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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 10th March 2026**



**STAVEDOWN ROAD, SOUTH WONSTON, WINCHESTER,  
SO21**

**Guide Price : £895,000**

**Sam Kerr-Smiley**

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www.nonykerr-smiley.com



## Property

<b>Type:</b>	Detached	<b>Guide Price:</b>	£895,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
<b>Plot Area:</b>	0.2 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,751		
<b>Title Number:</b>	HP648298		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *Stavedown Road, South Wonston, Winchester, SO21*

Reference - 22/02715/NMA
<b>Decision:</b> Decided
<b>Date:</b> 30th November 2022
<b>Description:</b> Revisions to porch entrance of proposals

Reference - 21/02241/HOU
<b>Decision:</b> Decided
<b>Date:</b> 23rd August 2021
<b>Description:</b> Ground floor single storey rear extension and first floor front and rear extensions (Amended Plans)


# Gallery Photos

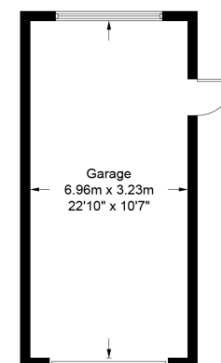
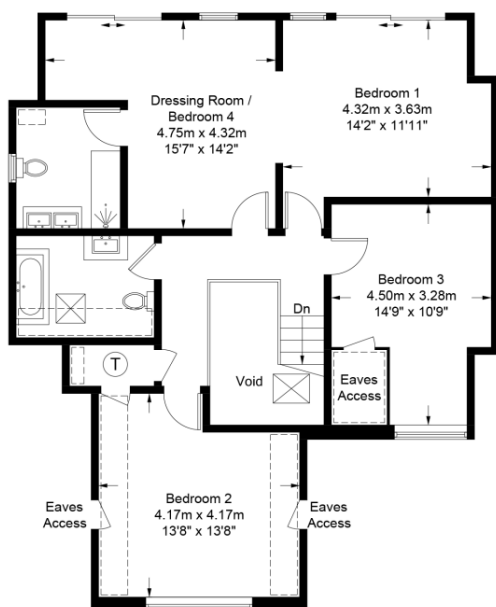
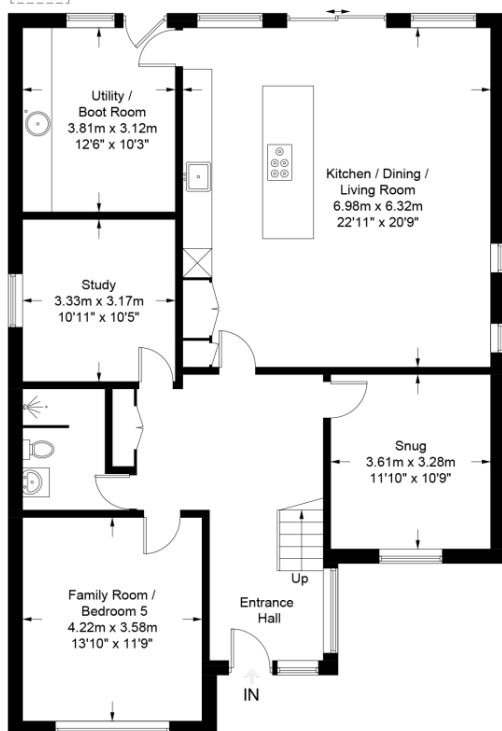


## STAVEDOWN ROAD, SOUTH WONSTON, WINCHESTER, SO21

Approximate Gross Internal Area = 208.9 sq m / 2248 sq ft  
 Garage = 22.6 sq m / 243 sq ft  
 Total = 231.5 sq m / 2491 sq ft  
 (Including Eaves Access / Excluding Void)



 = Reduced headroom below 1.5m / 5'0"



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1281871)

# Property EPC - Certificate

South Wonston, WINCHESTER, SO21

Energy rating

**C**

Valid until 08.03.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Flat, insulated
<b>Roof Energy:</b>	Good
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	214 m <sup>2</sup>

# Market Sold in Street



<b>8, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	16/09/2024	05/12/2014	29/08/2007	18/05/2007	03/06/2005	
Last Sold Price:	£675,000	£470,000	£305,000	£290,000	£250,000	
<b>25, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	16/09/2024					
Last Sold Price:	£514,670					
<b>20, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	09/08/2024	09/05/2014				
Last Sold Price:	£716,000	£342,000				
<b>22, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	05/10/2023					
Last Sold Price:	£650,000					
<b>6, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	23/02/2023					
Last Sold Price:	£550,000					
<b>39, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	30/03/2022					
Last Sold Price:	£425,000					
<b>11, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	22/06/2021					
Last Sold Price:	£537,500					
<b>23, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	22/03/2021	06/07/2011				
Last Sold Price:	£735,000	£335,000				
<b>17, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	10/09/2020					
Last Sold Price:	£710,000					
<b>14, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	28/02/2020	25/03/2004	14/06/1996			
Last Sold Price:	£480,000	£270,000	£122,000			
<b>18, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	28/02/2020	08/02/2008	15/10/2002			
Last Sold Price:	£565,000	£352,500	£245,000			
<b>4, Stavedown Road, Winchester, SO21 3HA</b>						Semi-detached House
Last Sold Date:	28/10/2016	29/09/2014	29/05/2009			
Last Sold Price:	£410,000	£328,000	£220,000			

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

# Market Sold in Street



<b>2, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	09/09/2016	12/10/2015	27/08/2004	28/08/2002	02/10/1997	
Last Sold Price:	£340,000	£307,000	£249,950	£221,000	£107,000	
<b>38, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	06/11/2015					
Last Sold Price:	£370,000					
<b>5, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	03/11/2015					
Last Sold Price:	£400,000					
<b>24, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	04/09/2015	08/01/2010				
Last Sold Price:	£435,000	£340,000				
<b>9, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	17/08/2015					
Last Sold Price:	£380,000					
<b>36, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	27/03/2015					
Last Sold Price:	£415,000					
<b>34, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	28/11/2014					
Last Sold Price:	£415,000					
<b>27, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	23/05/2014					
Last Sold Price:	£390,000					
<b>37, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	08/03/2013	03/07/1996				
Last Sold Price:	£320,000	£91,000				
<b>Longwood, 15, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	29/07/2011					
Last Sold Price:	£425,000					
<b>31, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	30/04/2009					
Last Sold Price:	£250,000					
<b>16, Stavedown Road, Winchester, SO21 3HA</b>						Detached House
Last Sold Date:	07/08/2008					
Last Sold Price:	£350,000					

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

# Market Sold in Street



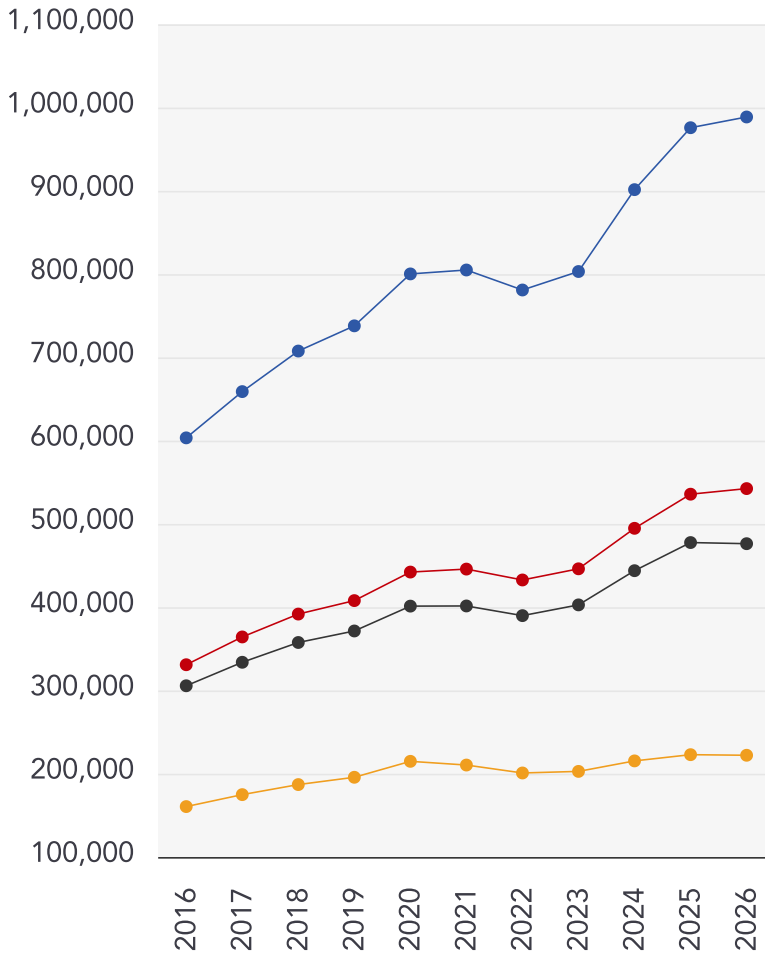
<b>35, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	25/09/2006	21/07/2005	22/07/1996	
Last Sold Price:	£345,000	£325,000	£120,000	
<b>13, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	30/08/2005	25/07/2003	20/08/2001	
Last Sold Price:	£306,000	£250,000	£227,500	
<b>29, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	05/08/2005	30/05/1997	28/02/1997	
Last Sold Price:	£365,000	£155,000	£159,000	
<b>1, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	04/05/2005	04/06/1996		
Last Sold Price:	£285,000	£105,000		
<b>15, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	12/12/2003			
Last Sold Price:	£292,500			
<b>26, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	29/07/2003			
Last Sold Price:	£220,000			
<b>33, Stavedown Road, Winchester, SO21 3HA</b>				Detached House
Last Sold Date:	08/03/2001			
Last Sold Price:	£249,500			

