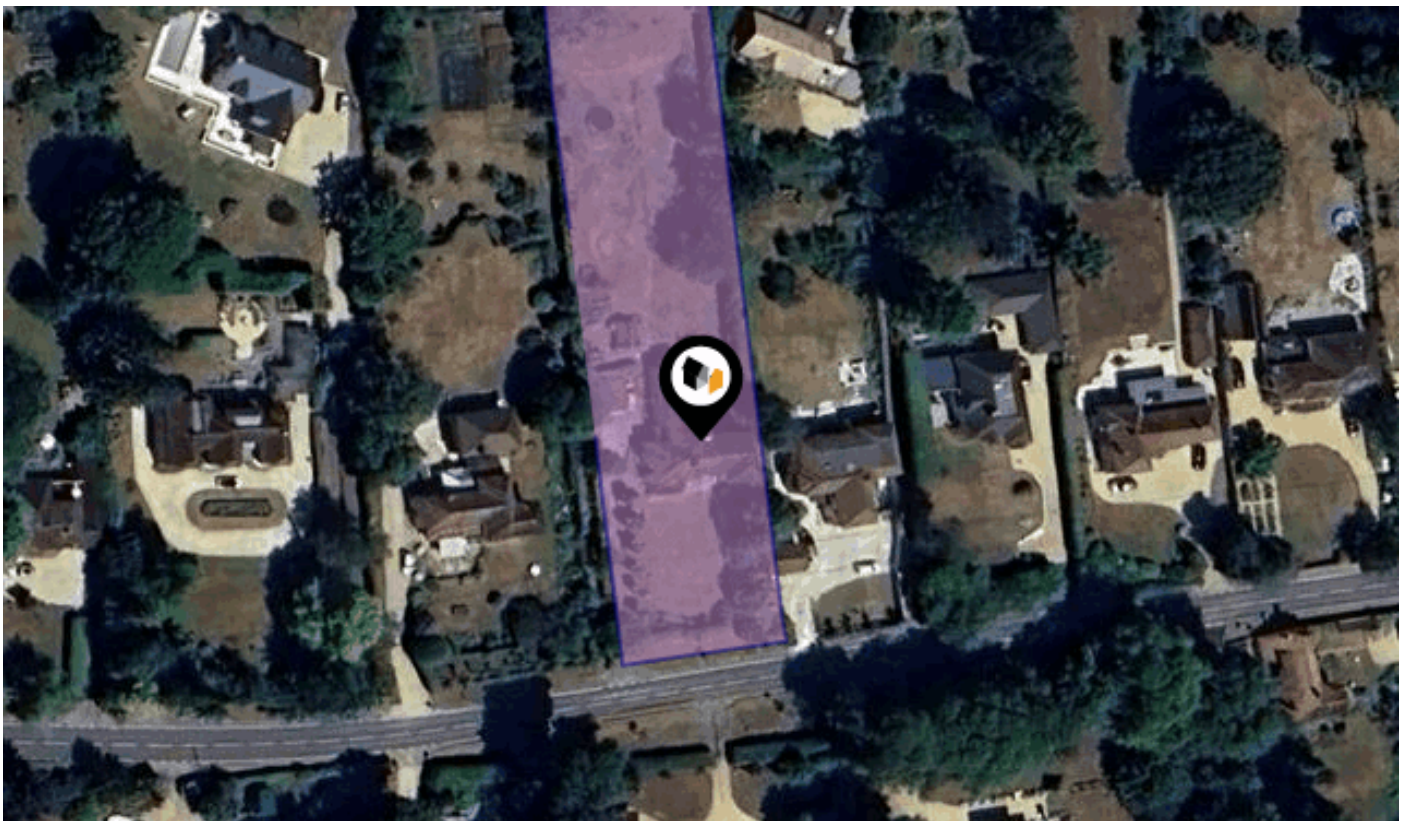




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 13th April 2026



MAIN ROAD, ITCHEN ABBAS, WINCHESTER, SO21

Guide Price : £1,695,000

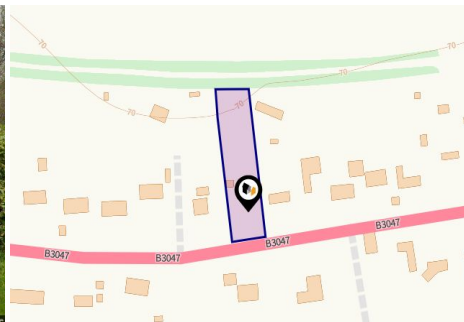
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property




Type:	Detached
Bedrooms:	6
Floor Area:	3,670 ft ² / 341 m ²
Plot Area:	0.84 acres
Year Built :	1930
Council Tax :	Band G
Title Number:	HP521672

Guide Price:	£1,695,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	59 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Main Road, Itchen Abbas, Winchester, SO21*

Reference - SDNP/17/02437/HOUS
Decision: Application Determined
Date: 05th June 2017
Description: Installation of a small, detached, pre-fab garden office shed (Amended plan received 25.07.2017).

Reference - 05/00562/FUL
Decision: Decided
Date: 28th February 2005
Description: Two storey rear extension



MAIN ROAD, ITCHEN ABBAS, WINCHESTER, SO21

Approximate Gross Internal Area = 342.8 sq m / 3690 sq ft
 Outbuildings = 42.0 sq m / 452 sq ft
 Total = 384.8 sq m / 4142 sq ft
 (Including Double Garage / Excluding Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1267165)

Property EPC - Certificate

Energy rating

D

Valid until 14.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;">70 C</div>
55-68	D	<div style="background-color: #ffd966; color: white; padding: 5px; display: inline-block;">58 D</div>	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	341 m ²

Market Sold in Street



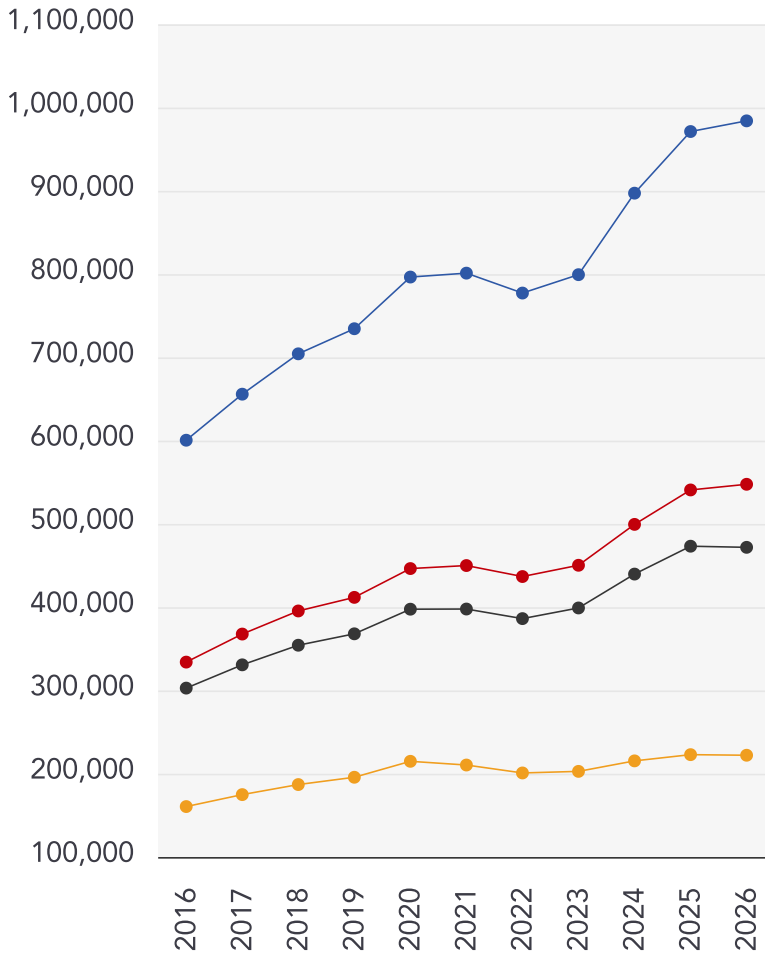
The Lawn, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 16/12/2024 26/09/2003	
Last Sold Price: £1,110,000 £417,000	
Harefield, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 30/03/2023 05/03/2021	
Last Sold Price: £1,995,000 £1,050,000	
Greys Lea, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 28/02/2023	
Last Sold Price: £3,100,000	
Westhaye, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 29/06/2021	
Last Sold Price: £1,700,000	
Wood End, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 27/11/2020	
Last Sold Price: £1,565,000	
Barn Close House, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 18/08/2020 09/06/2011	
Last Sold Price: £2,500,000 £1,700,000	
Larchwood, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 31/07/2019	
Last Sold Price: £1,400,000	
Longfield House, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 16/08/2017	
Last Sold Price: £1,110,000	
Summerfold, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 23/10/2014	
Last Sold Price: £1,150,000	
Oakwood, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 16/09/2013	
Last Sold Price: £895,000	
Greenacre, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 02/03/2012	
Last Sold Price: £1,200,000	
Uplands, Main Road, Winchester, SO21 1AX	Detached House
Last Sold Date: 18/11/2010	
Last Sold Price: £1,150,000	

