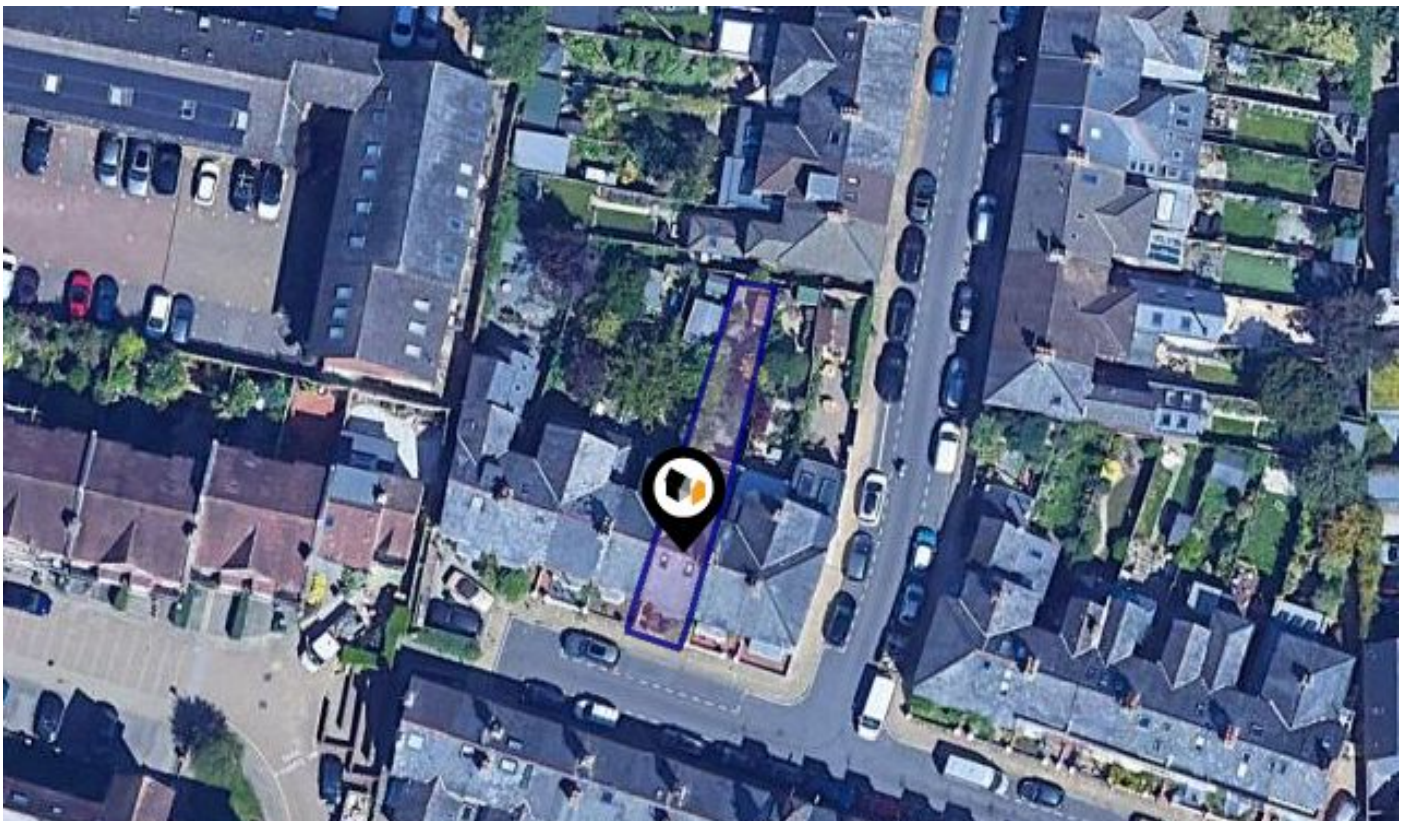




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 12th April 2026



HYDE ABBEY ROAD, WINCHESTER, SO23

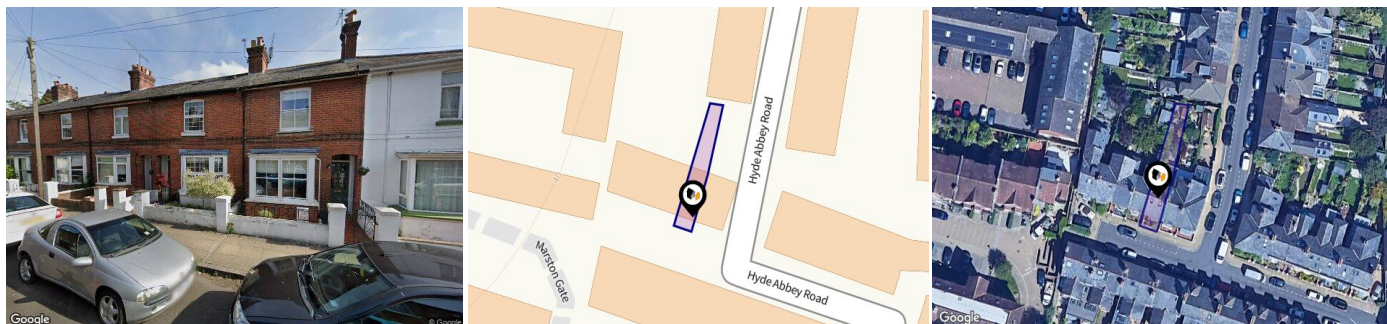
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview




Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Title Number:	HP364457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Hyde Abbey Road, Winchester, SO23*

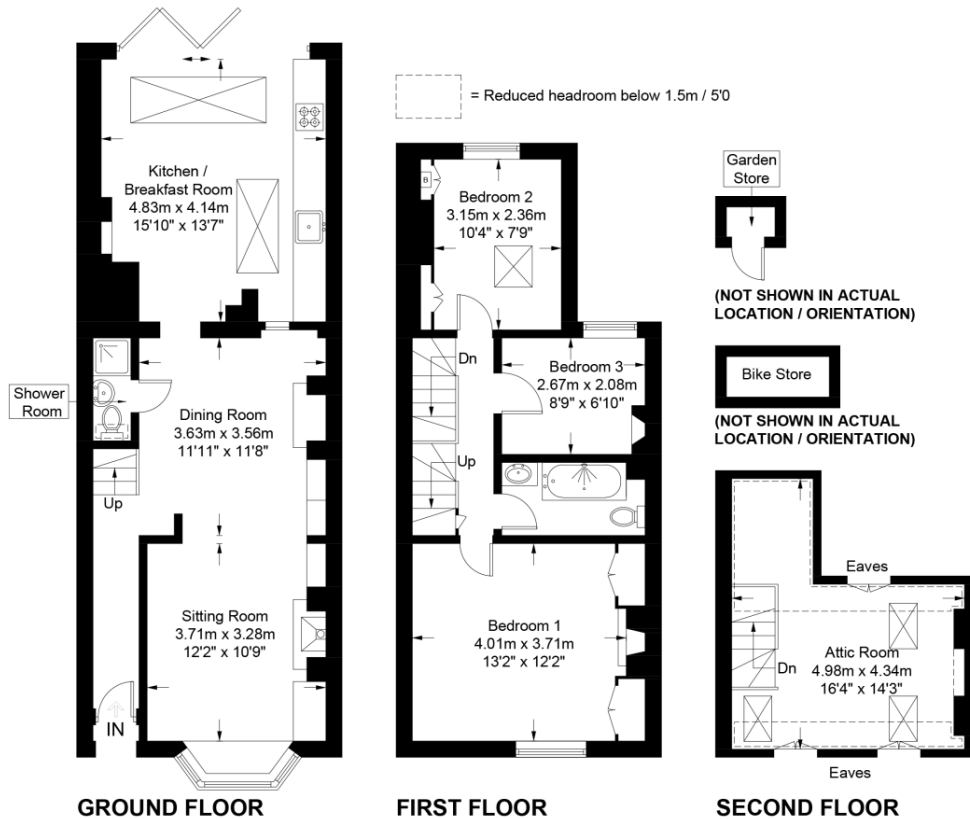
Reference - 11/01535/FUL	
Decision:	Decided
Date:	01st July 2011
Description:	(HOUSEHOLDER) Single storey side/rear extension