**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%**

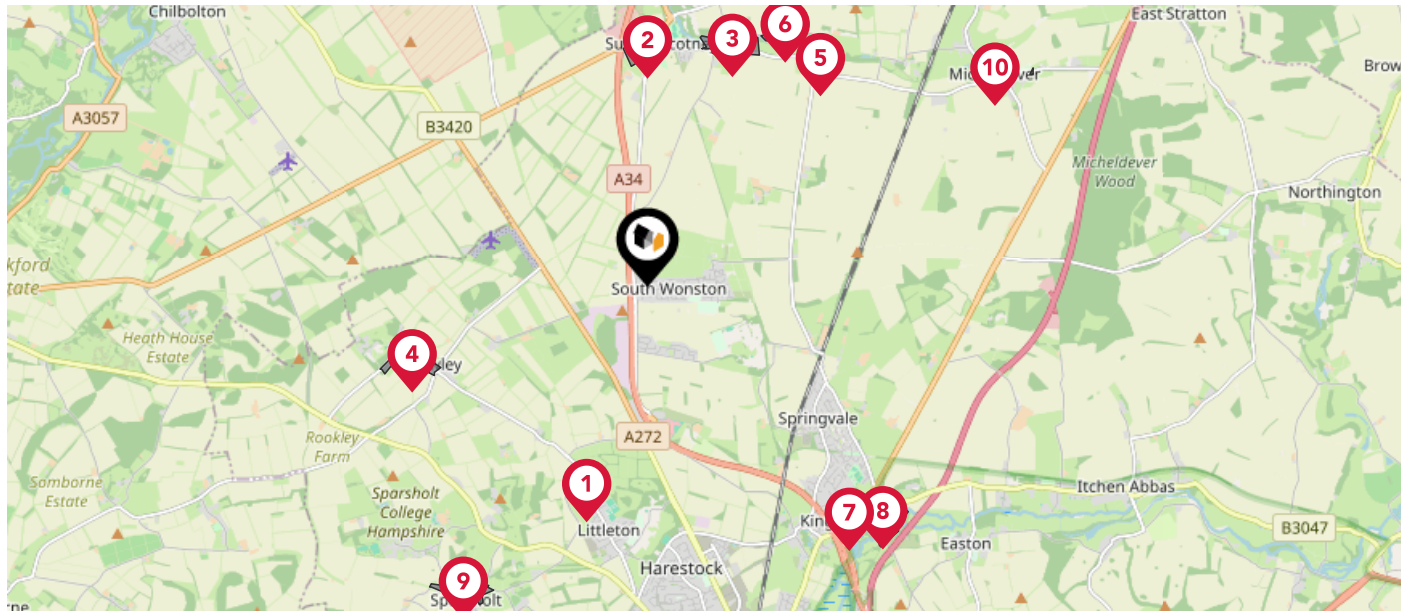
Flat

**+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.



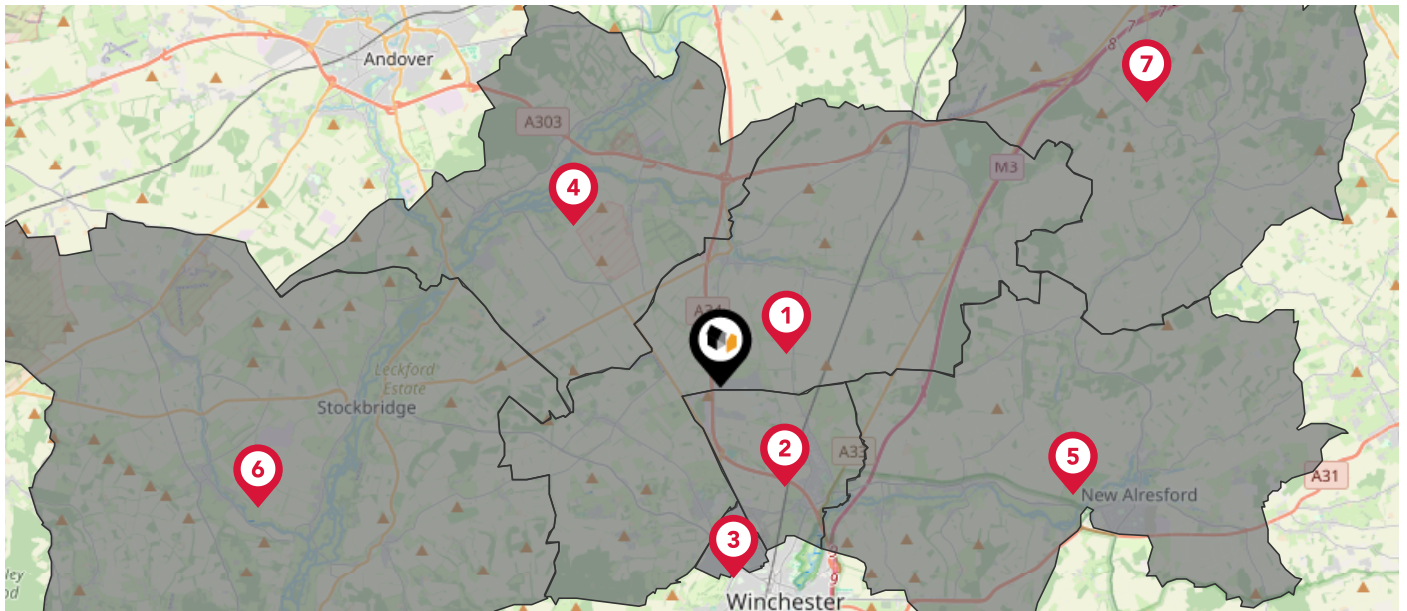
### Nearby Conservation Areas

- 1 Littleton
- 2 Sutton Scotney
- 3 Wonston
- 4 Crawley
- 5 Stoke Charity
- 6 Hunton
- 7 Kings Worthy
- 8 Abbots Worthy
- 9 Sparsholt
- 10 Micheldever








