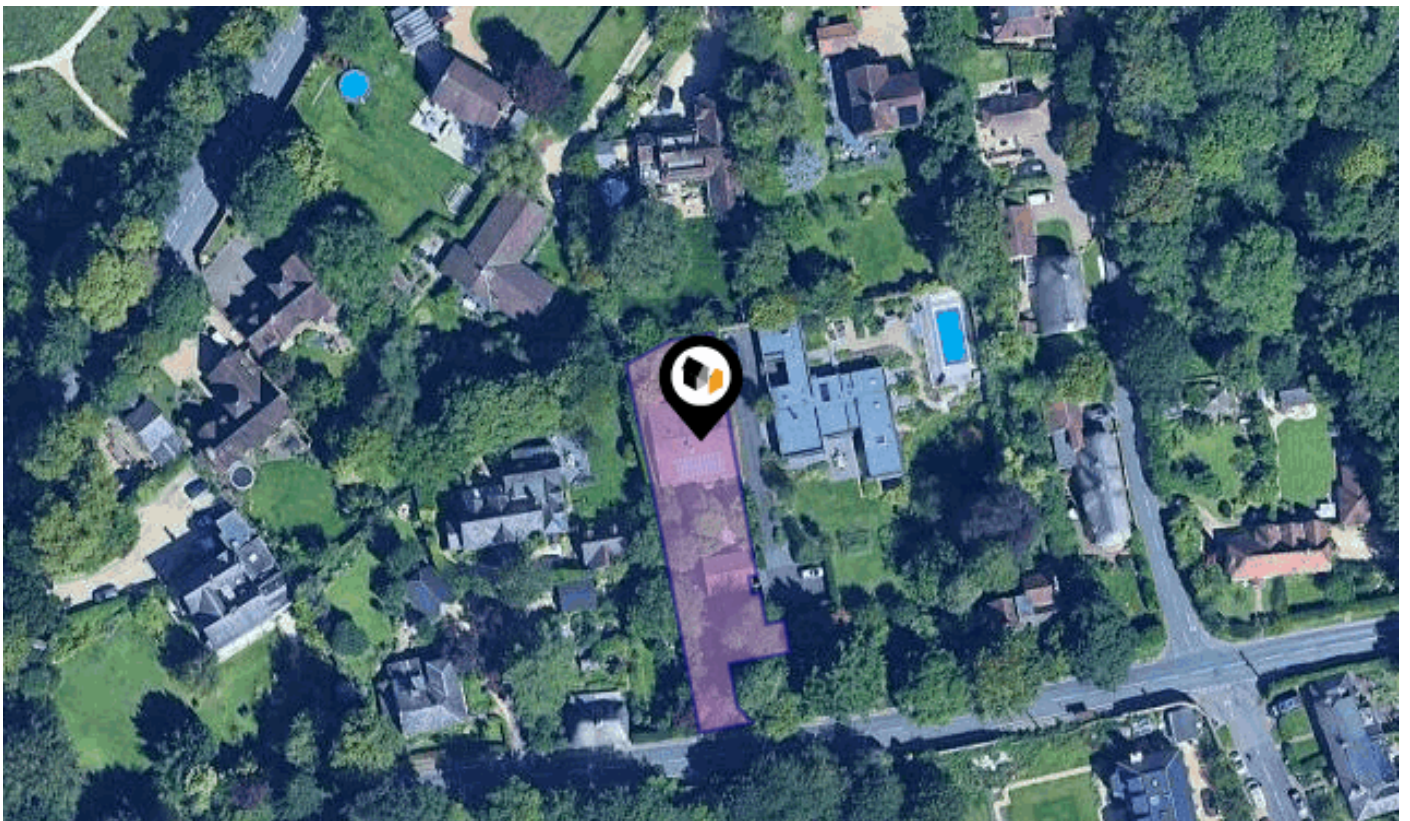




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 21st April 2026**



## **ABBOTS WORTHY, WINCHESTER, SO21**

**Guide Price : £1,450,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

# Property Overview






## Property

<b>Type:</b>	Detached	<b>Guide Price:</b>	£1,450,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,314 ft <sup>2</sup> / 215 m <sup>2</sup>		
<b>Plot Area:</b>	0.23 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,933		
<b>Title Number:</b>	HP473677		

## Local Area

<b>Local Authority:</b>	Hampshire
<b>Conservation Area:</b>	Abbots Worthy
<b>Flood Risk:</b>	
<ul style="list-style-type: none"> <li>● Rivers &amp; Seas</li> <li>● Surface Water</li> </ul>	<p>Very low</p> <p>Very low</p>

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

<b>7</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: *Abbots Worthy, Winchester, SO21*

Reference - SDNP/13/06031/TCA
<b>Decision:</b> Application Determined
<b>Date:</b> 31st December 2013
<b>Description:</b> Fell 1no. spruce tree

Reference - Winchester/09/02135/TPC
<b>Decision:</b> Decided
<b>Date:</b> 21st October 2009
<b>Description:</b> Fell 1no. Ornamental Cherry tree

Reference - 09/02135/TPC
<b>Decision:</b> Decided
<b>Date:</b> 21st October 2009
<b>Description:</b> Fell 1no. Ornamental Cherry tree

Reference - 94/00948/OLD
<b>Decision:</b> Decided
<b>Date:</b> 25th April 1994
<b>Description:</b> Double garage

# Planning History This Address



Planning records for: *Abbots Worthy, Winchester, SO21*

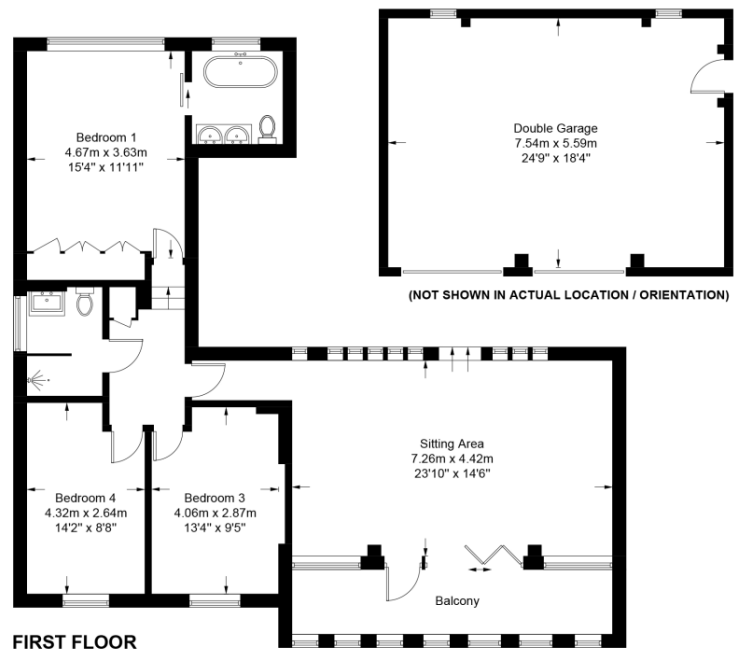
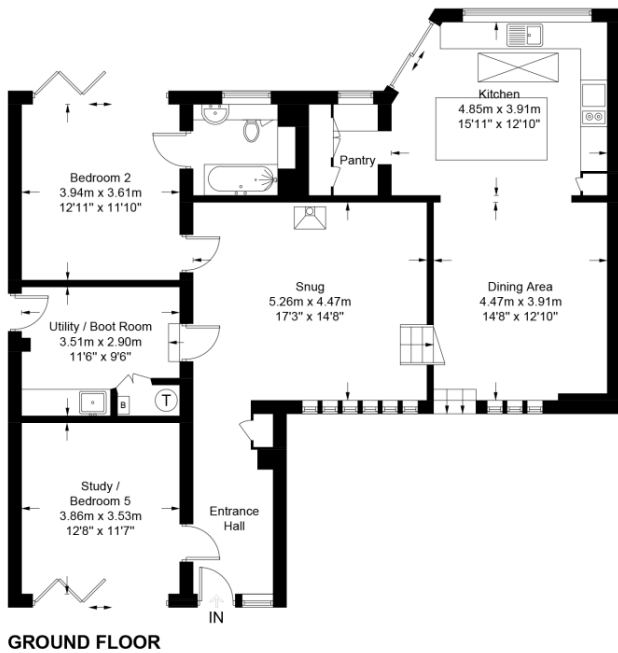
Reference - SDNP/17/03544/HOUS	
<b>Decision:</b>	Application Determined
<b>Date:</b>	21st July 2017
<b>Description:</b>	Rendering of property (PART RETROSPECTIVE) and associated alterations to existing windows and balcony. Existing rear kitchen window and roof altered to form gabled window.

