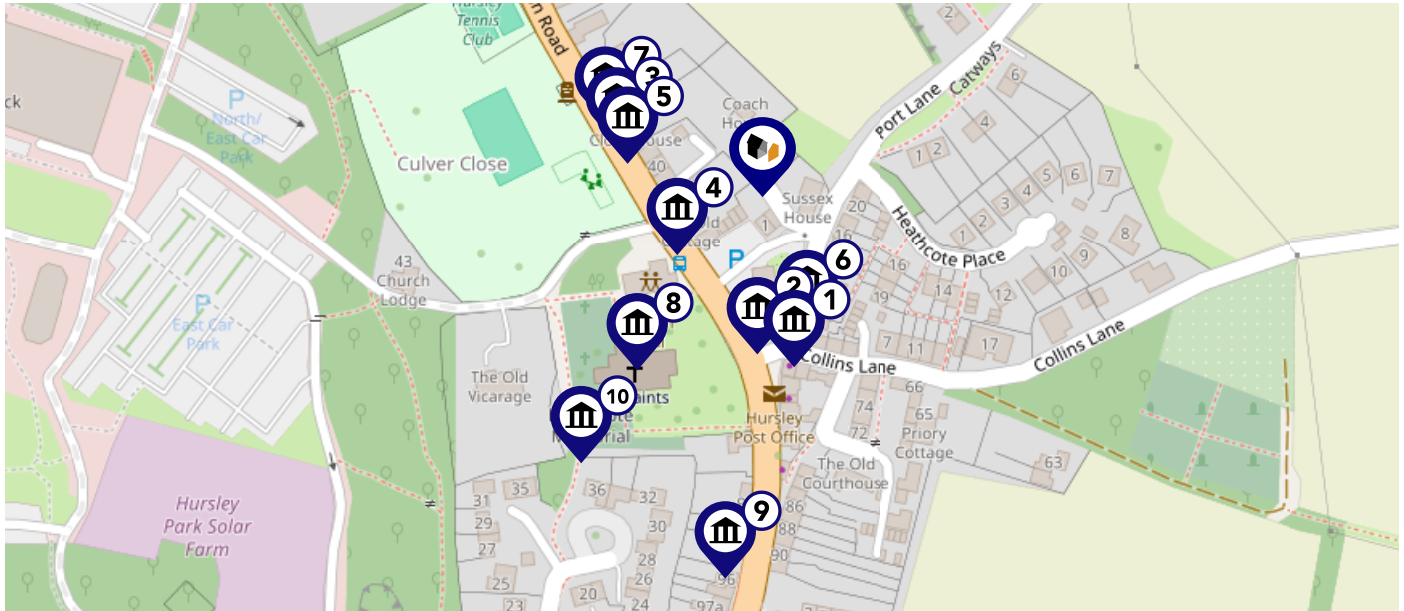
Nearby Landfill Sites

1	Chalk Pit-Hursley, Winchester, Hampshire	Historic Landfill
2	Ratlake Hall-Romsey Road, Ampfield	Historic Landfill
3	Land At The Roughs-Hook Road, Ampfield	Historic Landfill
4	Land Adjacent to Otterbourne Incinerator-Poles Lane, Otterbourne, Winchester, Hampshire	Historic Landfill
5	Hiltinbury Playing Fields-Chandler's Ford, Eastleigh, Hampshire	Historic Landfill
6	Land South Of Poles Lane-Poles Lane, Otterbourne, Winchester, Hampshire	Historic Landfill
7	Land East of M3 motorway and West Of Otterbourne-Otterbourne, Winchester, Hampshire	Historic Landfill
8	Former Dell West Of Fairfield Road-Fairfield Road	Historic Landfill
9	Bushfield Farm-Land At Bushfield Farm, Compton, Winchester, Hampshire	Historic Landfill
10	Otterbourne Pumping Station-Otterbourne, Winchester, Hampshire	Historic Landfill