# Maps

## Council Wards

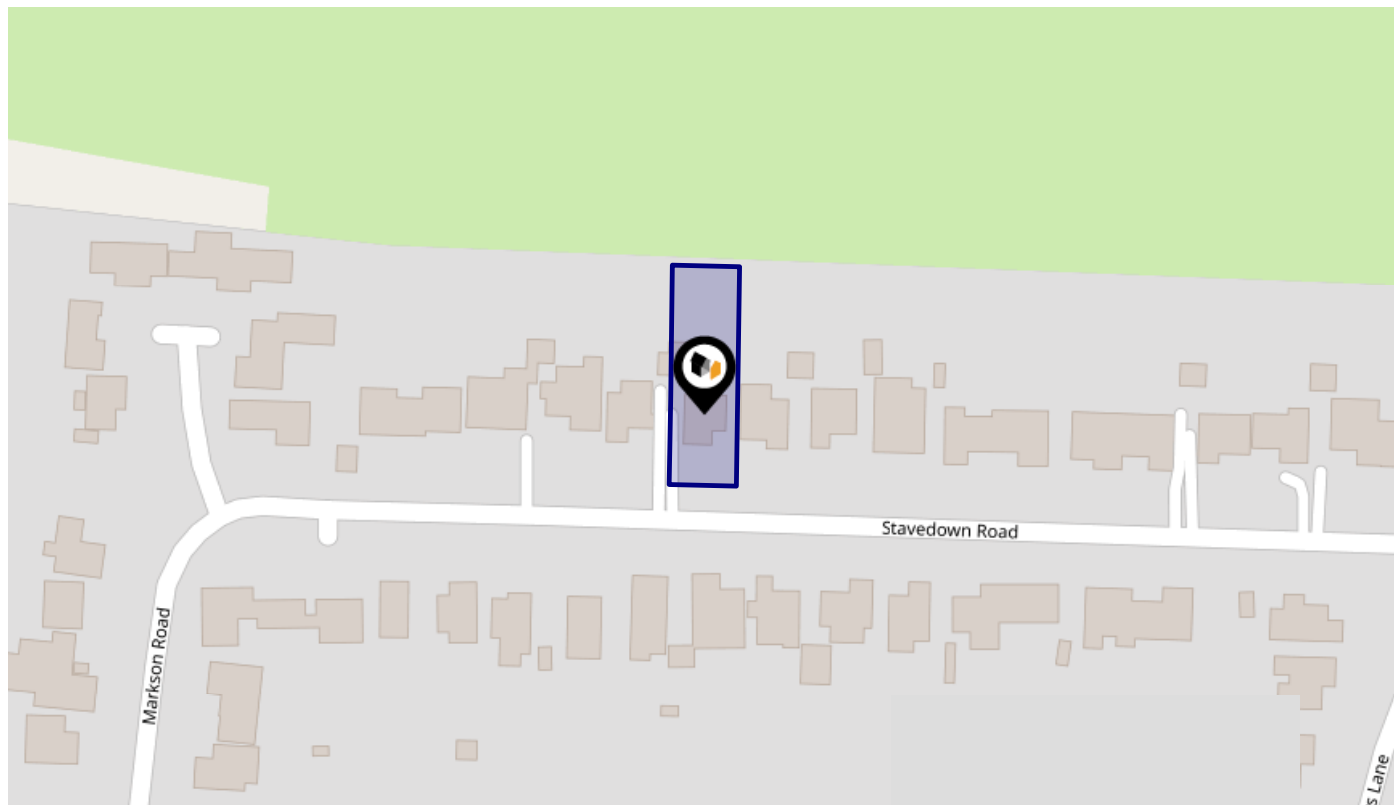
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Wonston & Micheldever Ward
-  The Worthys Ward
-  St. Barnabas Ward
-  Harewood Ward
-  Alresford & Itchen Valley Ward
-  Mid Test Ward
-  Oakley & The Candovers 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.

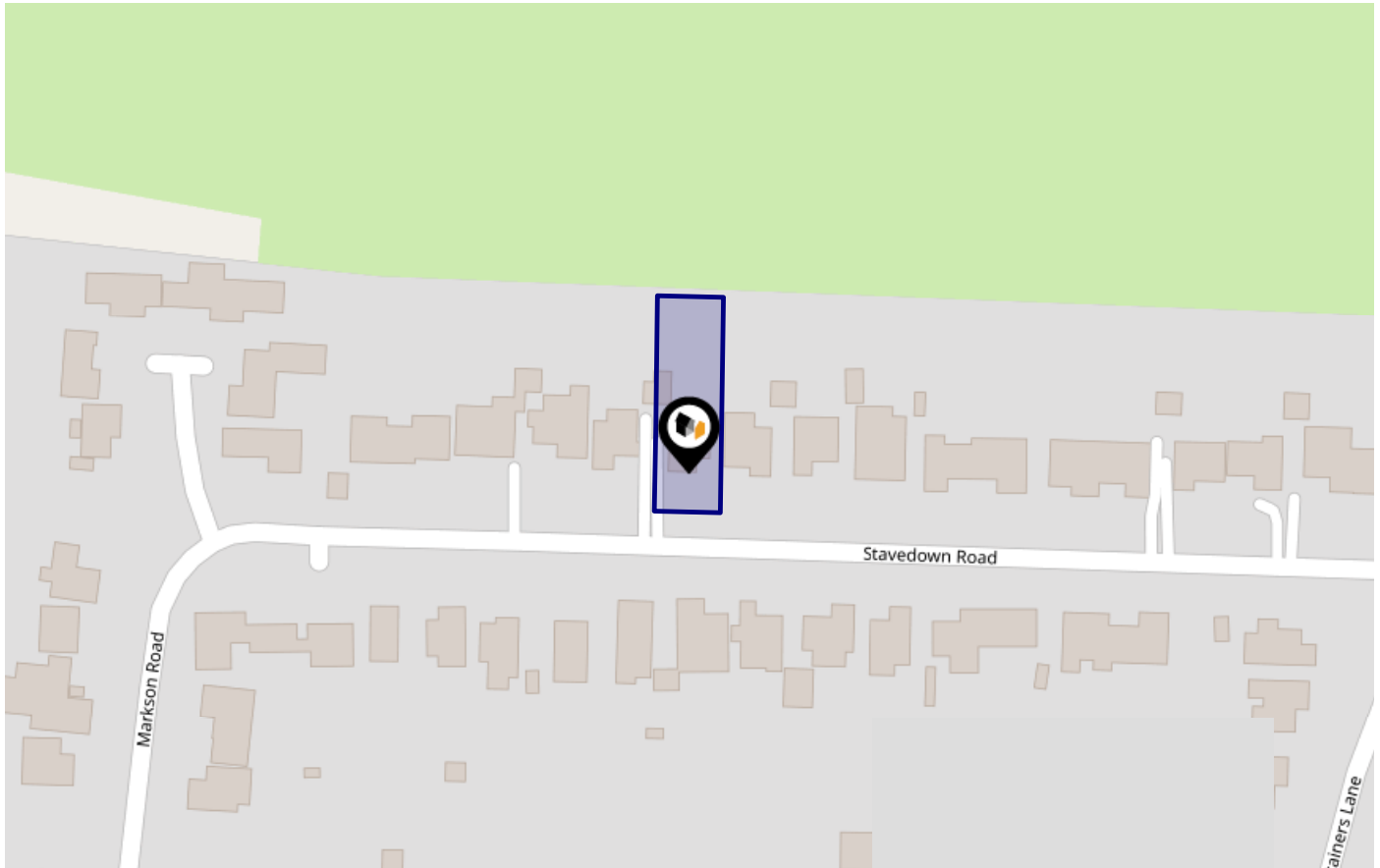
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

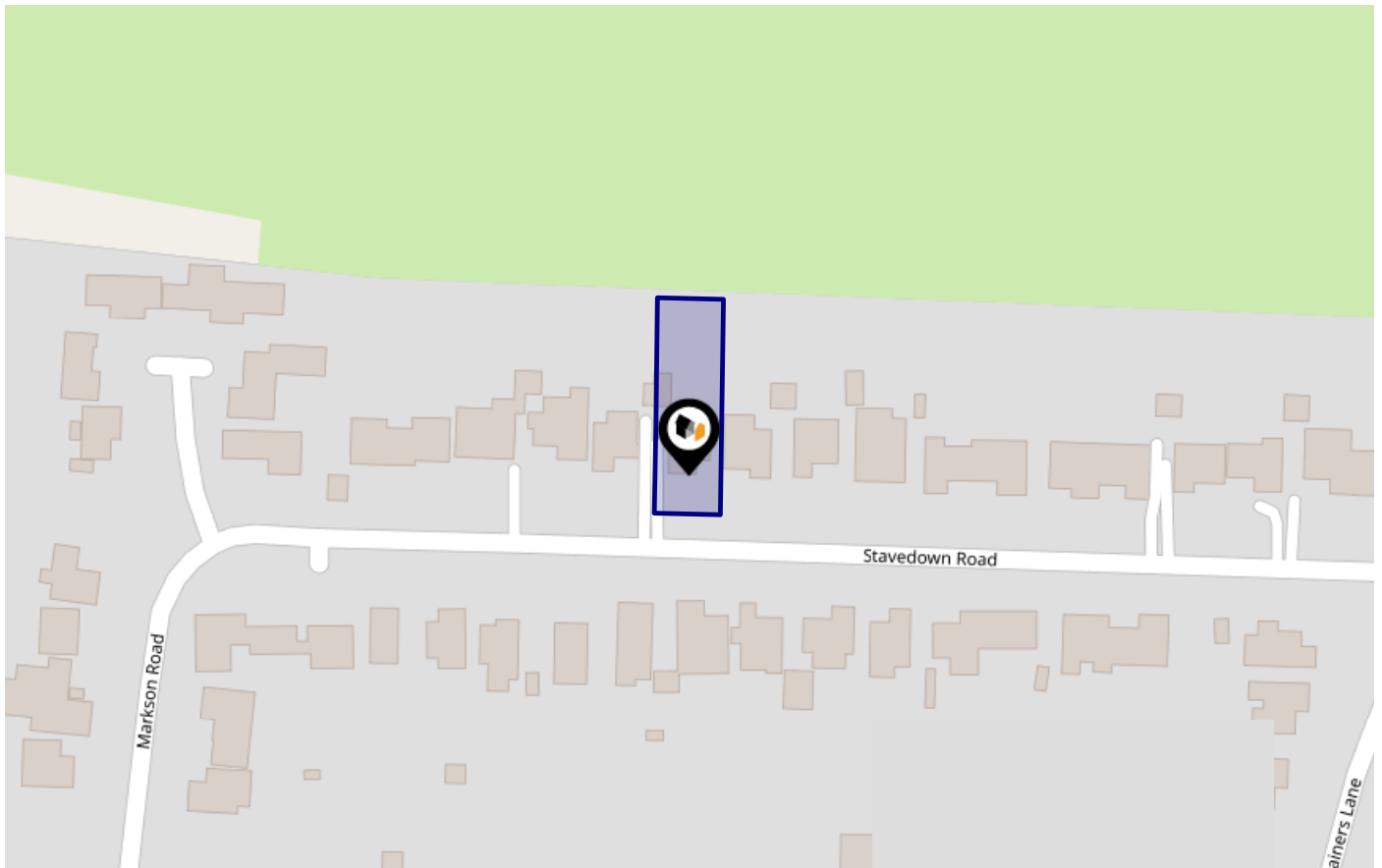
Chance of flooding to the following depths at this property:



# 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.

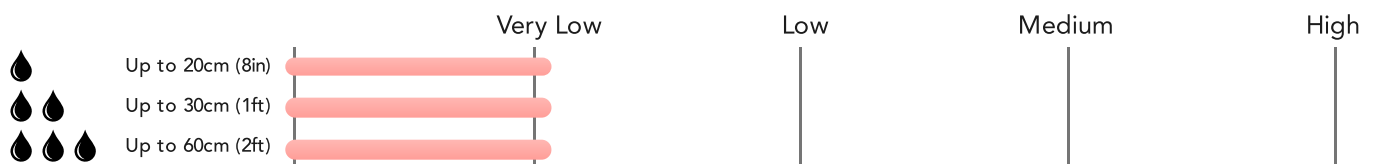


**Risk Rating: Very low**

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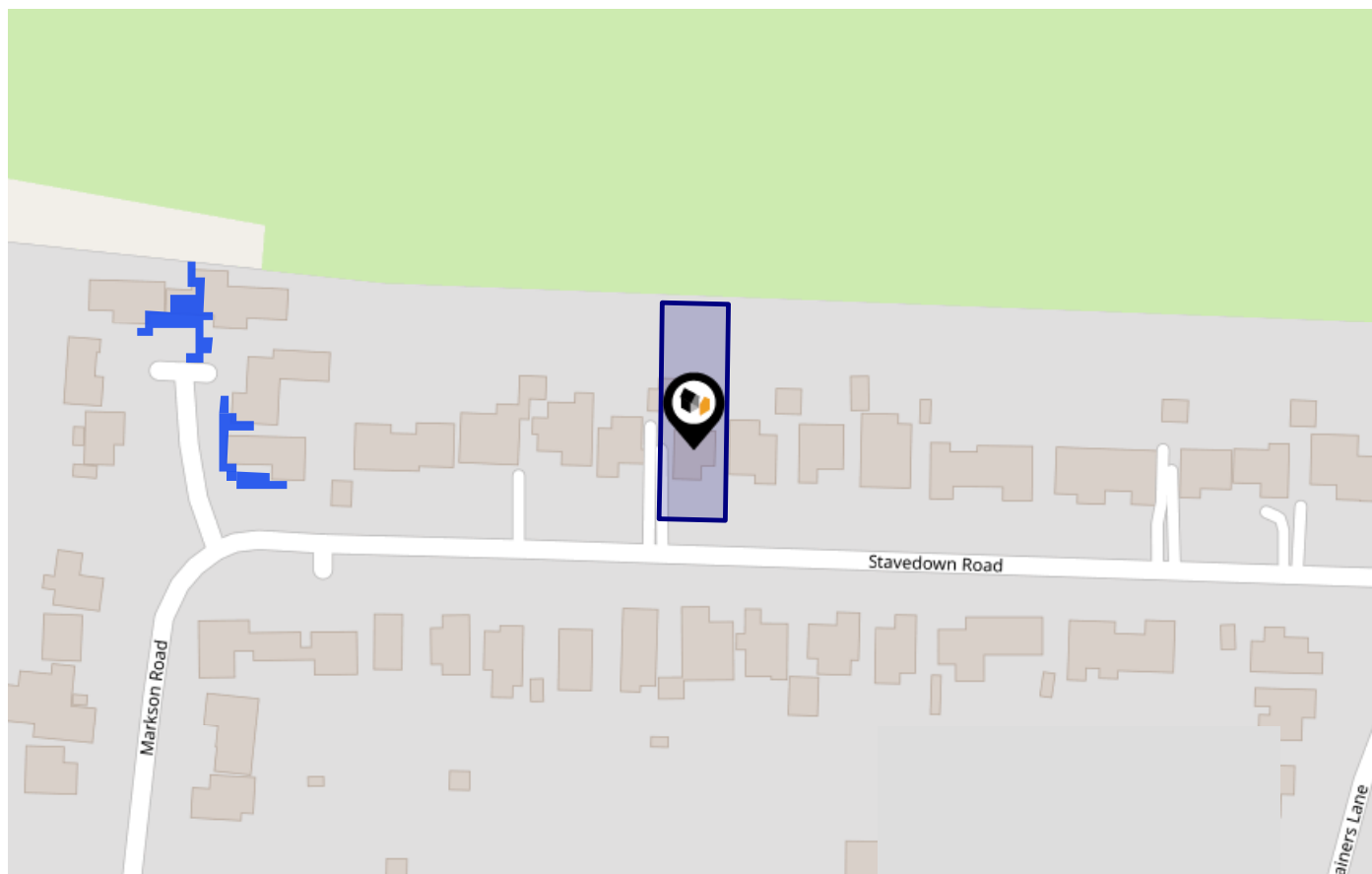
Chance of flooding to the following depths at this property:



# 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.

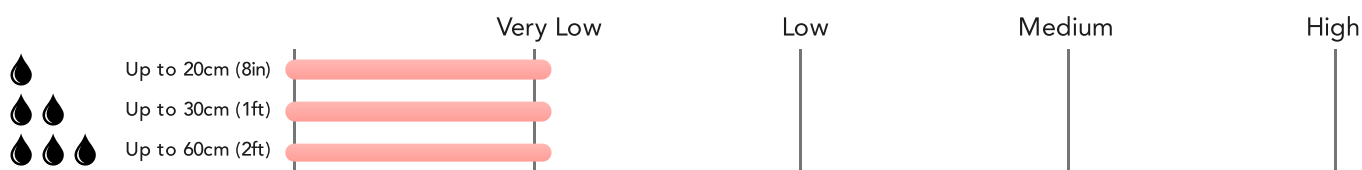


Risk Rating: **Very low**

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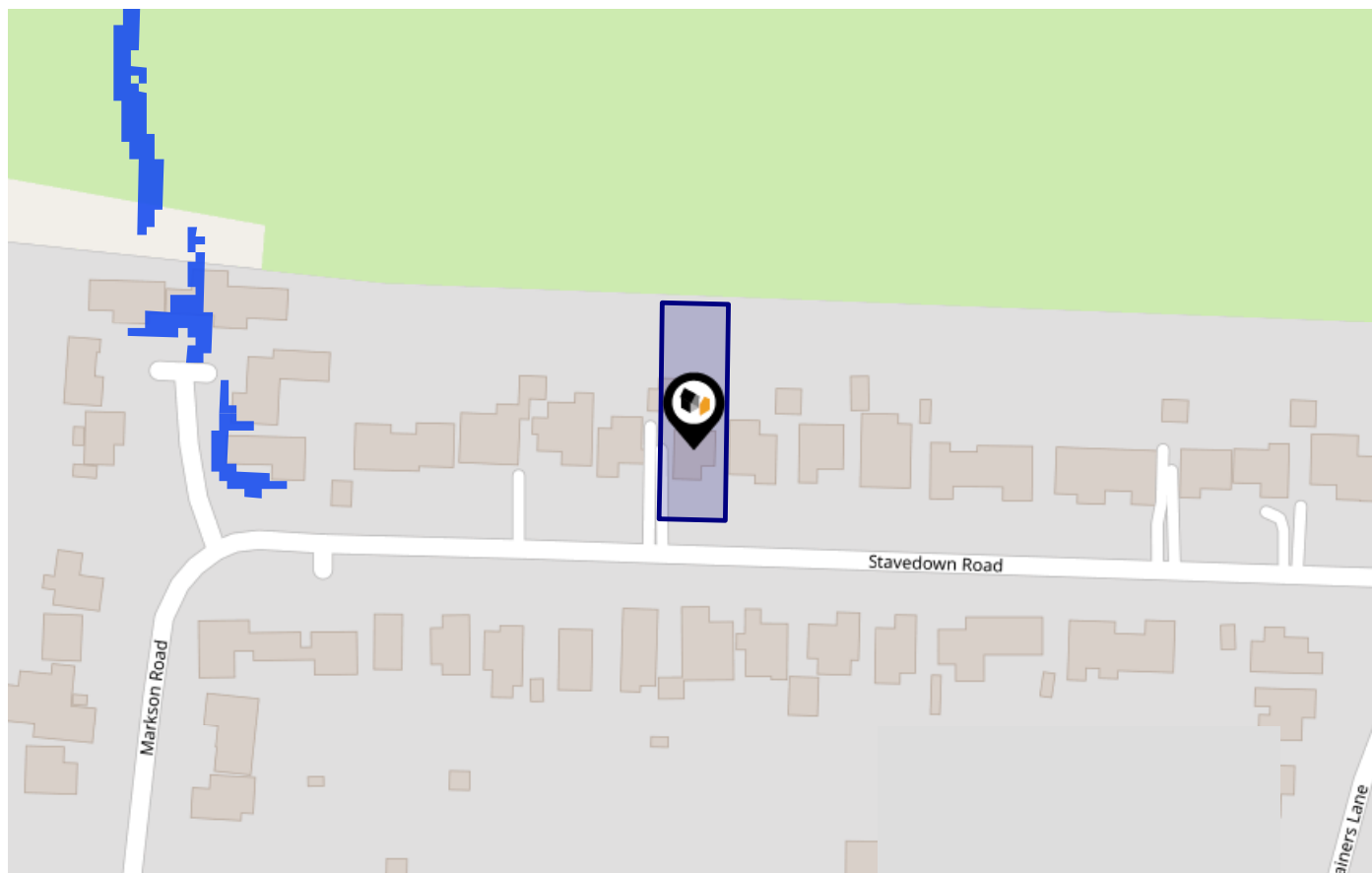
Chance of flooding to the following depths at this property:



# 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.

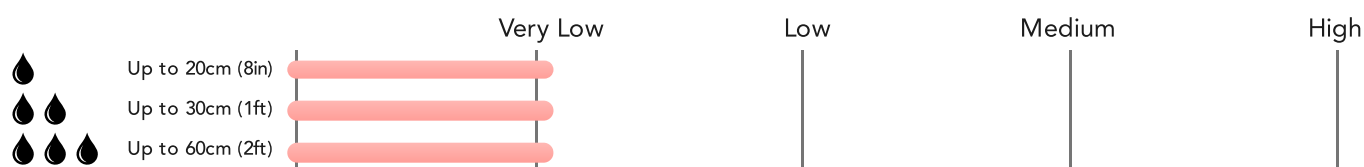


Risk Rating: **Very low**

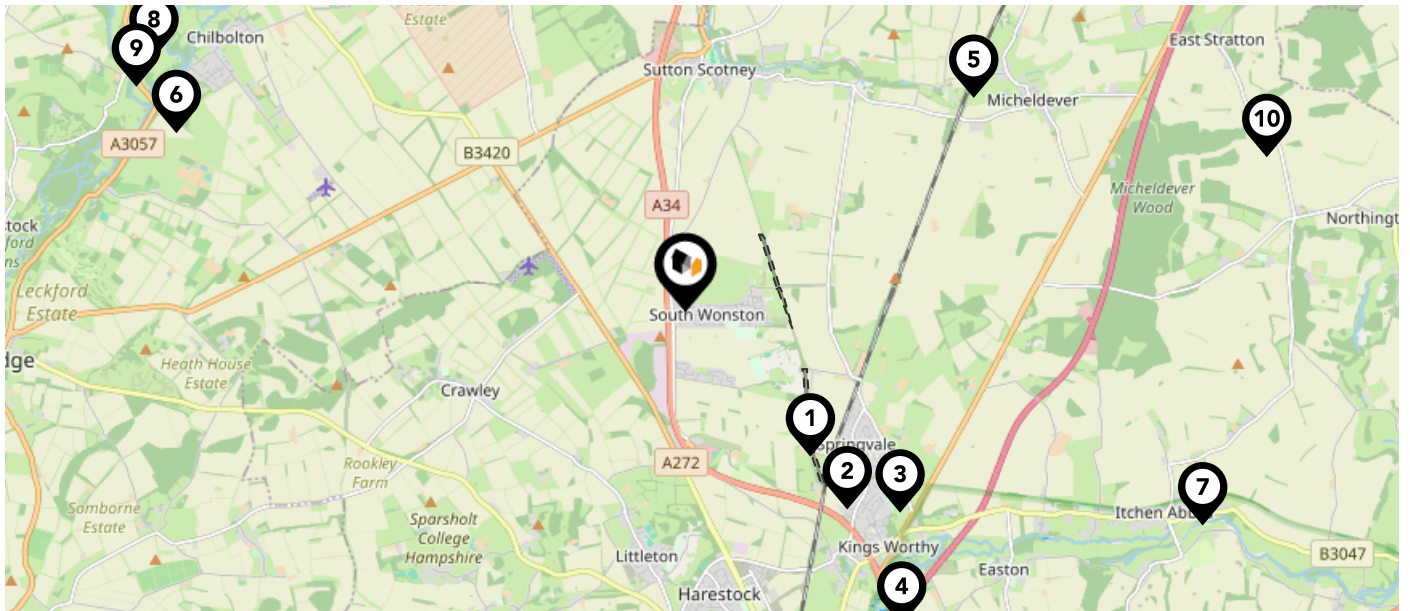
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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.



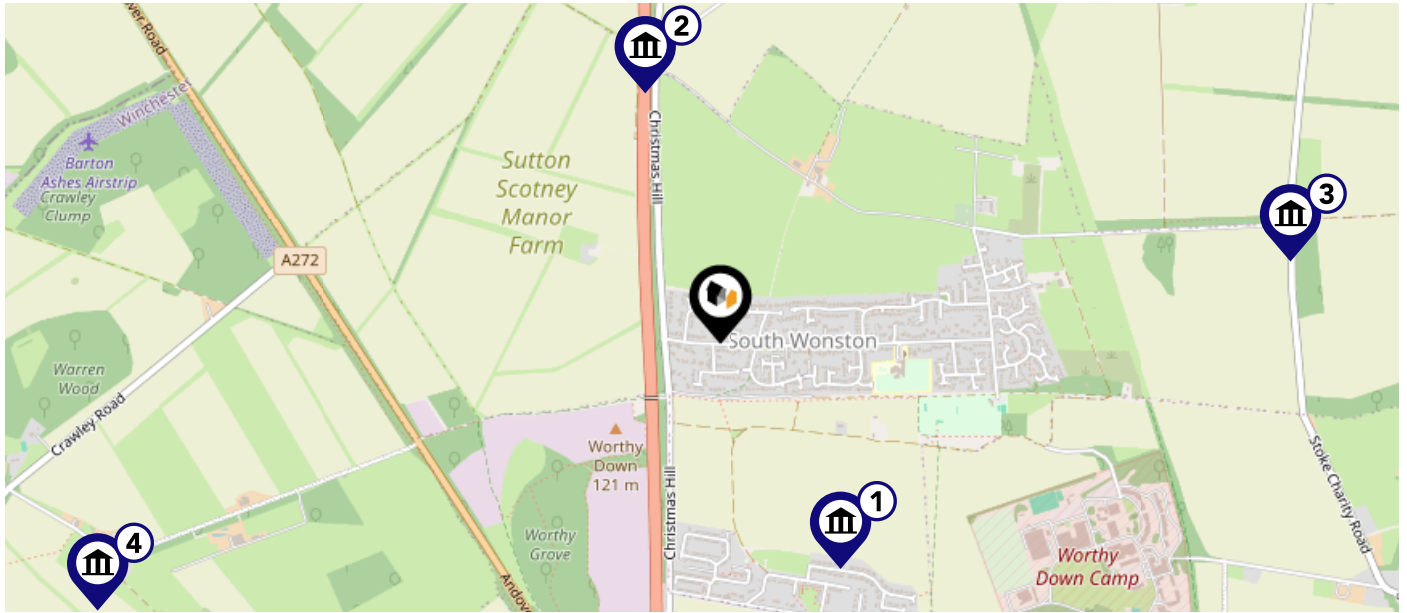
### Nearby Landfill Sites

<b>1</b>	Alresford Drove-Near Winchester, Hampshire	Historic Landfill
<b>2</b>	Springvale Road-Winchester	Historic Landfill
<b>3</b>	Railway Cutting-Kingsworthy	Historic Landfill
<b>4</b>	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
<b>5</b>	Weston Colley-Micheldever, Hampshire	Historic Landfill
<b>6</b>	West Down-Junction Road, Andover, Hampshire	Historic Landfill
<b>7</b>	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
<b>8</b>	Disused Railway Cutting-Fullerton Road, Fullerton, Near Andover	Historic Landfill
<b>9</b>	Field Adjacent to Romsey Road-Near Fullerton	Historic Landfill
<b>10</b>	Land at Burcot Farm-East Stratton, Winchester	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