# Gallery Photos



## ABBOTS WORTHY, WINCHESTER, SO21

Approximate Gross Internal Area = 213.8 sq m / 2301 sq ft  
 Double Garage = 42.3 sq m / 455 sq ft  
 Total = 256.1 sq m / 2756 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzoo Marketing (ID1292560)

# Property EPC - Certificate

Abbots Worthy, SO21

Energy rating

# B

Valid until 09.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in 65% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	215 m <sup>2</sup>

# Market Sold in Street



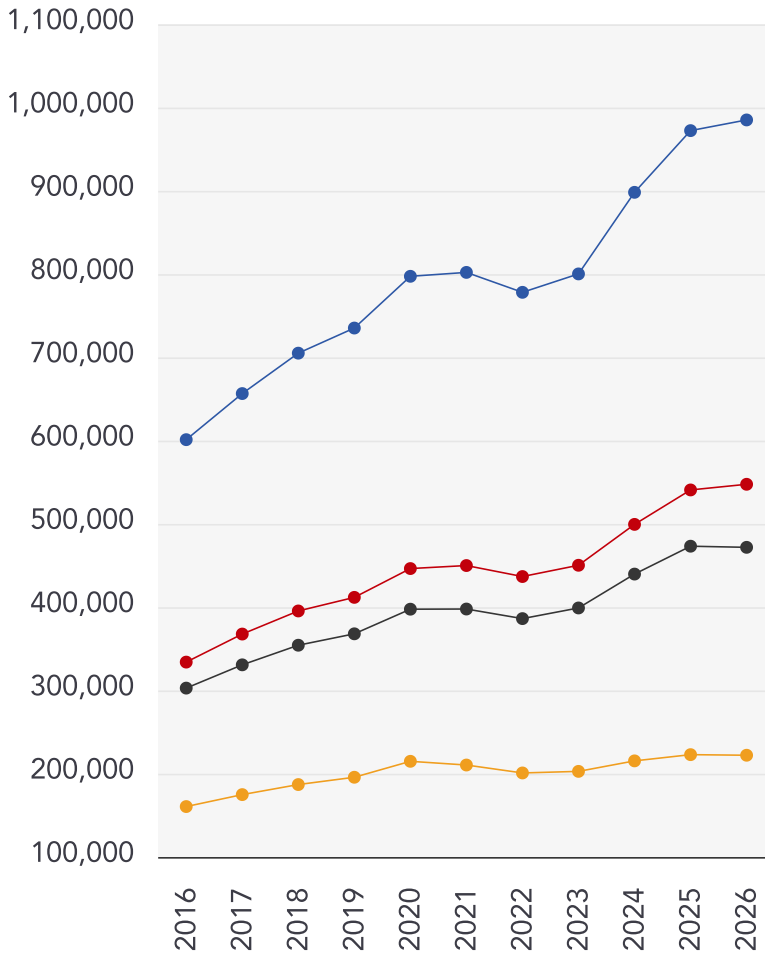
<b>Mark Two, Winchester, SO21 1DR</b>				Detached House
Last Sold Date:	19/11/2020	03/06/2008	04/07/2001	
Last Sold Price:	£1,105,000	£720,000	£525,000	
<b>Abbots Worthy House, Winchester, SO21 1DR</b>				Detached House
Last Sold Date:	13/12/2016			
Last Sold Price:	£1,509,999			
<b>Point Seven, Winchester, SO21 1DR</b>				Detached House
Last Sold Date:	03/11/2006			
Last Sold Price:	£775,000			
<b>Well Cottage, Winchester, SO21 1DR</b>				Detached House
Last Sold Date:	03/09/2004			
Last Sold Price:	£195,000			
<b>Old Kings Worthy School, Winchester, SO21 1DR</b>				Detached House
Last Sold Date:	28/02/1995			
Last Sold Price:	£276,750			

**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%**

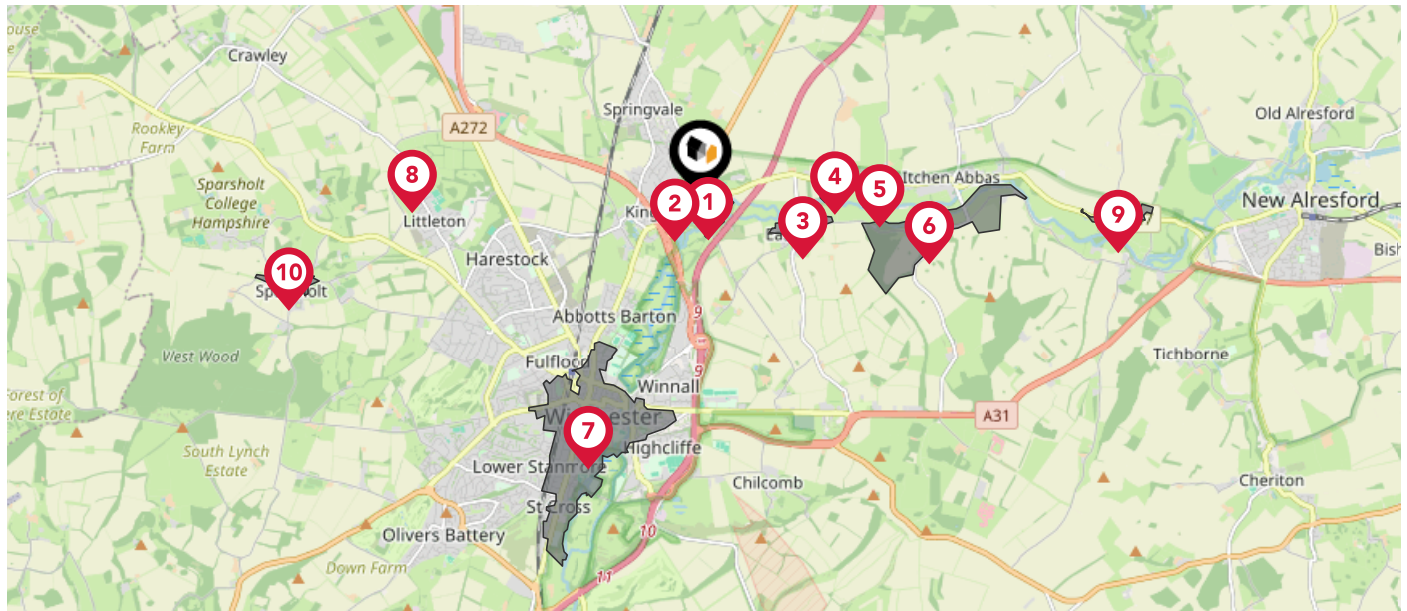
Flat

**+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.



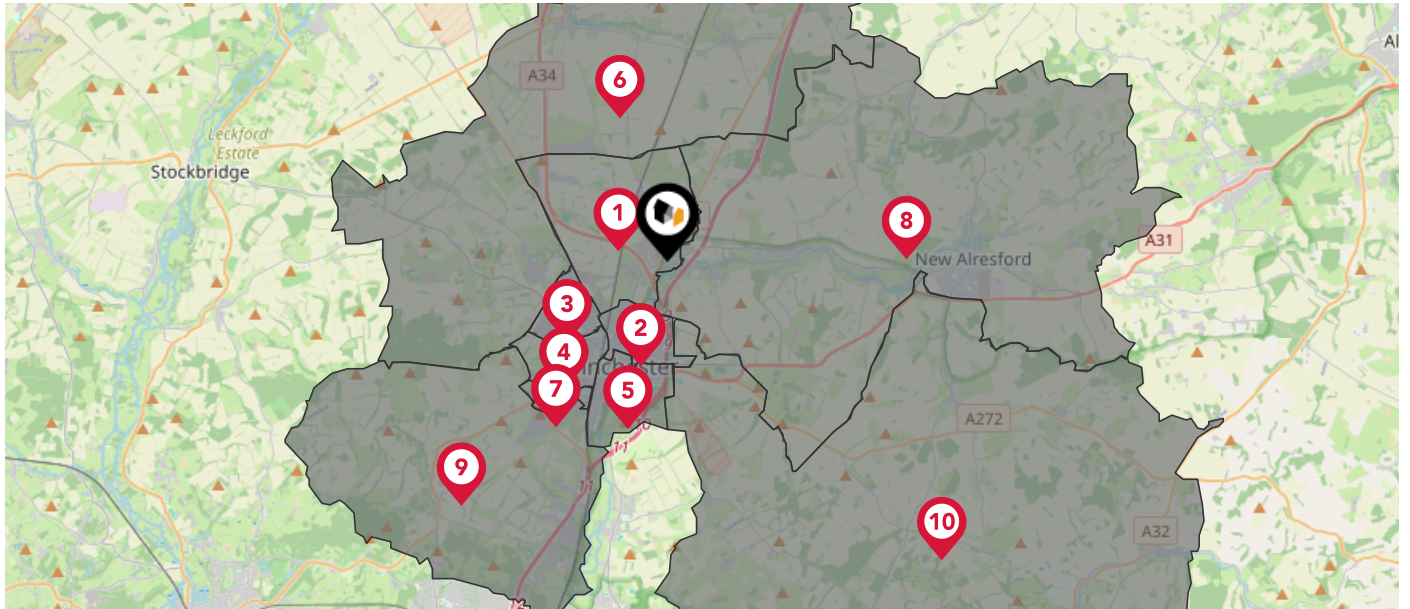
### Nearby Conservation Areas

- 1 Abbots Worthy
- 2 Kings Worthy
- 3 Easton
- 4 Martyr Worthy
- 5 Chilland
- 6 Avington
- 7 Winchester
- 8 Littleton
- 9 Itchen Stoke
- 10 Sparsholt