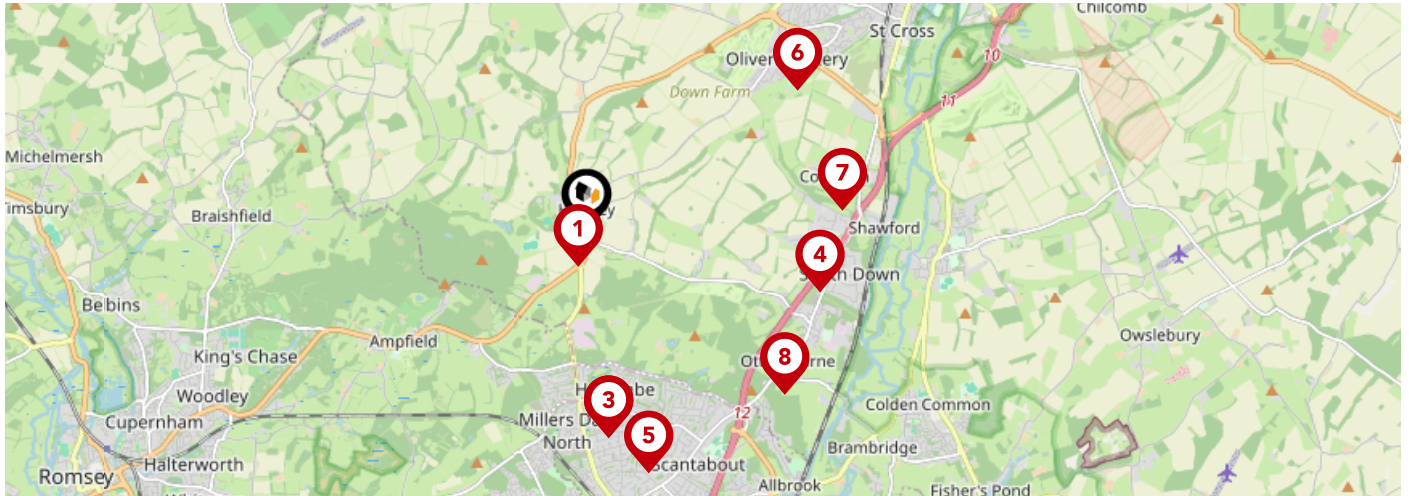
Maps

Listed Buildings

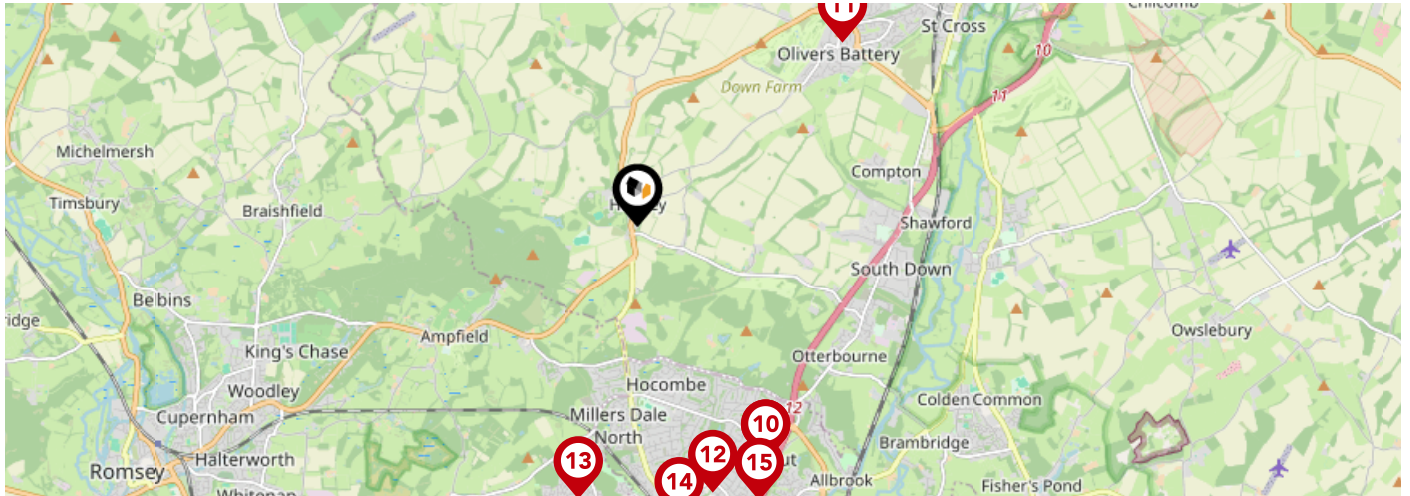
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1095785 - The Old Audit House	Grade II	0.0 miles
	1095837 - King's Head Public House	Grade II	0.0 miles
	1095836 - 37, A3090	Grade II	0.0 miles
	1157203 - 42, A3090	Grade II	0.0 miles
	1157201 - Home Close	Grade II	0.0 miles
	1302283 - 52-54, Port Lane	Grade II	0.0 miles
	1095835 - Culvers	Grade II	0.0 miles
	1095798 - 7 Tomb Chests To White Family To North, 2 Tombs To Kebles To South Of All Saints Church	Grade II	0.1 miles
	1095800 - 95, A3090	Grade II	0.1 miles
	1350520 - Mausoleum 20 Metres South West Of All Saints Church	Grade II	0.1 miles



