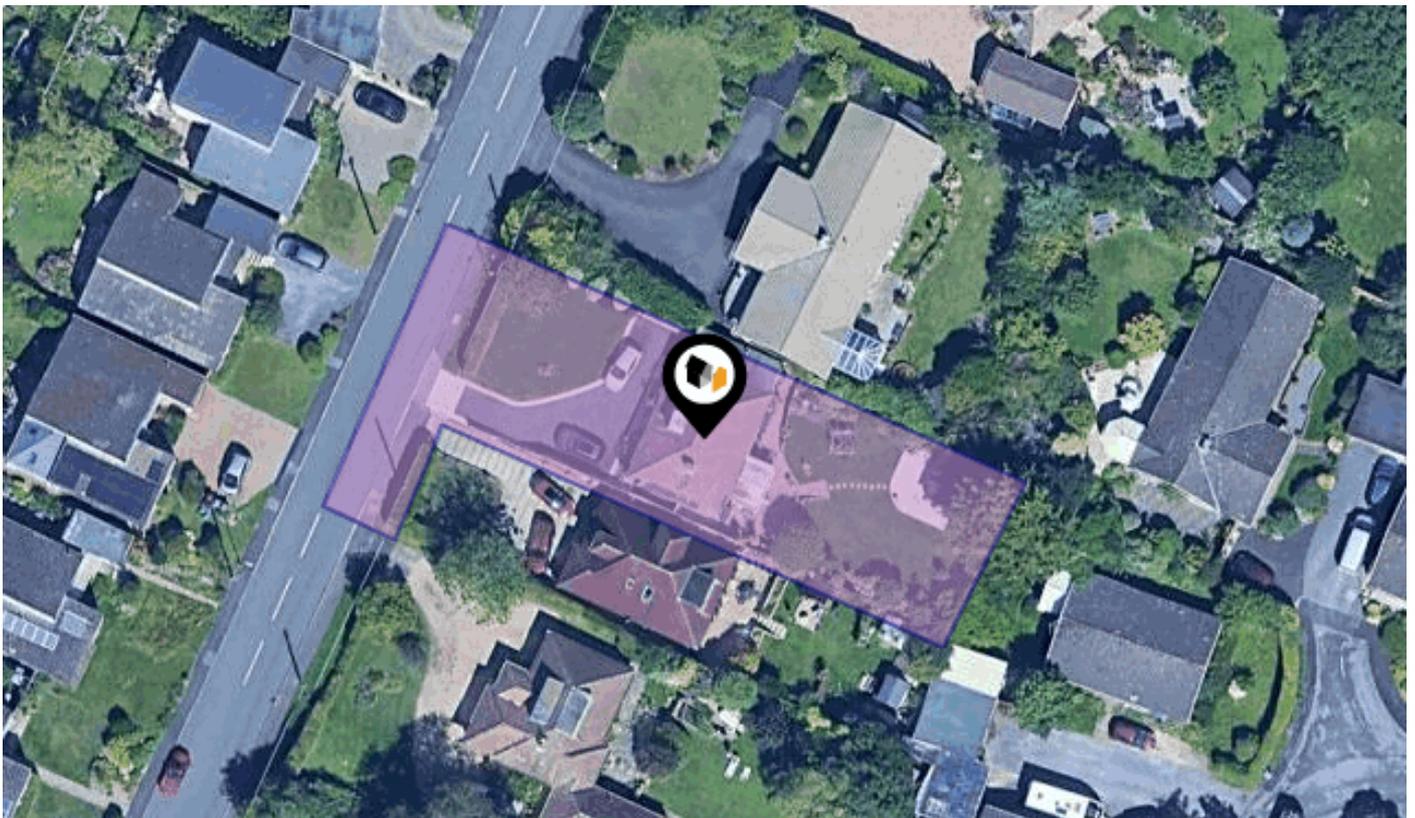




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 23rd February 2026**



**OLD KENNELS LANE, WINCHESTER, SO22**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,388 ft <sup>2</sup> / 129 m <sup>2</sup>		
<b>Plot Area:</b>	0.23 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,252		
<b>Title Number:</b>	HP6063		

## 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>1</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



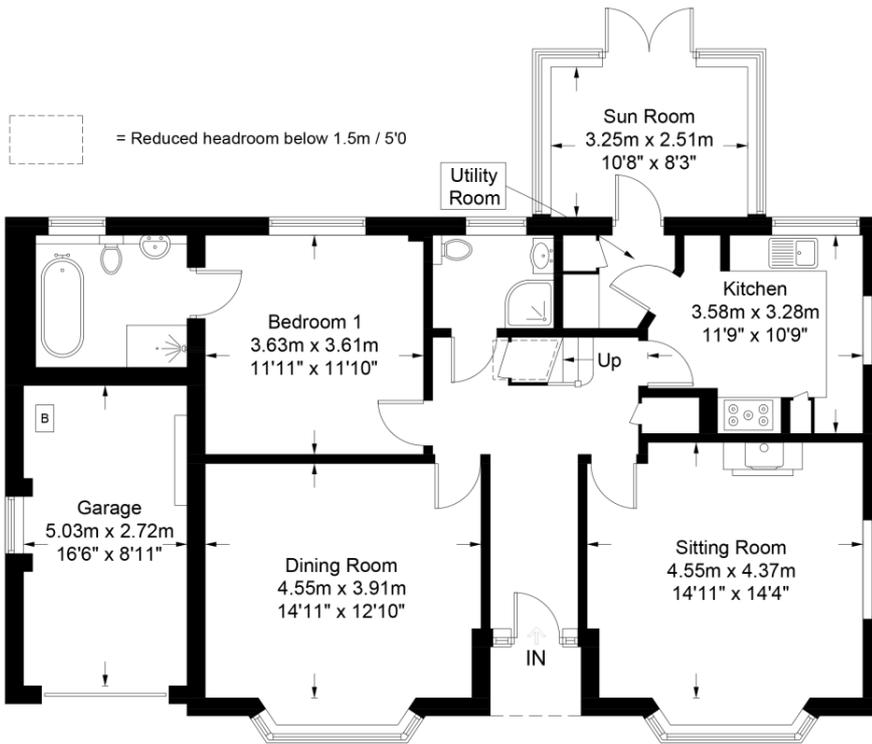
### Satellite/Fibre TV Availability:



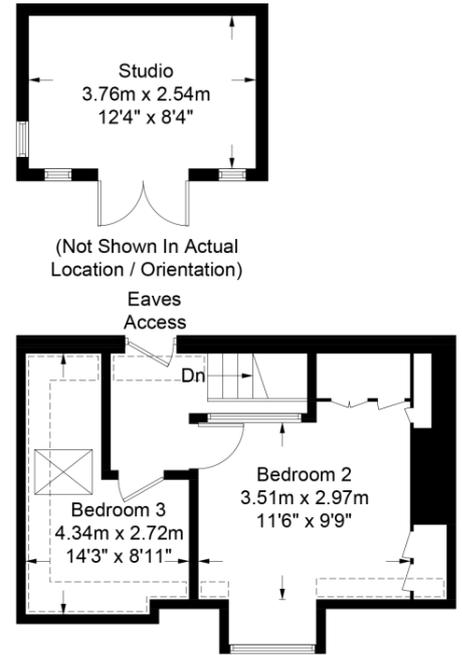


## OLD KENNELS LANE, WINCHESTER, SO22

Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft  
 Garage / Studio = 23.1 sq m / 249 sq ft  
 Total = 152.1 sq m / 1637 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1274791)