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

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SO21



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

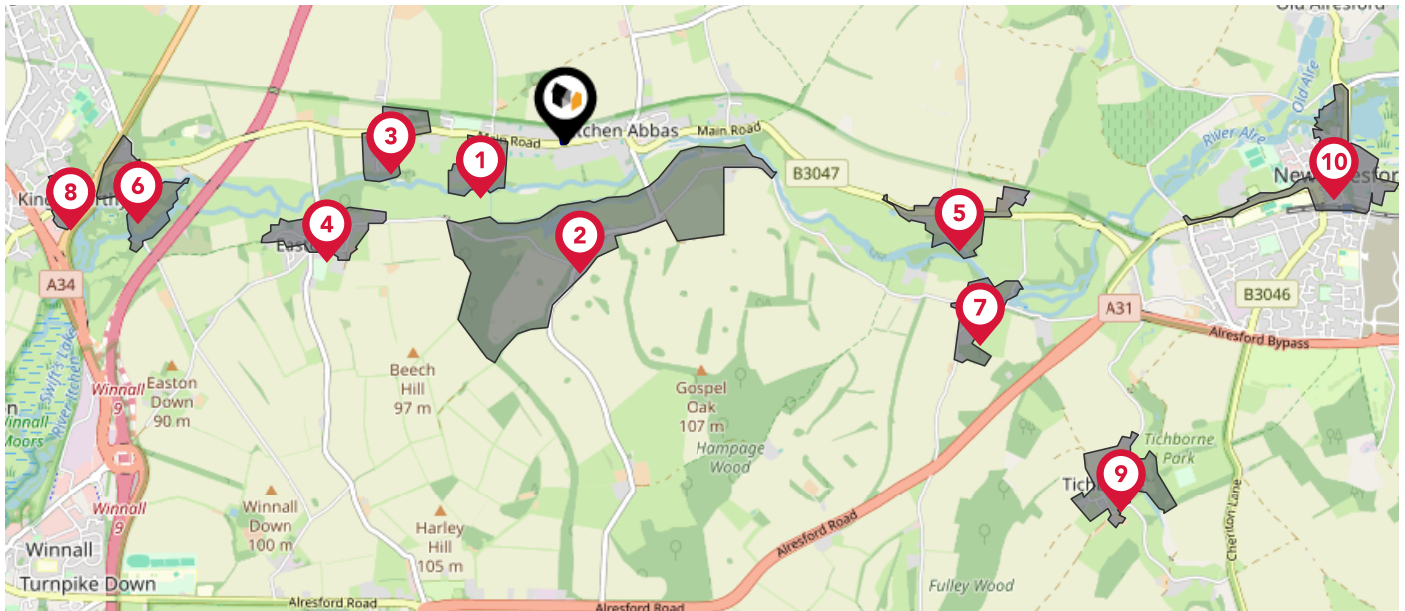
Flat

+38.37%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



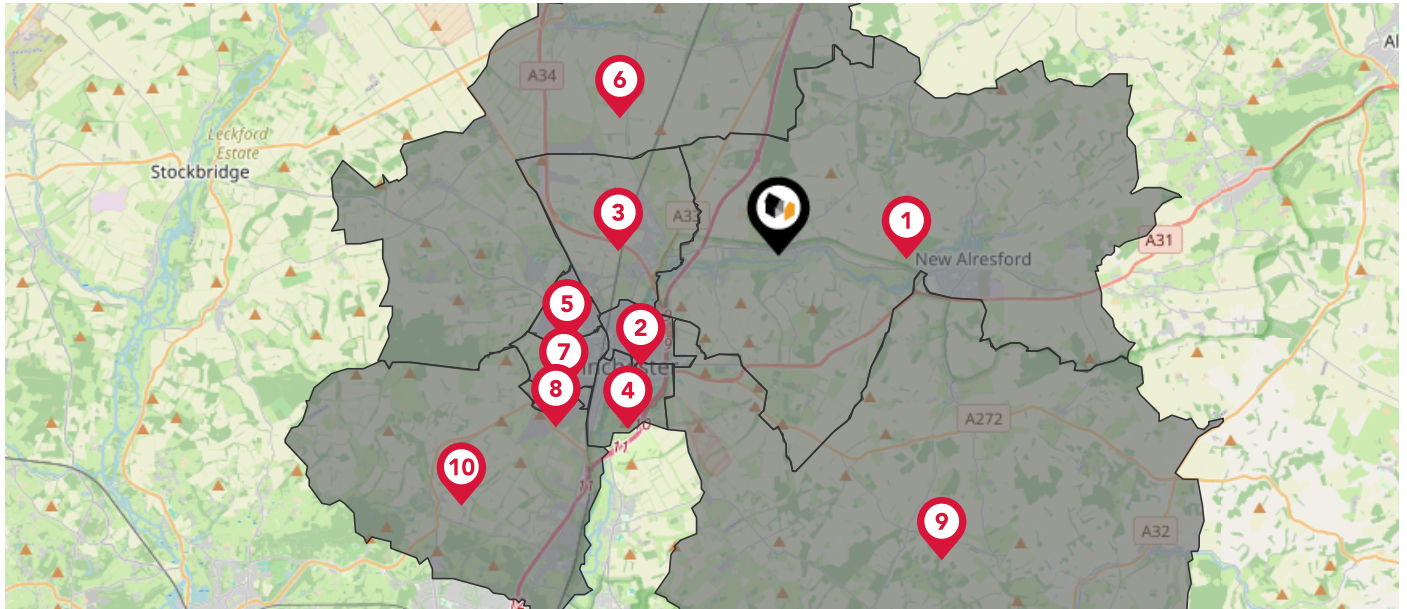
Nearby Conservation Areas

- | | |
|----|---------------|
| 1 | Chilland |
| 2 | Avington |
| 3 | Martyr Worthy |
| 4 | Easton |
| 5 | Itchen Stoke |
| 6 | Abbots Worthy |
| 7 | Ovington |
| 8 | Kings Worthy |
| 9 | Tichbourne |
| 10 | New Alresford |