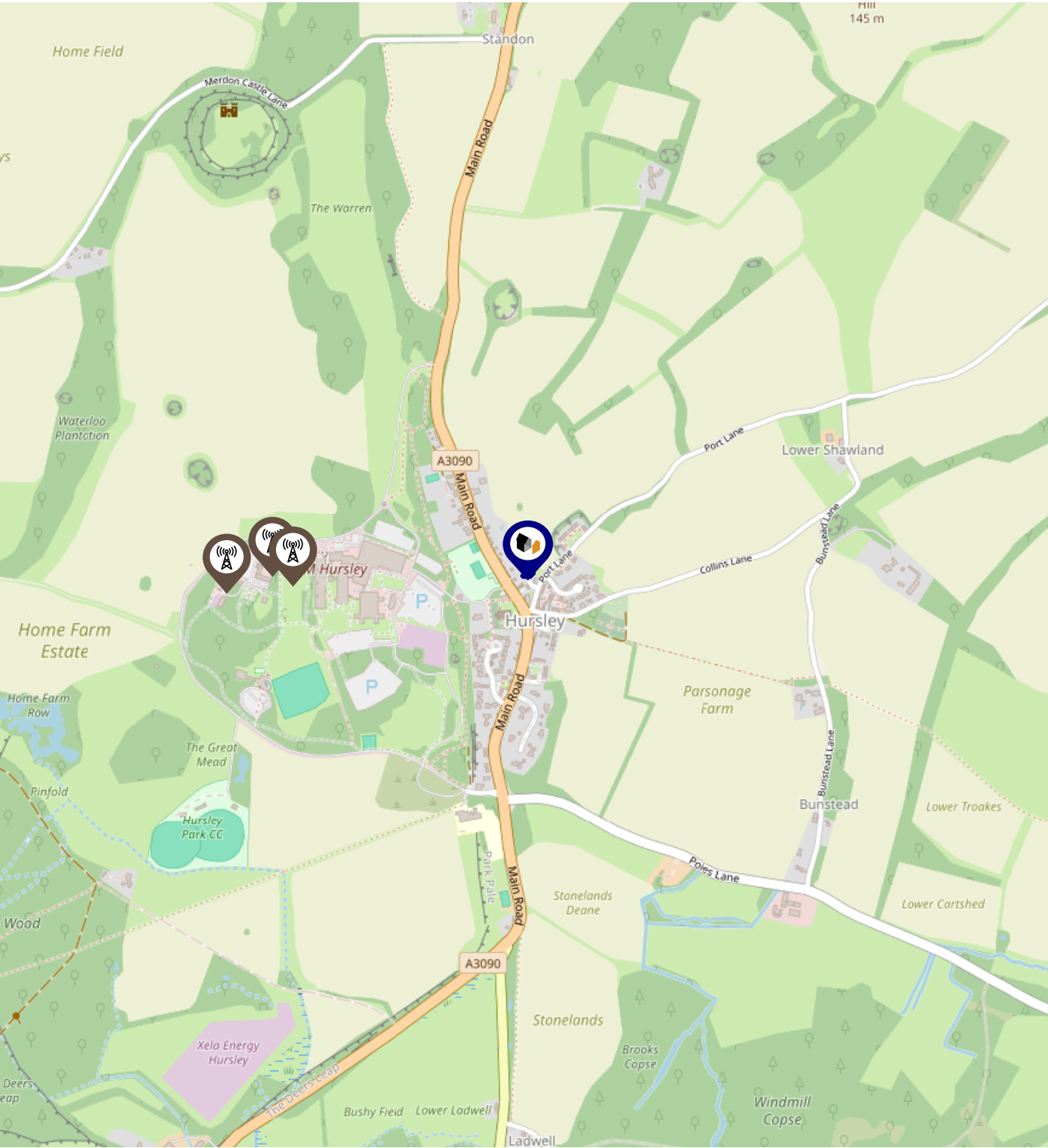
		Nursery	Primary	Secondary	College	Private
1	John Keble Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:0.34	☐	☒	☐	☐	☐
2	Hiltingbury Infant School Ofsted Rating: Outstanding Pupils: 271 Distance:1.94	☐	☒	☐	☐	☐
3	Hiltingbury Junior School Ofsted Rating: Good Pupils: 373 Distance:1.94	☐	☒	☐	☐	☐
4	Shepherds Down Special School Ofsted Rating: Good Pupils: 172 Distance:2.26	☐	☒	☐	☐	☐
5	Sherborne House School Ofsted Rating: Not Rated Pupils: 279 Distance:2.32	☐	☒	☐	☐	☐
6	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:2.38	☐	☒	☐	☐	☐
7	Compton All Saints Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:2.4	☐	☒	☐	☐	☐
8	Otterbourne Church of England Primary School Ofsted Rating: Outstanding Pupils: 307 Distance:2.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Thornden School Ofsted Rating: Good Pupils: 1456 Distance:2.5	☐	☐	☒	☐	☐
10	Lakeside School Ofsted Rating: Outstanding Pupils: 95 Distance:2.5	☐	☐	☒	☐	☐
11	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:2.57	☐	☒	☐	☐	☐
12	Merdon Junior School Ofsted Rating: Good Pupils: 248 Distance:2.58	☐	☒	☐	☐	☐
13	Knightwood Primary School Ofsted Rating: Outstanding Pupils: 397 Distance:2.59	☐	☒	☐	☐	☐
14	Chandler's Ford Infant School Ofsted Rating: Good Pupils: 164 Distance:2.77	☐	☒	☐	☐	☐
15	Scantabout Primary School Ofsted Rating: Good Pupils: 215 Distance:2.79	☐	☒	☐	☐	☐
16	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:2.96	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

