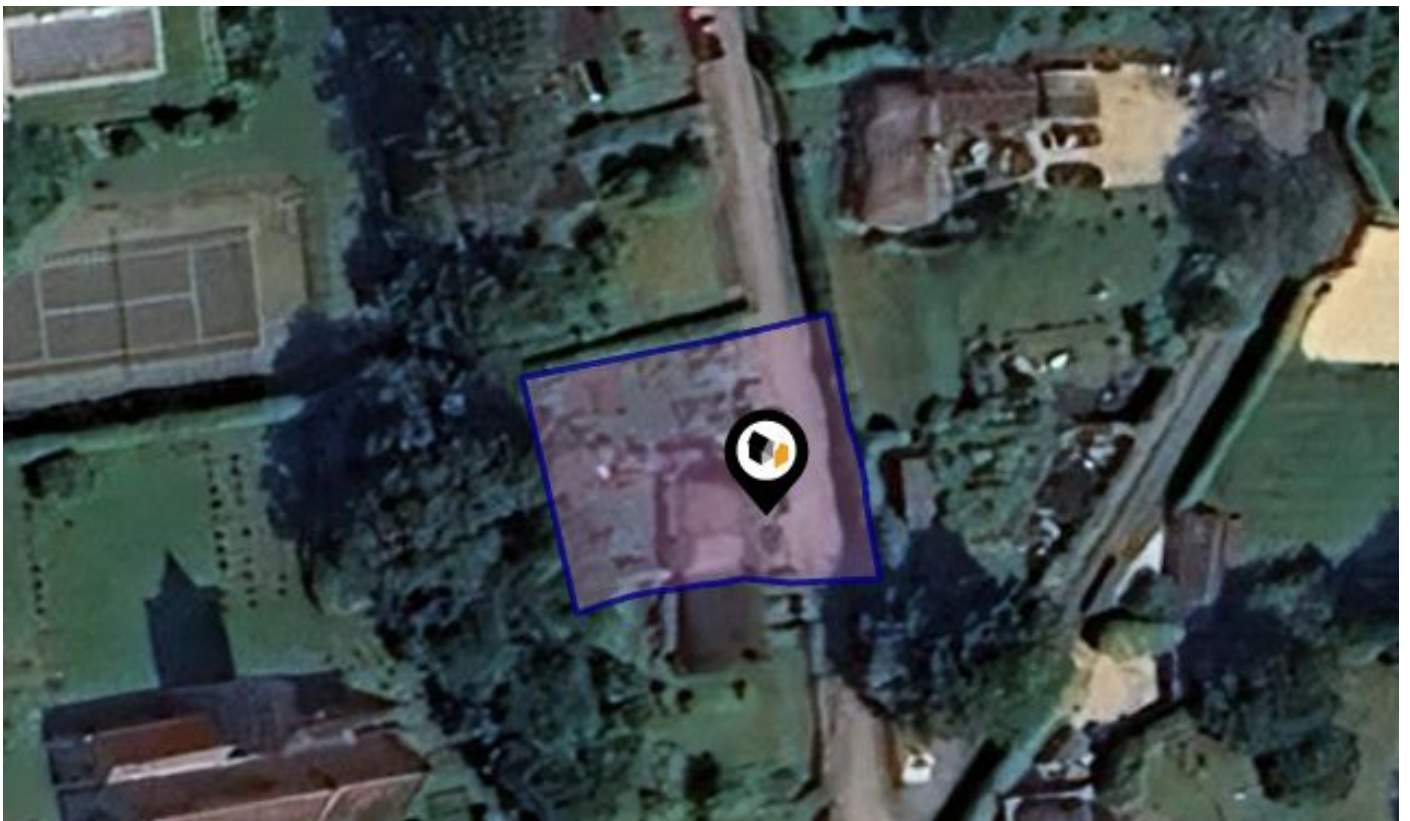




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 26th April 2026



EAST STRATTON, WINCHESTER, SO21

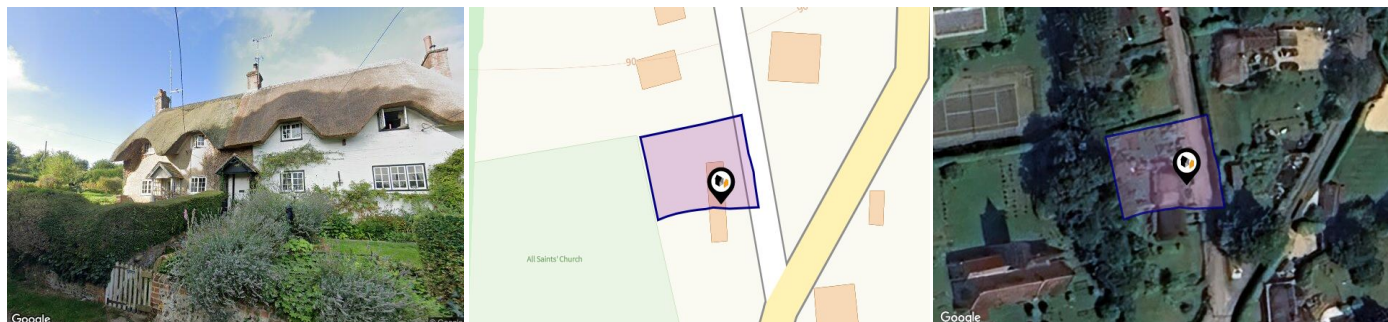
Guide Price : £475,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com






Property

| | | | |
|-------------------------|---------------|---------------------|----------|
| Type: | Semi-Detached | Guide Price: | £475,000 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Plot Area: | 0.14 acres | | |
| Year Built : | Approx 1680 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,360 | | |
| Title Number: | HP516679 | | |

Local Area

| | |
|---------------------------|---------------|
| Local Authority: | Hampshire |
| Conservation Area: | East Stratton |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 7 mb/s | 49 mb/s | - mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



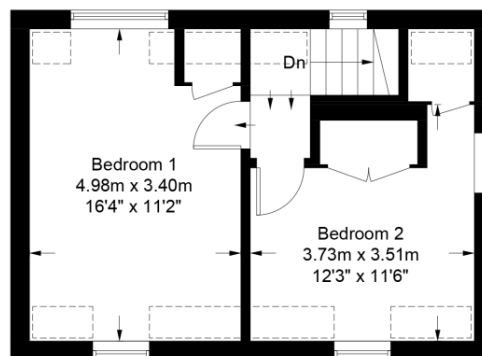
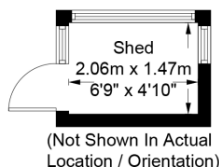


EAST STRATTON, WINCHESTER, SO21

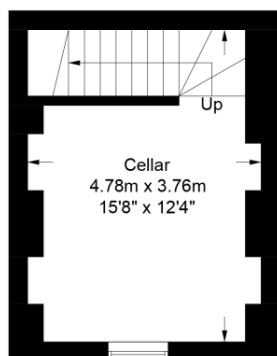
Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft
 Shed = 3.0 sq m / 32 sq ft
 Total = 110.1 sq m / 1185 sq ft



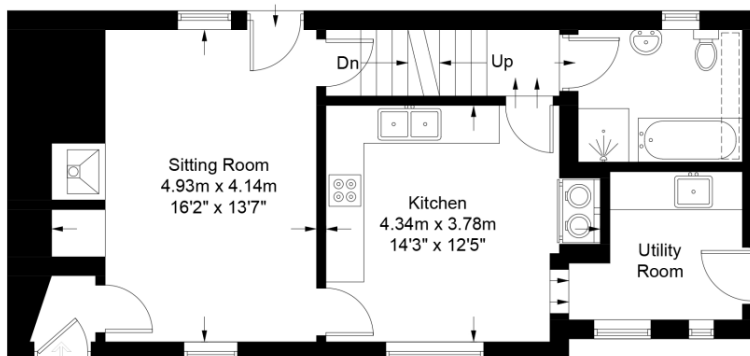
= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzoo Marketing (ID1296197)