# Maps

## Council Wards

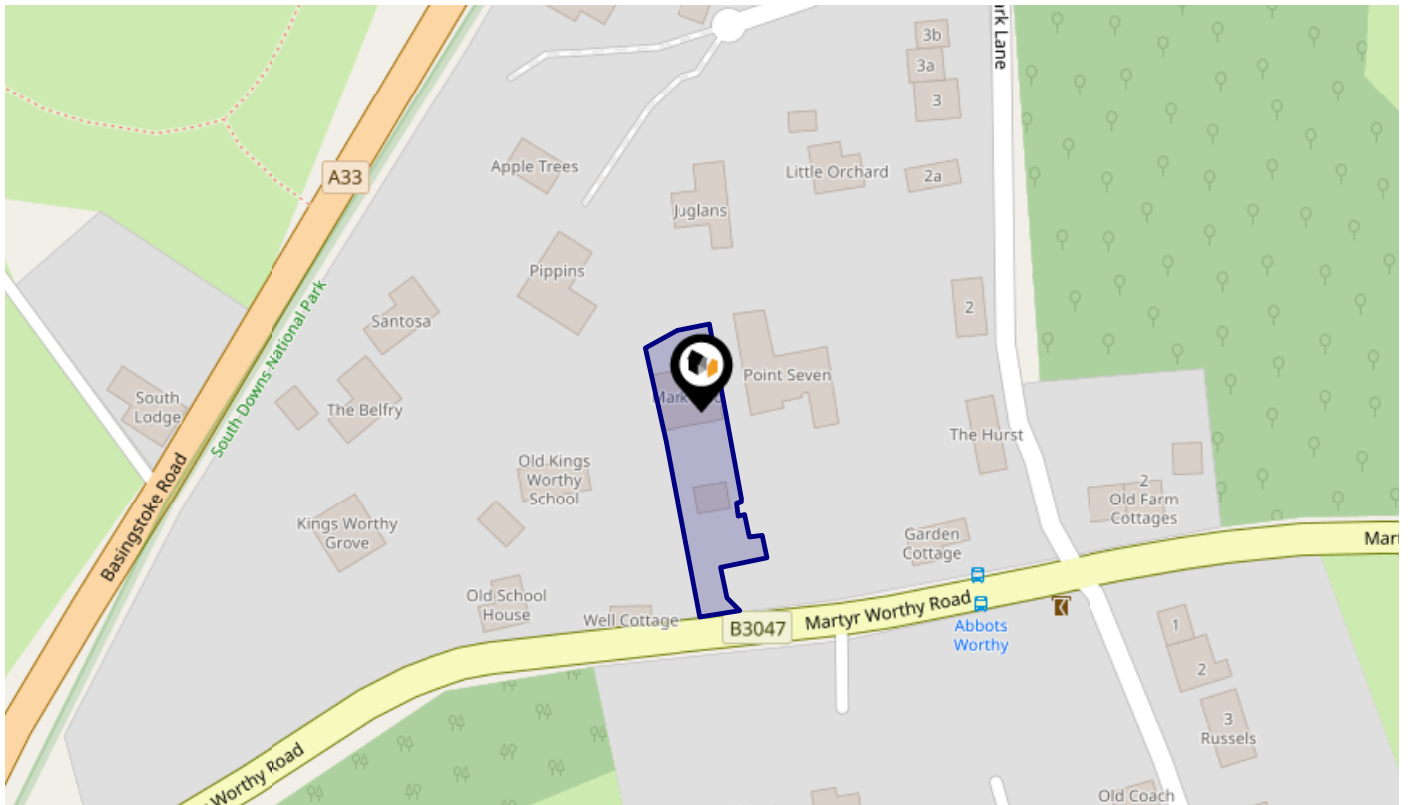
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  The Worthys Ward
-  St. Bartholomew Ward
-  St. Barnabas Ward
-  St. Paul Ward
-  St. Michael Ward
-  Wonston & Micheldever Ward
-  St. Luke Ward
-  Alresford & Itchen Valley Ward
-  Badger Farm & Oliver's Battery Ward
-  Upper Meon Valley Ward

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

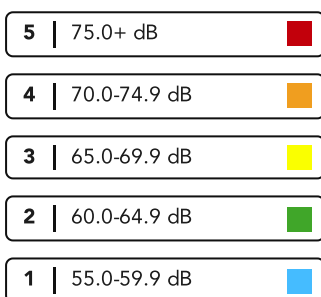


### Rail Noise Data

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.

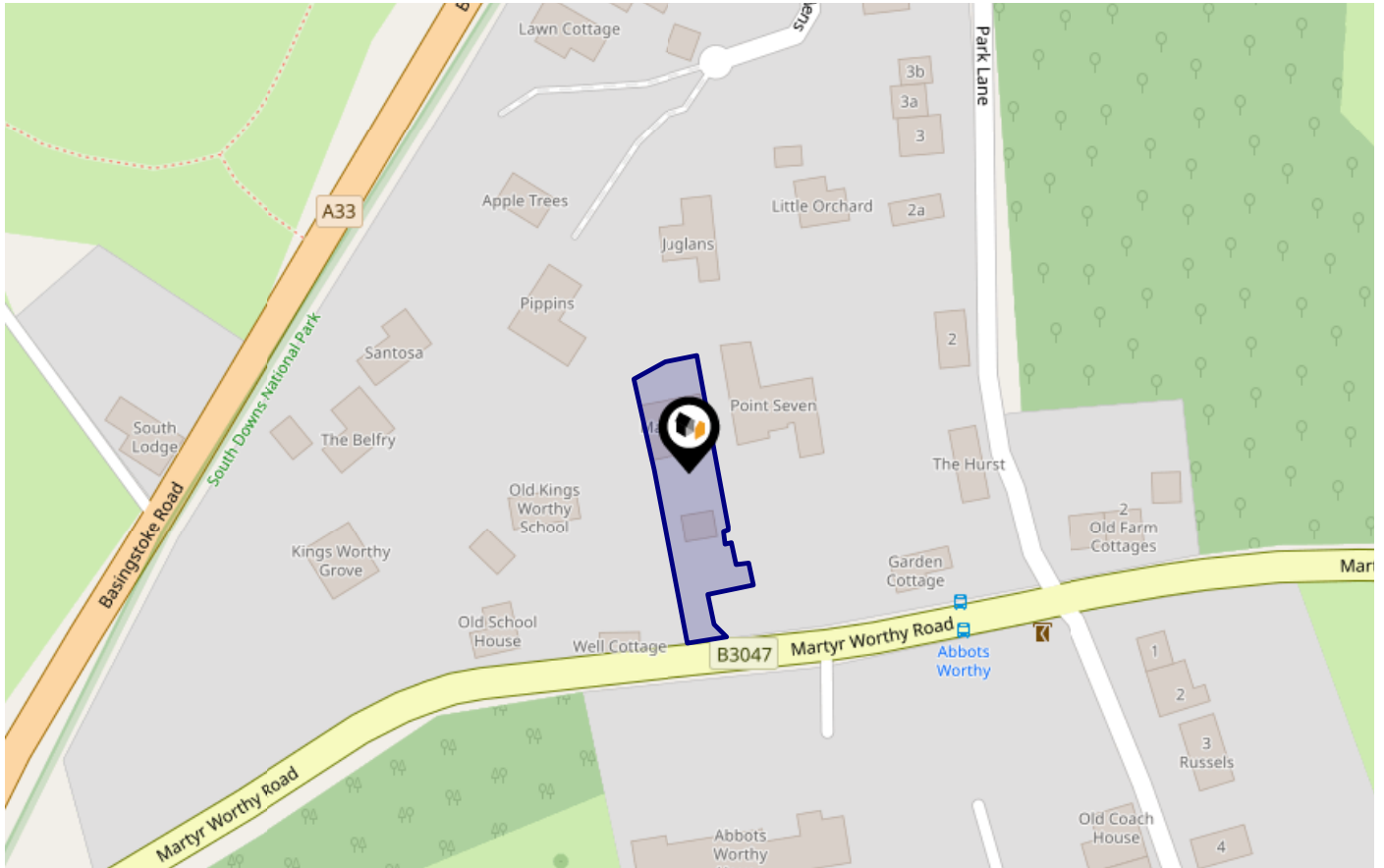
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