# Property EPC - Certificate

Energy rating

E

Valid until 11.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	52   E	62   D
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

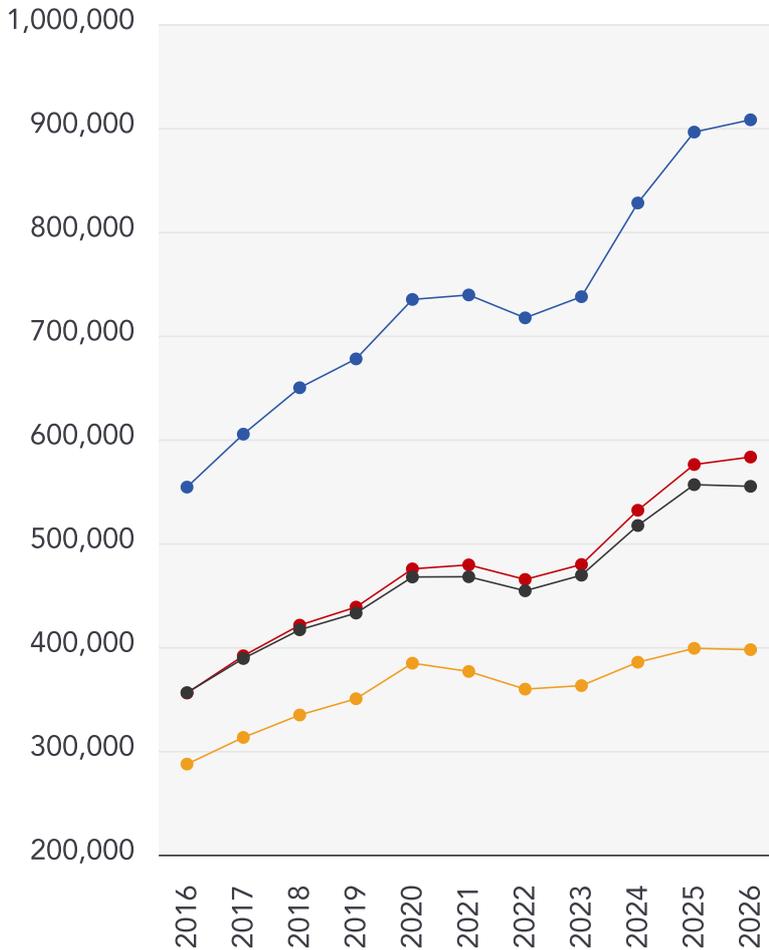
---

<b>Property Type:</b>	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, 25 mm loft insulation
<b>Roof Energy:</b>	Pitched, 25 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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	129 m <sup>2</sup>