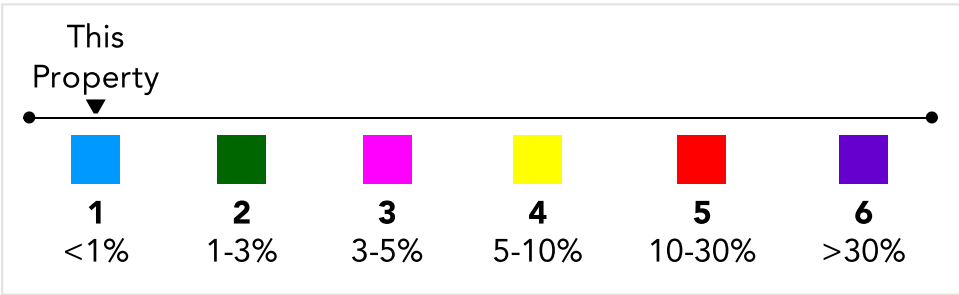
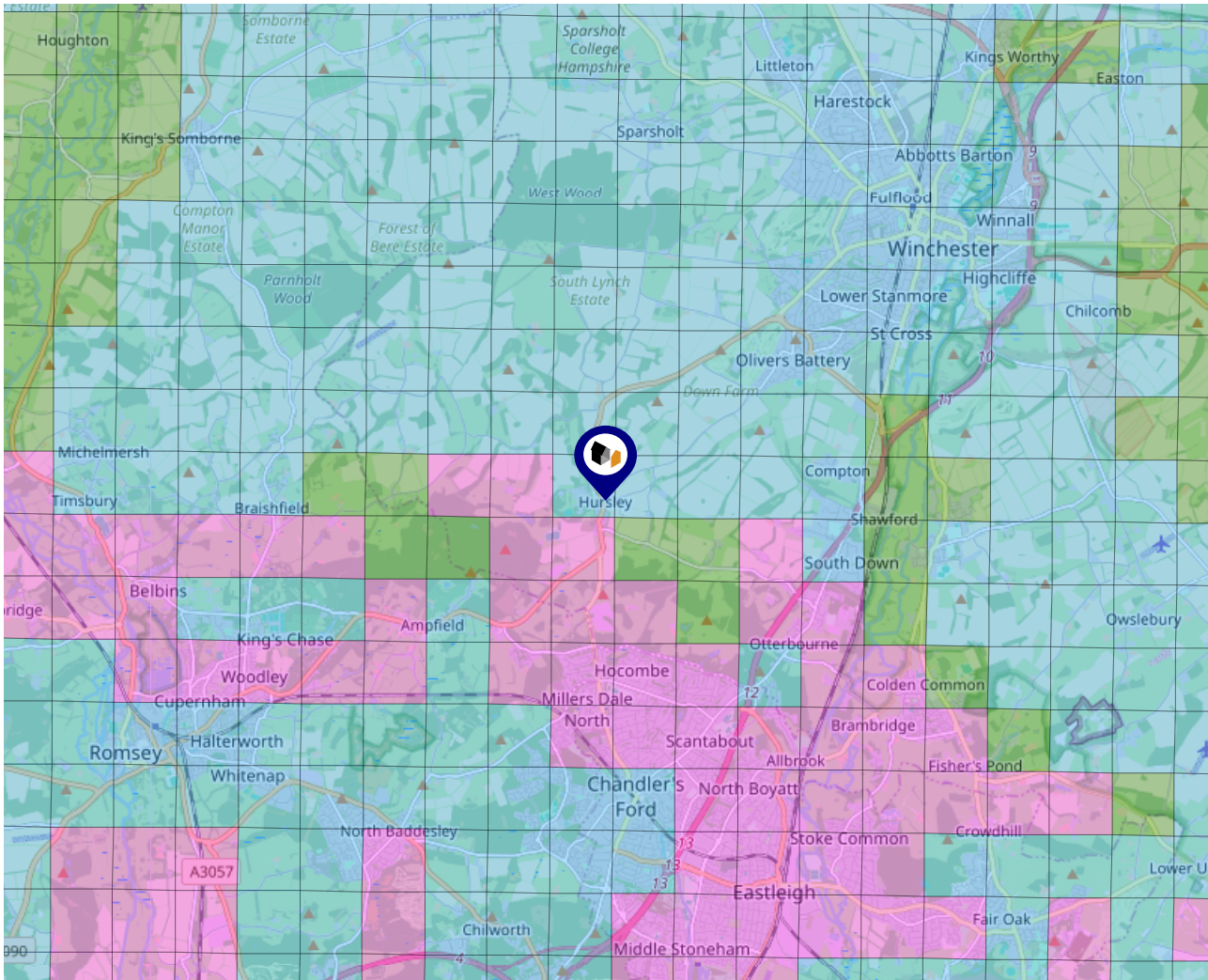
-  Power Pylons
-  Communication Masts