Market Sold in Street



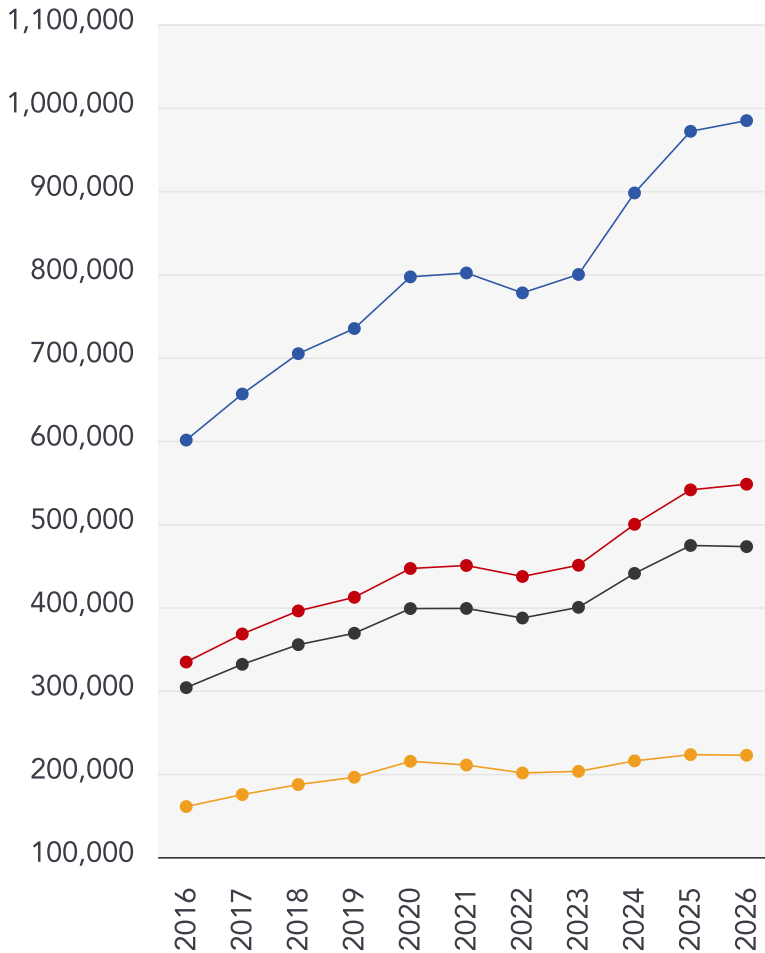
| | | | | | |
|--|------------|------------|------------|------------|---------------------|
| 21, Winchester, SO21 3DU | | | | | Semi-detached House |
| Last Sold Date: | 24/04/2024 | 31/07/2009 | 28/09/2004 | 12/05/1995 | |
| Last Sold Price: | £840,000 | £355,000 | £345,000 | £82,600 | |
| 19, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 27/10/2022 | 30/04/1997 | 05/05/1995 | | |
| Last Sold Price: | £1,100,000 | £283,500 | £112,000 | | |
| Yew Tree Cottage, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 18/08/2022 | | | | |
| Last Sold Price: | £925,000 | | | | |
| Plough Cottage, Winchester, SO21 3DU | | | | | other House |
| Last Sold Date: | 30/04/2019 | | | | |
| Last Sold Price: | £690,000 | | | | |
| 24, Winchester, SO21 3DU | | | | | Semi-detached House |
| Last Sold Date: | 22/06/2018 | 31/03/1995 | | | |
| Last Sold Price: | £400,000 | £96,000 | | | |
| East Stratton House, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 24/02/2015 | | | | |
| Last Sold Price: | £1,821,375 | | | | |
| 34, Winchester, SO21 3DU | | | | | Semi-detached House |
| Last Sold Date: | 30/11/2010 | 13/12/2002 | 18/08/1995 | | |
| Last Sold Price: | £535,000 | £410,000 | £107,700 | | |
| 27, Winchester, SO21 3DU | | | | | Semi-detached House |
| Last Sold Date: | 04/12/2009 | 16/08/1996 | | | |
| Last Sold Price: | £355,000 | £112,000 | | | |
| 31, Winchester, SO21 3DU | | | | | Semi-detached House |
| Last Sold Date: | 07/07/2005 | 03/11/1995 | | | |
| Last Sold Price: | £402,500 | £98,000 | | | |
| 32, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 07/01/2000 | 30/07/1999 | 27/02/1998 | | |
| Last Sold Price: | £310,000 | £295,000 | £237,000 | | |
| East Stratton Farm, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 16/07/1996 | | | | |
| Last Sold Price: | £360,000 | | | | |
| 45, Winchester, SO21 3DU | | | | | Detached House |
| Last Sold Date: | 19/04/1996 | | | | |
| Last Sold Price: | £105,500 | | | | |