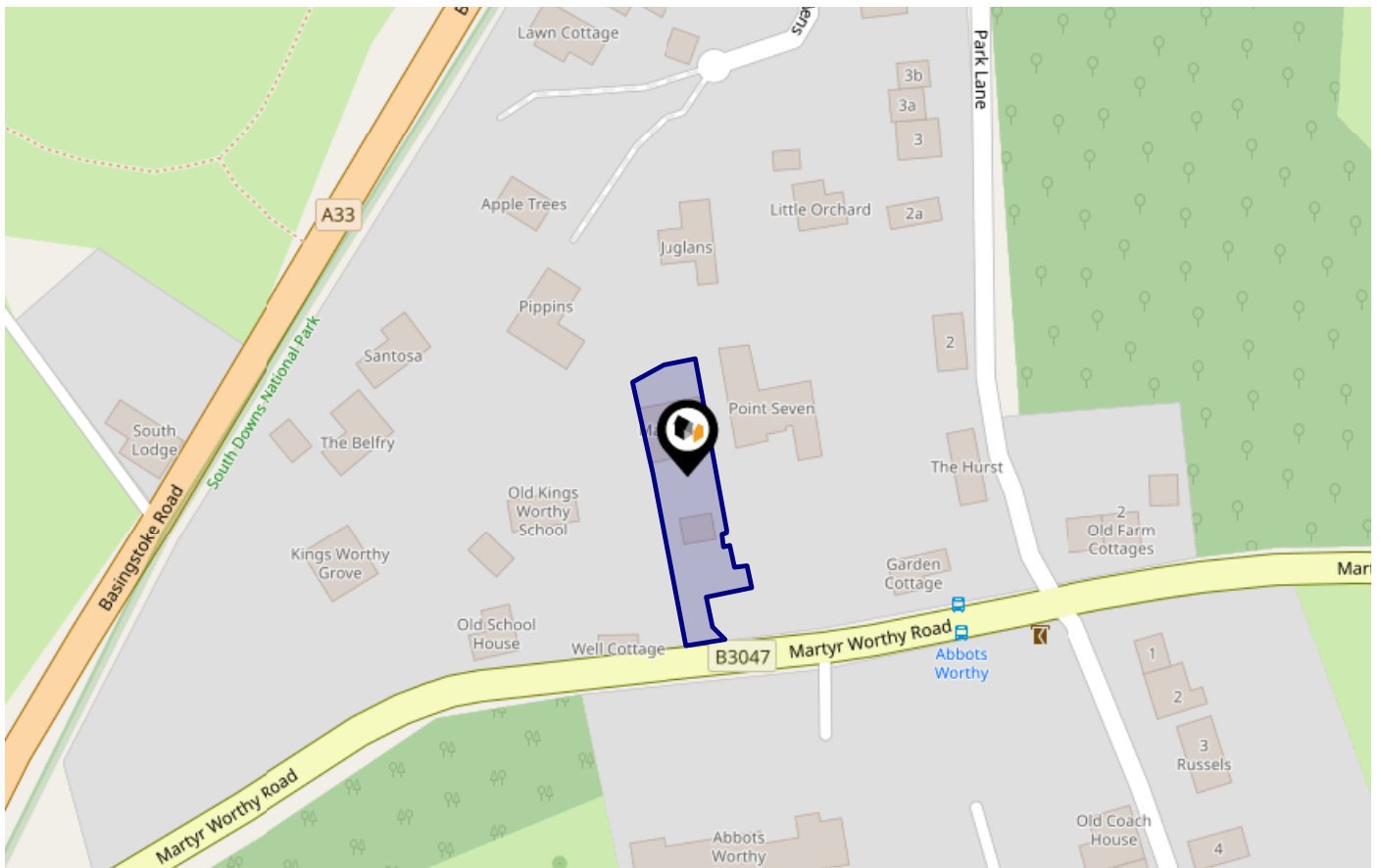
Chance of flooding to the following depths at this property:



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

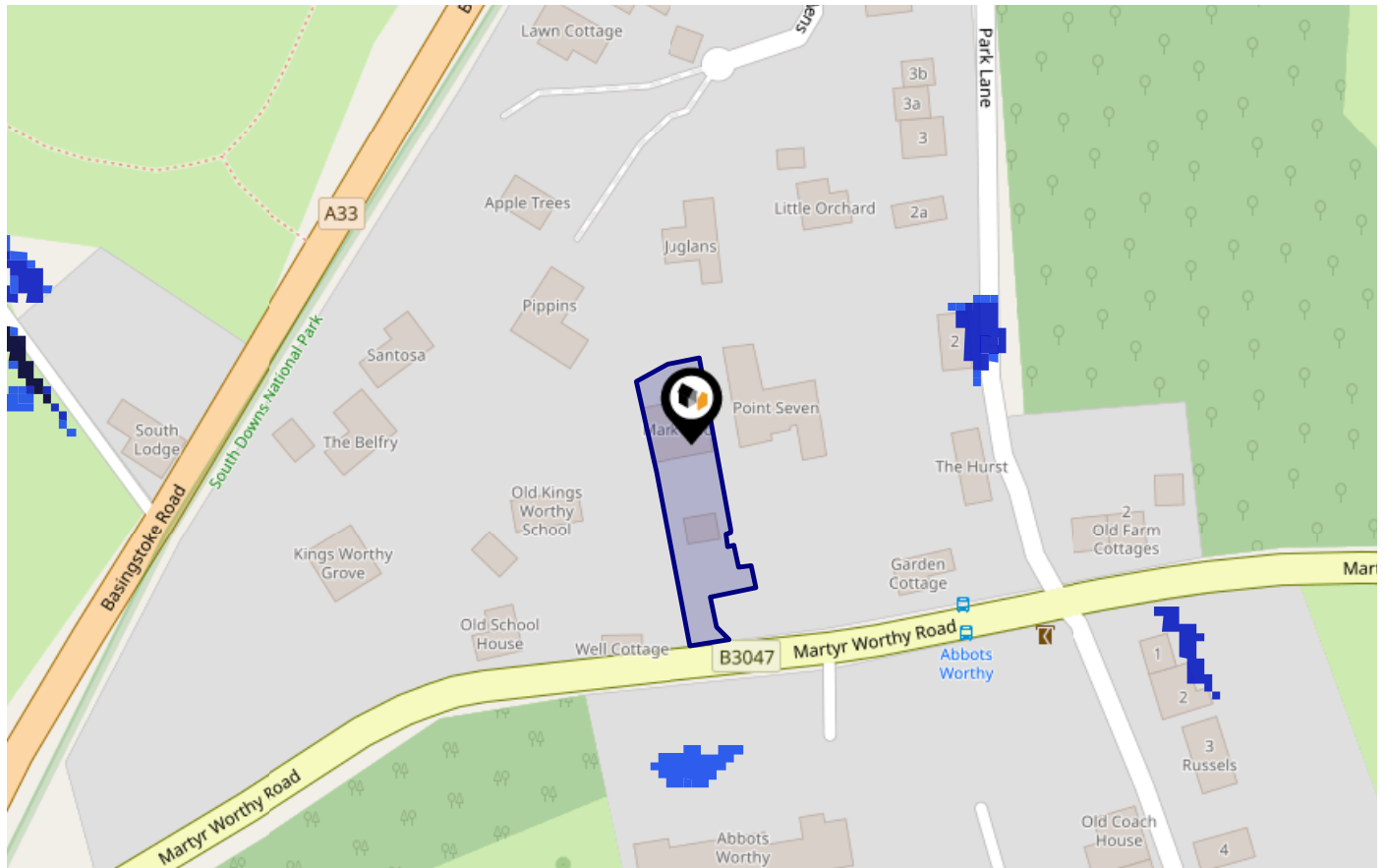
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