Environment

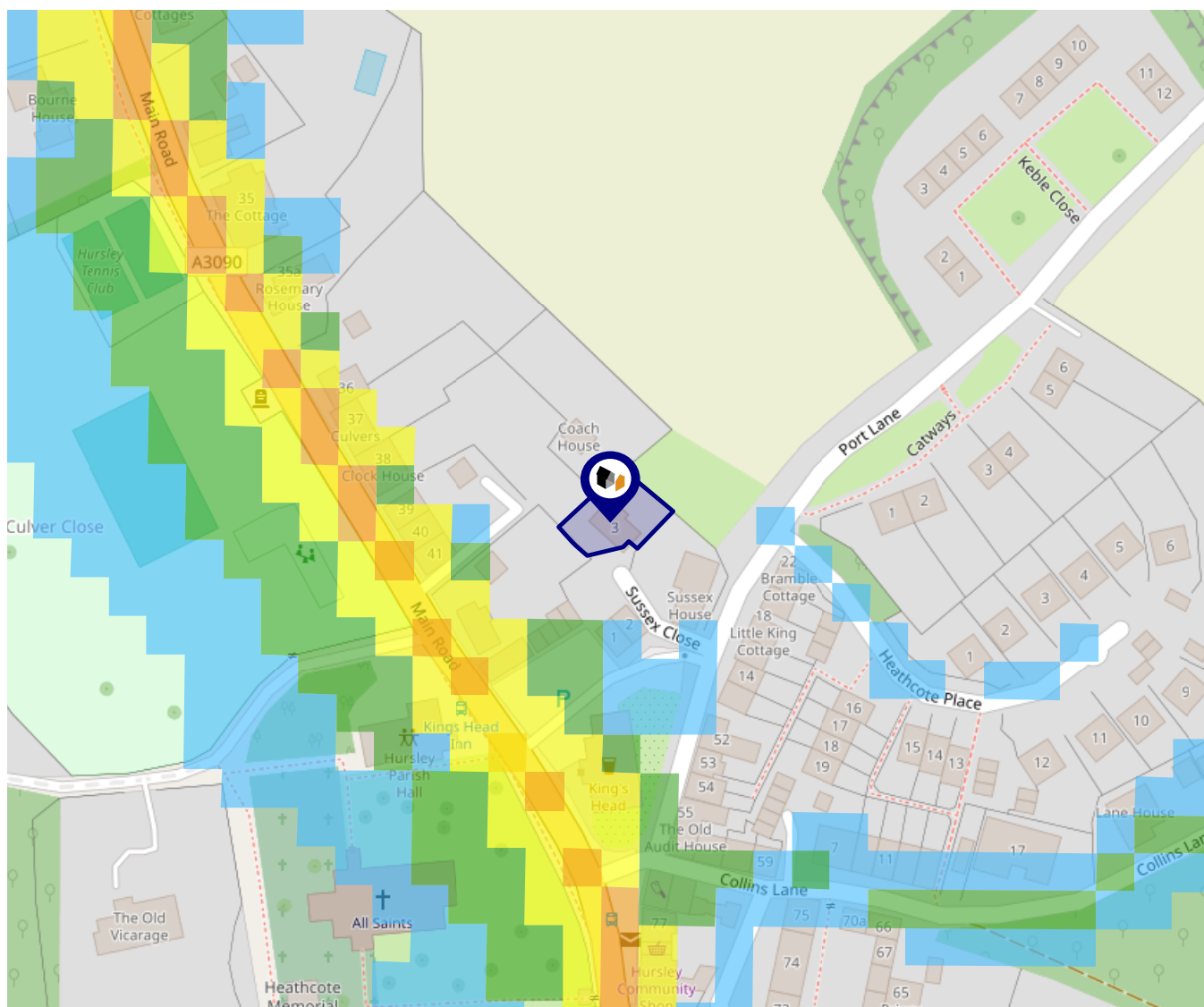
Radon Gas

What is Radon?