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%

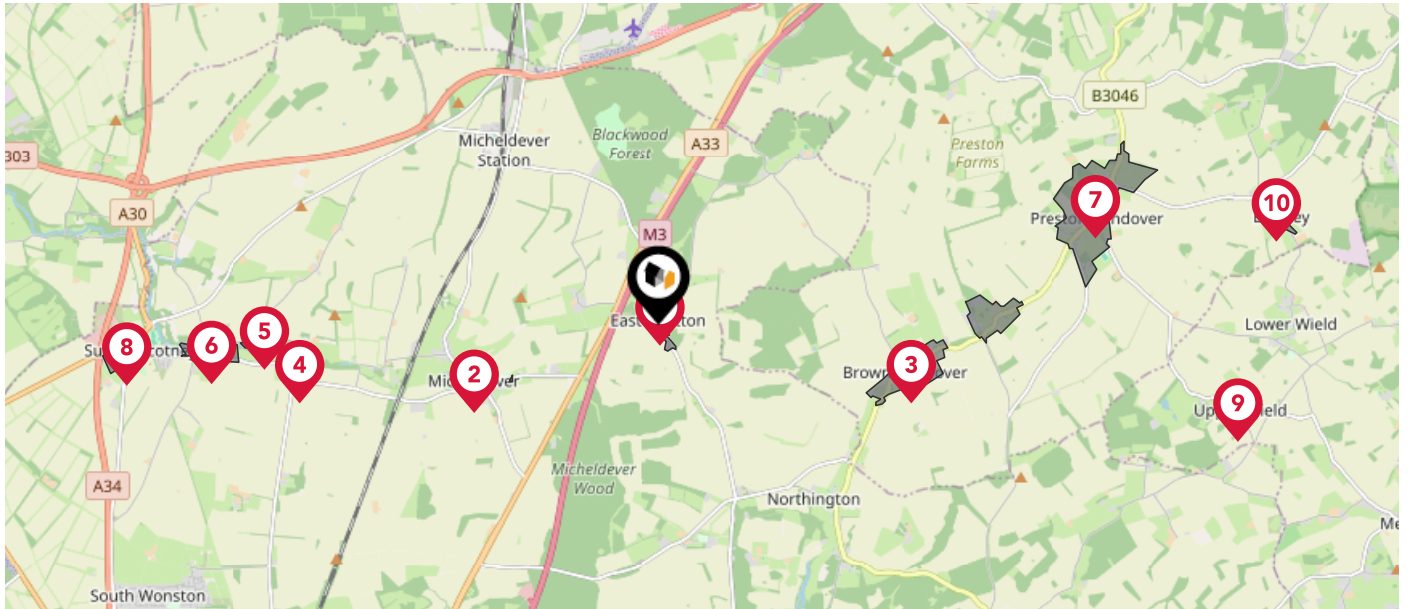
Flat

+38.37%

Maps

Conservation Areas

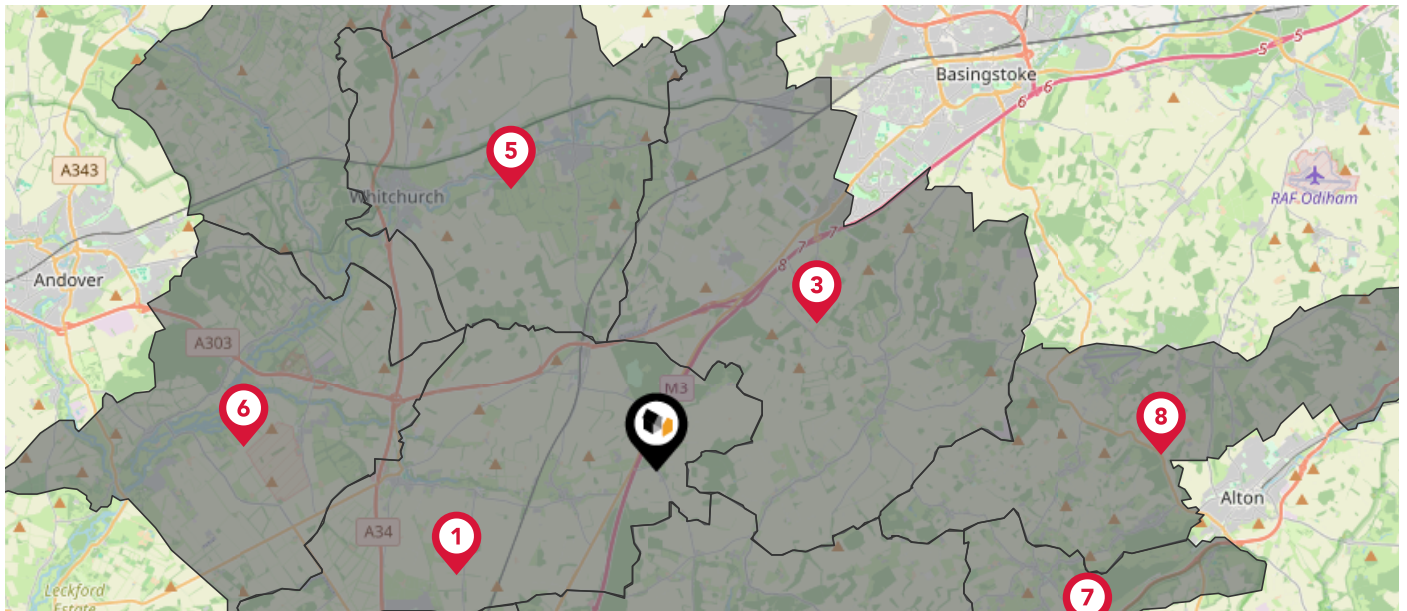
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 East Stratton
- 2 Micheldever
- 3 Brown and Chilton Candover
- 4 Stoke Charity
- 5 Hunton
- 6 Wonston
- 7 Preston Candover
- 8 Sutton Scotney
- 9 Upper Wield
- 10 Bradley

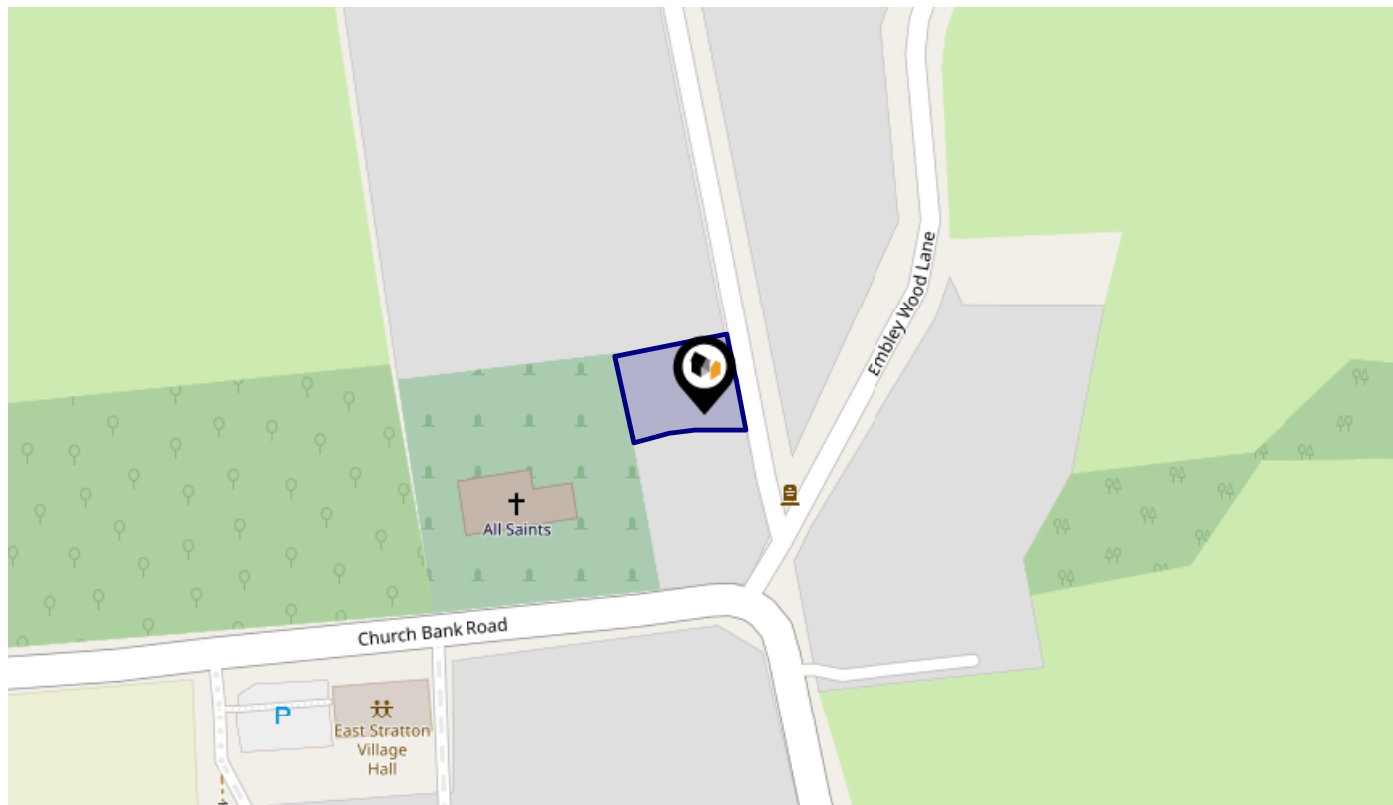
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Wonston & Micheldever Ward
- 2 Alresford & Itchen Valley Ward
- 3 Oakley & The Candovers Ward
- 4 The Worthys Ward
- 5 Whitchurch, Overton & Laverstoke Ward
- 6 Harewood Ward
- 7 Four Marks & Medstead Ward
- 8 Bentworth & Froyle Ward
- 9 Evingar 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.

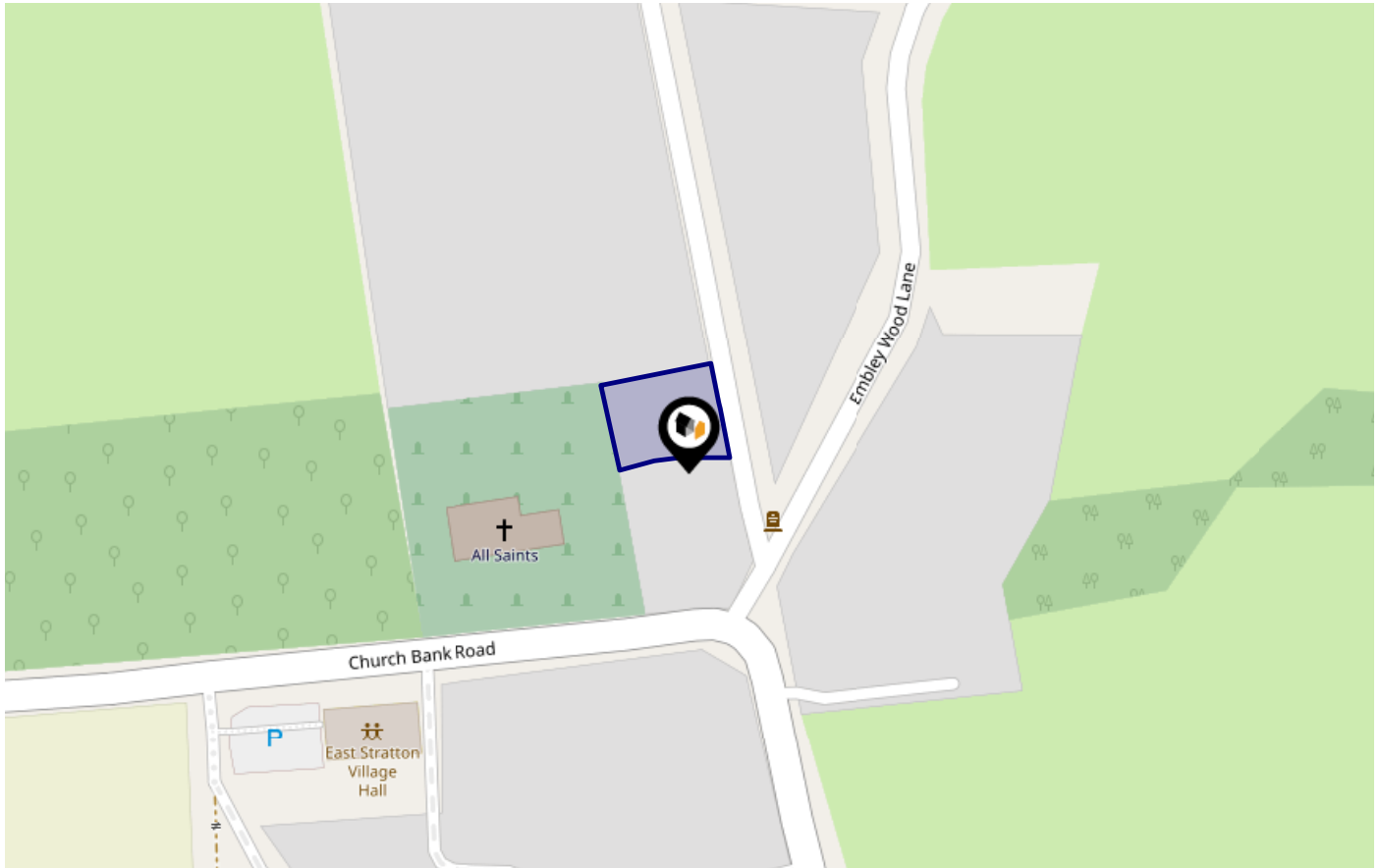
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

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.