Gallery Photos



HYDE ABBEY ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft
 Outbuildings = 1.9 sq m / 20 sq ft
 Total = 112.0 sq m / 1205 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzoo Marketing (ID1289477)

Property EPC - Certificate

Energy rating

D
WINCHESTER, SO23

Valid until 31.05.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #92d050; padding: 5px; display: inline-block;"> 76 C </div>
55-68	D	<div style="background-color: #ffd700; padding: 5px; display: inline-block;"> 63 D </div>	
39-54	E		
21-38	F		
1-20	G		

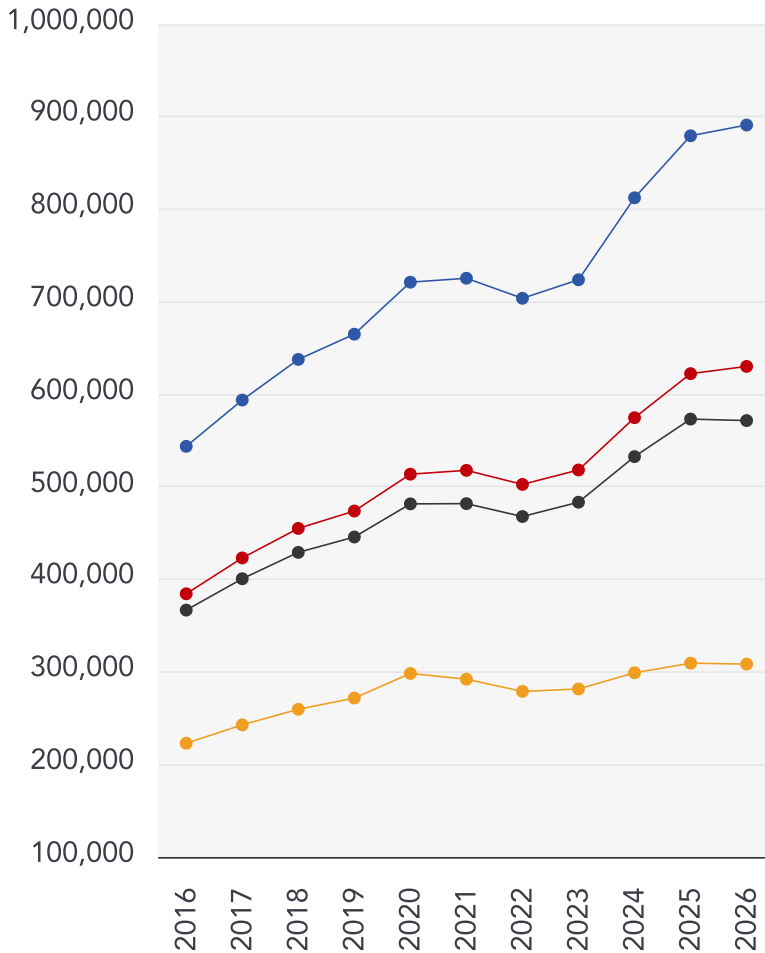
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	110 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SO23



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

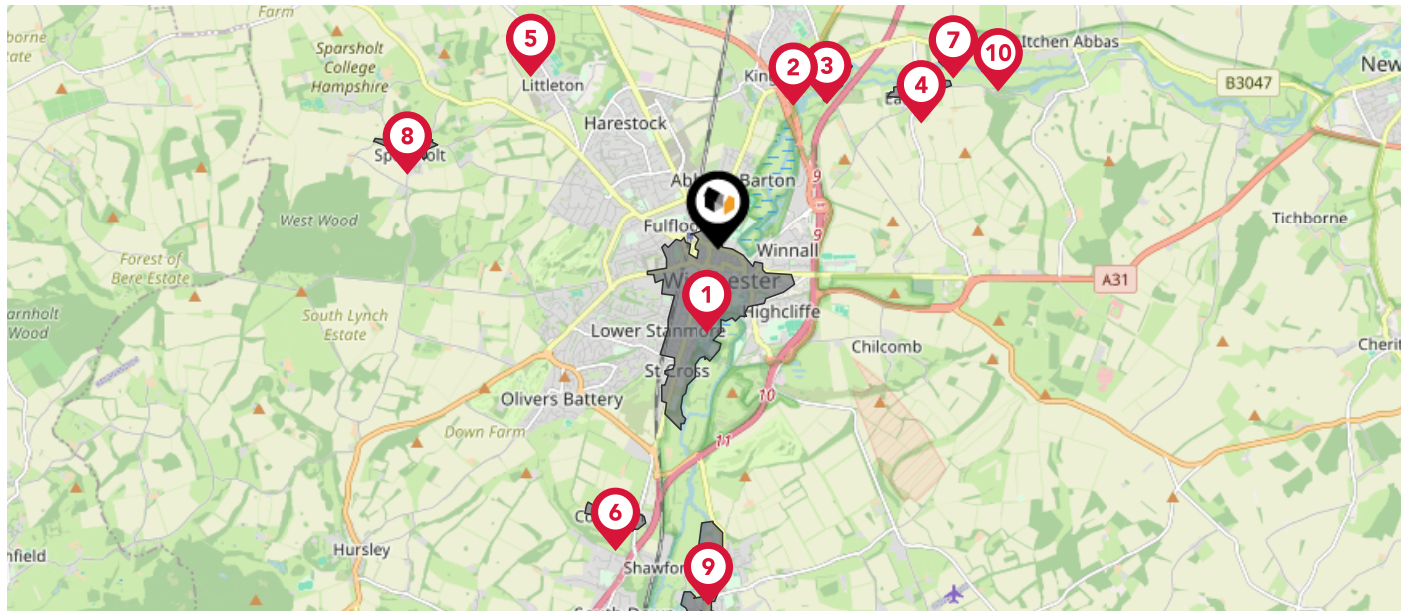
Flat

+38.37%

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.