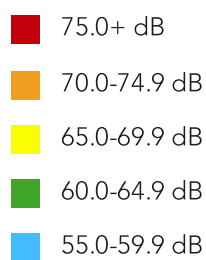
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

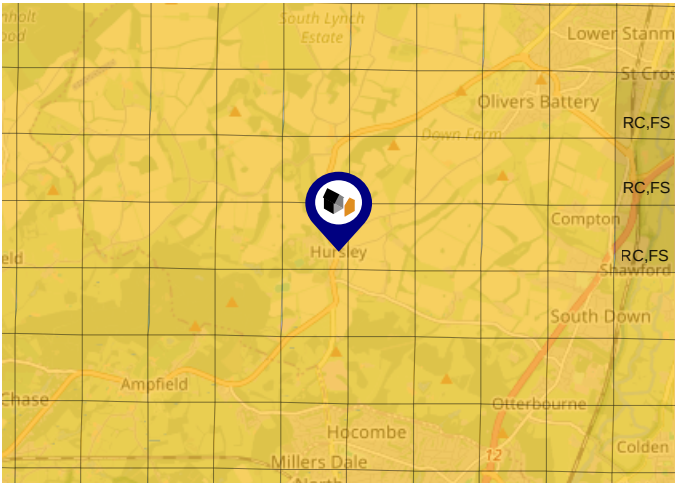


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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)		

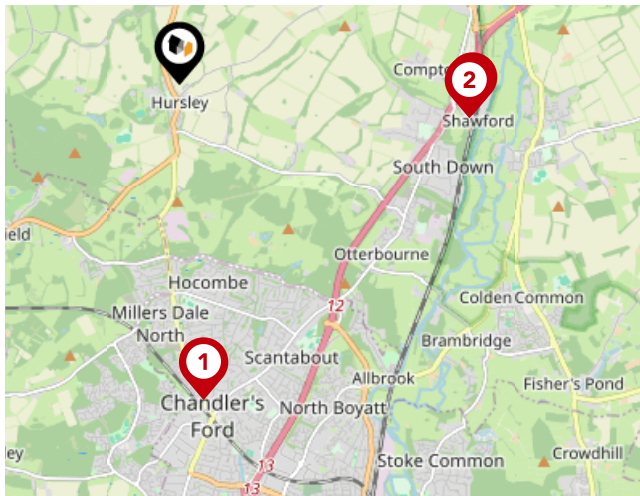


Primary Classifications (Most Common Clay Types)

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

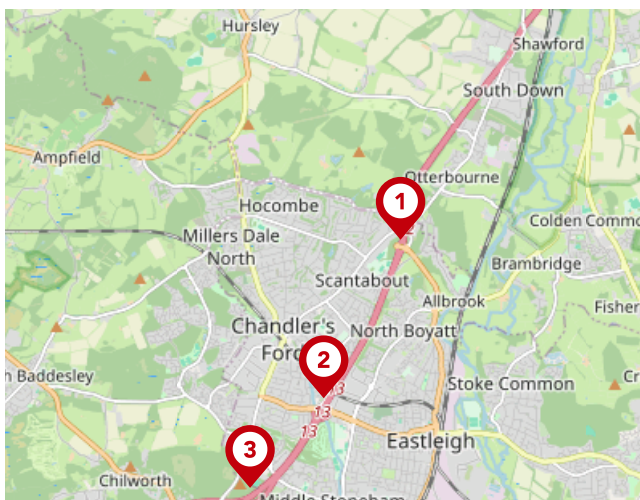
Area

Transport (National)