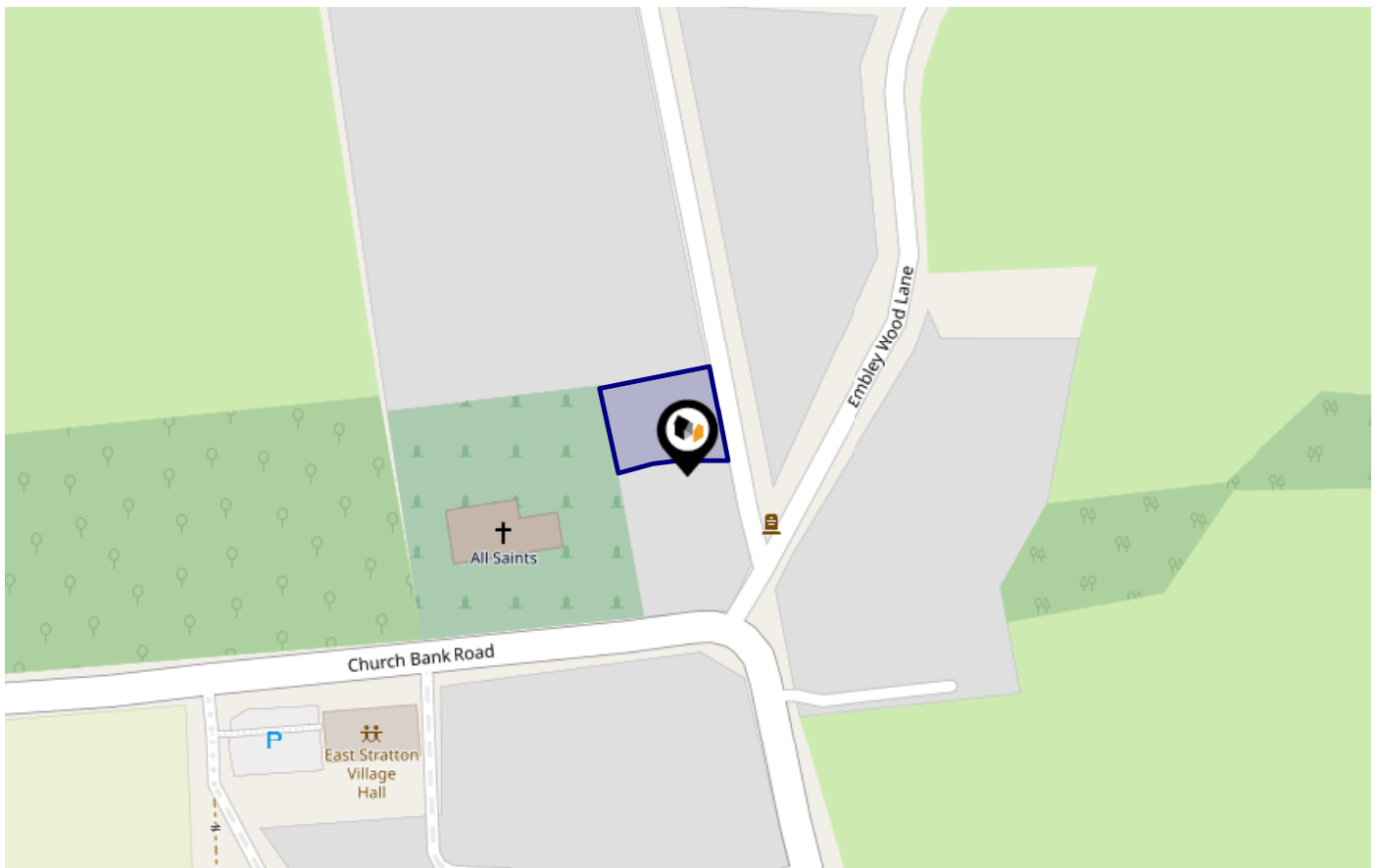
Chance of flooding to the following depths at this property:



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.
- **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.

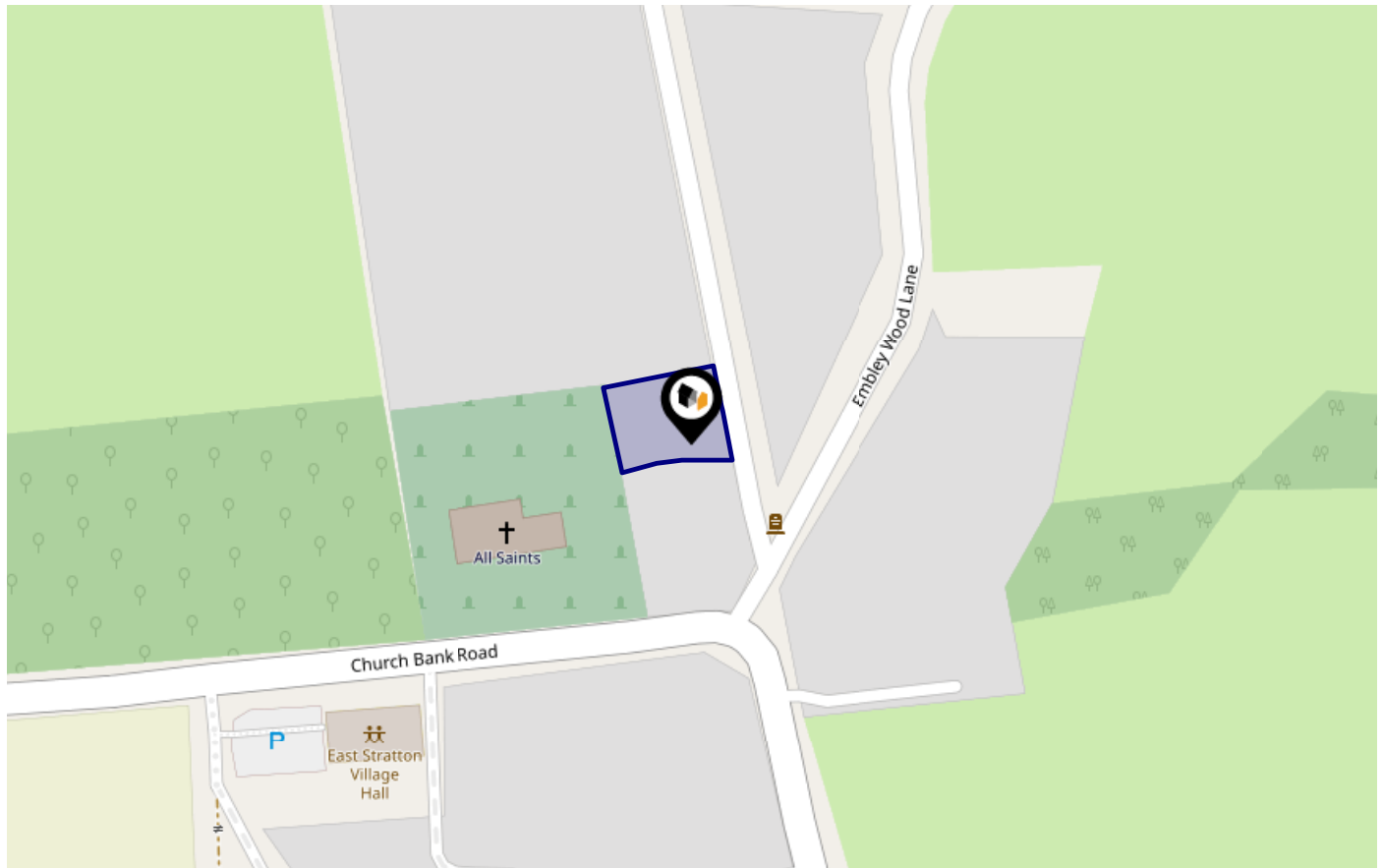
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