Maps

Council Wards

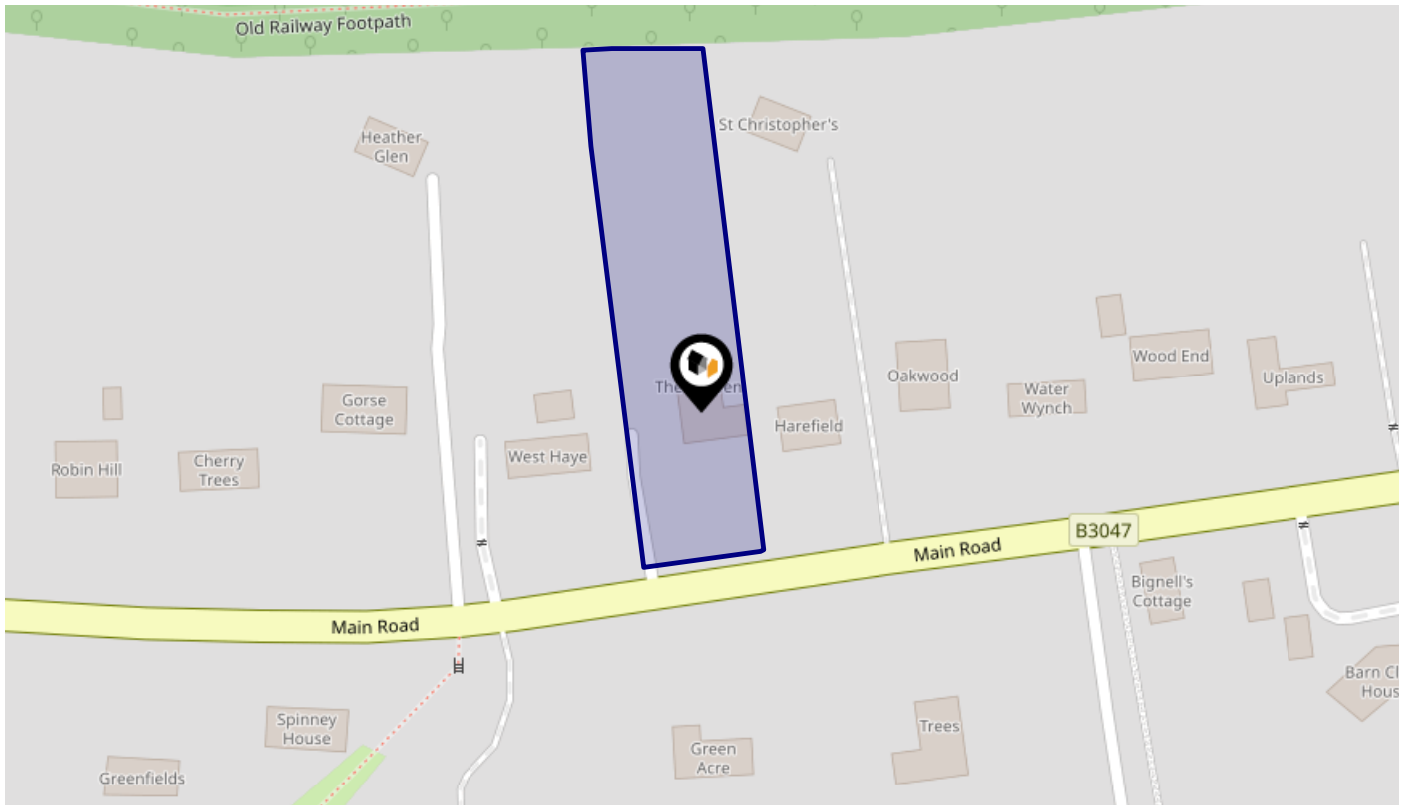
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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

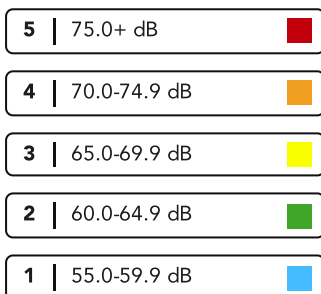


Rail Noise Data

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.

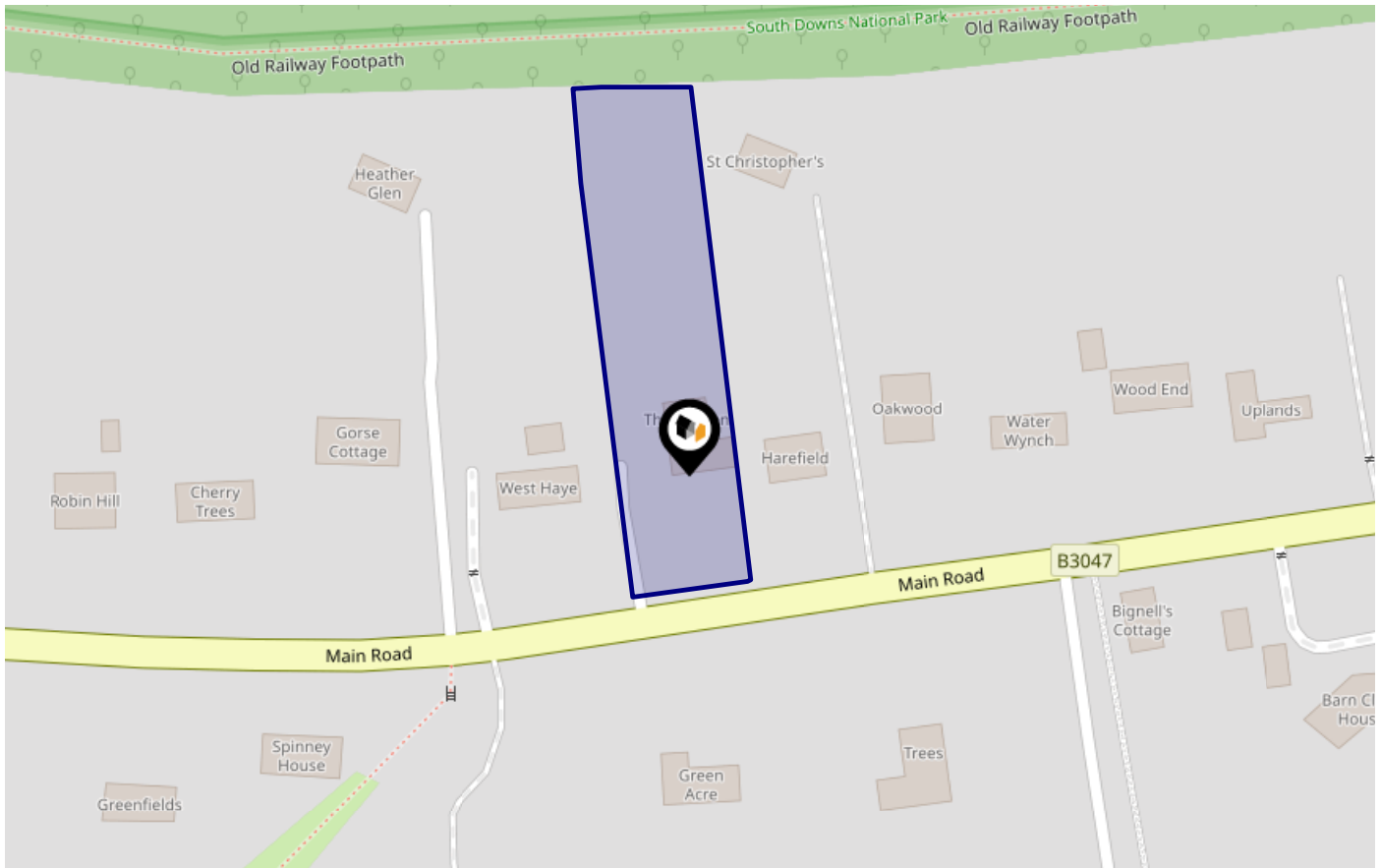
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

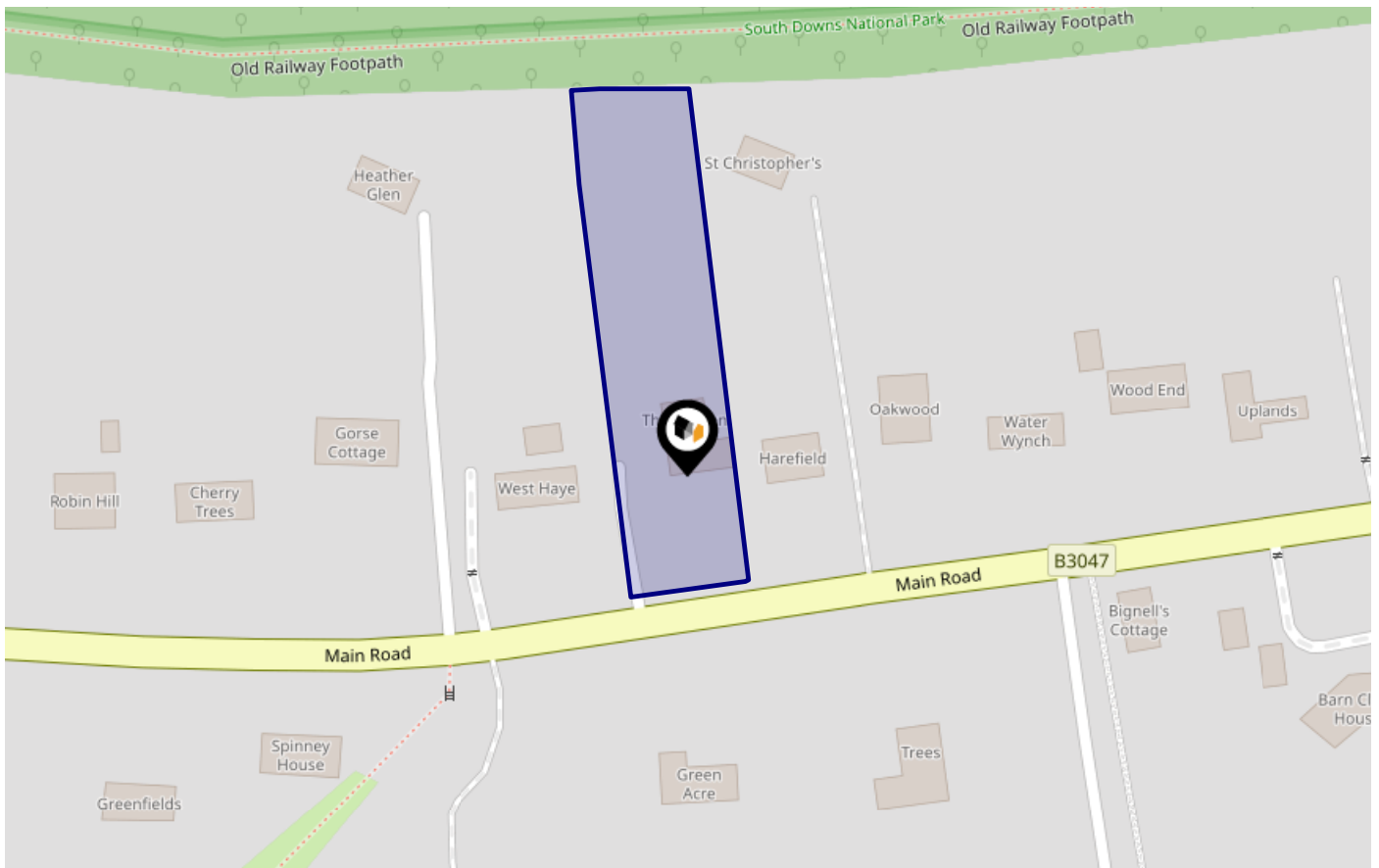
Chance of flooding to the following depths at this property:



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

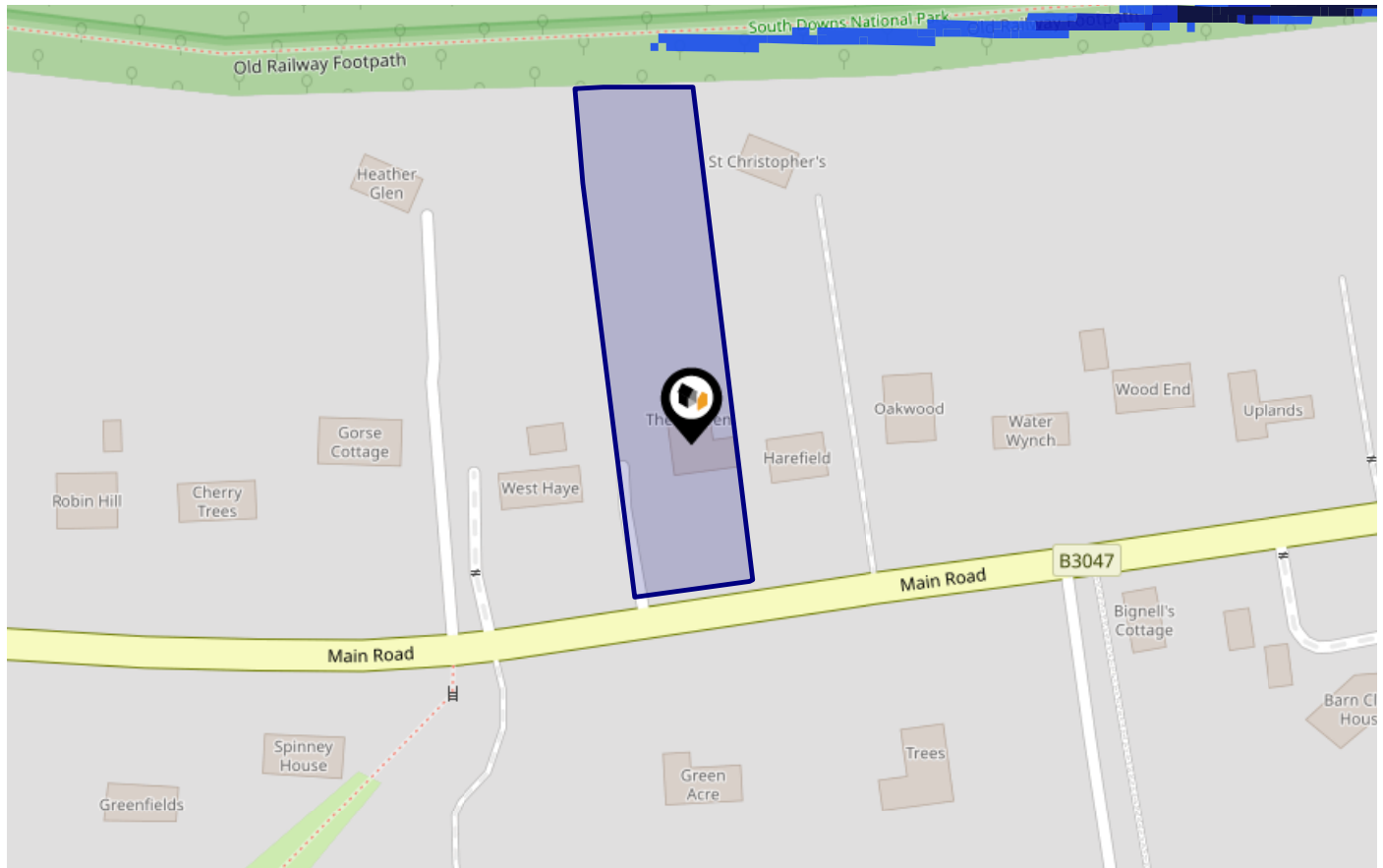
Chance of flooding to the following depths at this property:



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.

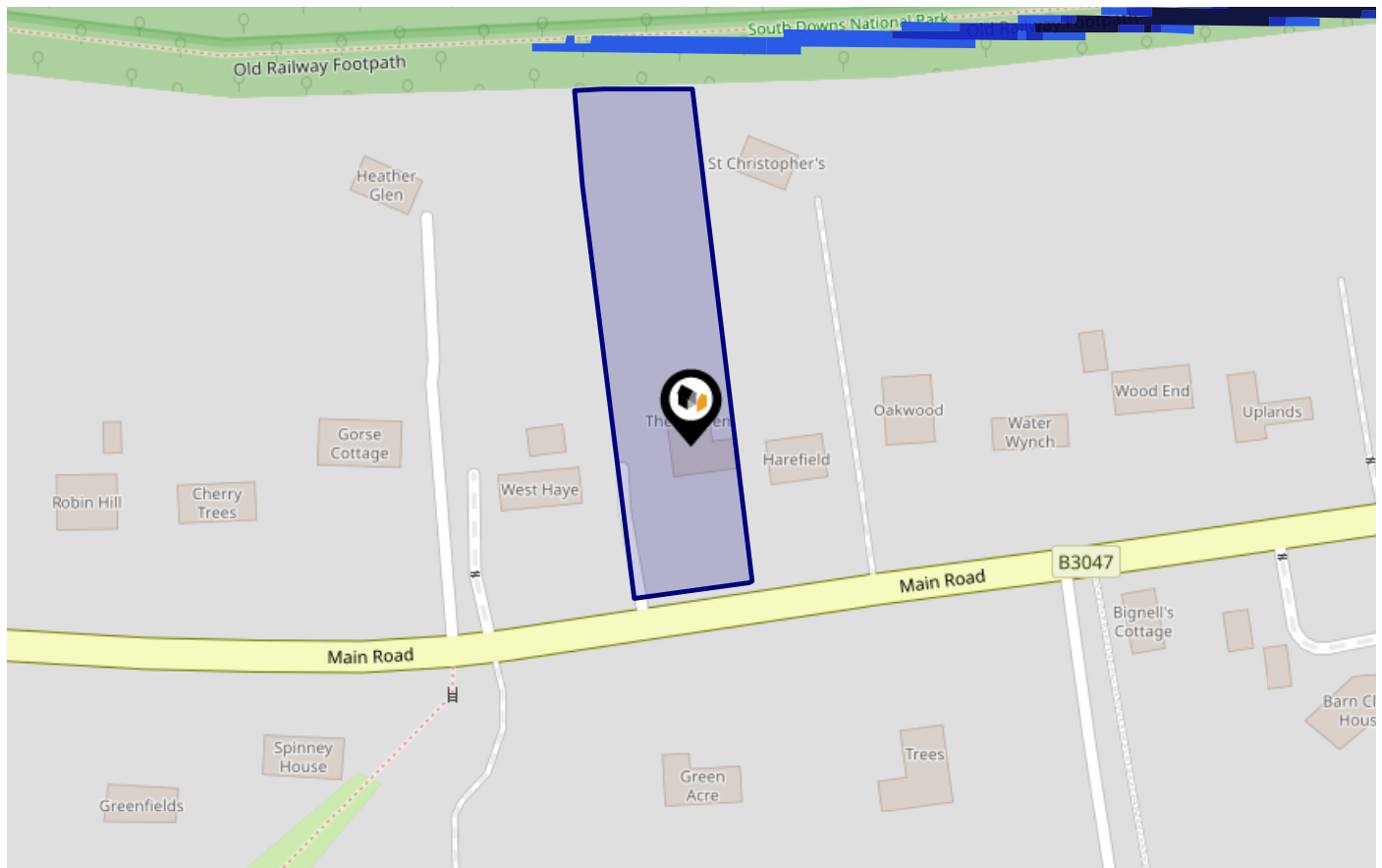
Chance of flooding to the following depths at this property:



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

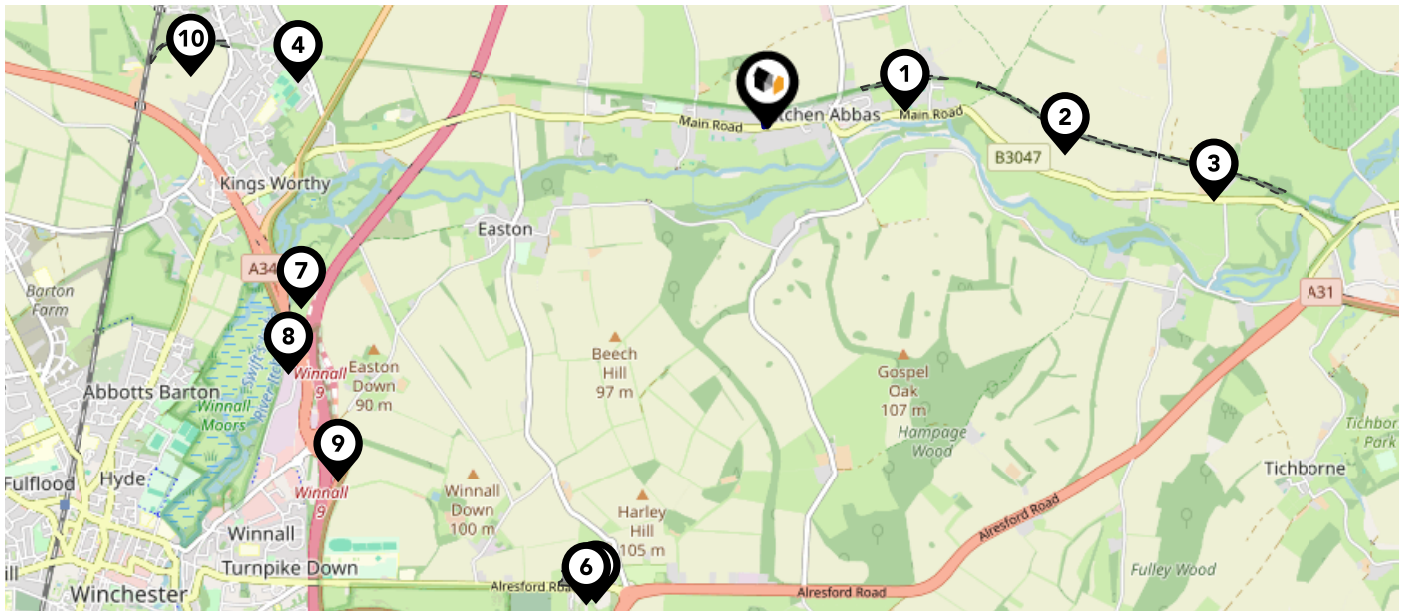
Chance of flooding to the following depths at this property:



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.



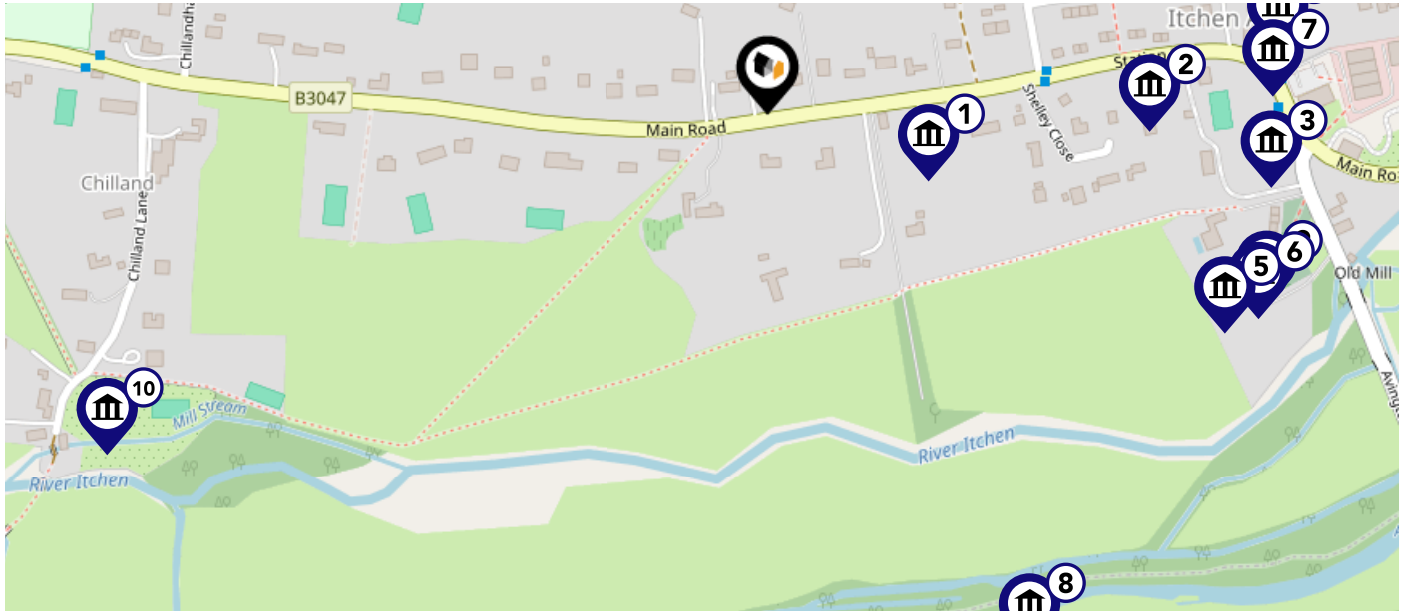
Nearby Landfill Sites











1	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
2	Railway Cutting-Railway Cutting, Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
3	Railway Cutting-Railway Cutting, Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
4	Railway Cutting-Kingsworthy	Historic Landfill
5	Vesonias-Alresford Road, Winchester, Hampshire	Historic Landfill
6	Vesonias-Alresford Road, Winchester, Hampshire	Historic Landfill
7	Land Adjacent to Winchester Bypass-Abbotts Worthy, Hampshire	Historic Landfill
8	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
9	Spitfire Link-Easton Lane, Winchester	Historic Landfill
10	Springvale Road-Winchester	Historic Landfill