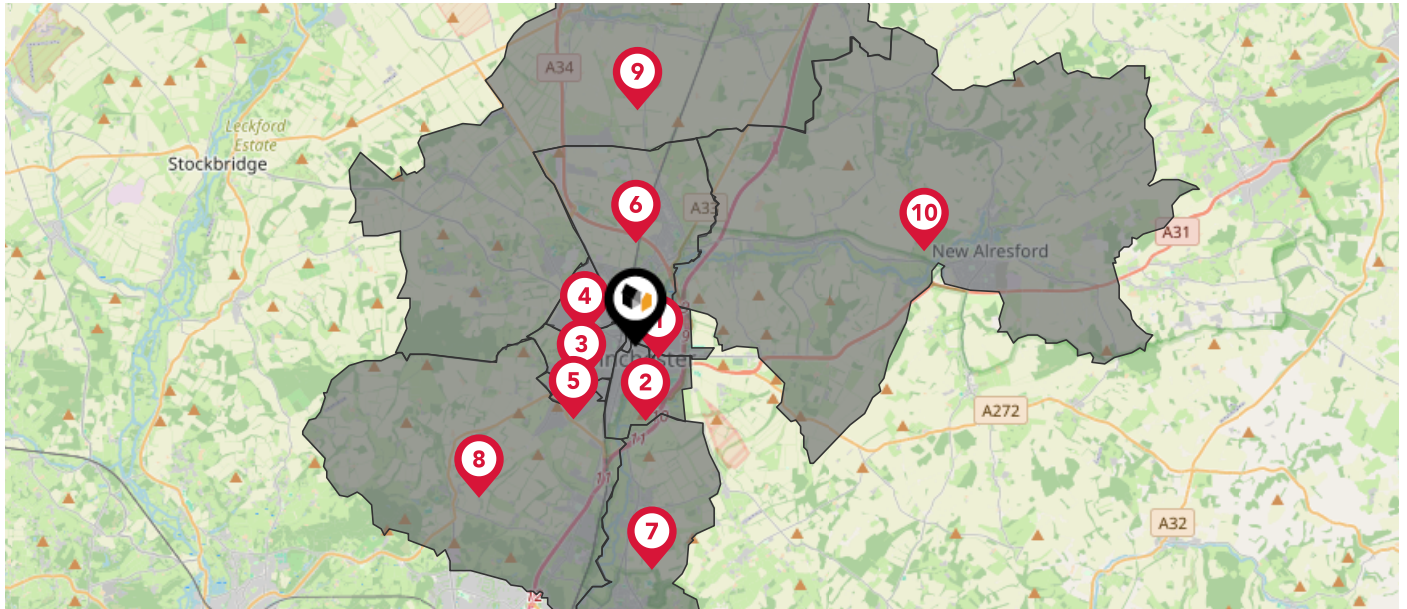
Nearby Conservation Areas

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

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



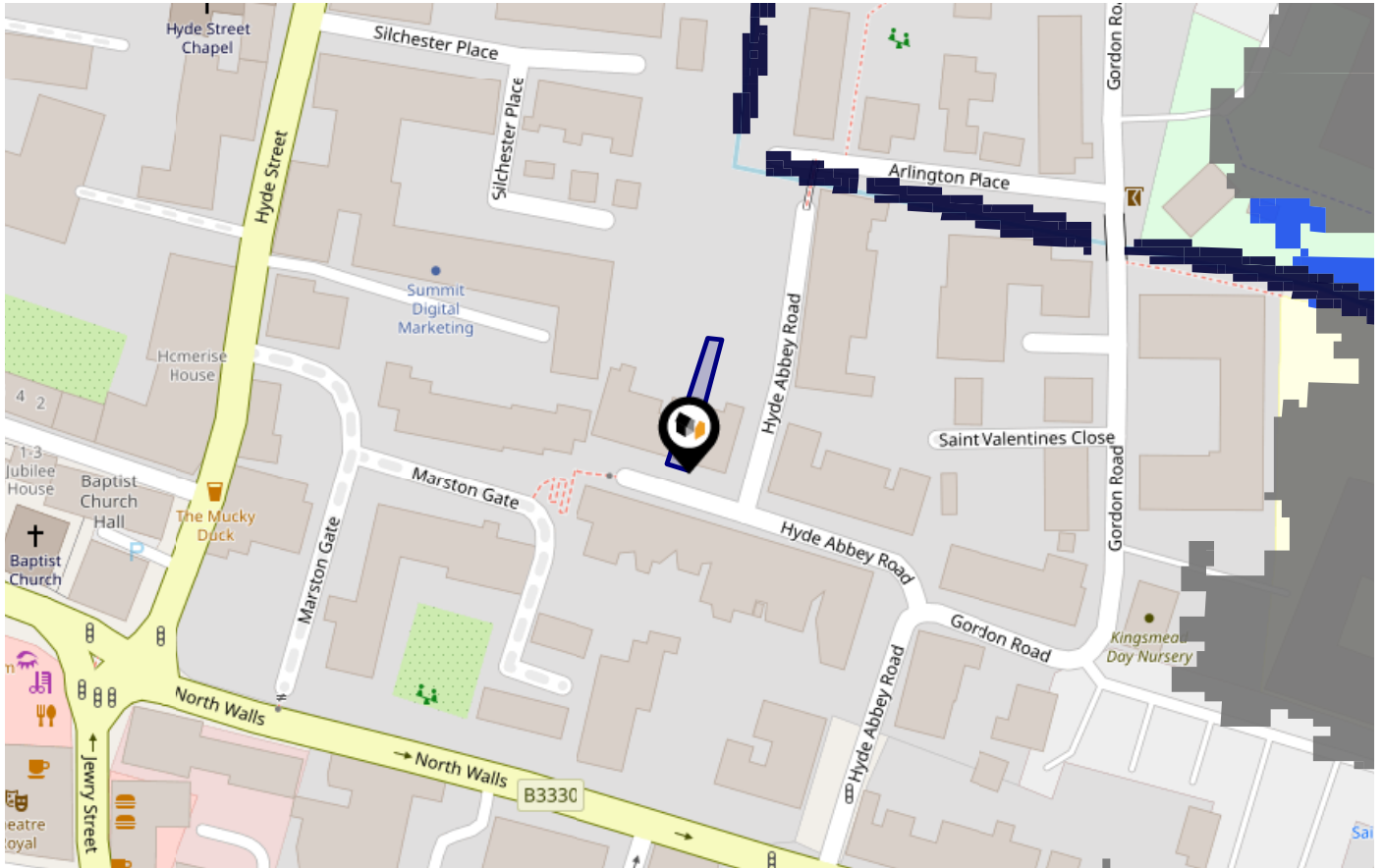
Nearby Council Wards

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

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.

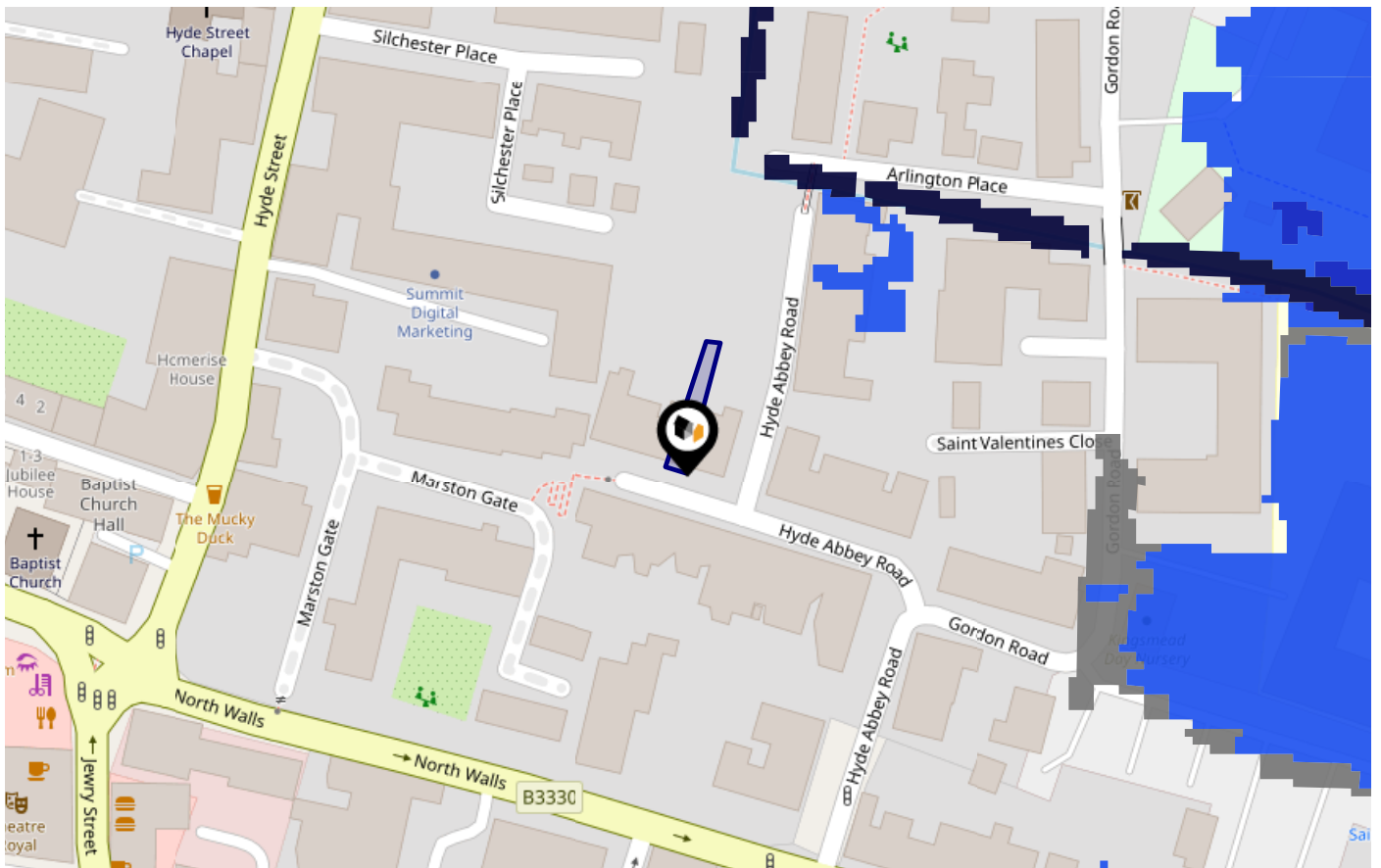
Chance of flooding to the following depths at this property:



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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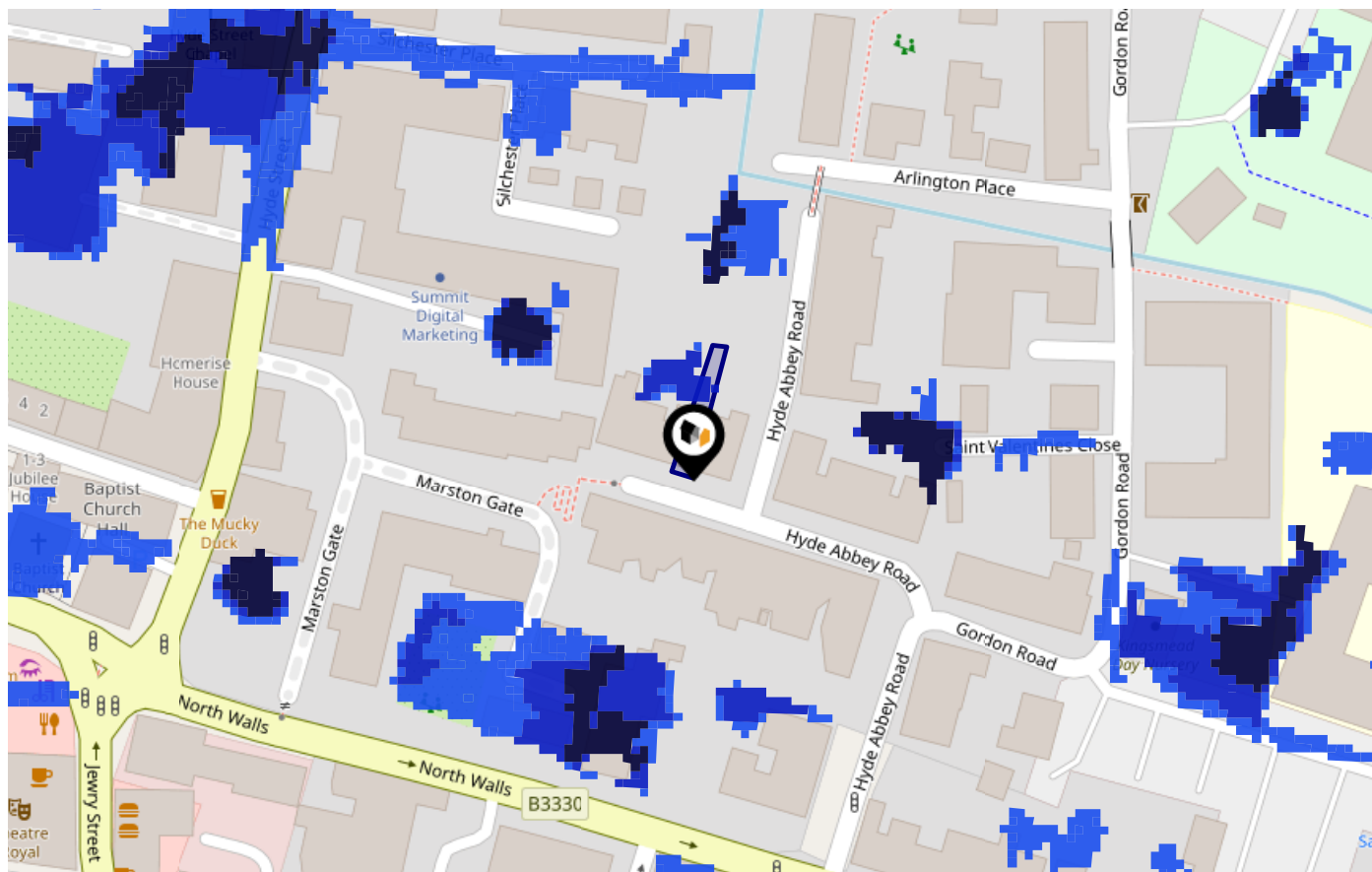
Chance of flooding to the following depths at this property:



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.