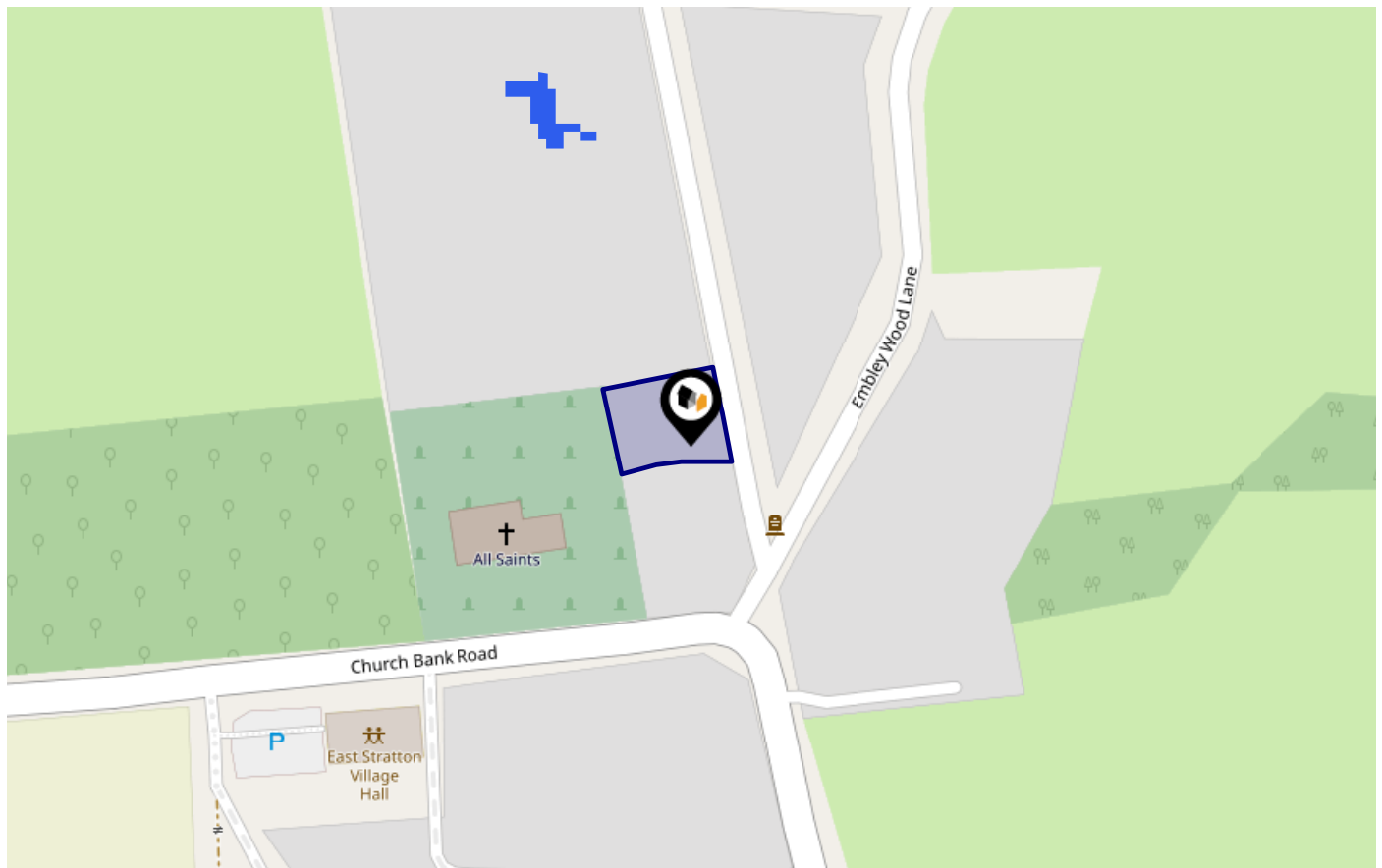
Chance of flooding to the following depths at this property:



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

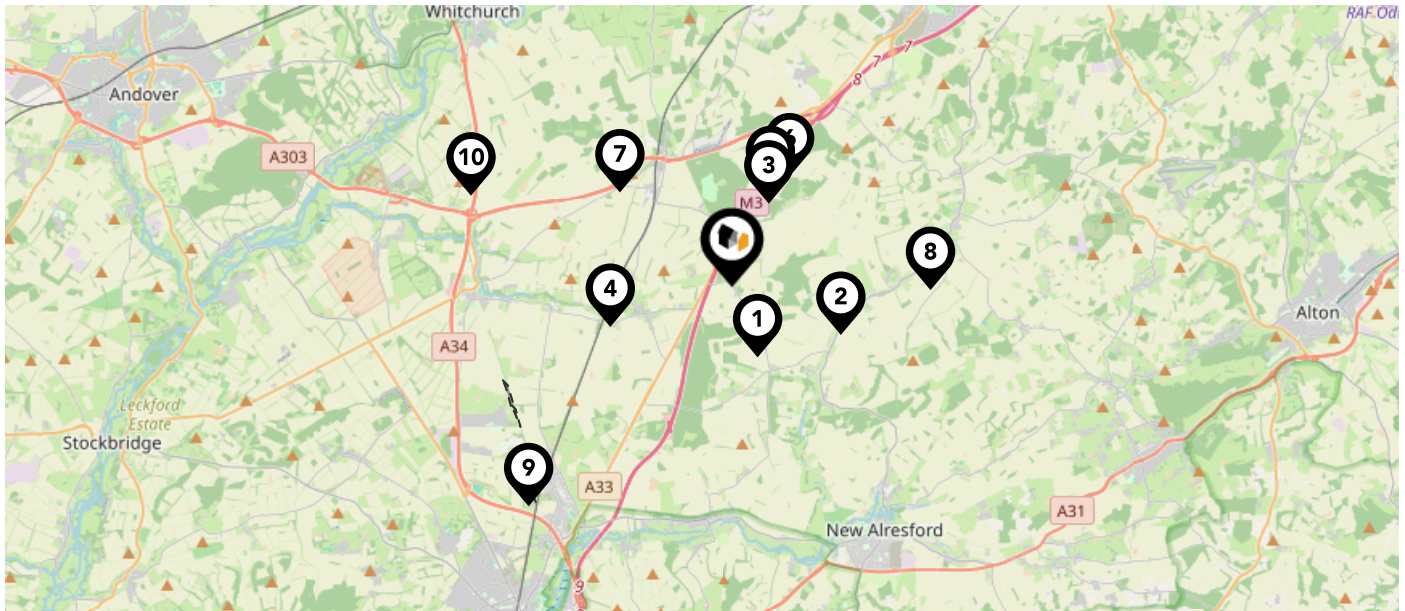
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



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.