Maps

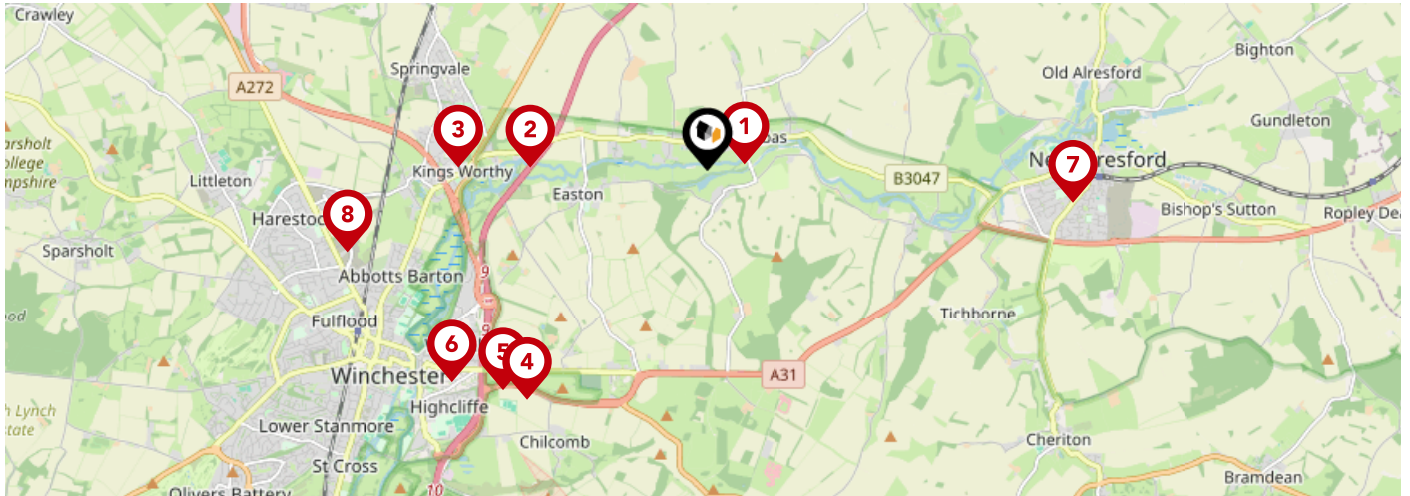
Listed Buildings

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



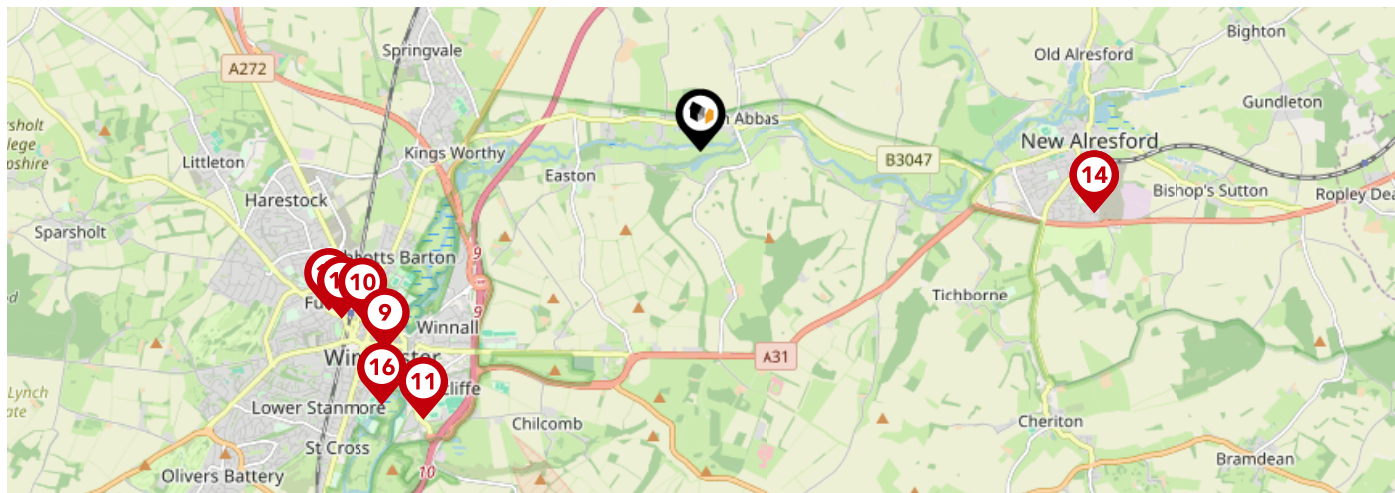
Listed Buildings in the local district		Grade	Distance
	1375971 - Barn Close House	Grade II	0.1 miles
	1095894 - Hillside Cottages	Grade II	0.2 miles
	1155855 - Ivy Cottage	Grade II	0.3 miles
	1156216 - Old Post Cottage	Grade II	0.3 miles
	1302959 - Itchen Abbas Manor	Grade II	0.3 miles
	1302951 - Church Of St John The Baptist	Grade II	0.3 miles
	1350478 - The Old House	Grade II	0.3 miles
	1350486 - Bridge Across River 90 M N Of Avington House	Grade II	0.3 miles
	1095872 - 4 Tombchests In St John's Churchyard To 1 W Minchin 1792; 2 E Rogers 1816; 3 A Moody 1811; 4 M Bear 1837	Grade II	0.3 miles
	1350451 - Lower Chilland House	Grade II	0.4 miles









Area Schools



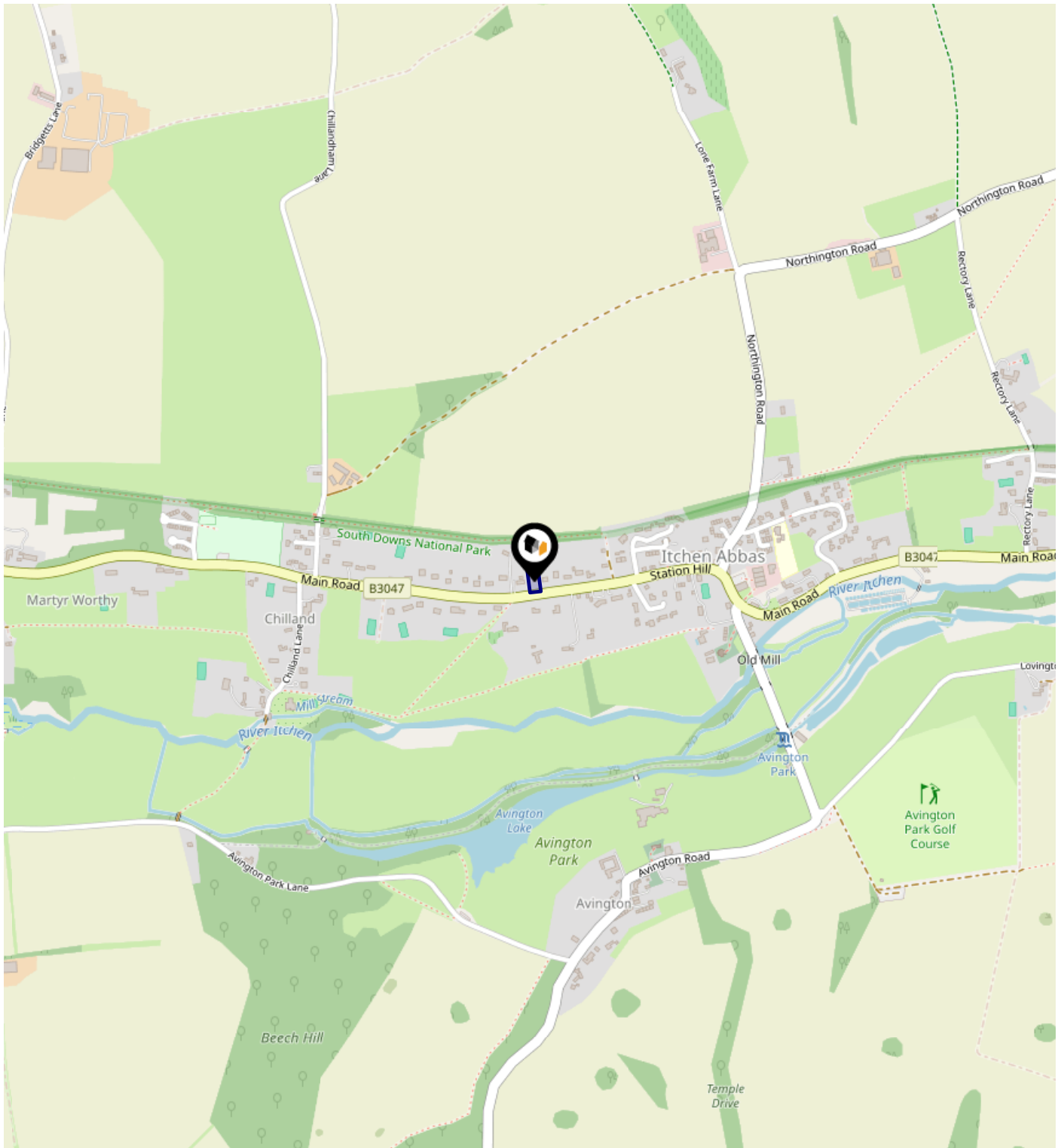
		Nursery	Primary	Secondary	College	Private
1	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Perins School Ofsted Rating: Good Pupils: 1154 Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sun Hill Infant and Preschool Ofsted Rating: Good Pupils: 130 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sun Hill Junior School Ofsted Rating: Good Pupils: 186 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:3.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