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

**+63.86%**

Semi-Detached

**+63.92%**

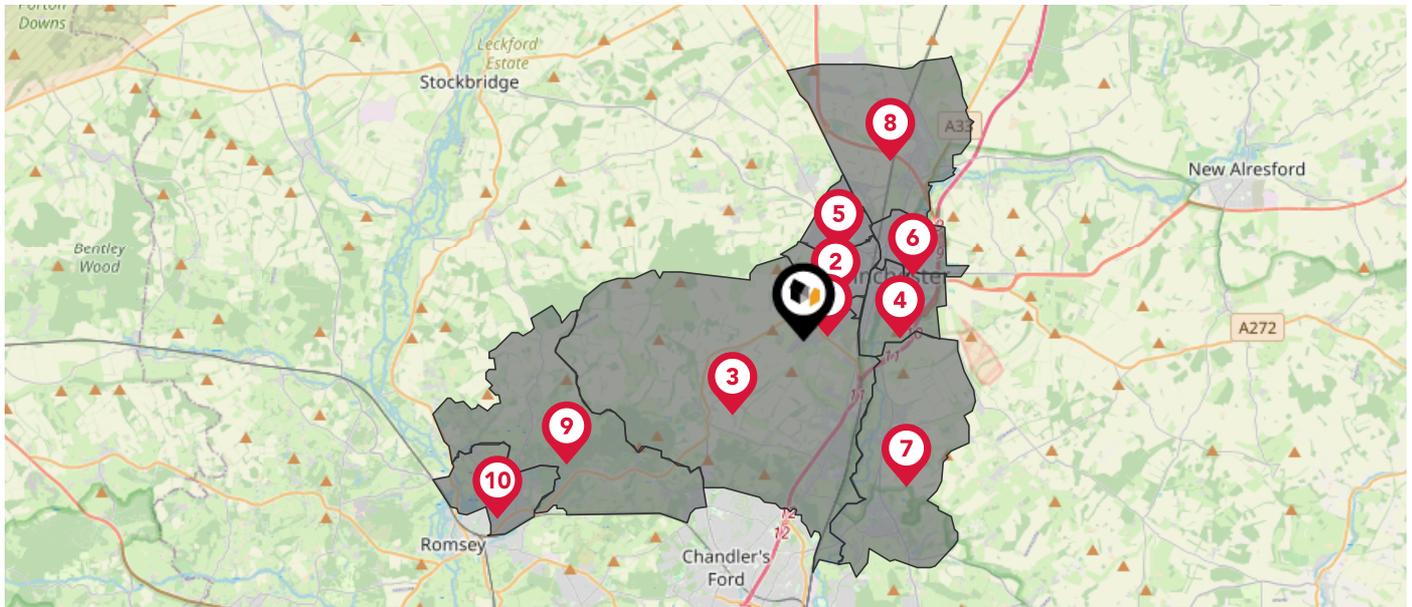
Terraced

**+55.82%**

Flat

**+38.37%**

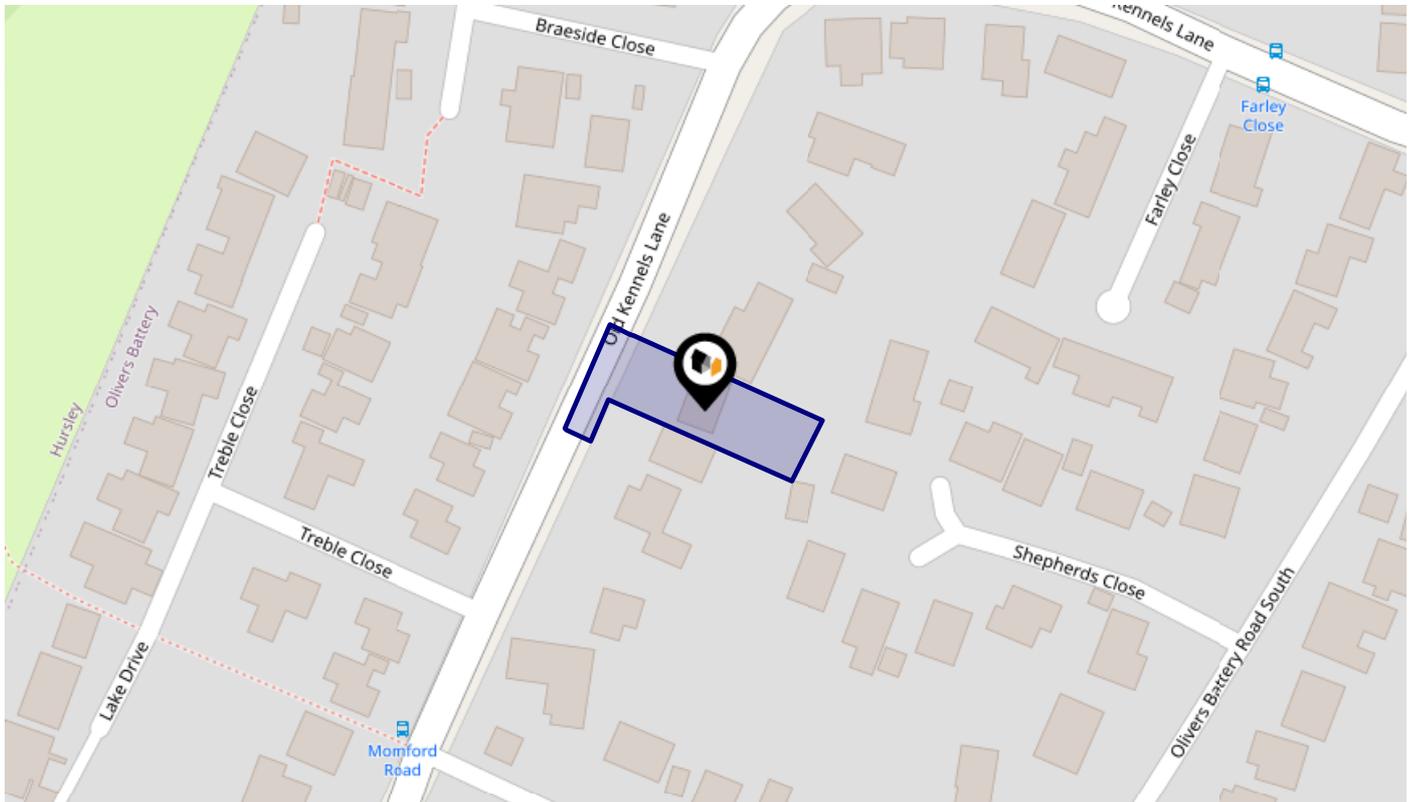
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

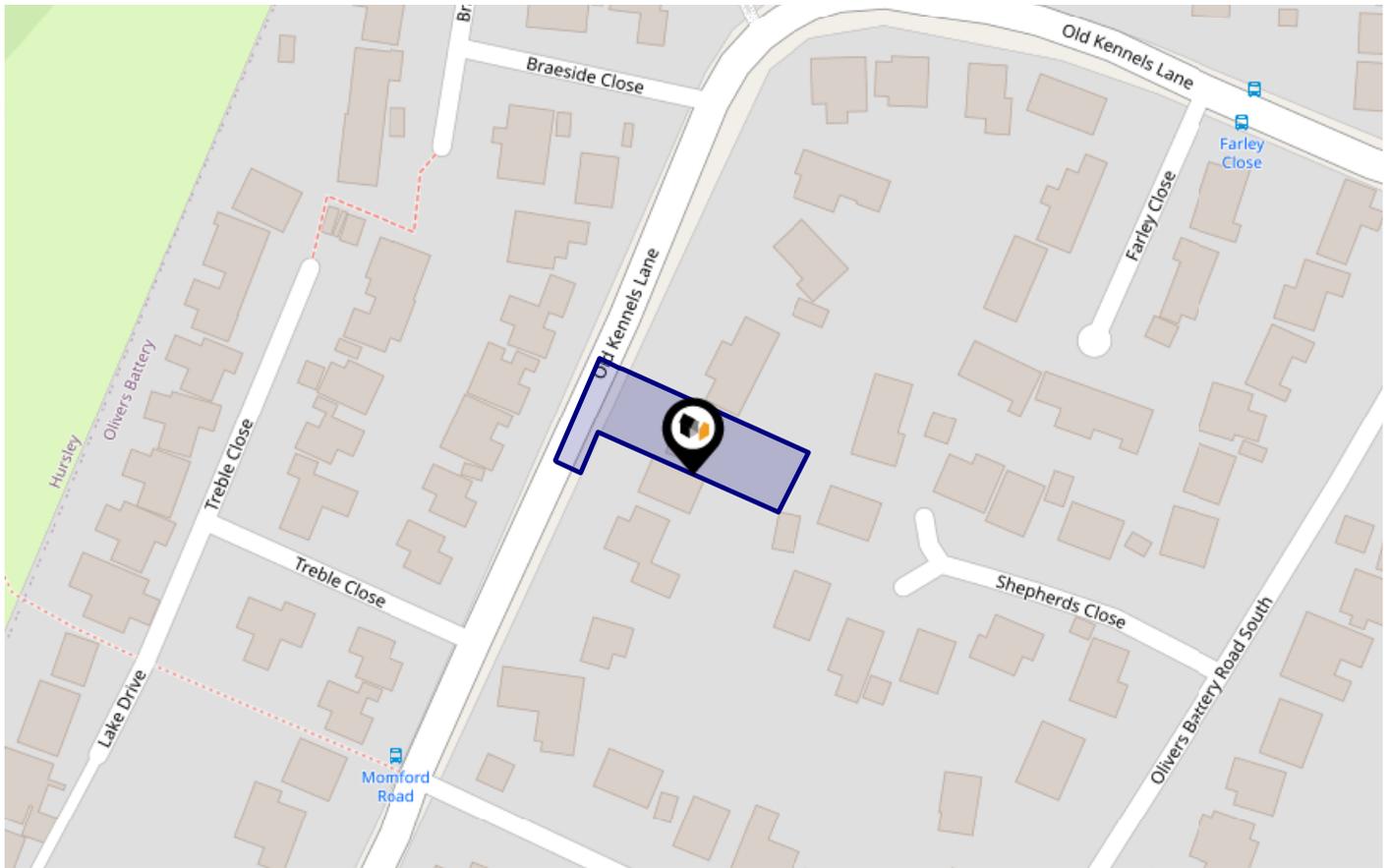
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