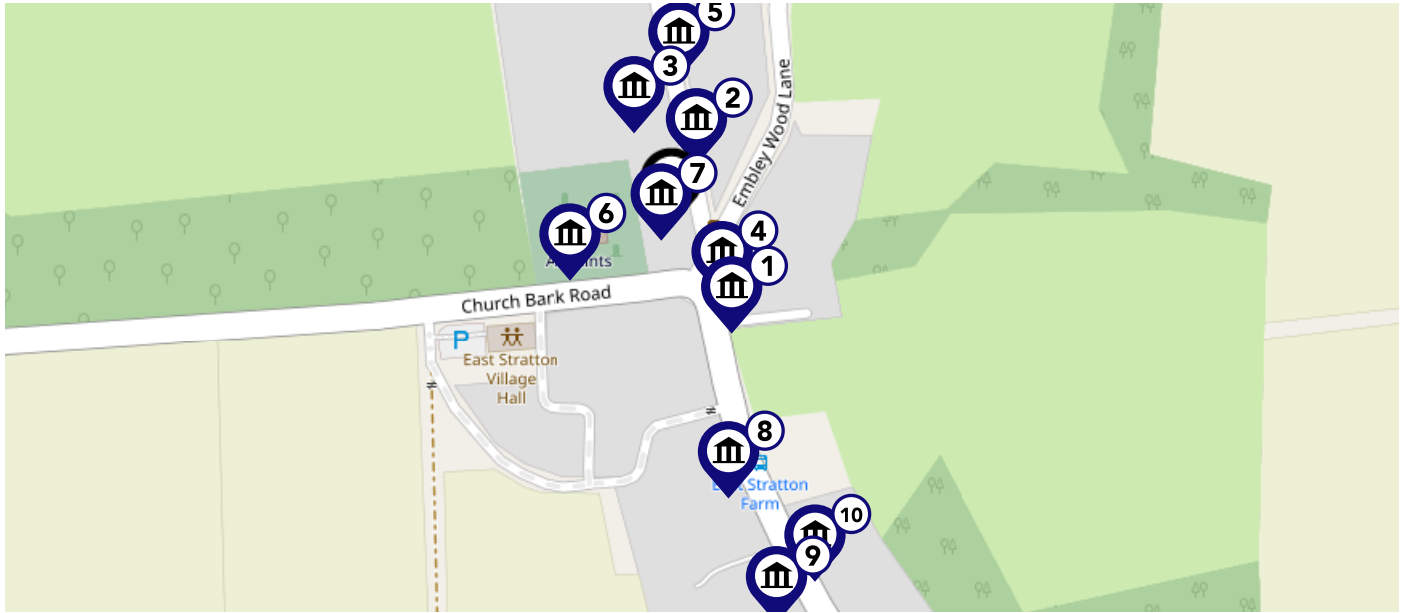
Nearby Landfill Sites











| | | |
|-----------|--|---|
| 1 | Land at Burcot Farm-East Stratton, Winchseter | Historic Landfill  |
| 2 | Robey's Farm-Brown Candover, Alresford, Hampshire | Historic Landfill  |
| 3 | Popham Court Road-Vicarage Road, Popham | Historic Landfill  |
| 4 | Weston Colley-Micheldever, Hampshire | Historic Landfill  |
| 5 | West Farm-Popham, Hampshire | Historic Landfill  |
| 6 | Vicarage Road/ Popham Court Road-Popham | Historic Landfill  |
| 7 | Land At Weston Down Clump-Freefold Lane, Micheldever | Historic Landfill  |
| 8 | Preston Candover-Preston Candover, Hampshire | Historic Landfill  |
| 9 | Alresford Drove-Near Winchester, Hampshire | Historic Landfill  |
| 10 | West Of A34-North of Tilbury Ring, Bullington | Historic Landfill  |

Maps

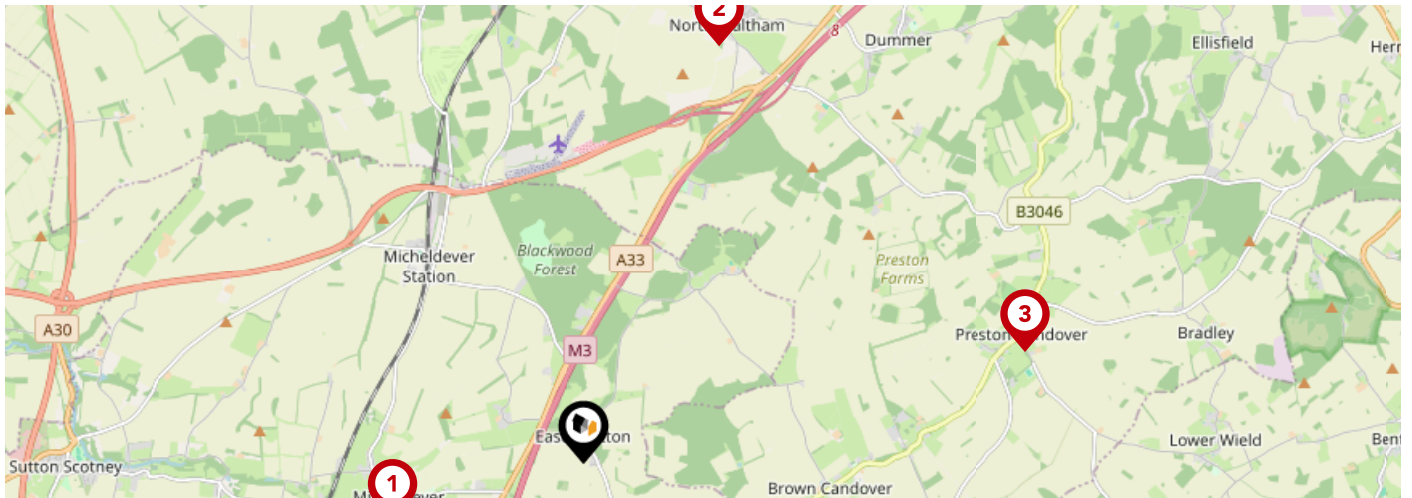
Listed Buildings

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



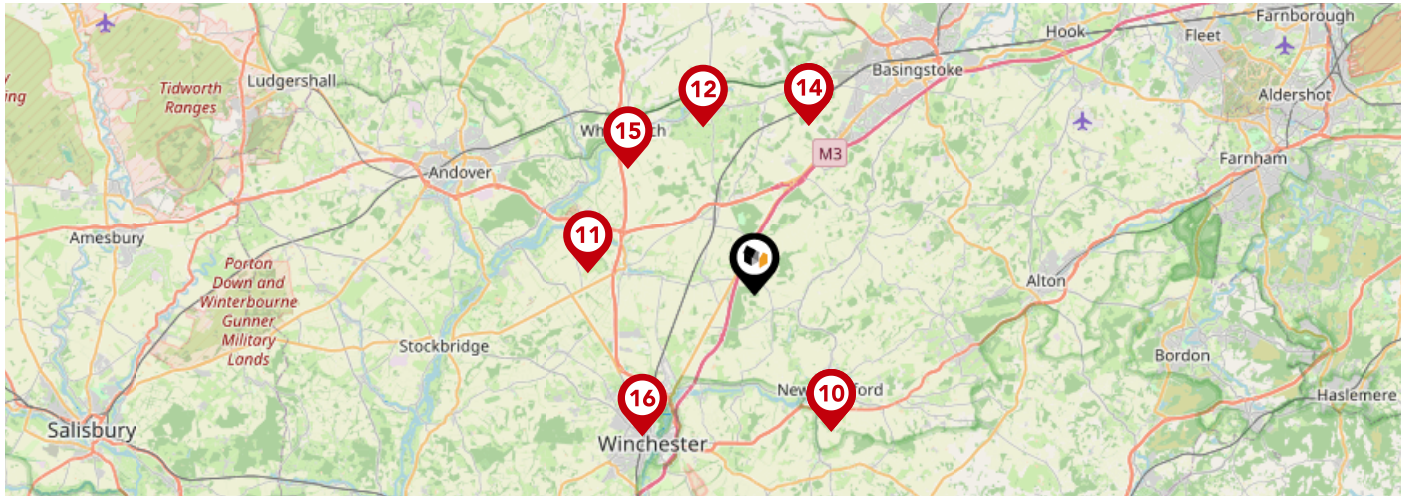
| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1155371 - Bramble And Homa Cottage | Grade II | 0.0 miles |
|  | 1095302 - 46 | Grade II | 0.0 miles |
|  | 1095301 - The Cottage | Grade II | 0.0 miles |
|  | 1350746 - 43 And 42 | Grade II | 0.0 miles |
|  | 1155333 - 47 And 48 | Grade II | 0.0 miles |
|  | 1095305 - Church Of All Saints | Grade II | 0.0 miles |
|  | 1155359 - 44 And 45 | Grade II | 0.0 miles |
|  | 1250415 - K6 Telephone Kiosk East Of East Stratton Farm | Grade II | 0.1 miles |
|  | 1350747 - Sweet Briar Cottage | Grade II | 0.1 miles |
|  | 1095303 - Orchard Cottage And Workshop | Grade II | 0.1 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance:4.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Preston Candover Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:4.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:4.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:5.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | South Wonston Primary School Ofsted Rating: Good Pupils: 293 Distance:5.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:5.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Perins School Ofsted Rating: Good Pupils: 1154 Distance:5.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Sun Hill Infant and Preschool Ofsted Rating: Good Pupils: 130 Distance:5.8 | <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:5.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Barton Stacey Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:6.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Overton Church of England Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:6.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:6.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:6.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Testbourne Community School Ofsted Rating: Good Pupils: 941 Distance:6.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:6.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