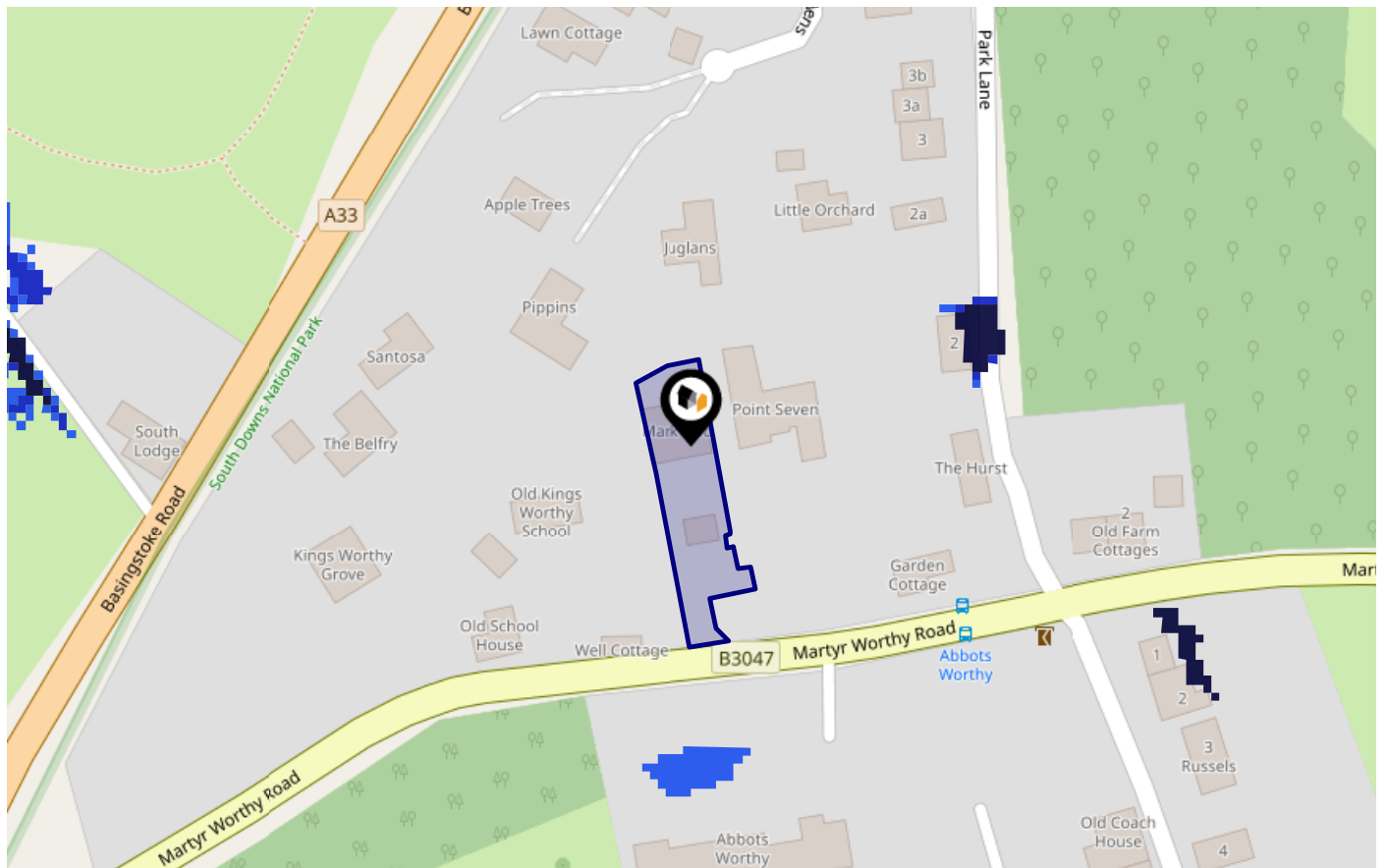
Chance of flooding to the following depths at this property:



# 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.
- 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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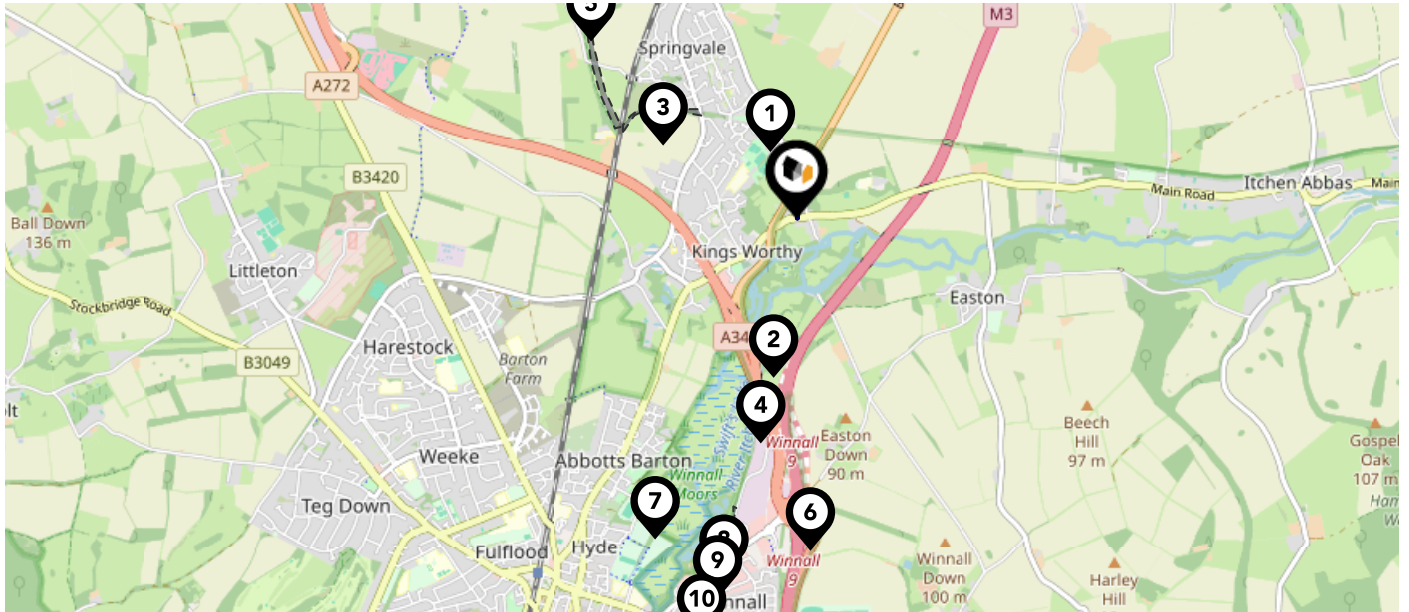
Chance of flooding to the following depths at this property:



# 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.



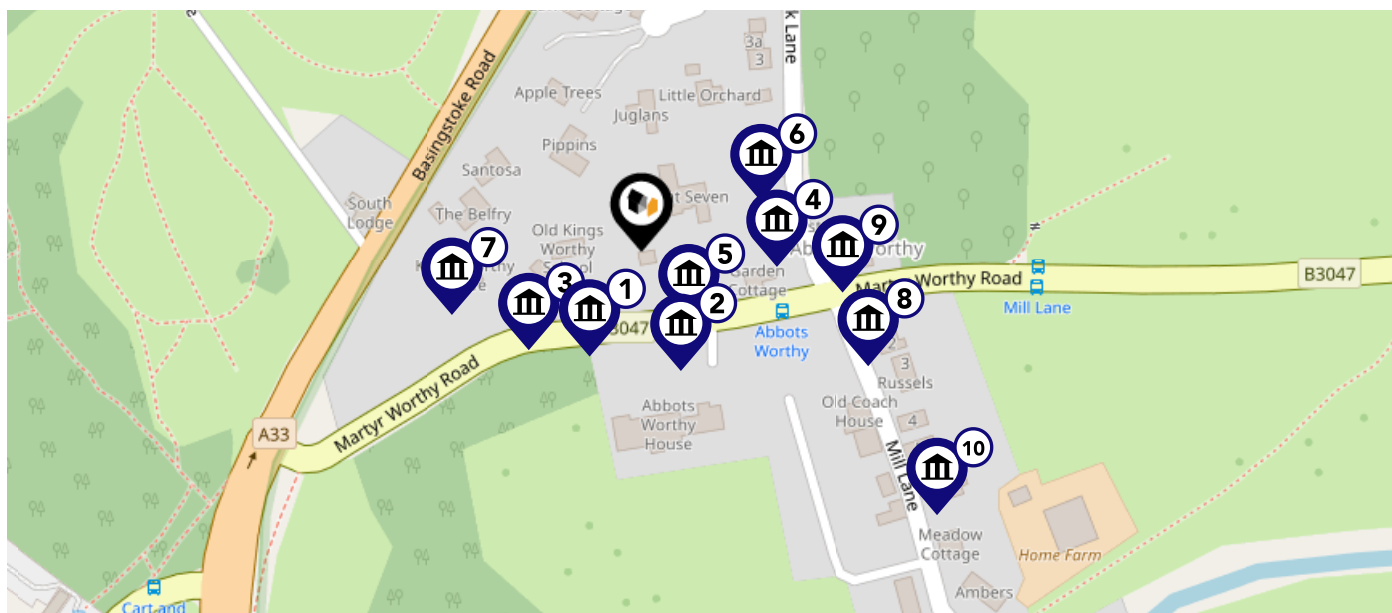
### Nearby Landfill Sites











<b>1</b>	Railway Cutting-Kingsworthy	Historic Landfill
<b>2</b>	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
<b>3</b>	Springvale Road-Winchester	Historic Landfill
<b>4</b>	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
<b>5</b>	Alresford Drove-Near Winchester, Hampshire	Historic Landfill
<b>6</b>	Spitfire Link-Easton Lane, Winchester	Historic Landfill
<b>7</b>	Nuns Road-Winchester, Hampshire	Historic Landfill
<b>8</b>	Winnall-Winchester, Hampshire	Historic Landfill
<b>9</b>	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
<b>10</b>	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill