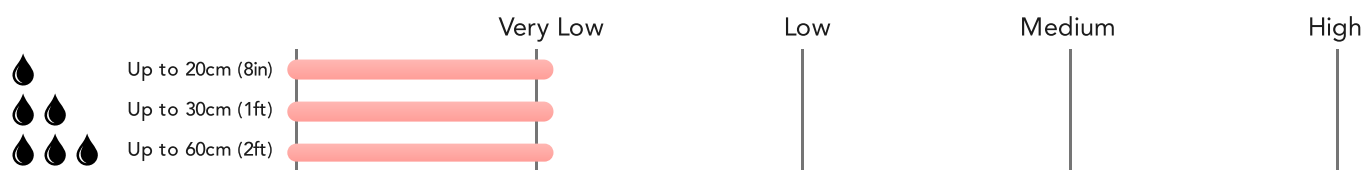


Risk Rating: Very low

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

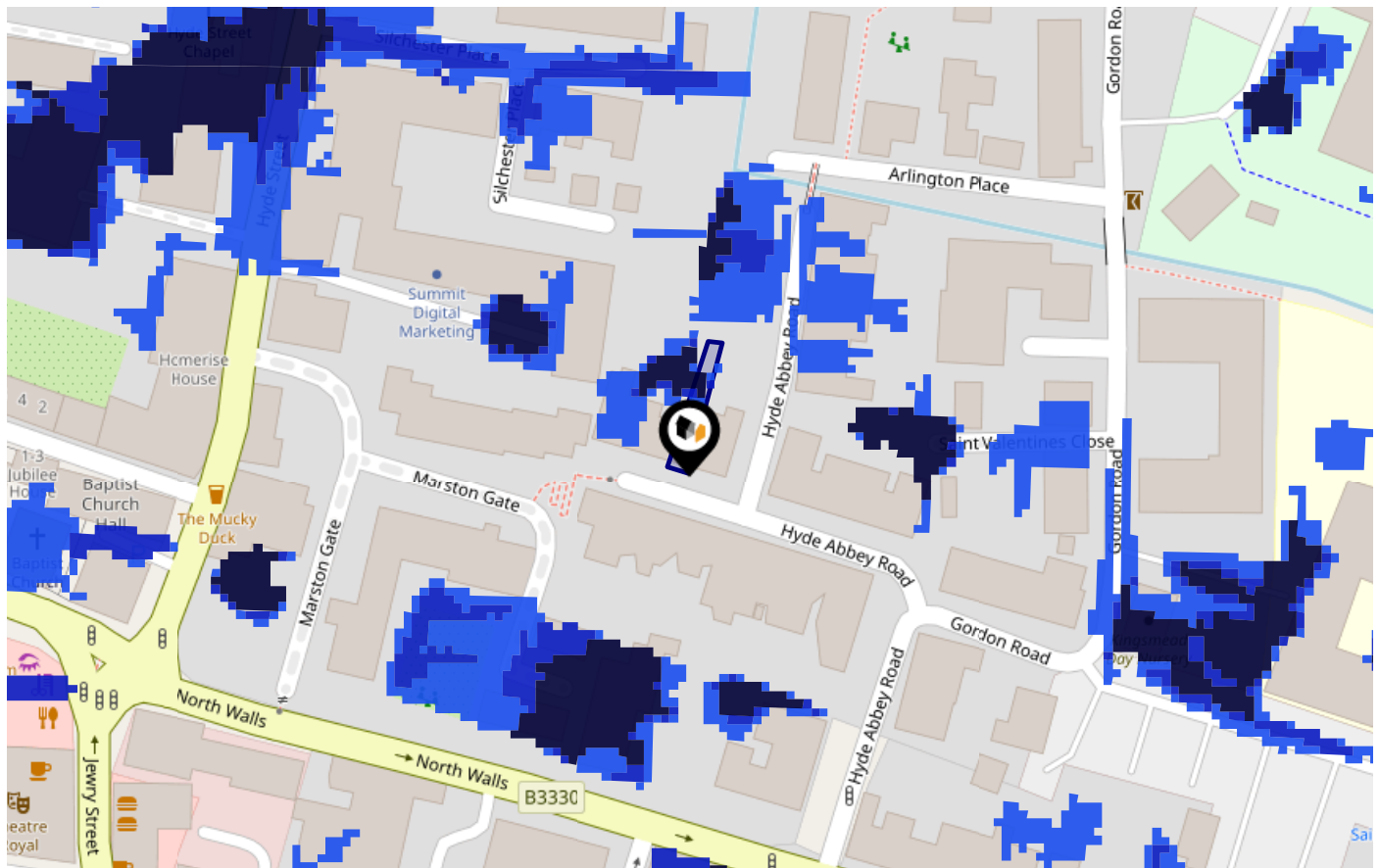
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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.
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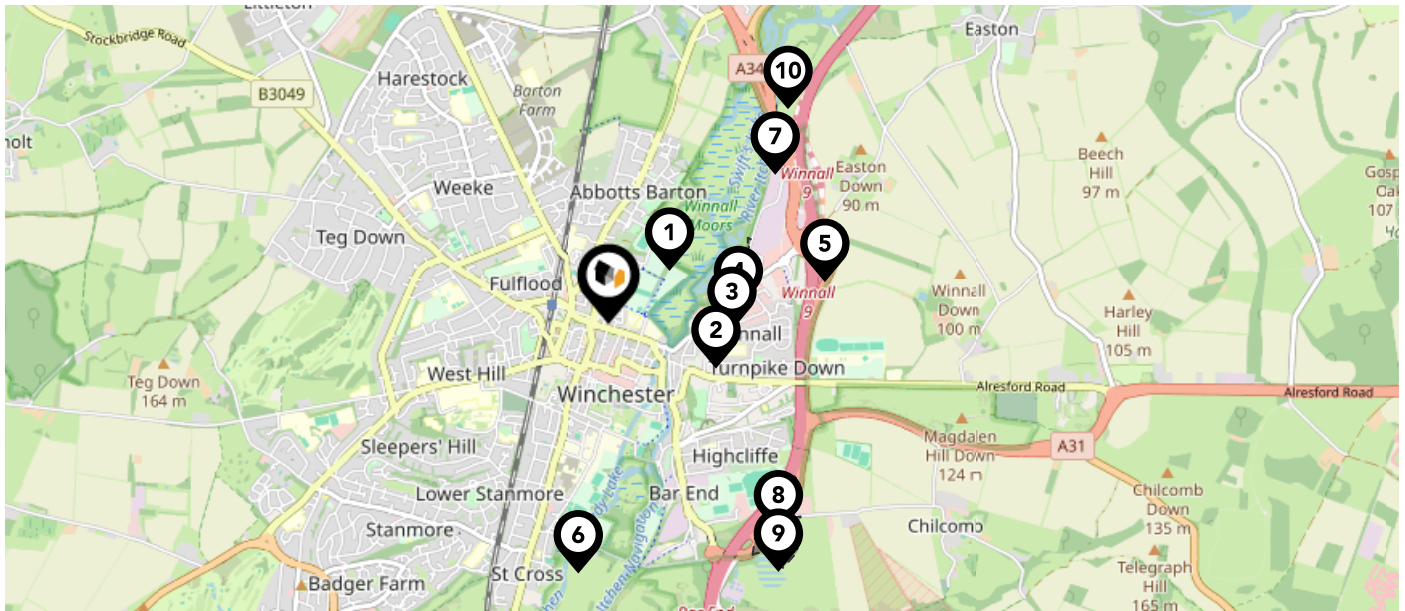
Chance of flooding to the following depths at this property:



Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



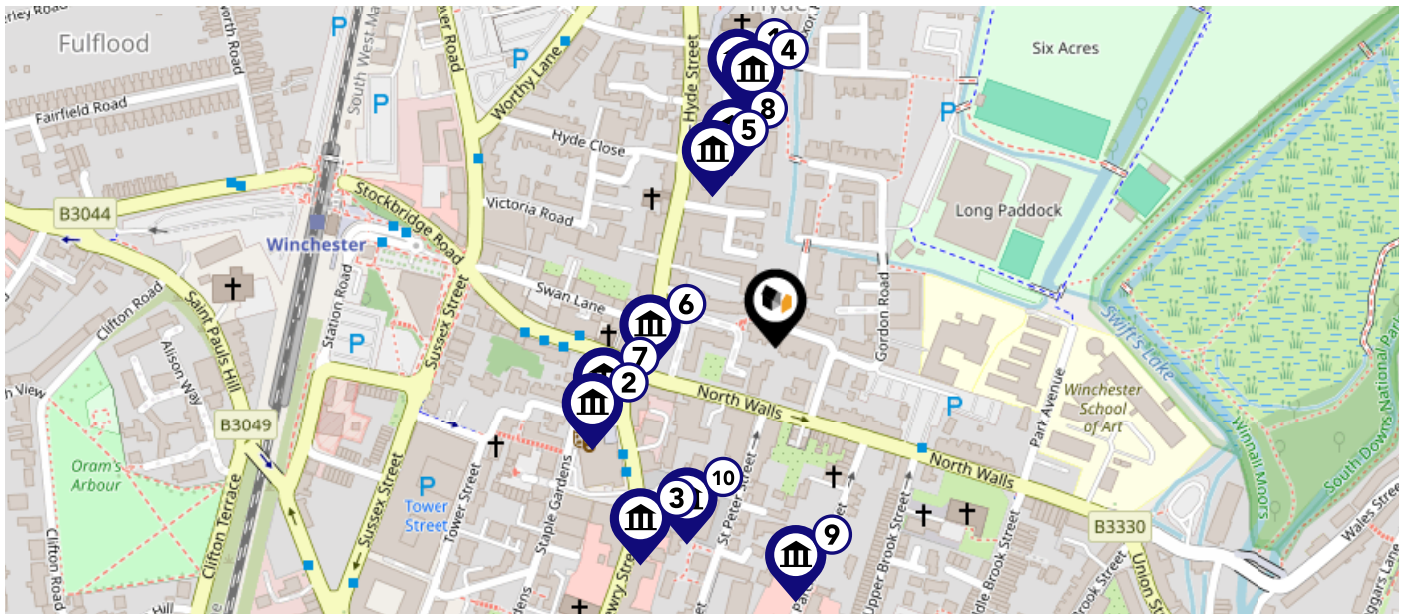
Nearby Landfill Sites

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

Maps

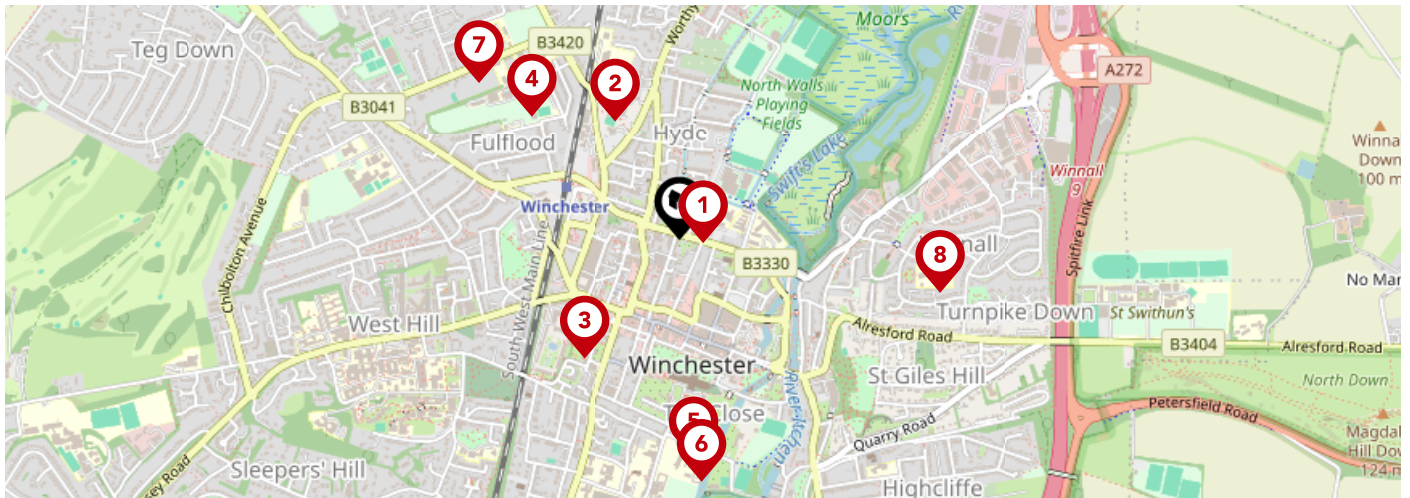
Listed Buildings

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



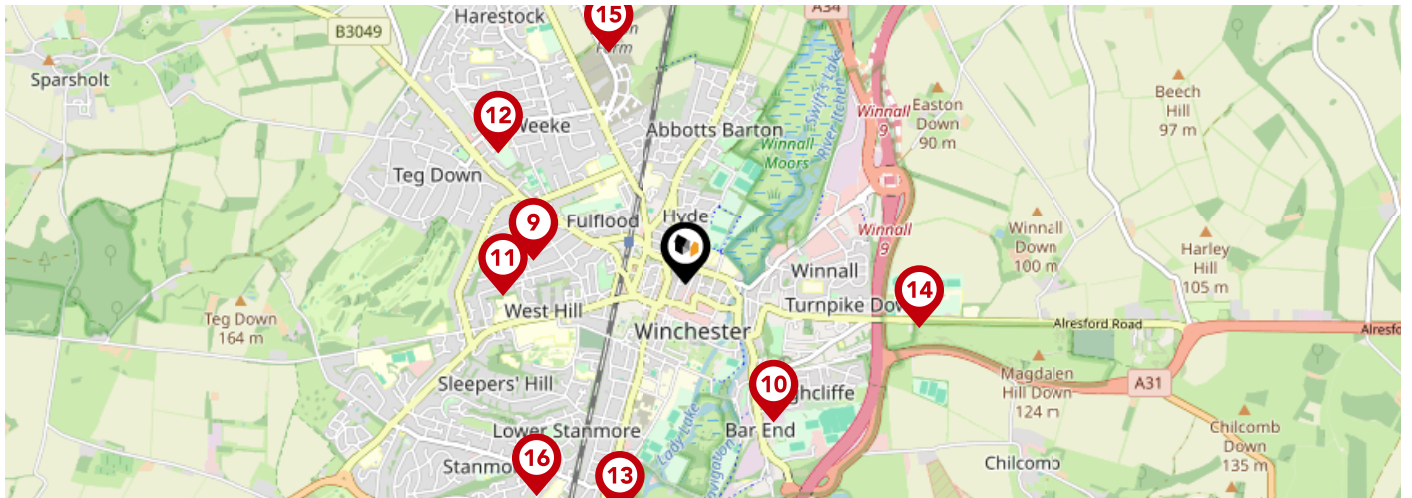
Listed Buildings in the local district		Grade	Distance
	1296399 - Cart Shed To West Of Hyde Abbey Gateway And Adjoining It	Grade I	0.1 miles
	1350686 - Theatre Royal	Grade II	0.1 miles
	1350688 - 29, Jewry Street	Grade II	0.1 miles
	1095419 - Hyde Abbey Gateway	Grade I	0.1 miles
	1095453 - Barns At No 75	Grade II	0.1 miles
	1095312 - Northgate House The White Swan Public House	Grade II	0.1 miles
	1095415 - 22-26, Jewry Street	Grade II	0.1 miles
	1350721 - Walls Of No 75	Grade II	0.1 miles
	1088090 - 17-20, Parchment Street	Grade II	0.1 miles
	1095417 - Roman Catholic Cathedral Church Of St Peter	Grade II	0.1 miles

Area Schools



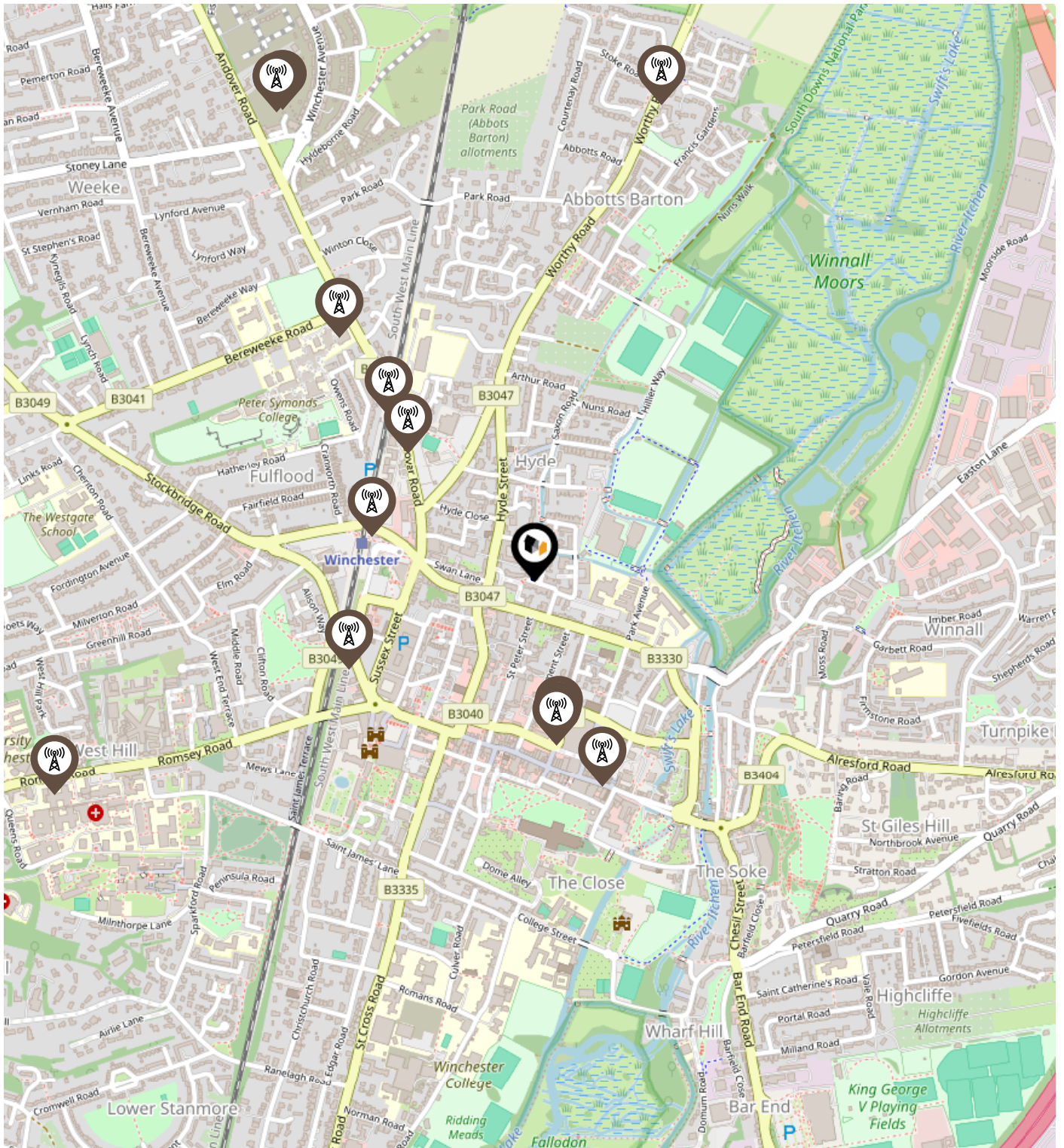
		Nursery	Primary	Secondary	College	Private
1	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