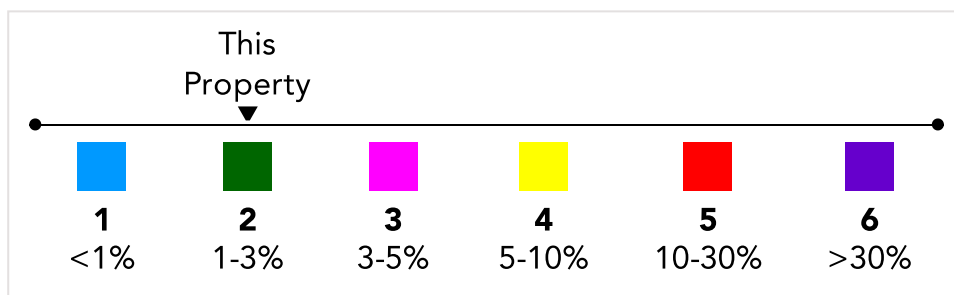
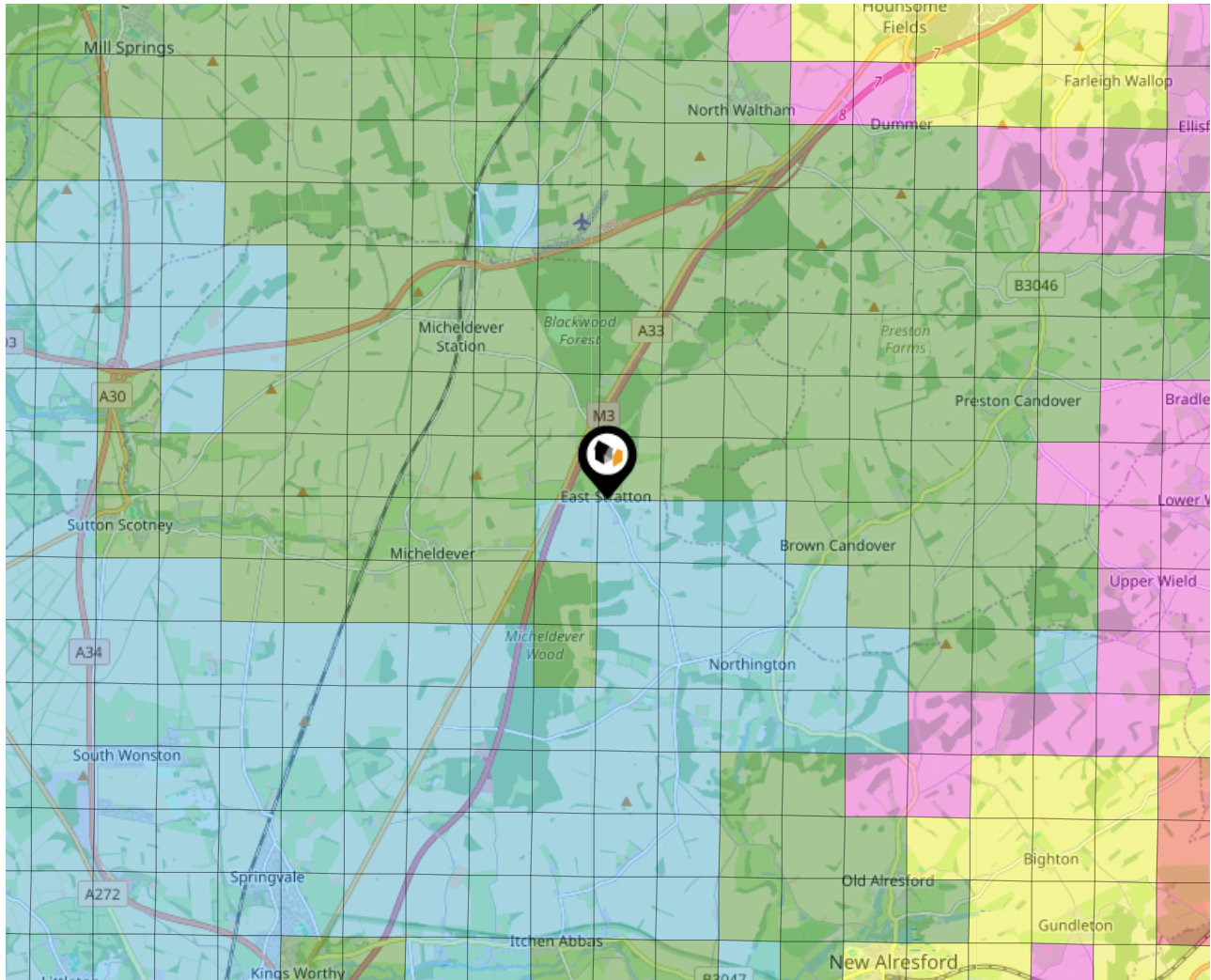


Key:

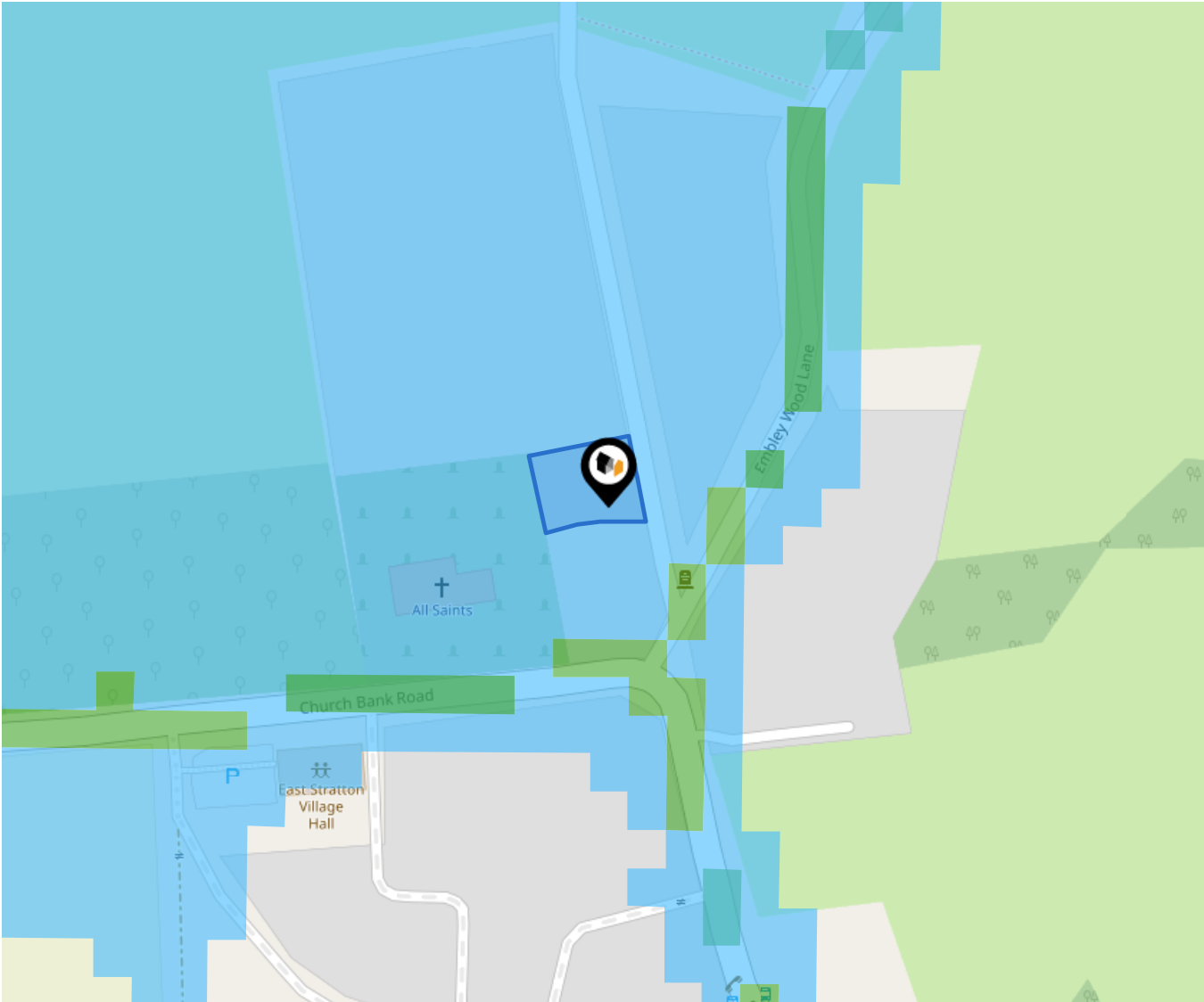
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