# Maps

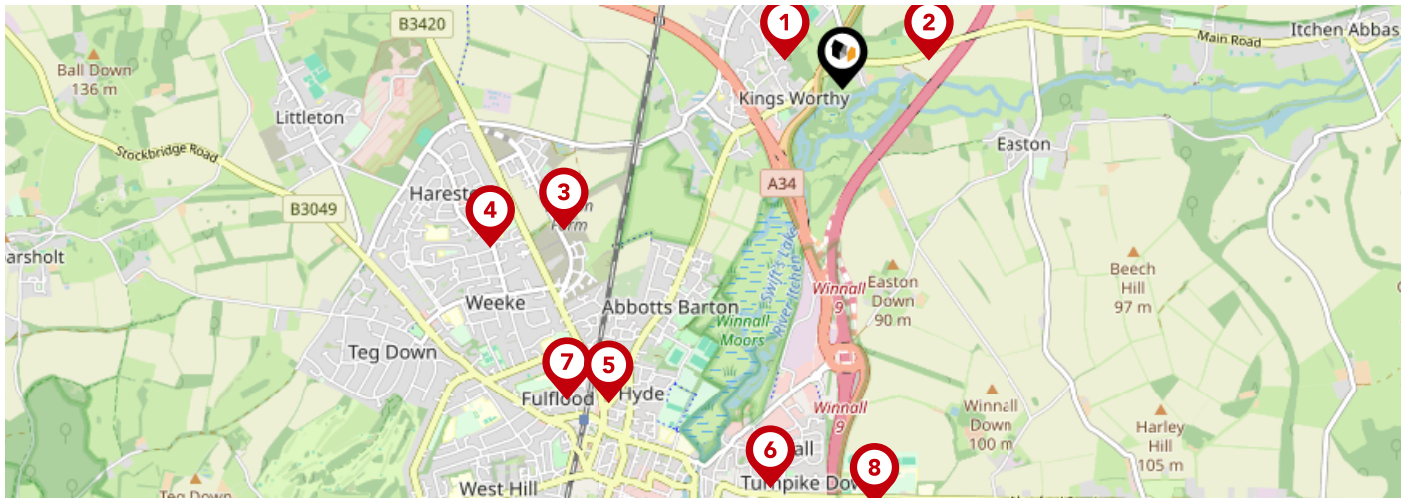
## Listed Buildings

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



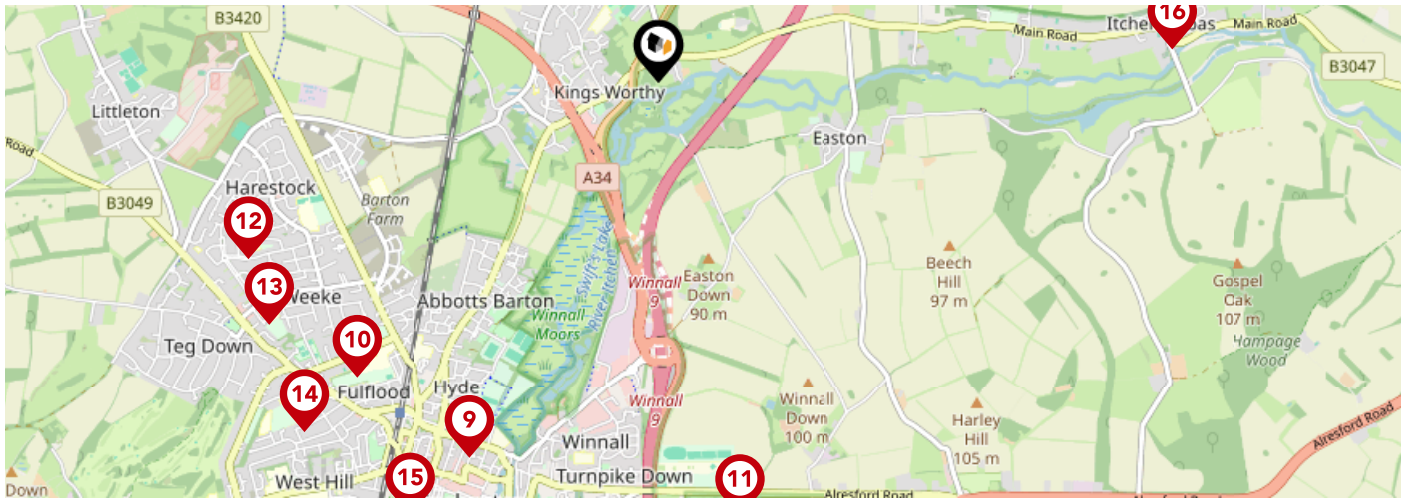
Listed Buildings in the local district		Grade	Distance
	1095843 - Well Cottage	Grade II	0.0 miles
	1061370 - North And North East Boundary Wall And Gatepiers At Abbots Worthy House	Grade II	0.0 miles
	1095842 - Old School House	Grade II	0.0 miles
	1350508 - The Hurst	Grade II	0.0 miles
	1391965 - Kitchen Garden Wall And Adjoining Melon/mushroom House, Formerly To Abbotsworthy House	Grade II	0.0 miles
	1156431 - Ramblers	Grade II	0.0 miles
	1095841 - Kings Worthy Grove	Grade II	0.1 miles
	1095848 - 1 And 2, Mill Lane	Grade II	0.1 miles
	1350503 - Old Farmhouse	Grade II	0.1 miles
	1156421 - 6 And 7, Mill Lane	Grade II	0.1 miles

# Area Schools



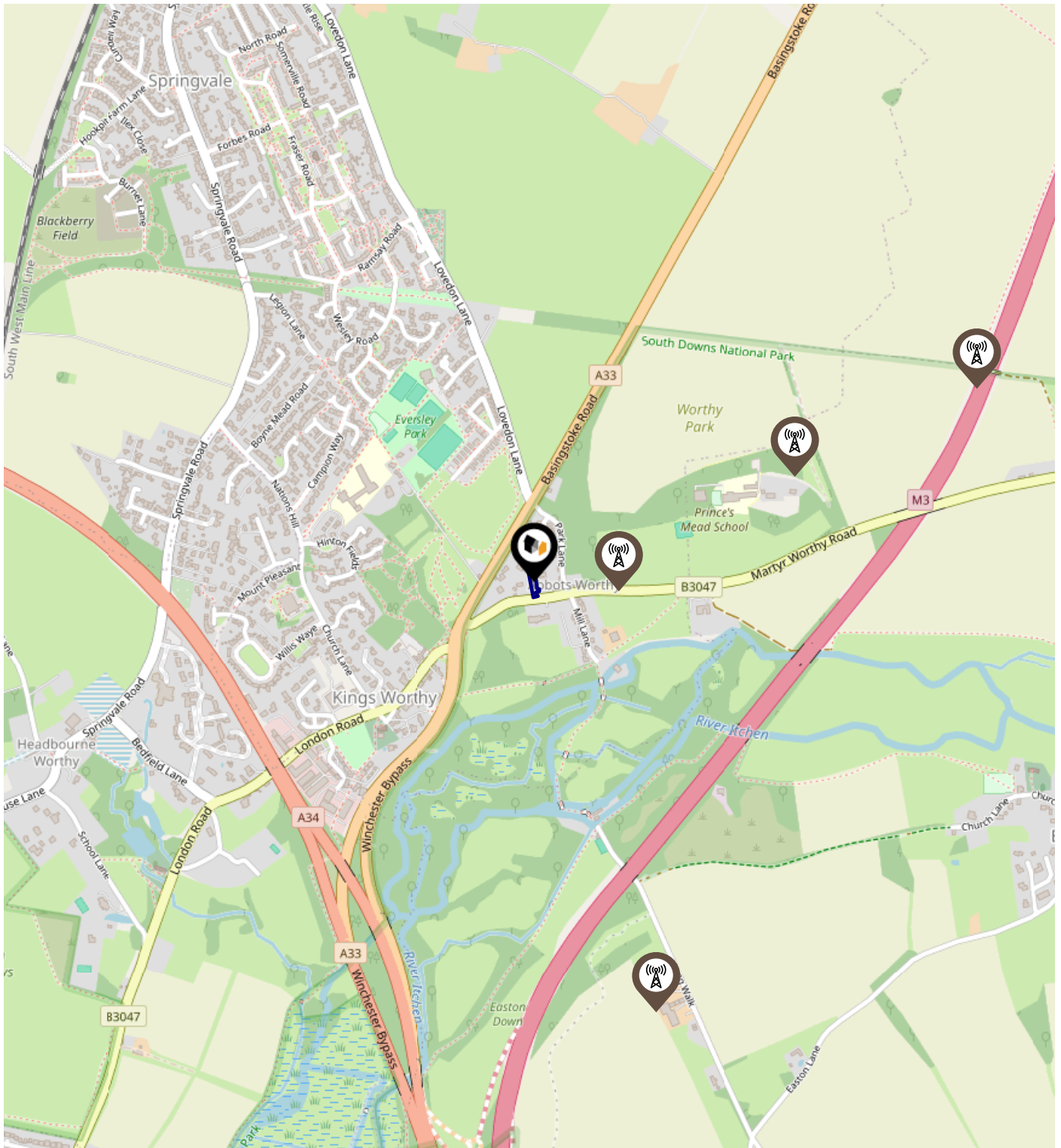
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:0.42	<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:1.46	<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:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Osborne School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Winnall Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Peter Symonds College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Swithuns</b> Ofsted Rating: Not Rated   Pupils: 742   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>St Bede Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 415   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:1.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leigh House Hospital</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.08	<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:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Westgate School</b> Ofsted Rating: Outstanding   Pupils: 1626   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swanwick Lodge</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Itchen Abbas Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