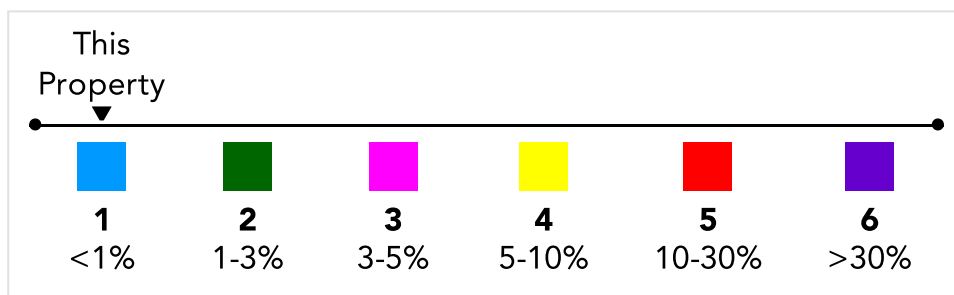
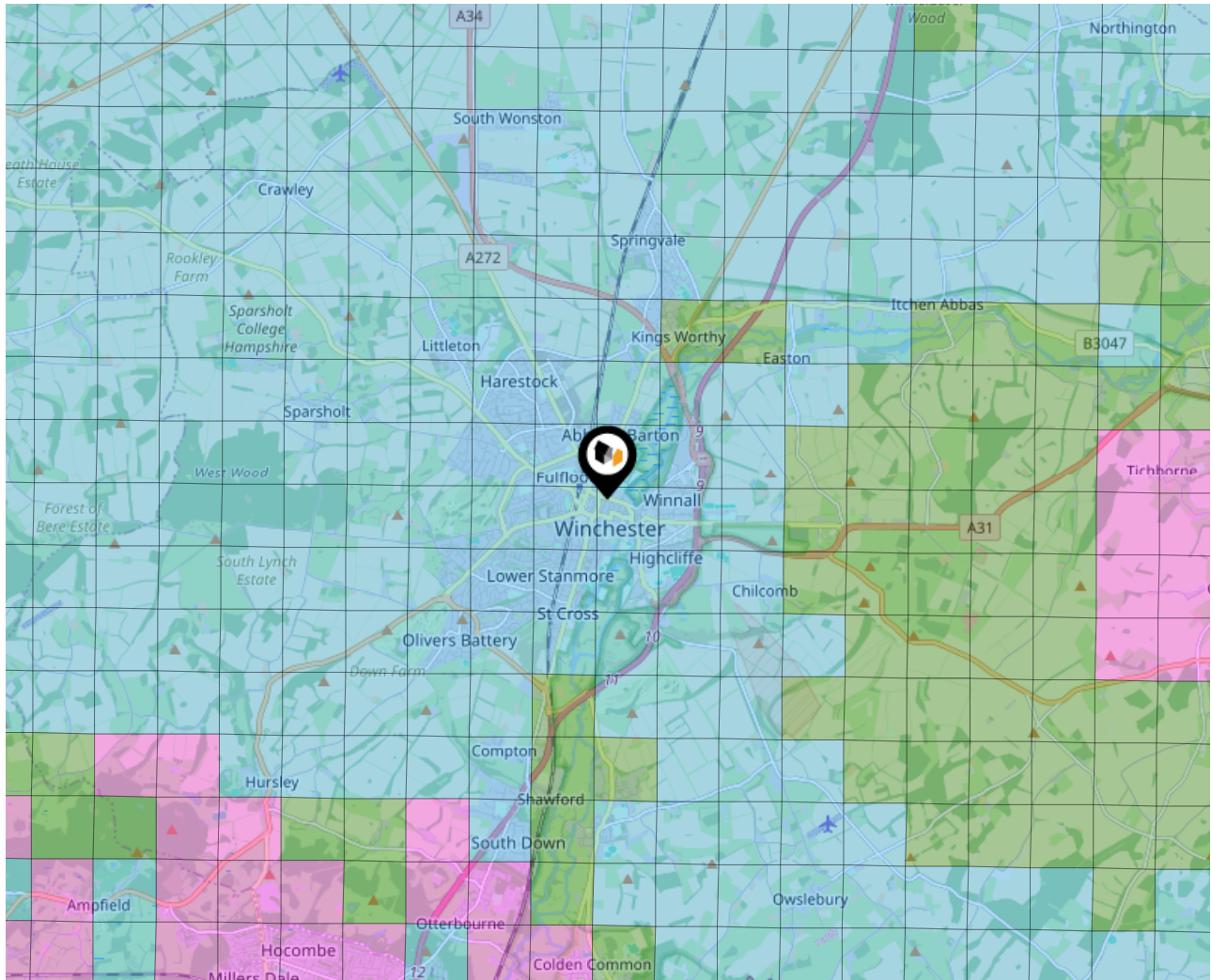
-  Power Pylons
-  Communication Masts

Environment

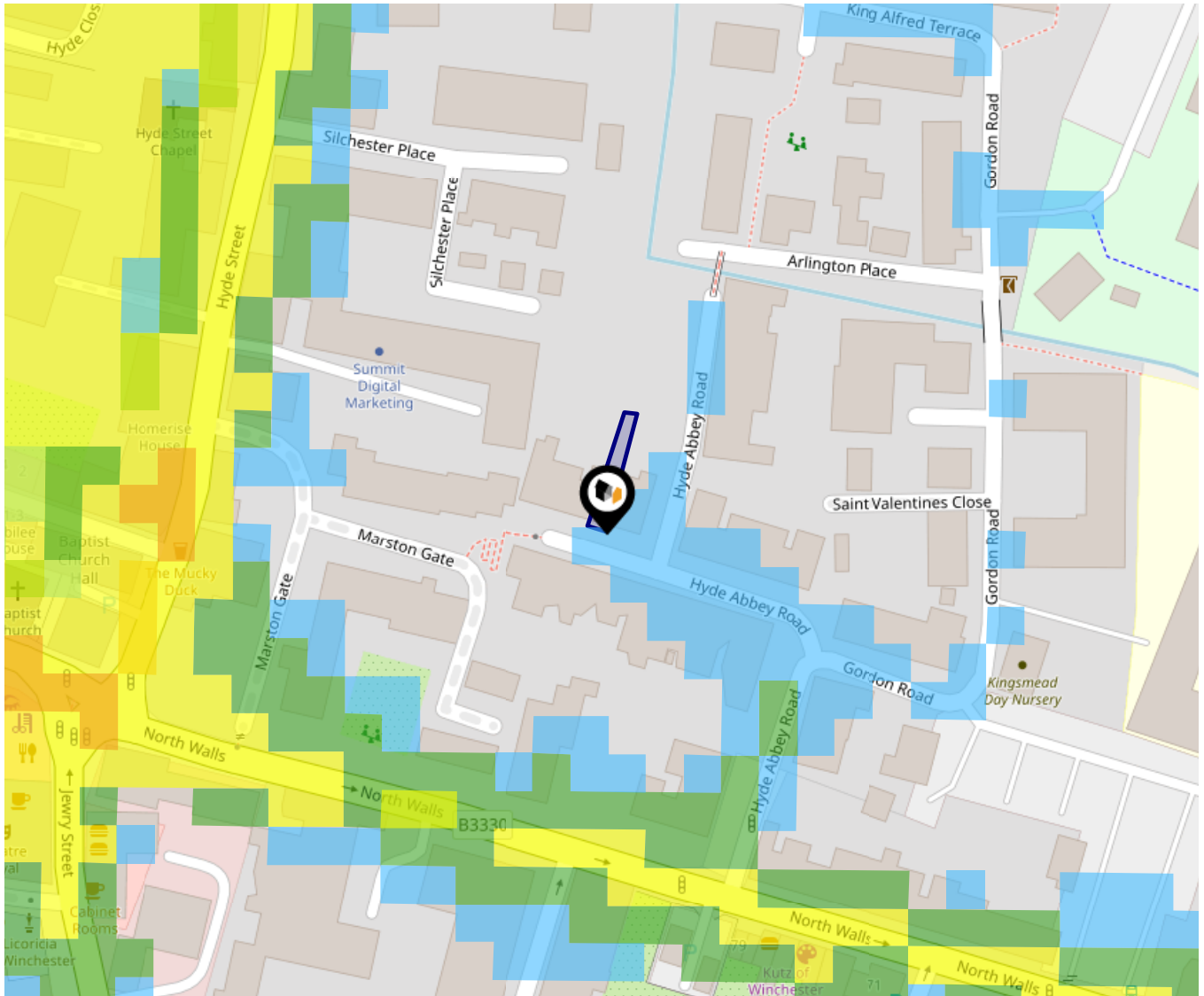
Radon Gas

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/m³).