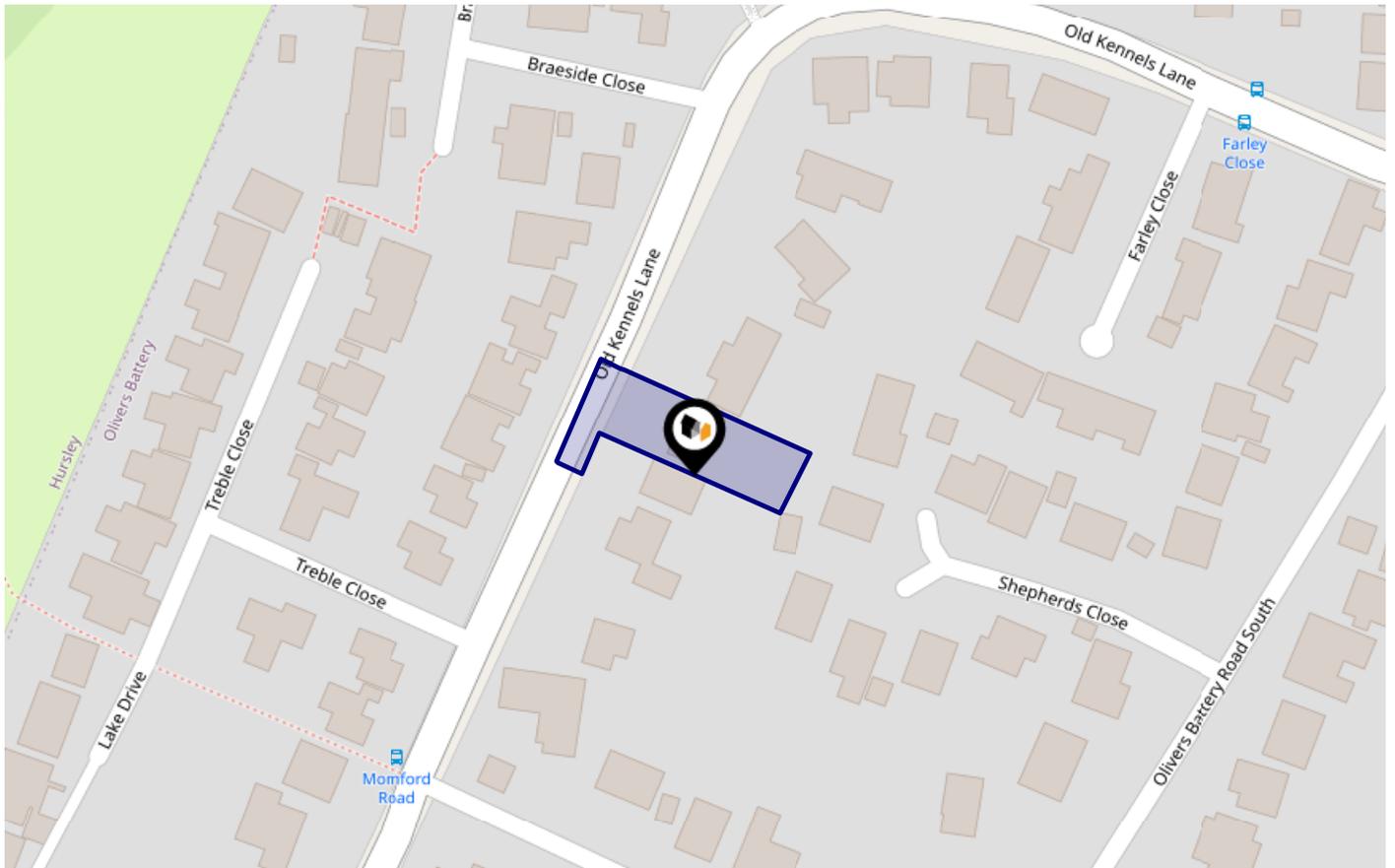
Chance of flooding to the following depths at this property:



# 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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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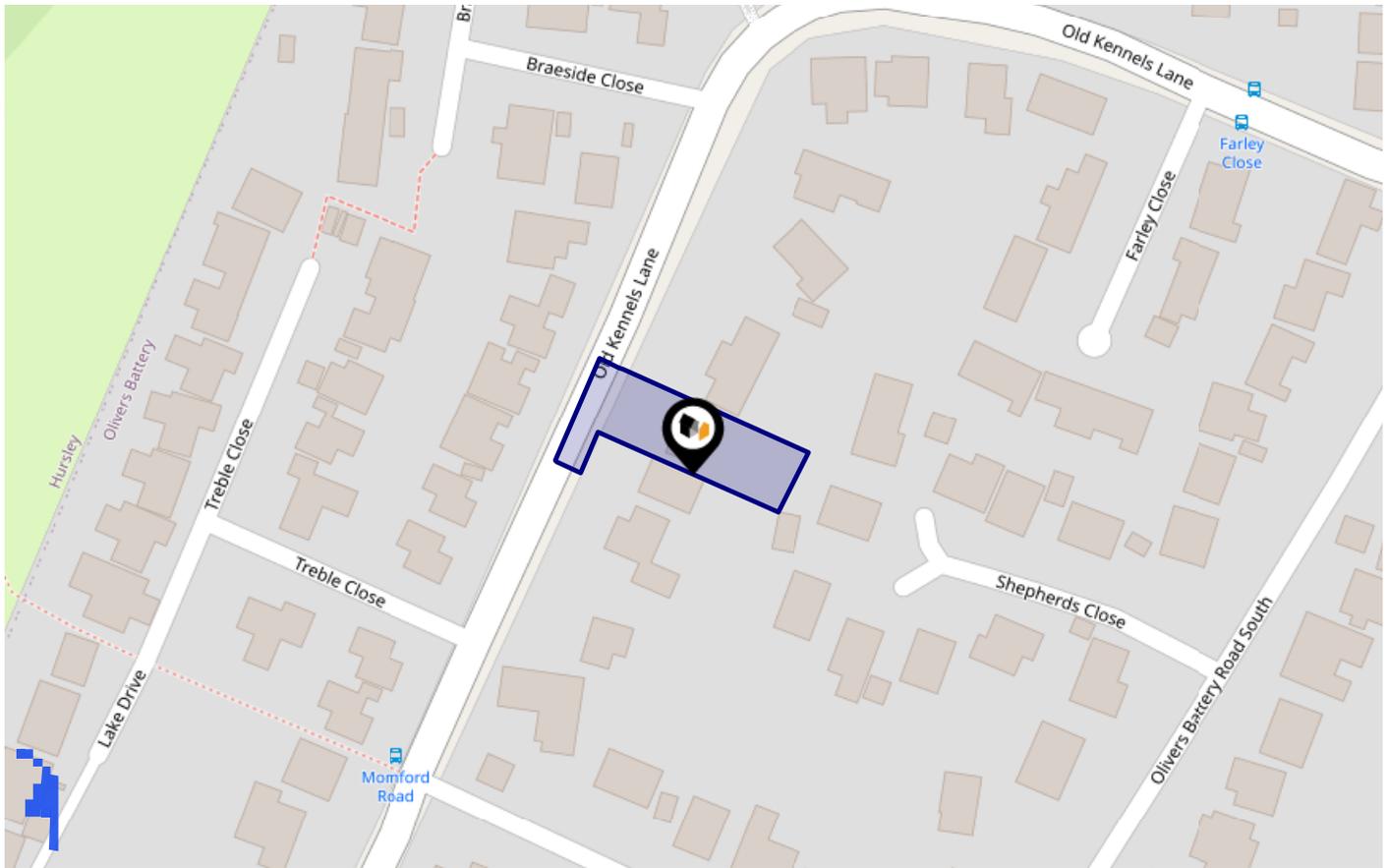
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