1393762 - World War I Pickett-hamilton Fort Su 4681 3512 (no.1), Worthy Down Airfield

Grade II

0.6 miles



1095190 - Milestone, Opposite Junction With Wonston Lane

Grade II

0.6 miles



1157267 - Wallers Ash

Grade II

1.4 miles

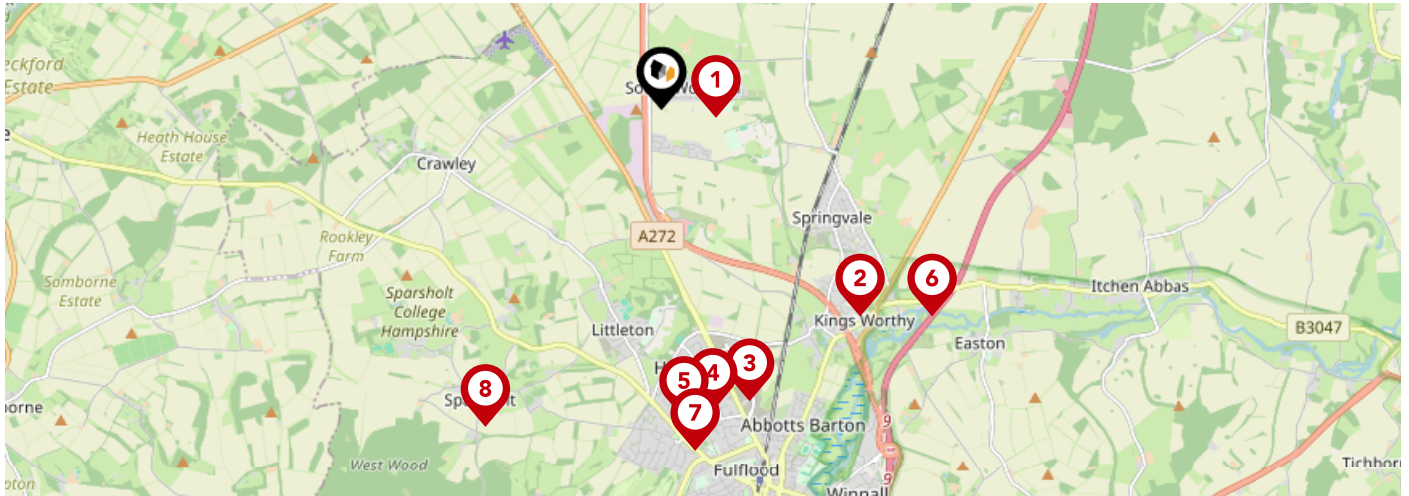


1061374 - East Barn At New Barn Farm

Grade II

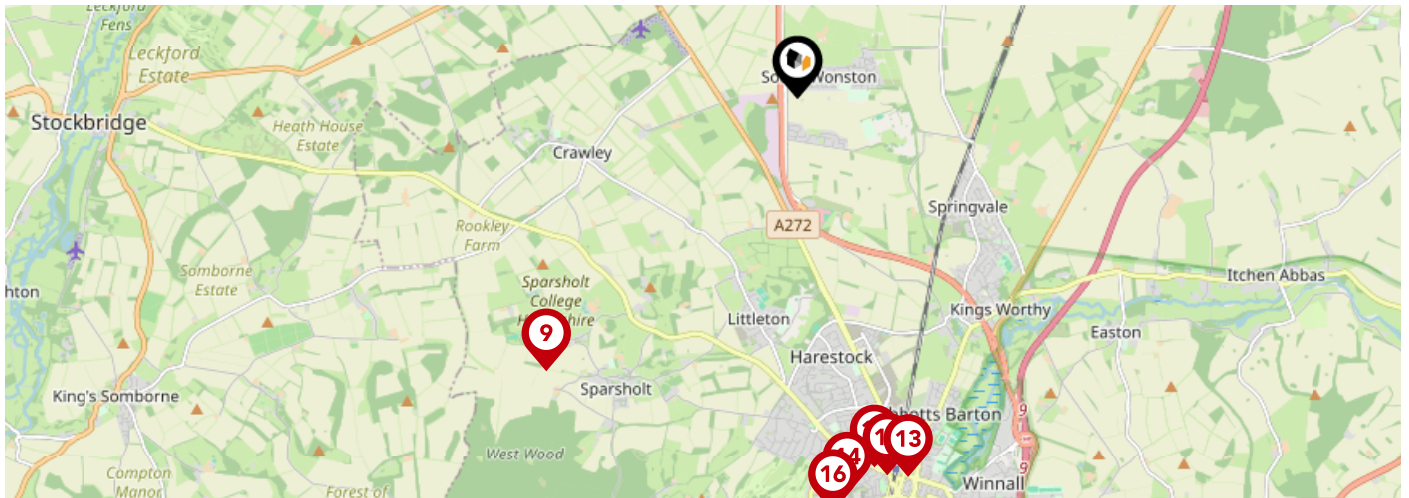
1.6 miles









# Area Schools



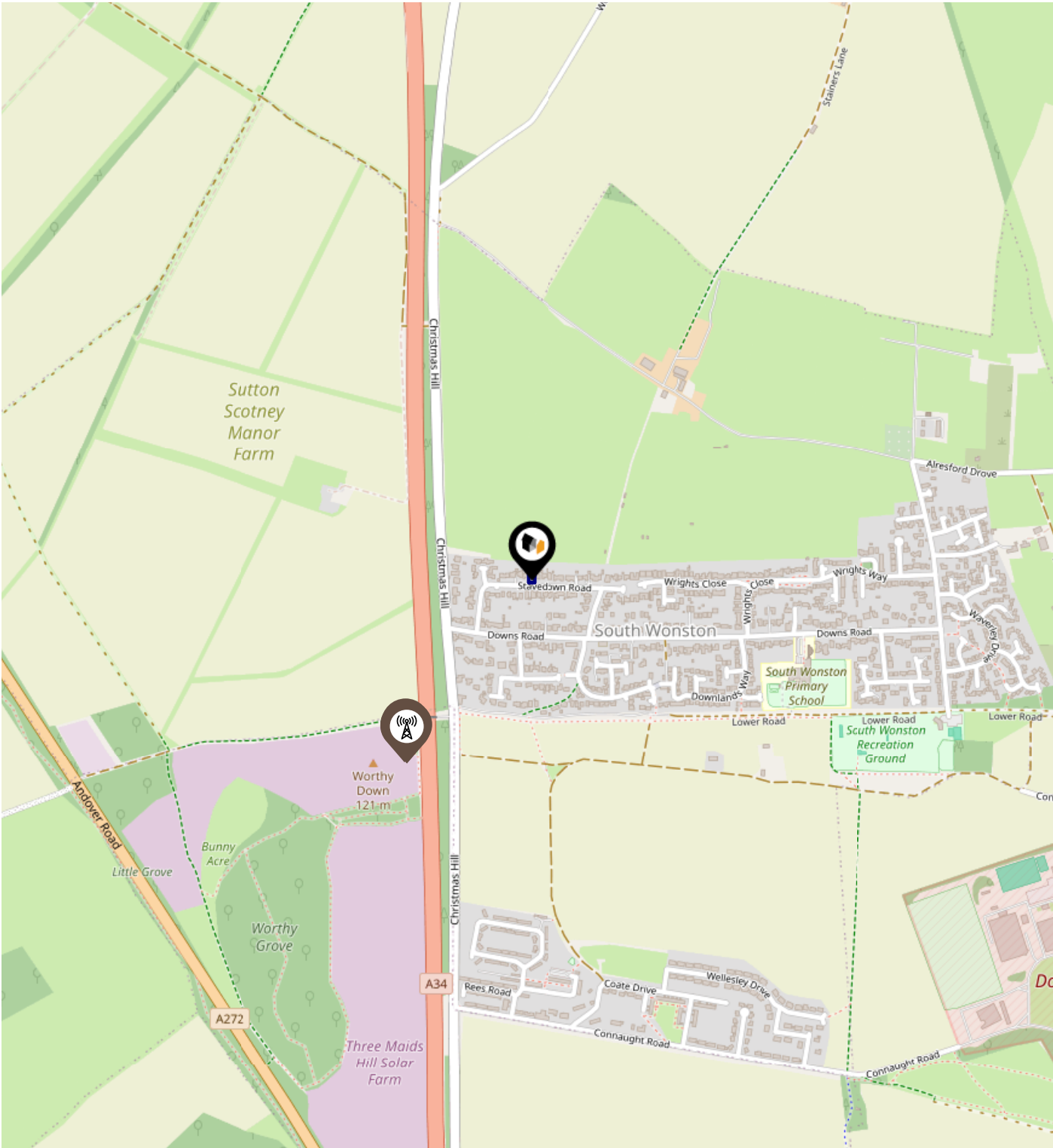
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>South Wonston Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sparsholt Church of England Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Sparsholt College Hampshire</b> Ofsted Rating: Good   Pupils:0   Distance:3.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lanterns Nursery School and Extended Services</b> Ofsted Rating: Outstanding   Pupils: 108   Distance:3.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton Stacey Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:3.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Micheldever CofE Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Western Church of England Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