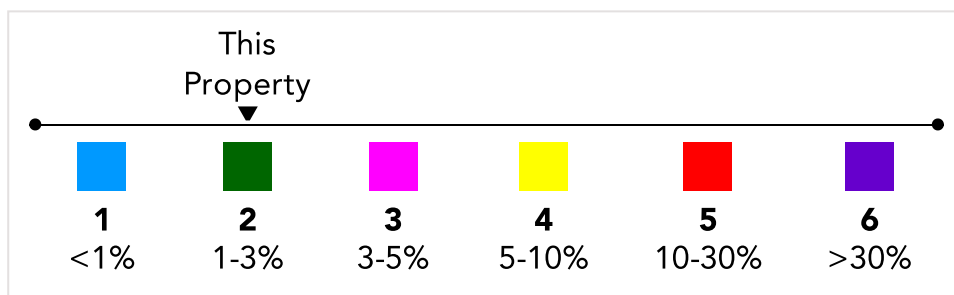
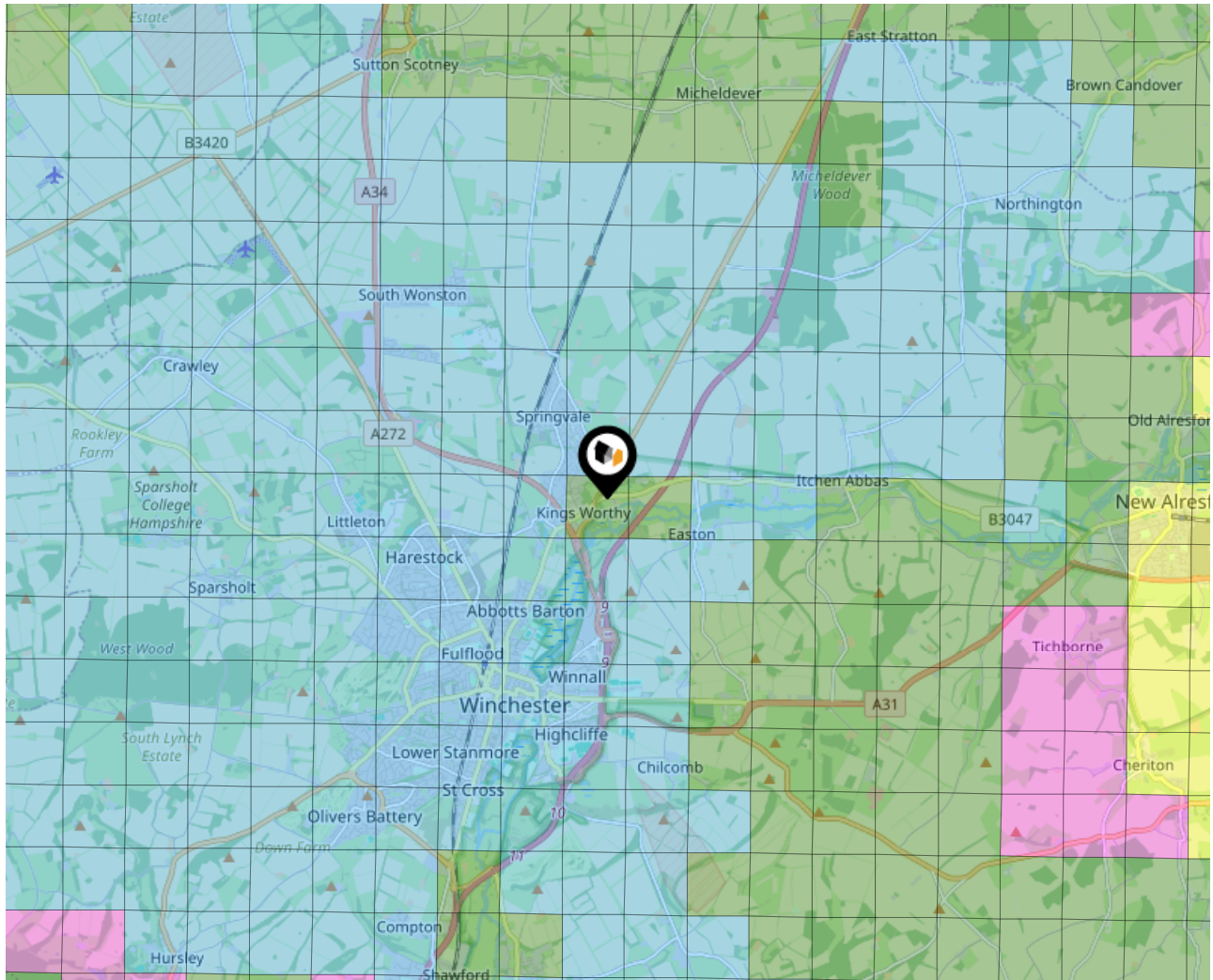


