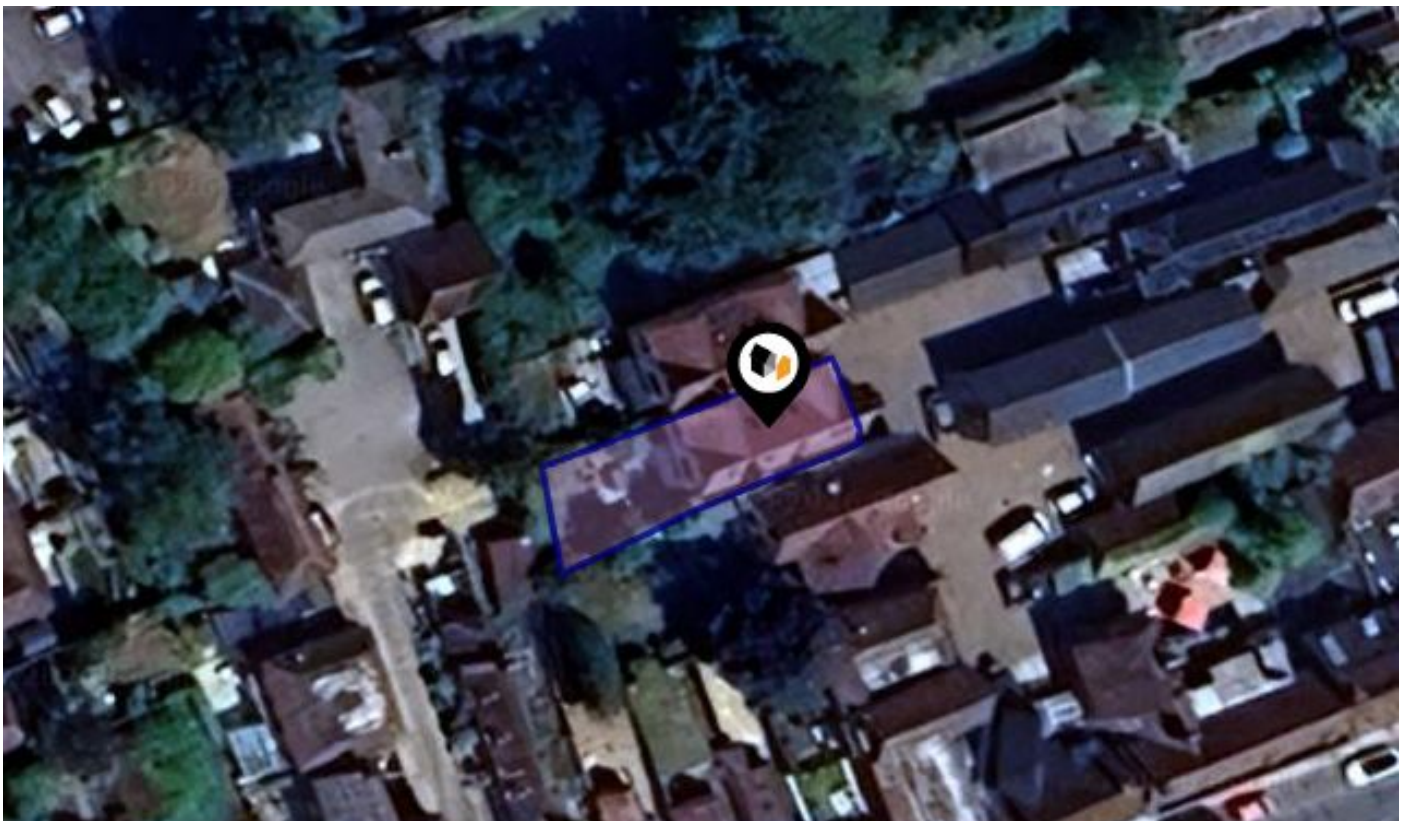




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 09th March 2026



STILES YARD, ALRESFORD, SO24

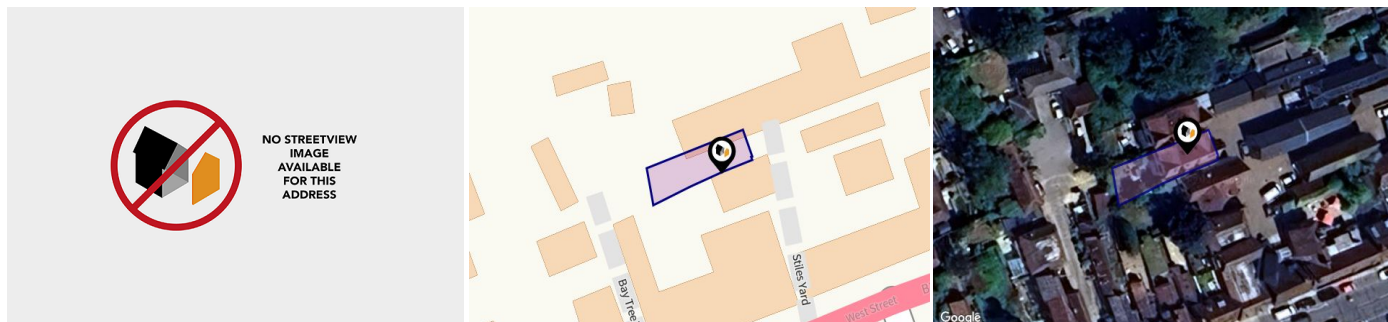
Guide Price : £1,500,000

Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com






Property

Type:	Semi-Detached	Guide Price:	£1,500,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,378 ft ² / 221 m ²		
Plot Area:	0.06 acres		
Year Built :	2017		
Council Tax :	Band G		
Annual Estimate:	£3,752		
Title Number:	HP814182		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:




Gallery Photos

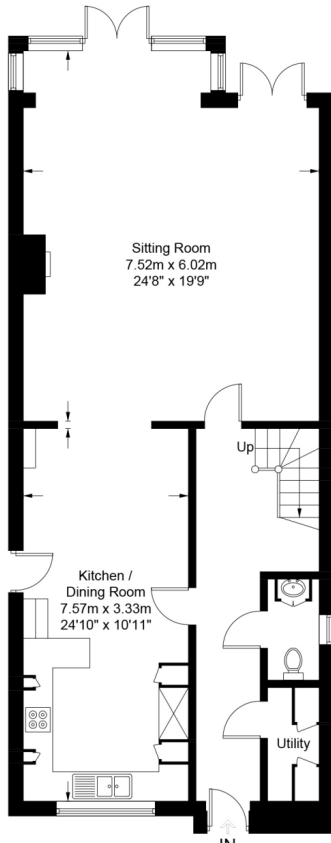


STILES YARD, ALRESFORD, SO24

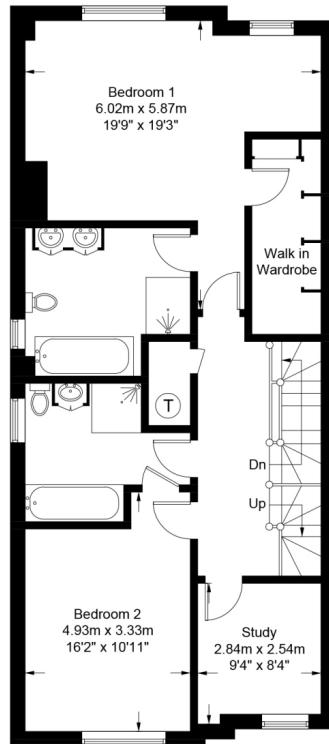
Approximate Gross Internal Area = 244.2 sq m / 2628 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 258.9 sq m / 2786 sq ft
 (Including Eaves)



 = Reduced headroom below 1.5m / 5'0"



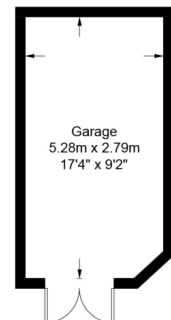
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(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 (ID1278948)