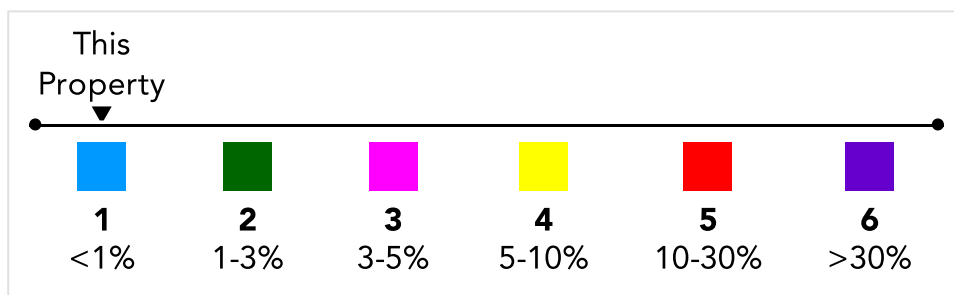
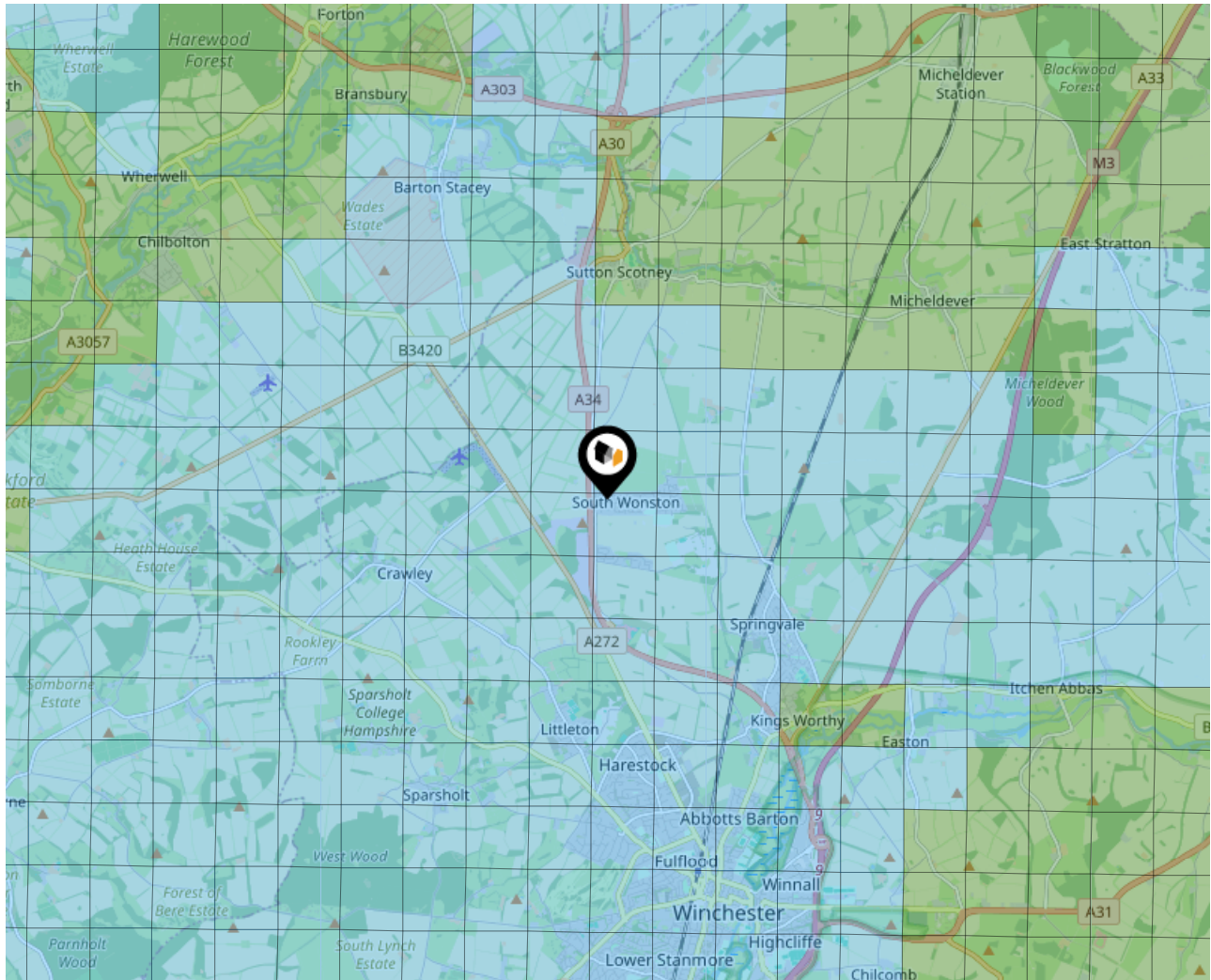