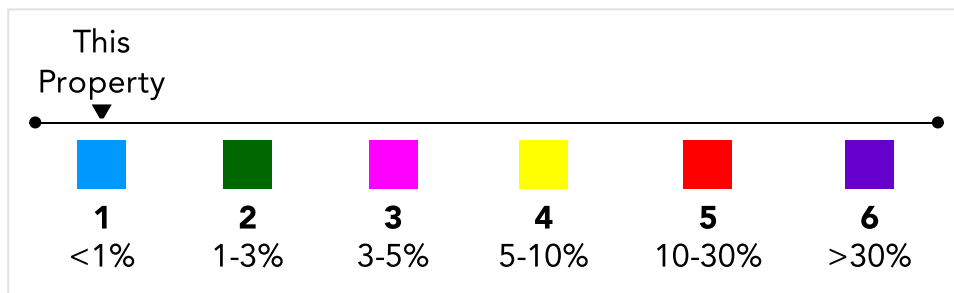
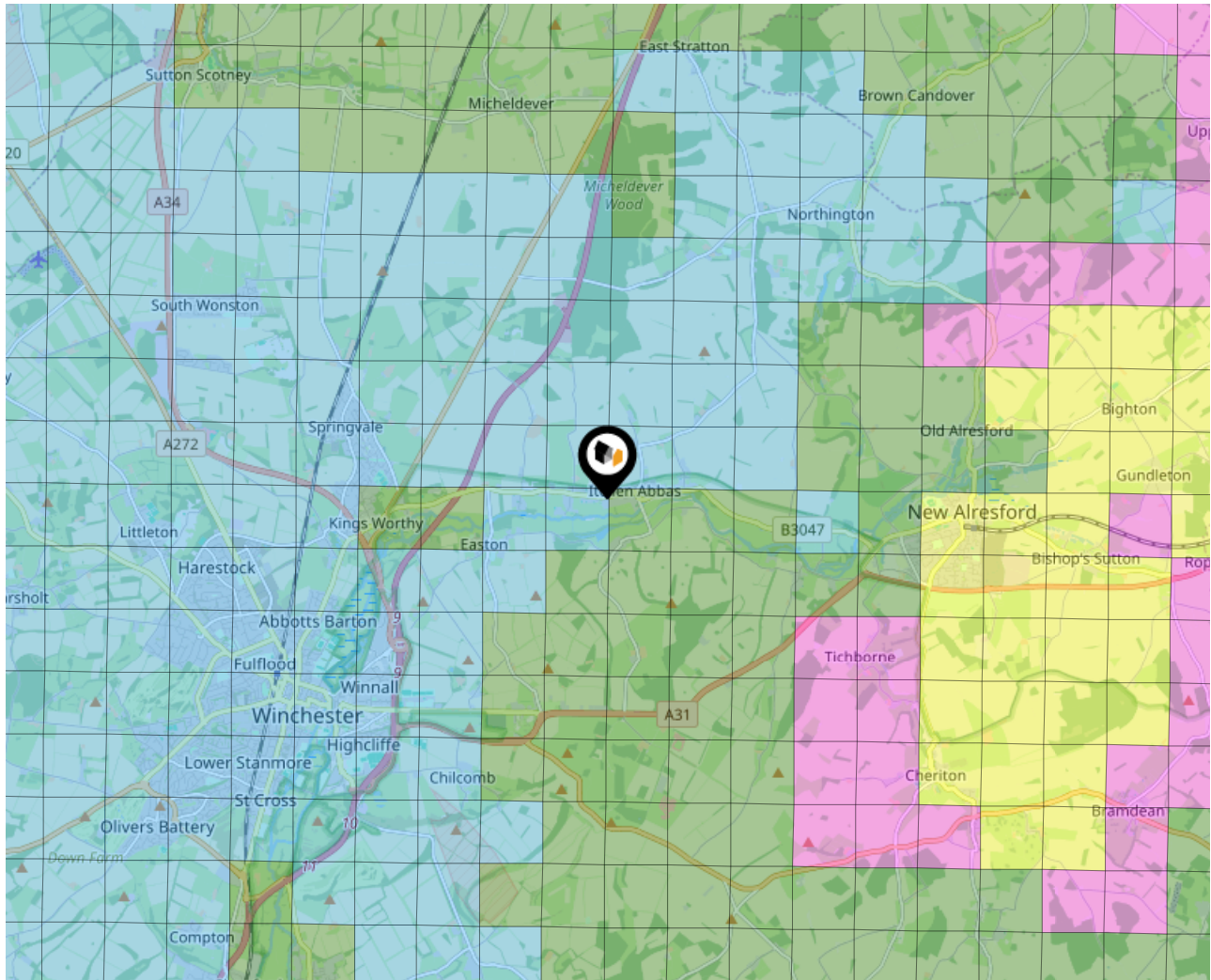


Key:

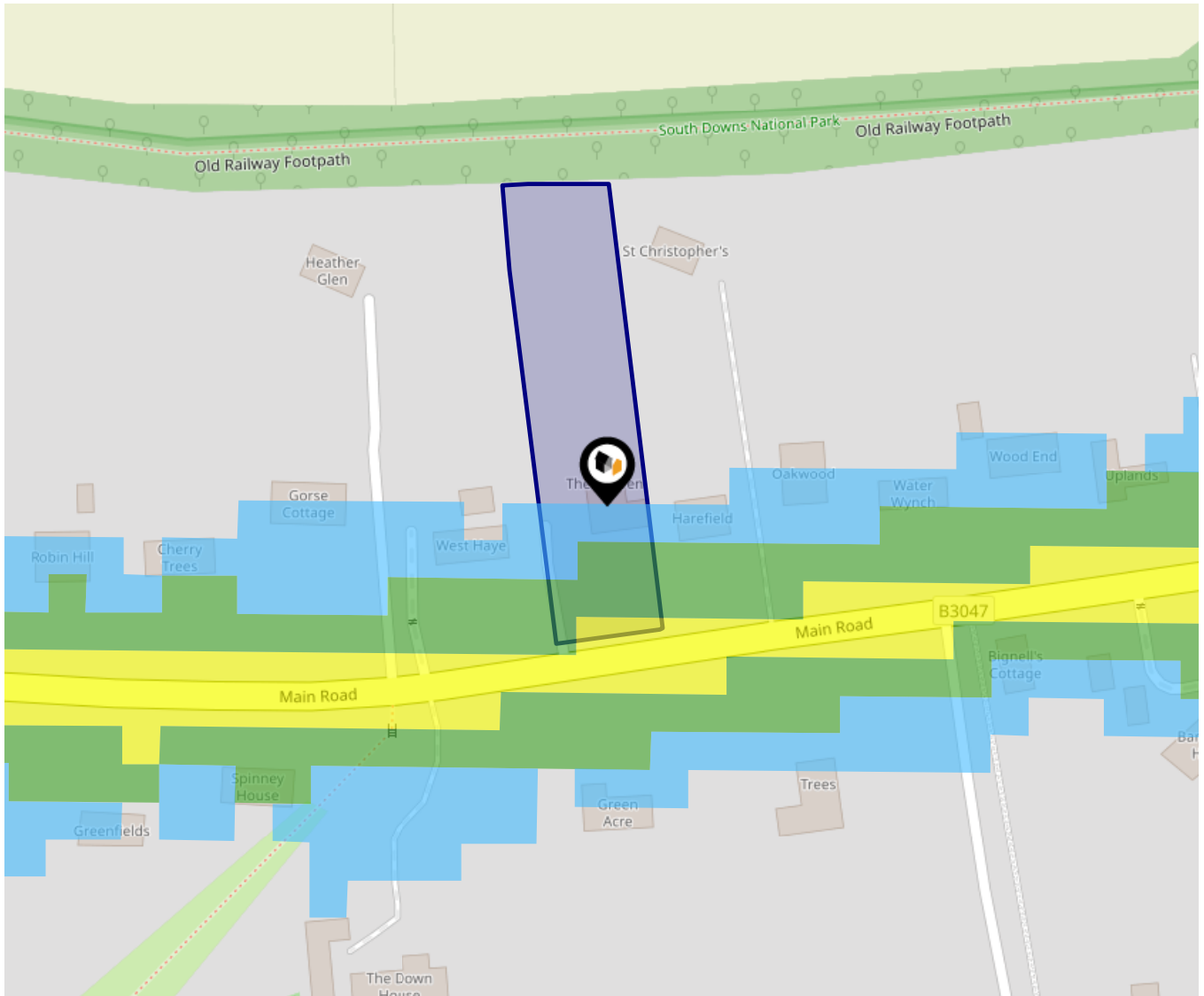
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