**Key:**

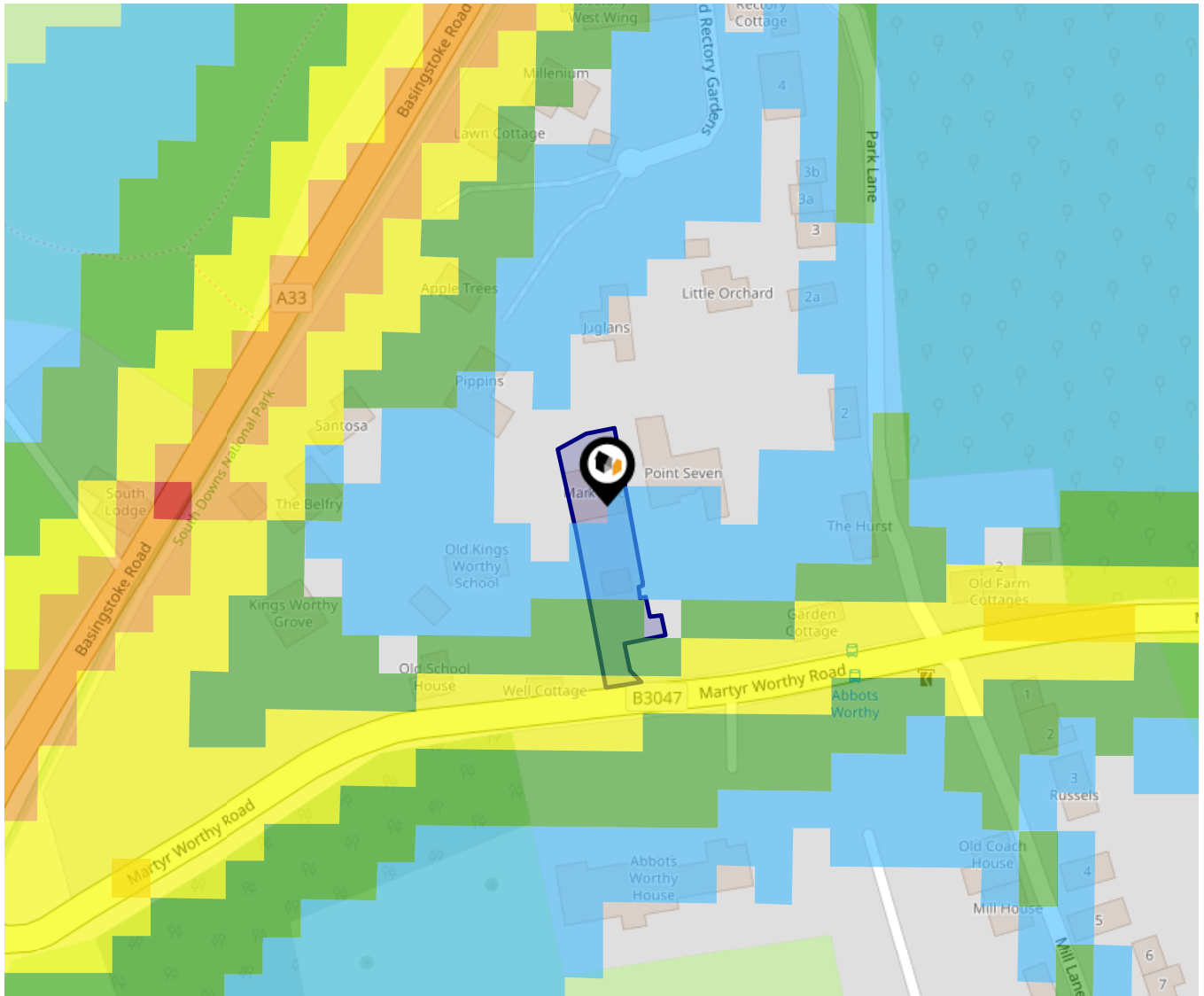
-  Power Pylons
-  Communication Masts

## 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

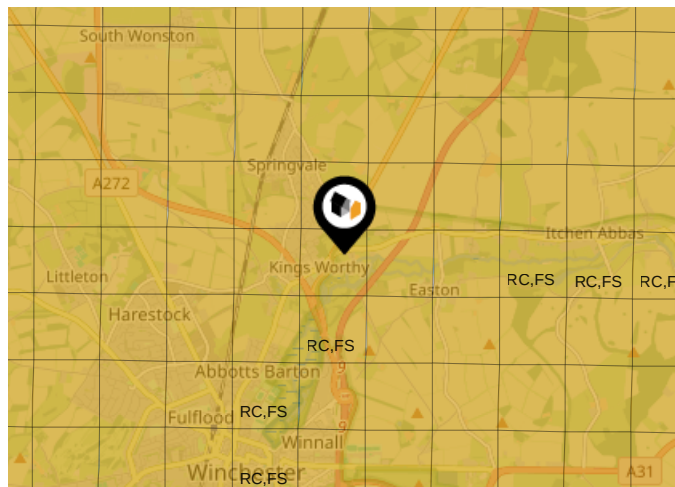


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

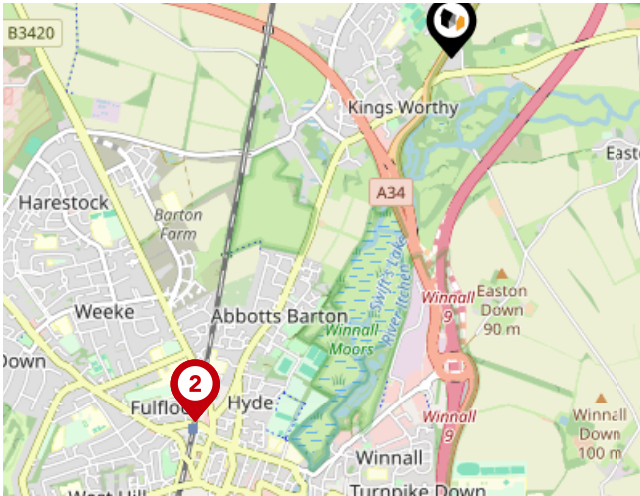


## Primary Classifications (Most Common Clay Types)

<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

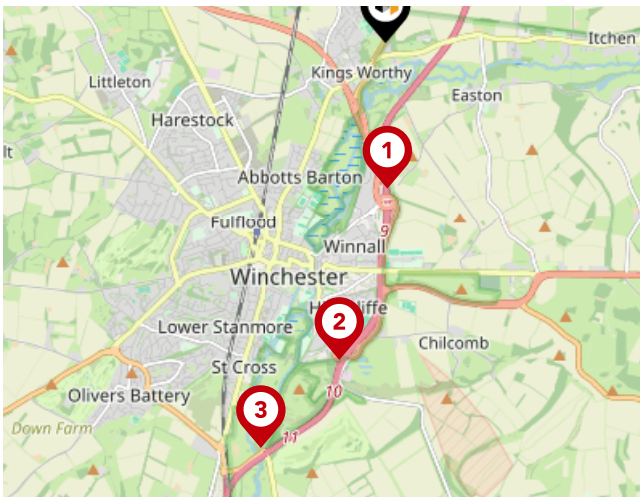
# Area

## Transport (National)



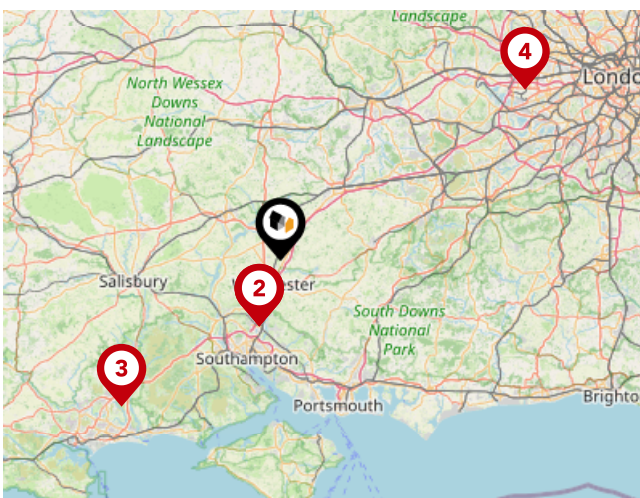
### National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	2.07 miles
2	Winchester Rail Station	2.07 miles
3	Shawford Rail Station	5.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	1.36 miles
2	M3 J10	2.99 miles
3	M3 J11	3.95 miles
4	M3 J12	7.29 miles
5	M3 J13	8.92 miles

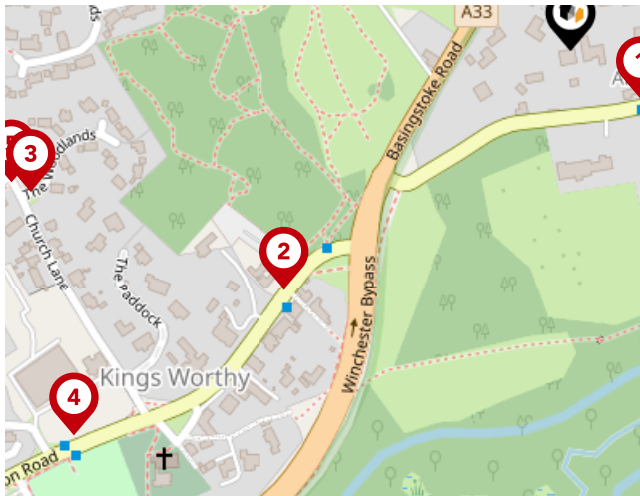


### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	10.22 miles
2	Southampton Airport	10.22 miles
3	Bournemouth International Airport	32.08 miles
4	Heathrow Airport Terminal 4	44.54 miles

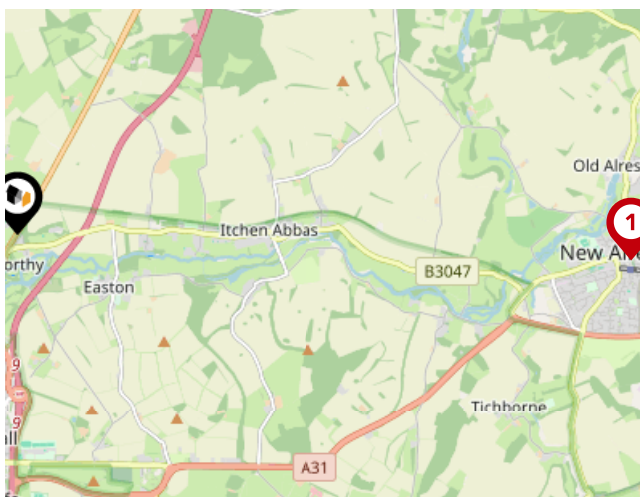
# Area

## Transport (Local)



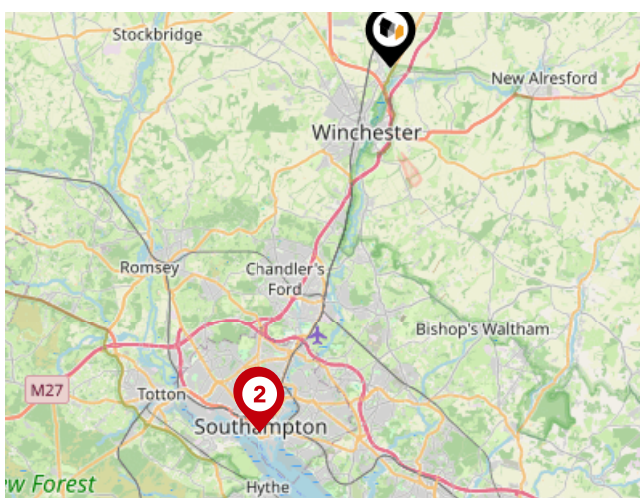
### Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.05 miles
2	Cart and Horses	0.22 miles
3	Willis Way	0.32 miles
4	St Marys Church	0.37 miles
5	Willis Way	0.33 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	5.71 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	14.44 miles
2	Southampton Passenger Ferry Terminal	14.51 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.

# Sam Kerr-Smiley

## Testimonials



### 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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The information contained within this report is for general information purposes only.

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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