**Key:**

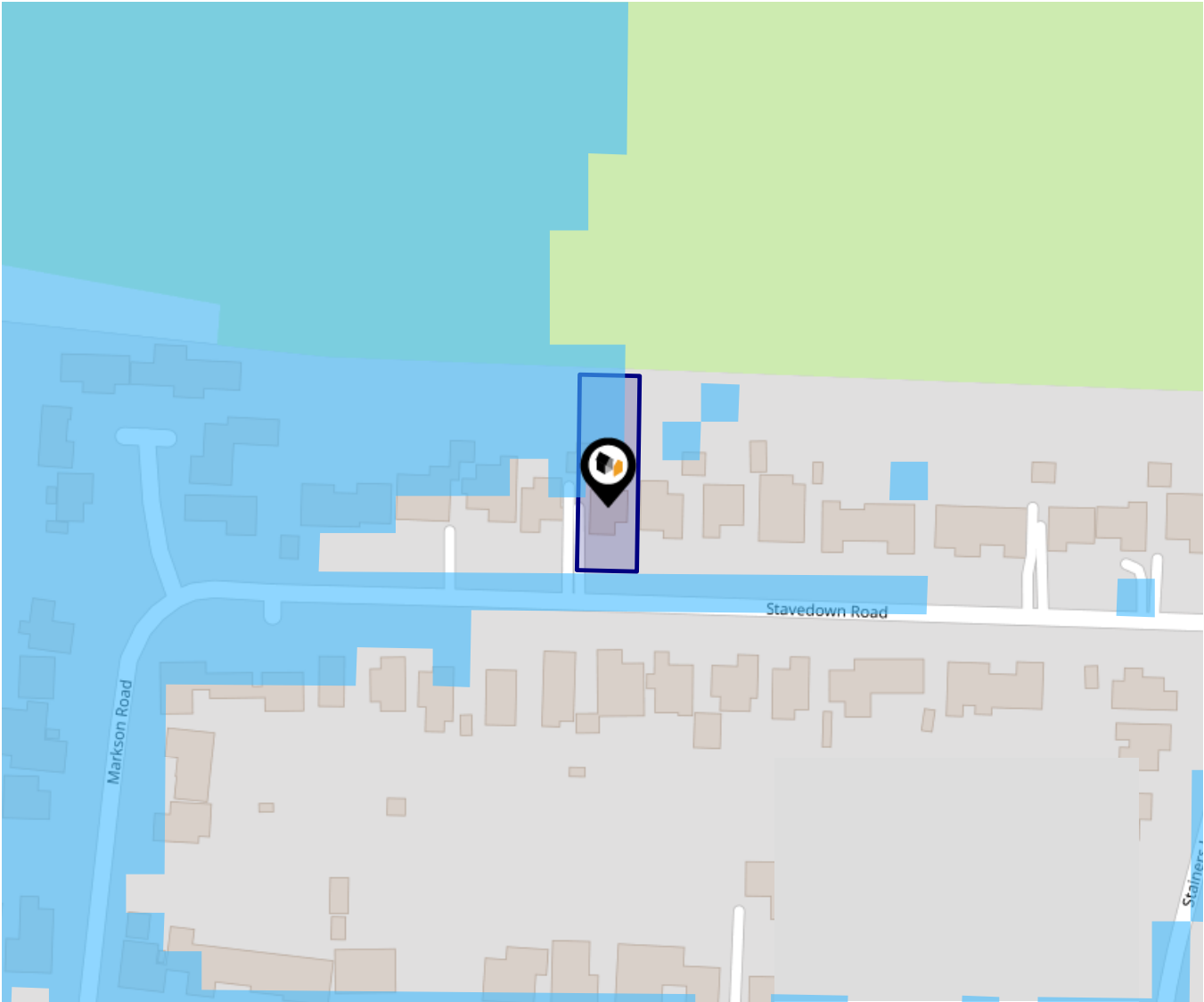
-  Power Pylons
-  Communication Masts

## 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

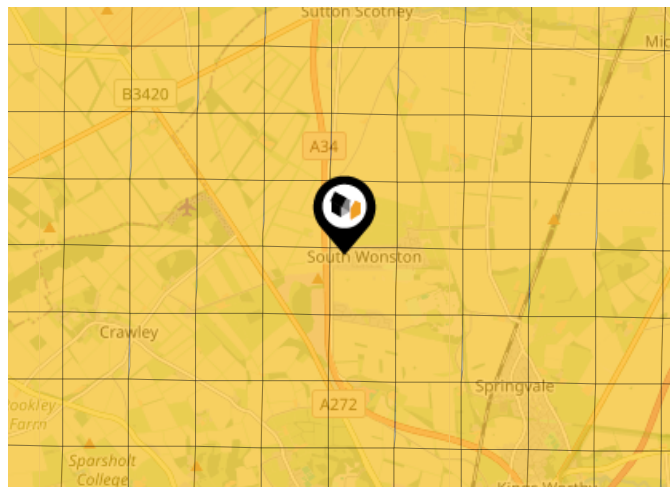


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

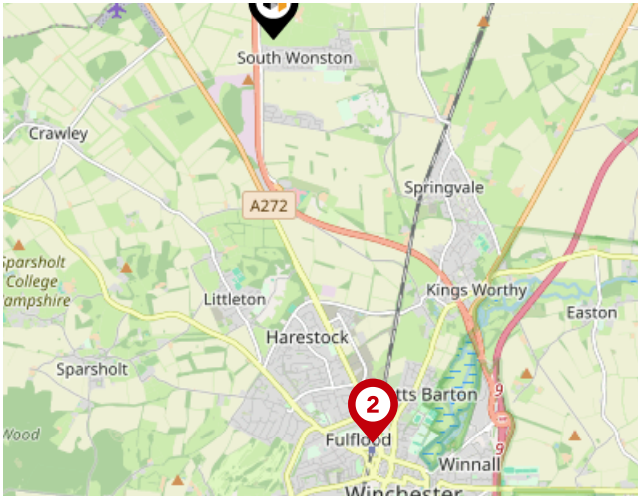


## Primary Classifications (Most Common Clay Types)

<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

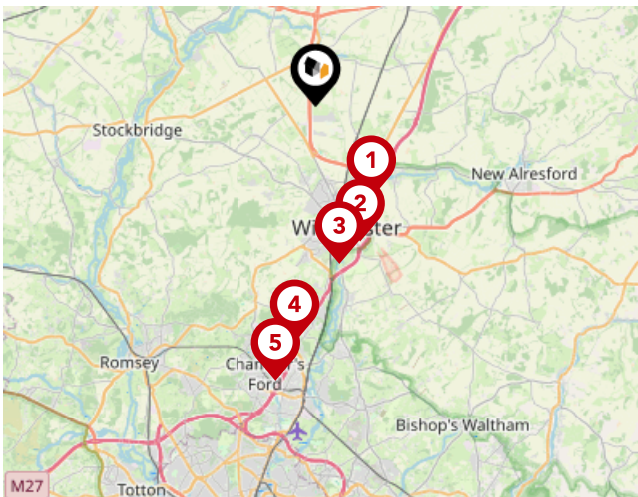
# Area

## Transport (National)



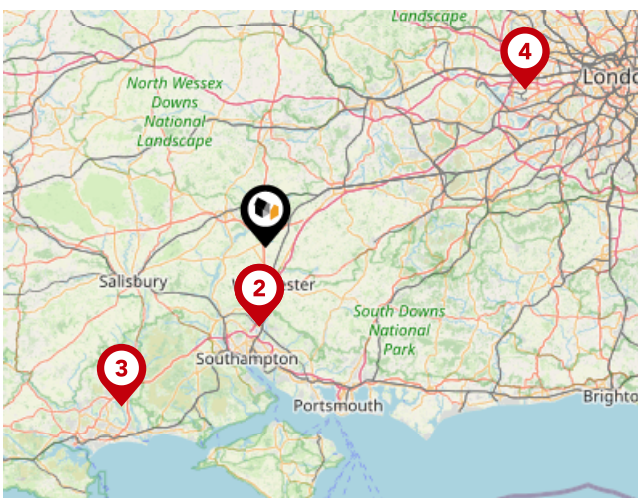
### National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	3.86 miles
2	Winchester Rail Station	3.86 miles
3	Micheldever Rail Station	5.47 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	4.02 miles
2	M3 J10	5.29 miles
3	M3 J11	5.9 miles
4	M3 J12	8.78 miles
5	M3 J13	10.33 miles

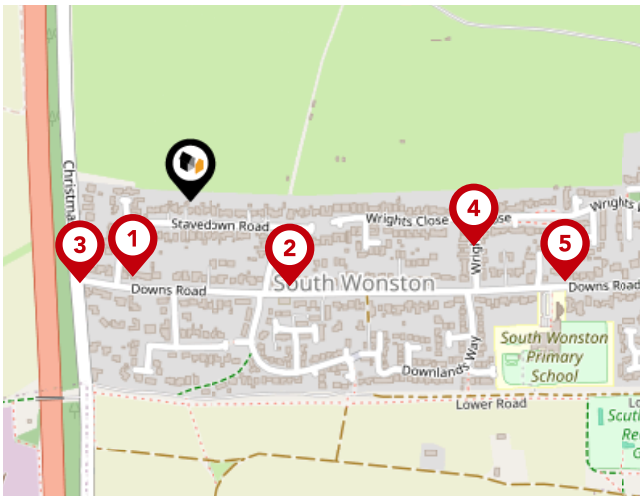


### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	11.87 miles
2	Southampton Airport	11.87 miles
3	Bournemouth International Airport	32.04 miles
4	Heathrow Airport Terminal 4	45.18 miles

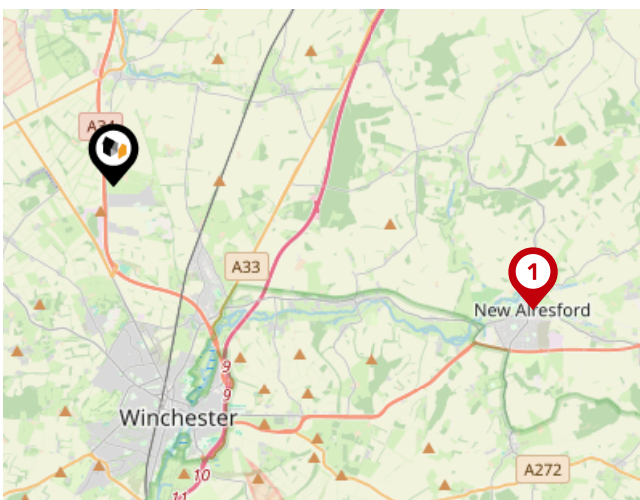
# Area

## Transport (Local)



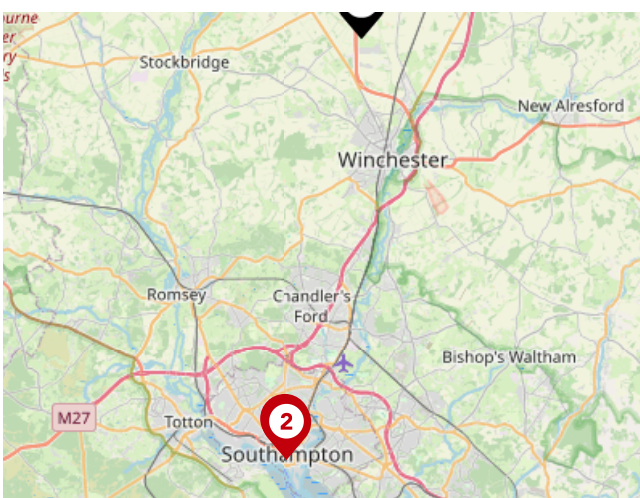
### Bus Stops/Stations

Pin	Name	Distance
1	Markson Road	0.11 miles
2	Groves Close	0.15 miles
3	South Wonston Turn	0.16 miles
4	Downs Road	0.33 miles
5	Primary School	0.45 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	15.87 miles
2	Southampton Passenger Ferry Terminal	15.95 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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