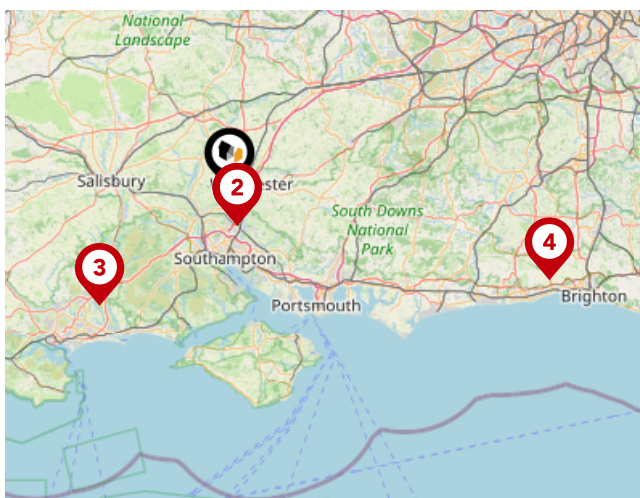
National Rail Stations

Pin	Name	Distance
1	Chandlers Ford Rail Station	2.95 miles
2	Shawford Rail Station	2.73 miles
3	Shawford Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J12	2.58 miles
2	M3 J13	3.71 miles
3	M3 J14	4.48 miles
4	M3 J11	3.2 miles
5	M27 J4	5.23 miles



Airports/Helipads

Pin	Name	Distance
1	North Stoneham	5.42 miles
2	Southampton Airport	5.42 miles
3	Bournemouth International Airport	25.87 miles
4	Shoreham-by-Sea	49.78 miles

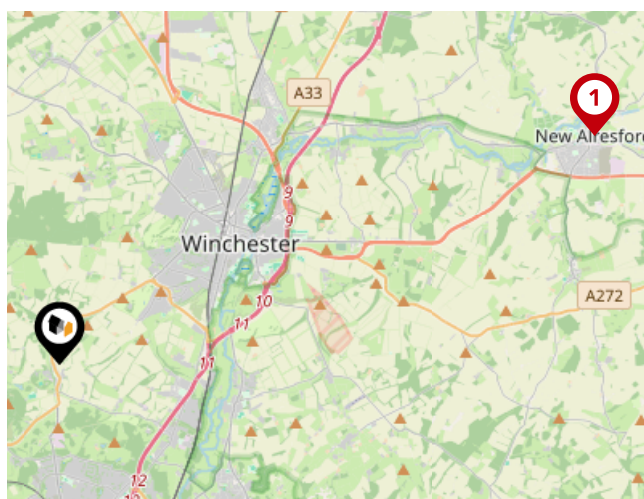
Area

Transport (Local)



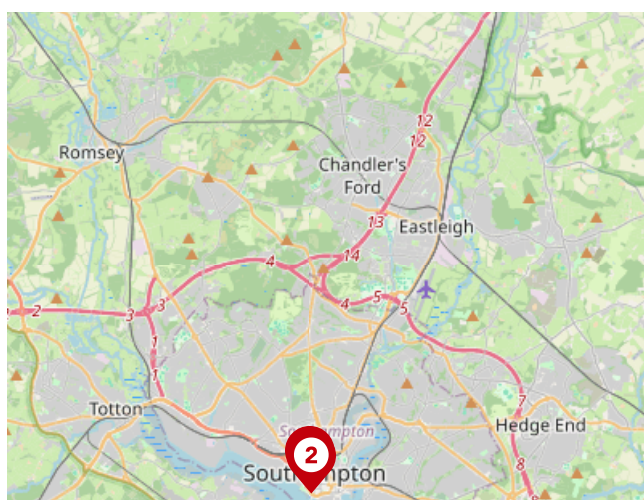
Bus Stops/Stations

Pin	Name	Distance
1	The Kings Head	0.04 miles
2	Poles Lane	0.32 miles
3	IBM Main Entrance	0.34 miles
4	Main Road	0.67 miles
5	Standon Farm	0.81 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	10.87 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	9.05 miles
2	Southampton Passenger Ferry Terminal	9.14 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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