Local Area Road Noise

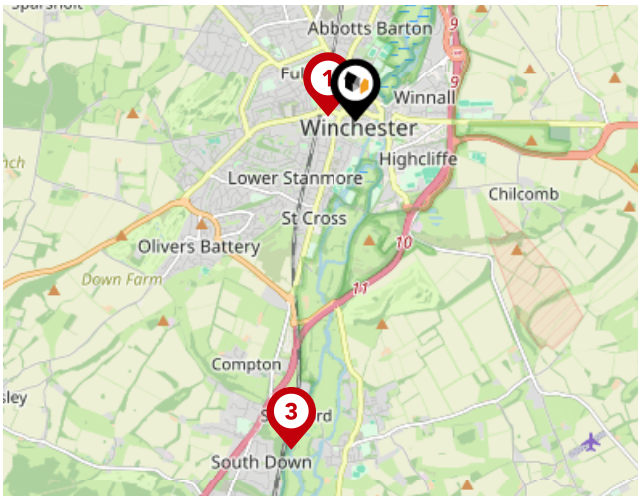


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.




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

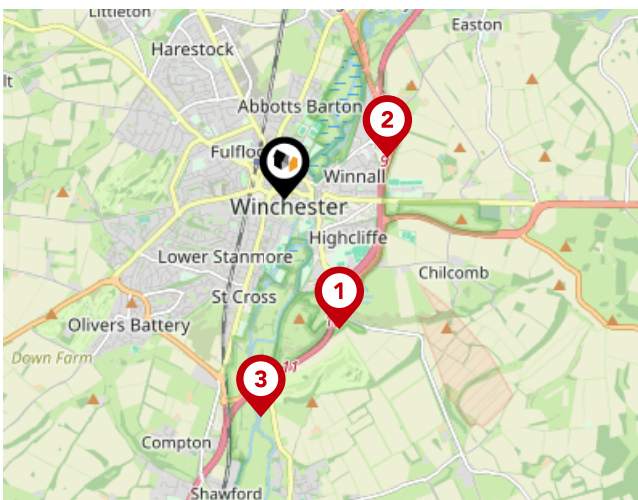
Area

Transport (National)








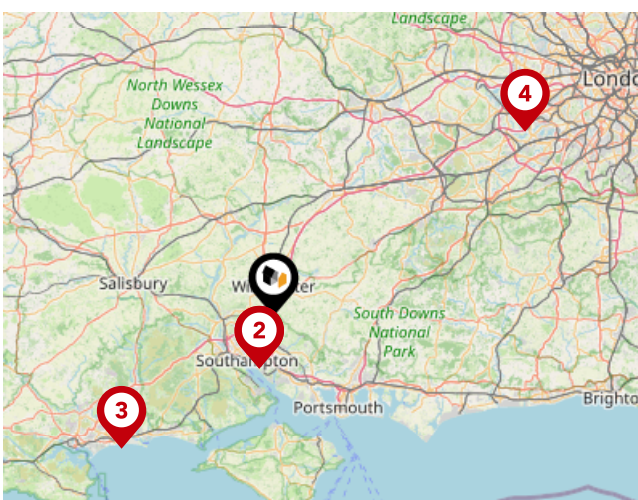
National Rail Stations

Pin	Name	Distance
	Winchester Rail Station	0.26 miles
	Winchester Rail Station	0.26 miles
	Shawford Rail Station	3.13 miles







Trunk Roads/Motorways

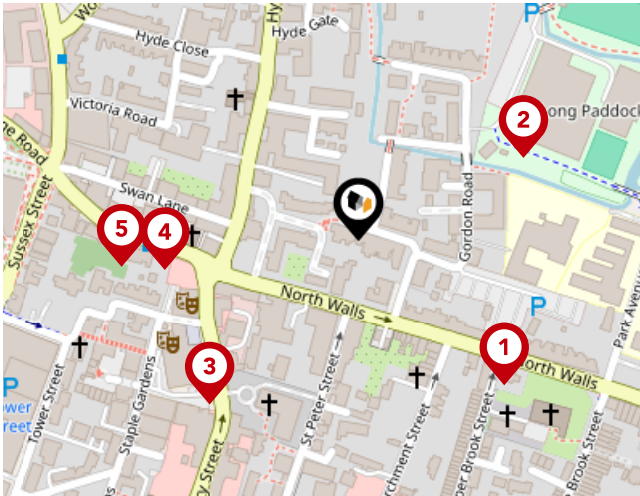
Pin	Name	Distance
	M3 J10	1.32 miles
	M3 J9	1.03 miles
	M3 J11	2.05 miles
	M3 J12	5.32 miles
	M3 J13	6.95 miles



Airports/Helipads

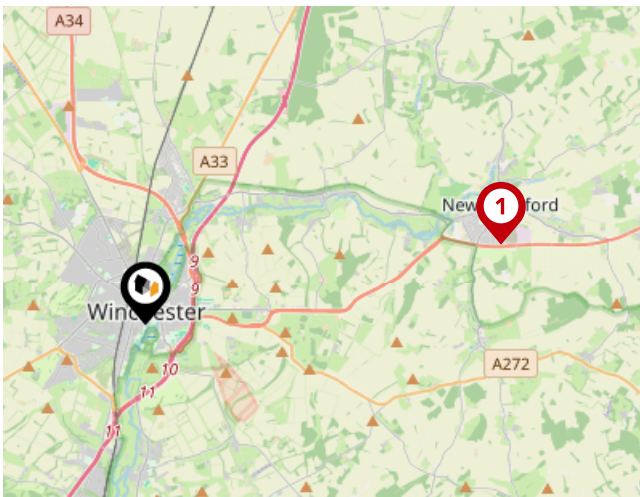
Pin	Name	Distance
	North Stoneham	8.29 miles
	Southampton Airport	8.29 miles
	Bournemouth International Airport	30.21 miles
	Heathrow Airport Terminal 4	46.32 miles

Area Transport (Local)



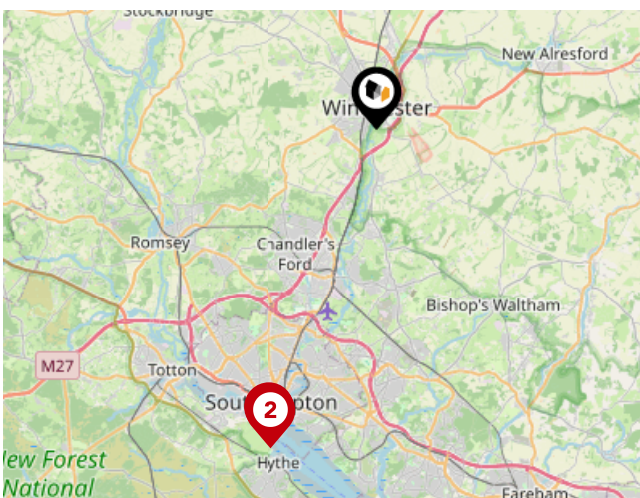
Bus Stops/Stations

Pin	Name	Distance
1	North Walls	0.12 miles
2	River Park Leisure Centre	0.11 miles
3	The Arc	0.13 miles
4	City Road	0.11 miles
5	City Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.82 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.48 miles
2	Southampton Passenger Ferry Terminal	12.55 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

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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