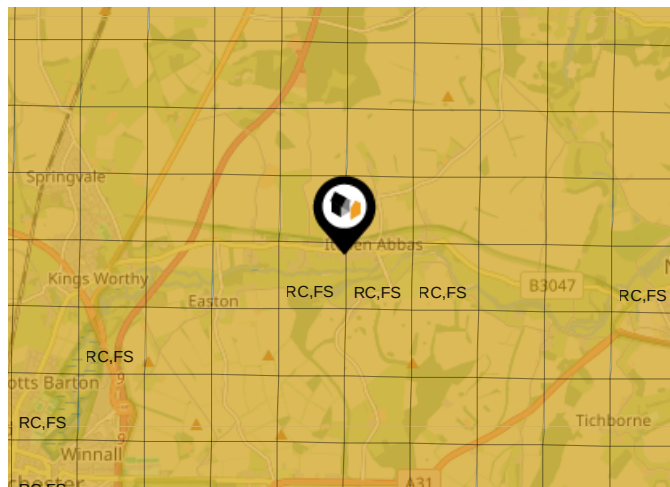


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

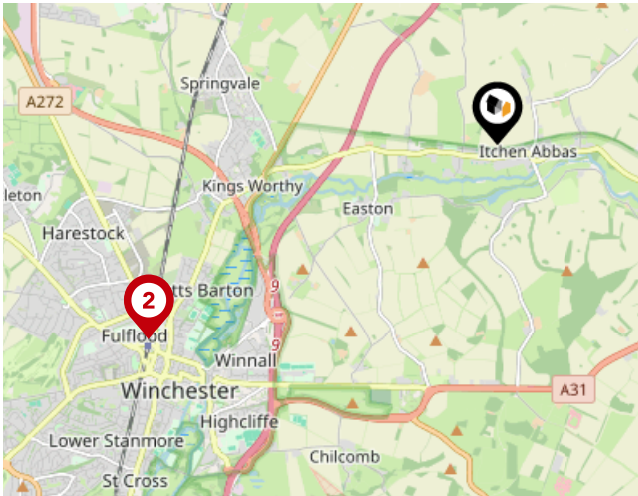


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

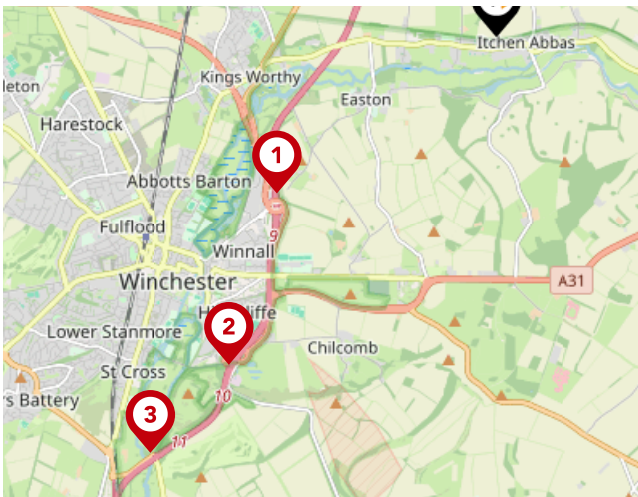
Area

Transport (National)



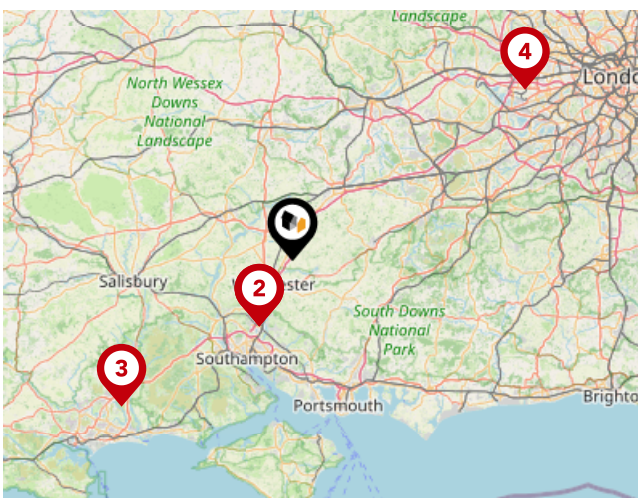
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	3.72 miles
2	Winchester Rail Station	3.72 miles
3	Shawford Rail Station	6.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	2.51 miles
2	M3 J10	3.95 miles
3	M3 J11	5.04 miles
4	M3 J8	8.63 miles
5	M3 J12	8.4 miles

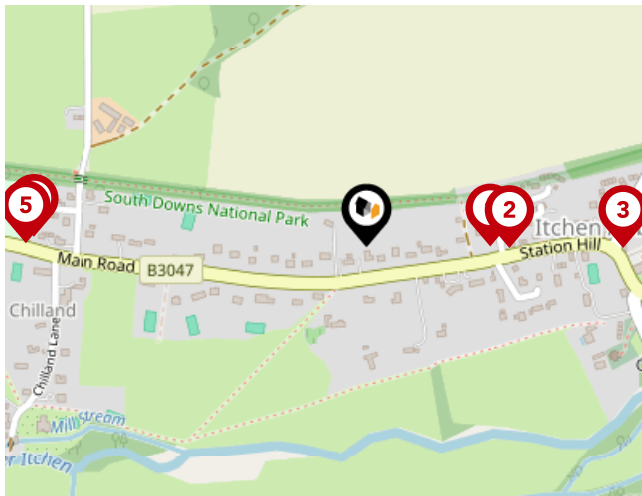


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	11.08 miles
2	Southampton Airport	11.08 miles
3	Bournemouth International Airport	33.69 miles
4	Heathrow Airport Terminal 4	42.82 miles

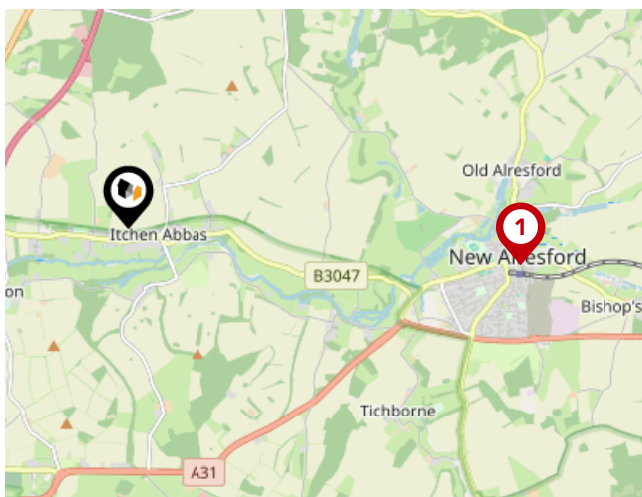
Area

Transport (Local)



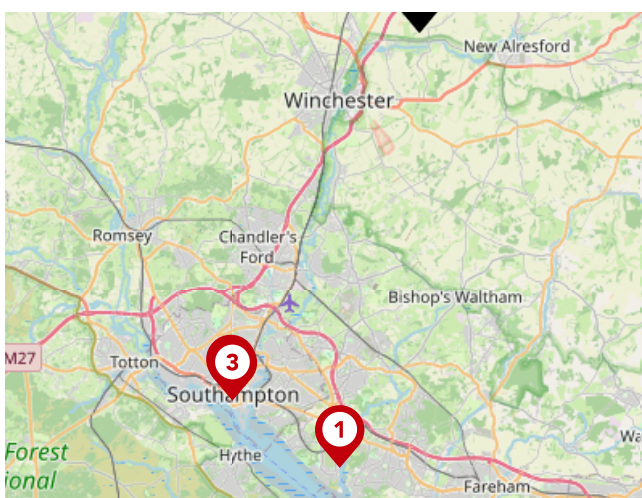
Bus Stops/Stations

Pin	Name	Distance
1	Old Station Road	0.14 miles
2	Old Station Road	0.17 miles
3	Village Hall	0.3 miles
4	Chilland Lane	0.39 miles
5	Chilland Lane	0.4 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	3.67 miles



Ferry Terminals

Pin	Name	Distance
1	Hamble-le-Rice Ferry Landing	16.53 miles
2	Southampton Vehicle Ferry Terminal	15.36 miles
3	Southampton Passenger Ferry Terminal	15.42 miles



Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC_Winchester

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Sam Kerr-Smiley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

Sam Kerr-Smiley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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