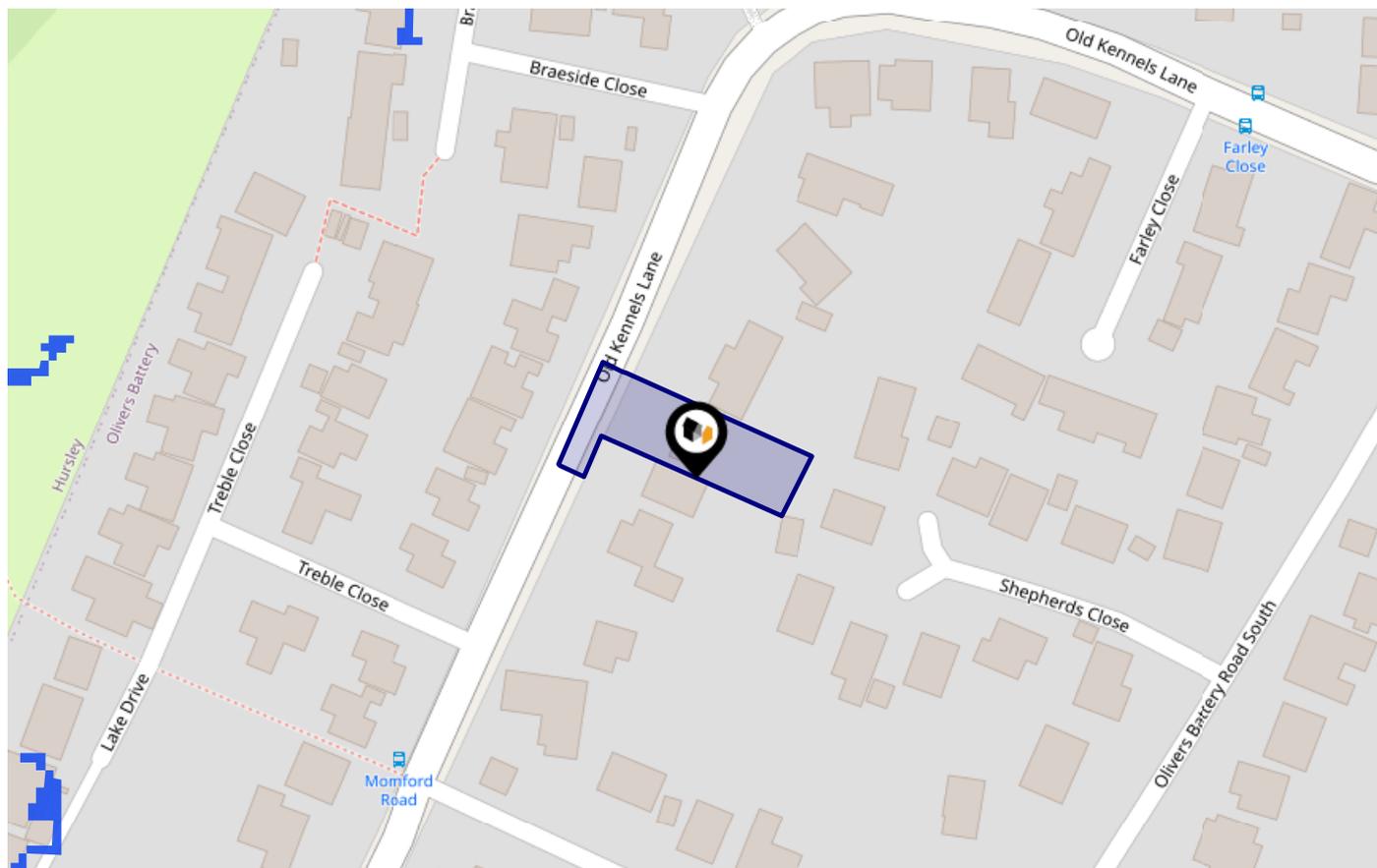
Chance of flooding to the following depths at this property:



# 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.

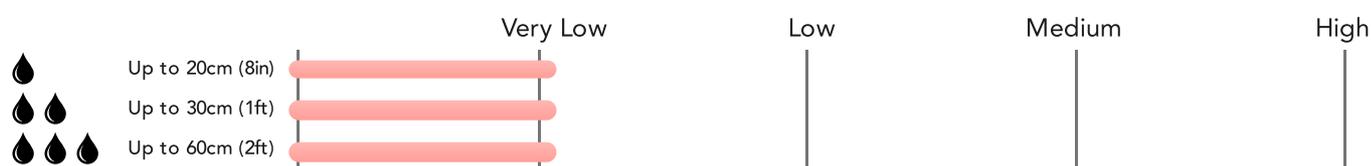


Risk Rating: Very low

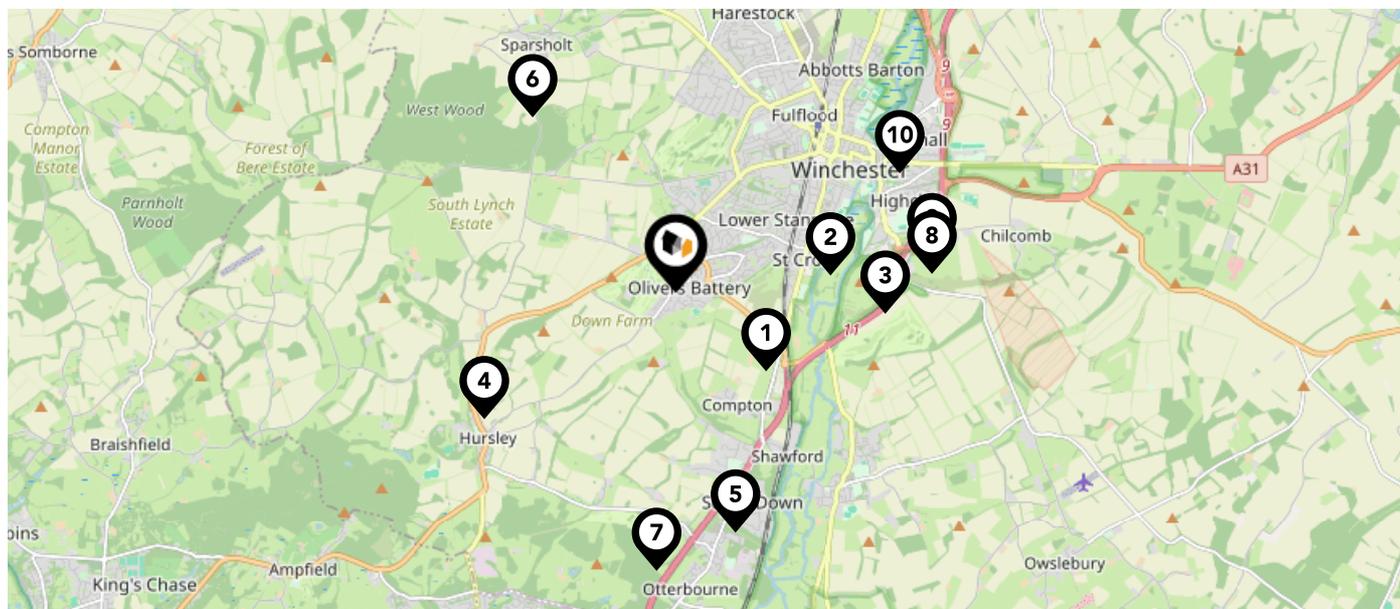
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