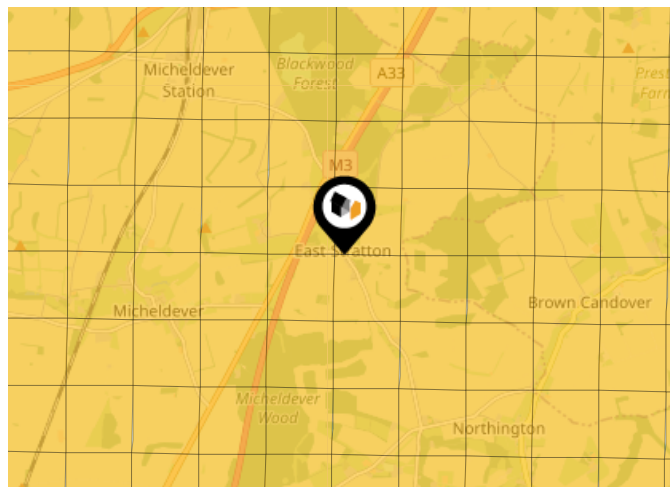


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 | | |

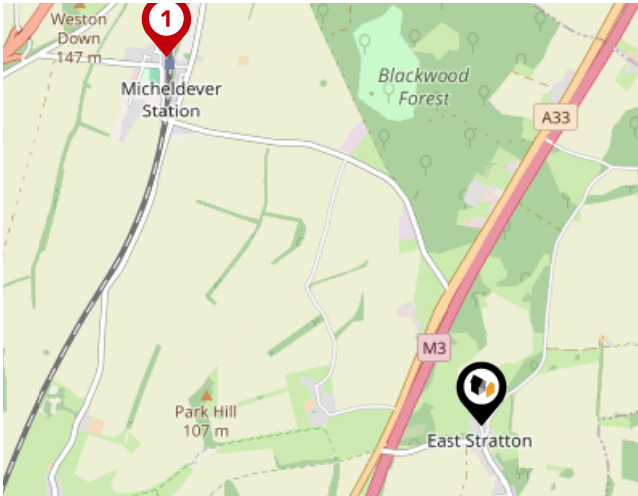


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

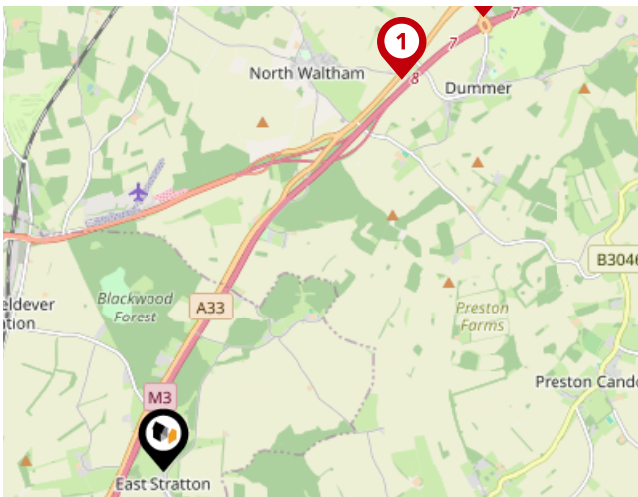
Area

Transport (National)



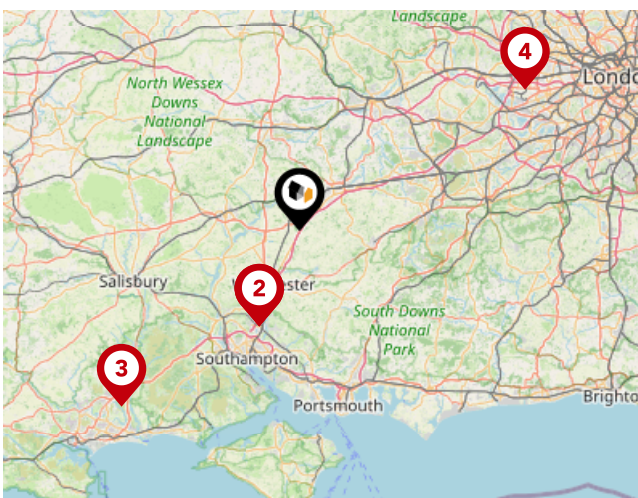
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Micheldever Rail Station | 2.25 miles |
| 2 | Overton Rail Station | 6.83 miles |
| 3 | Overton Rail Station | 6.82 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M3 J8 | 4.26 miles |
| 2 | M3 J7 | 5.18 miles |
| 3 | M3 J9 | 6.56 miles |
| 4 | M3 J10 | 8.2 miles |
| 5 | M3 J11 | 9.25 miles |

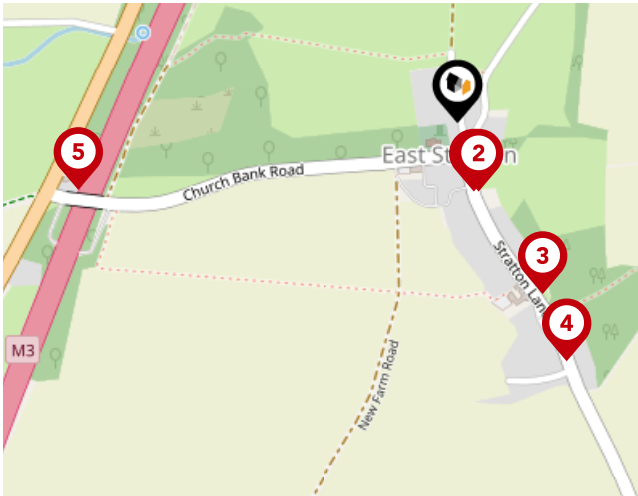


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | North Stoneham | 15.47 miles |
| 2 | Southampton Airport | 15.47 miles |
| 3 | Bournemouth International Airport | 37.27 miles |
| 4 | Heathrow Airport Terminal 4 | 39.65 miles |

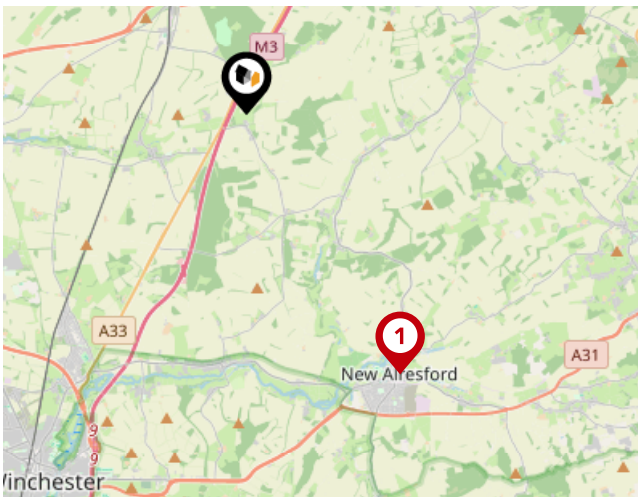
Area

Transport (Local)



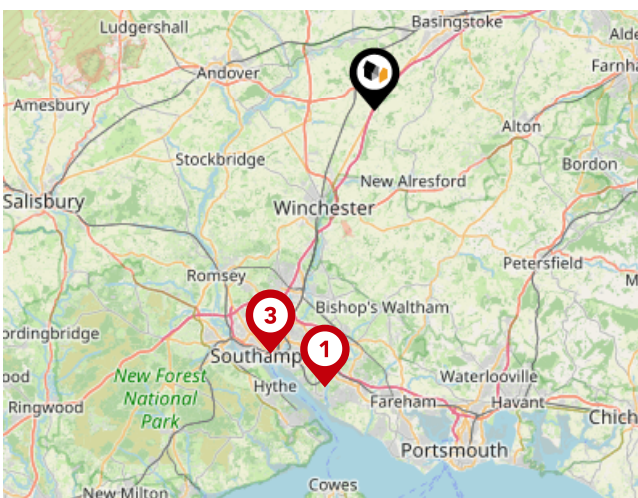
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | East Stratton Farm | 0.08 miles |
| 2 | East Stratton Farm | 0.08 miles |
| 3 | The Northbrook Arms | 0.22 miles |
| 4 | Baring Close | 0.31 miles |
| 5 | Bridge over M3 | 0.45 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Alresford (Mid Hants Railway) | 5.59 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Hamble-le-Rice Ferry Landing | 21.06 miles |
| 2 | Southampton Vehicle Ferry Terminal | 19.72 miles |
| 3 | Southampton Passenger Ferry Terminal | 19.79 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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