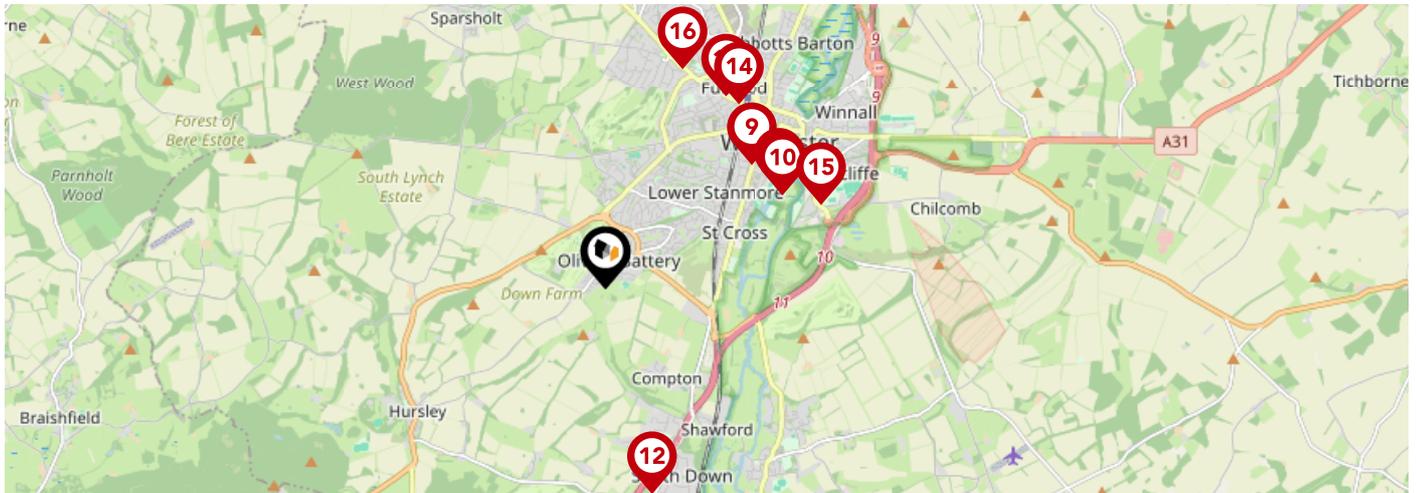
<b>1</b>	Bushfield Farm-Land At Bushfield Farm, Compton, Winchester, Hampshire	Historic Landfill
<b>2</b>	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
<b>3</b>	Sewage Farm-Winchester, Hampshire	Historic Landfill
<b>4</b>	Chalk Pit-Hursley, Winchester, Hampshire	Historic Landfill
<b>5</b>	Former Dell West Of Fairfield Road-Fairfield Road	Historic Landfill
<b>6</b>	Land off Burrow Road-Sparsholt, Hampshire	Historic Landfill
<b>7</b>	Land Adjacent to Otterbourne Incinerator-Poles Lane, Otterbourne, Winchester, Hampshire	Historic Landfill
<b>8</b>	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill
<b>9</b>	King George V Playing Fields-Winchester	Historic Landfill
<b>10</b>	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill

# Area Schools



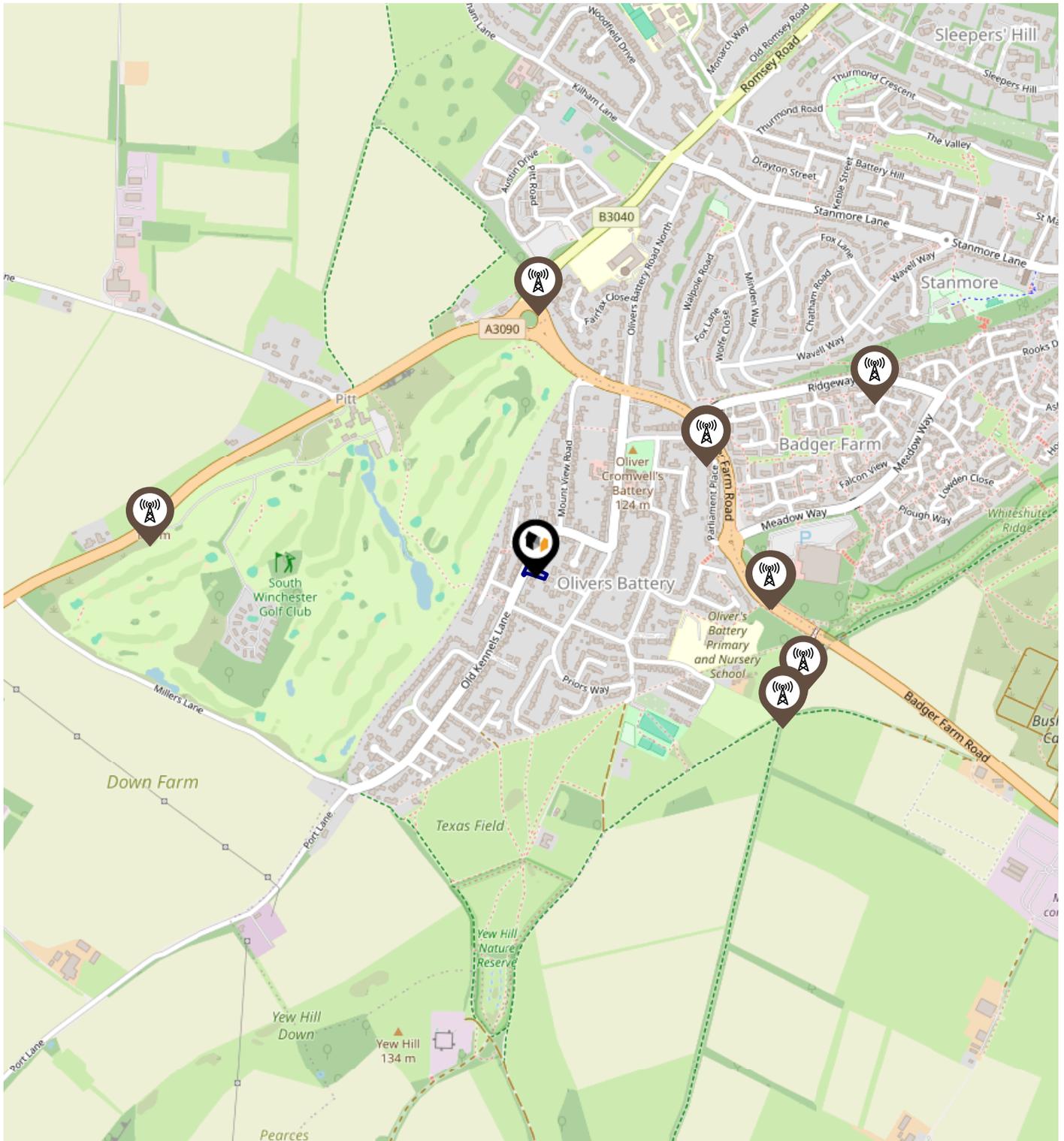
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Olivers Battery Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Primary School, Winchester</b> Ofsted Rating: Good   Pupils: 411   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kings' School</b> Ofsted Rating: Good   Pupils: 1794   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stanmore Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Compton All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Faith's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.79	<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:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrims School</b> Ofsted Rating: Not Rated   Pupils: 235   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shepherds Down Special School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:2.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



## Key:

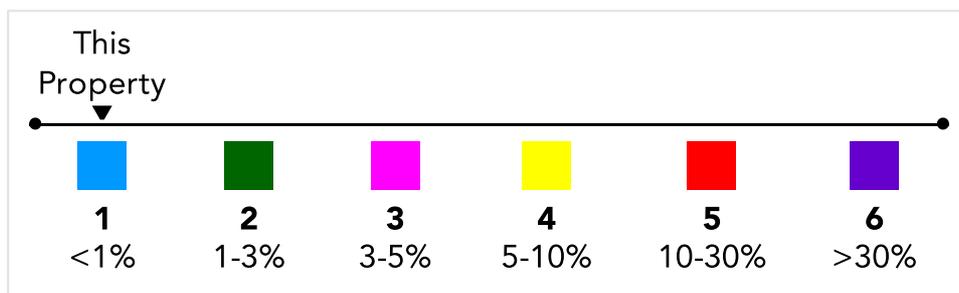
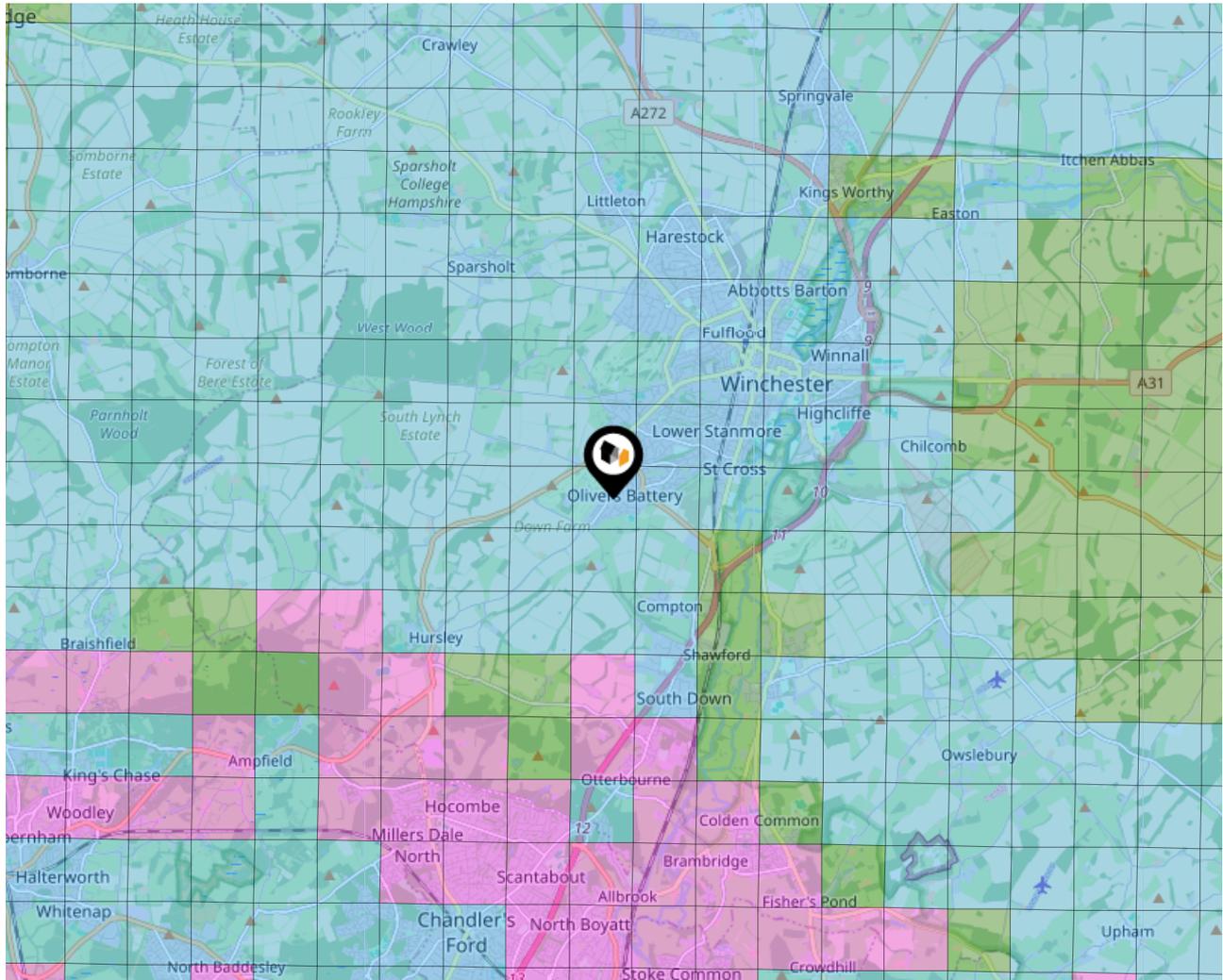
-  Power Pylons
-  Communication Masts

# Environment

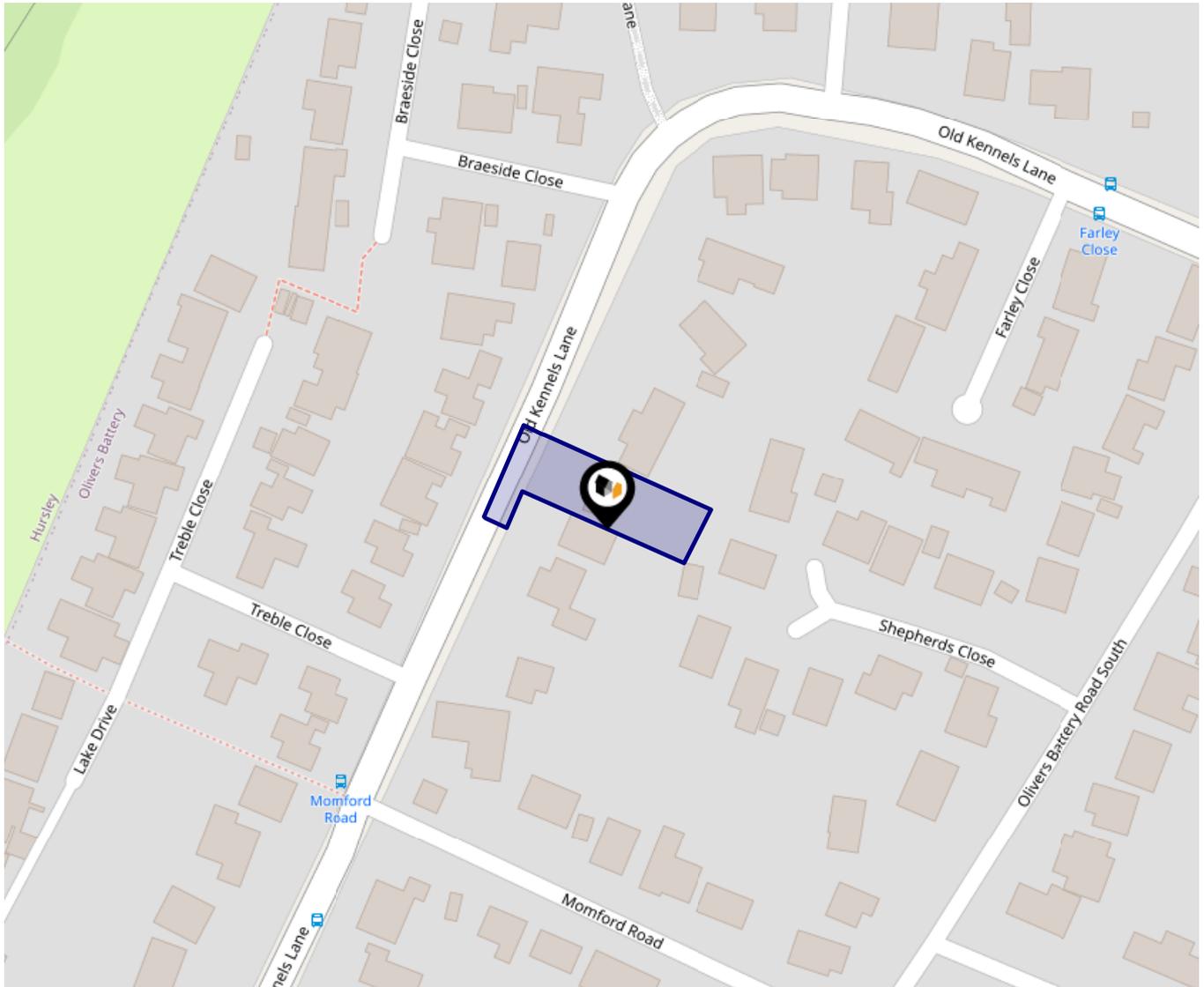
## Radon Gas

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



# Local Area Road Noise



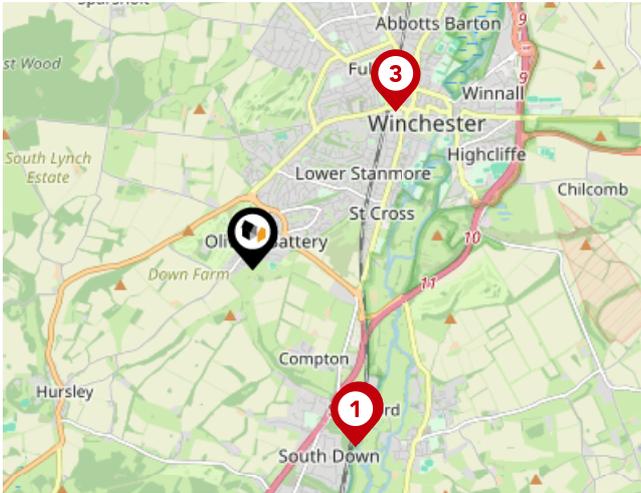
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

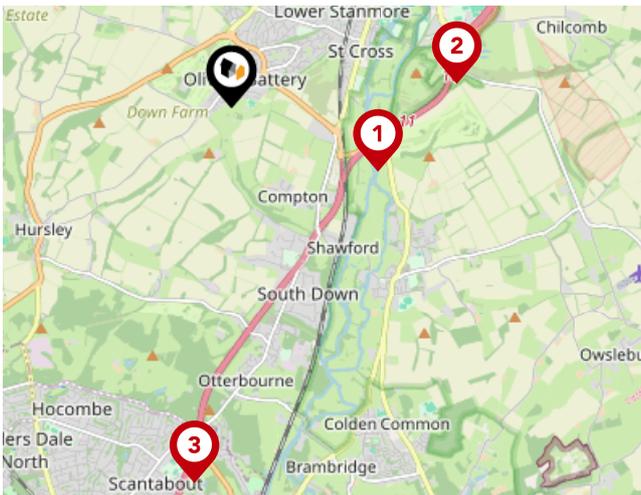
# Area

## Transport (National)



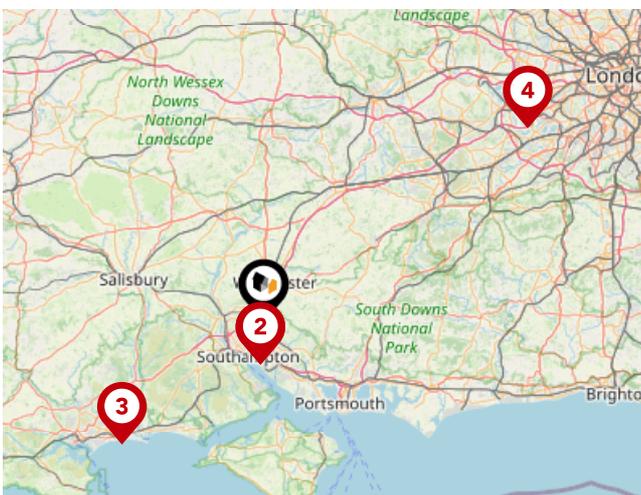
### National Rail Stations

Pin	Name	Distance
1	Shawford Rail Station	1.91 miles
2	Shawford Rail Station	1.9 miles
3	Winchester Rail Station	2 miles



### Trunk Roads/Motorways

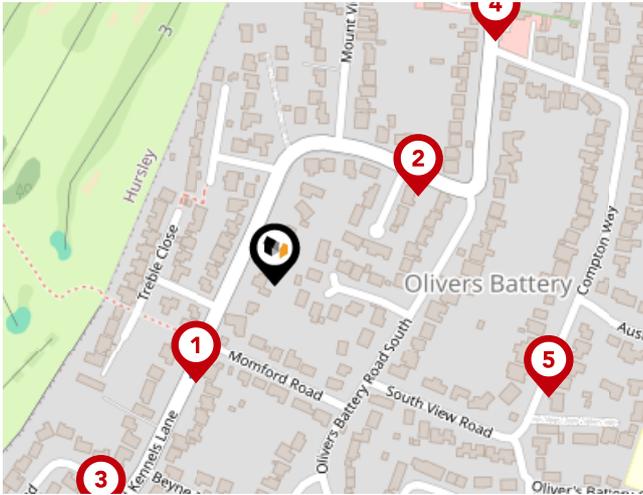
Pin	Name	Distance
1	M3 J11	1.48 miles
2	M3 J10	2.1 miles
3	M3 J12	3.53 miles
4	M3 J9	3.12 miles
5	M3 J13	5.1 miles



### Airports/HELIPADS

Pin	Name	Distance
1	North Stoneham	6.62 miles
2	Southampton Airport	6.62 miles
3	Bournemouth International Airport	28.07 miles
4	Heathrow Airport Terminal 4	48.45 miles

# Area Transport (Local)



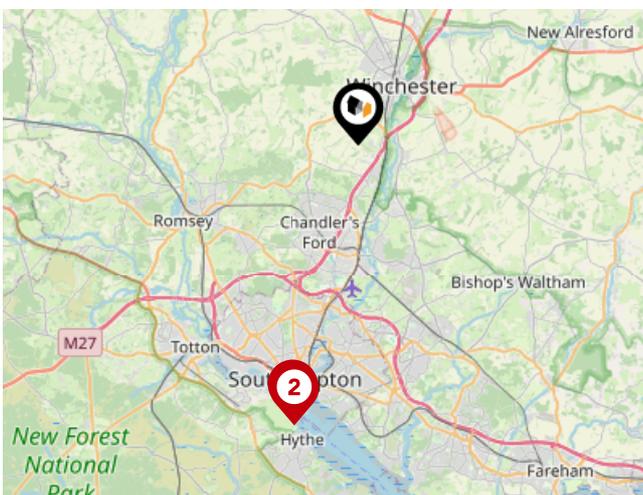
## Bus Stops/Stations

Pin	Name	Distance
1	Momford Road	0.07 miles
2	Farley Close	0.1 miles
3	Sunnydown Road	0.17 miles
4	Shopping Parade	0.19 miles
5	Austen Avenue	0.17 miles



## Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.75 miles



## Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	10.66 miles
2	Southampton Passenger Ferry Terminal	10.73 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

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## 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.



### Contains public sector information licensed under the Open Government License v3.0

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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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