Property EPC - Certificate

Stiles Yard, SO24

Energy rating

B

Valid until 22.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	221 m ²

Market Sold in Street



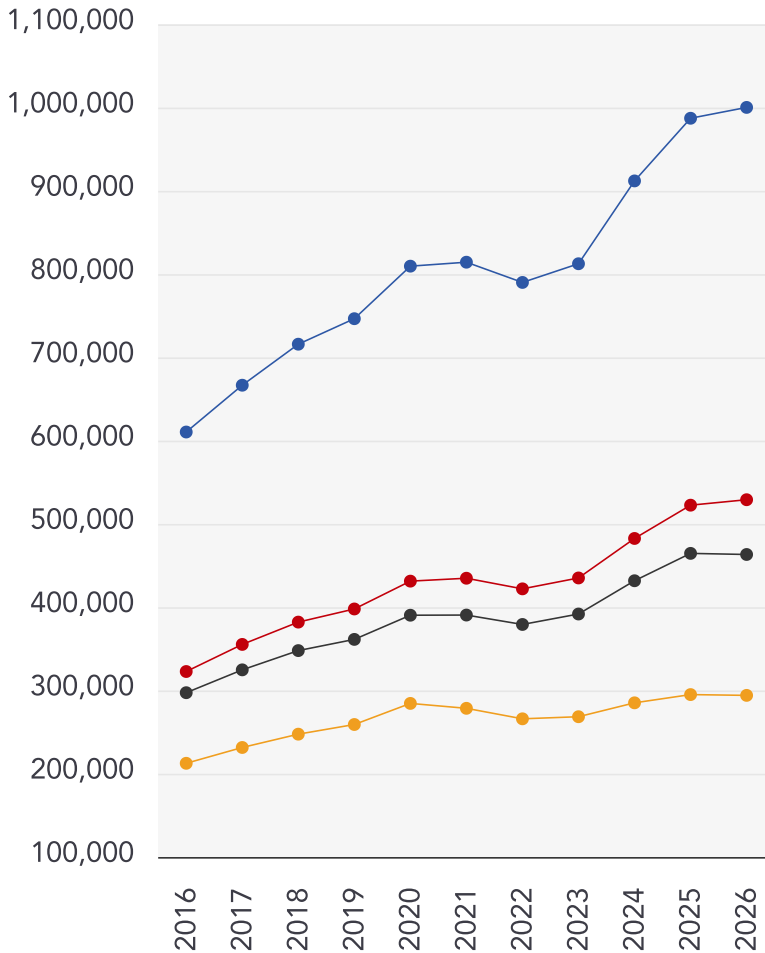
1, Stiles Yard, Alresford, SO24 9FH		Detached House
Last Sold Date:	31/01/2024	07/10/2016
Last Sold Price:	£1,500,000	£1,600,000
Old Bakery Cottage, Stiles Yard, Alresford, SO24 9FH		Semi-detached House
Last Sold Date:	29/06/2021	30/09/2016
Last Sold Price:	£535,000	£520,000
2, Stiles Yard, Alresford, SO24 9FH		Detached House
Last Sold Date:	05/05/2020	26/05/2017
Last Sold Price:	£1,370,000	£1,200,000
Flat 1, 5, Stiles Yard, Alresford, SO24 9FH		Flat-maisonette House
Last Sold Date:	30/10/2019	06/02/2017
Last Sold Price:	£300,000	£315,000
3, Stiles Yard, Alresford, SO24 9FH		Detached House
Last Sold Date:	28/07/2017	
Last Sold Price:	£1,225,000	
Flat 2, 5, Stiles Yard, Alresford, SO24 9FH		Flat-maisonette House
Last Sold Date:	28/10/2016	
Last Sold Price:	£300,000	
4, Stiles Yard, Alresford, SO24 9FH		Detached House
Last Sold Date:	10/06/2016	
Last Sold Price:	£862,000	
Flat 3, 5, Stiles Yard, Alresford, SO24 9FH		Flat-maisonette House
Last Sold Date:	02/06/2016	
Last Sold Price:	£325,000	
Box Cottage, Stiles Yard, Alresford, SO24 9FH		Semi-detached House
Last Sold Date:	10/05/2016	
Last Sold Price:	£525,000	

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 SO24



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

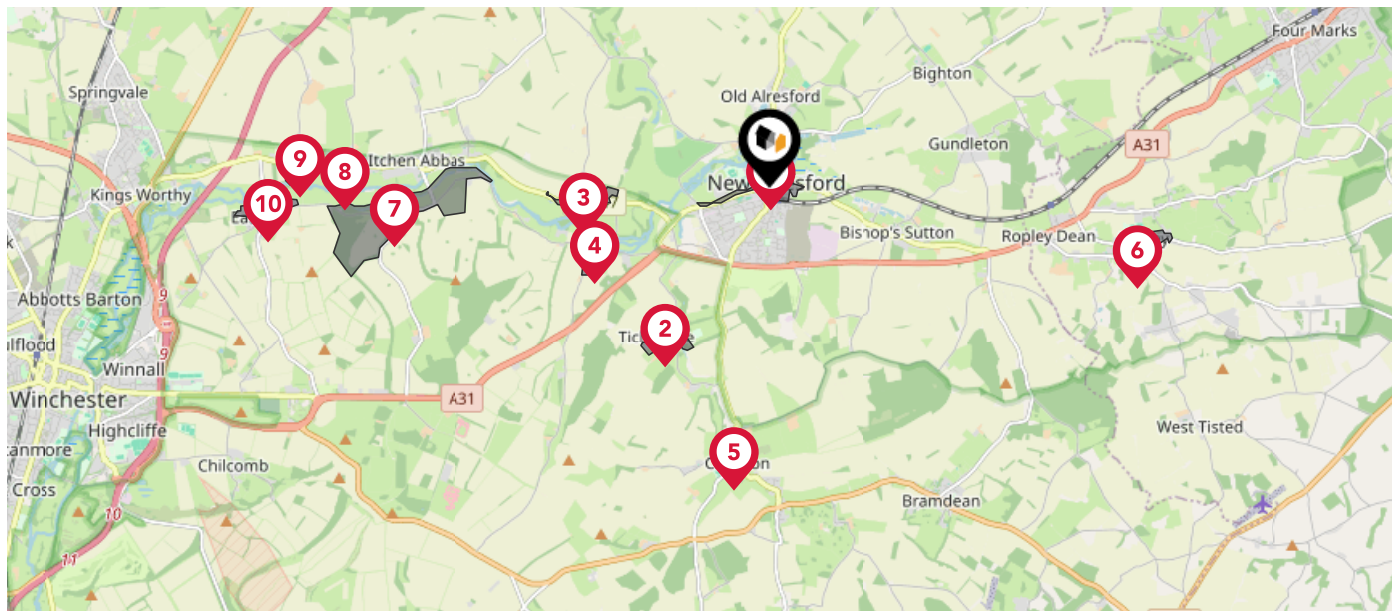
Flat

+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.



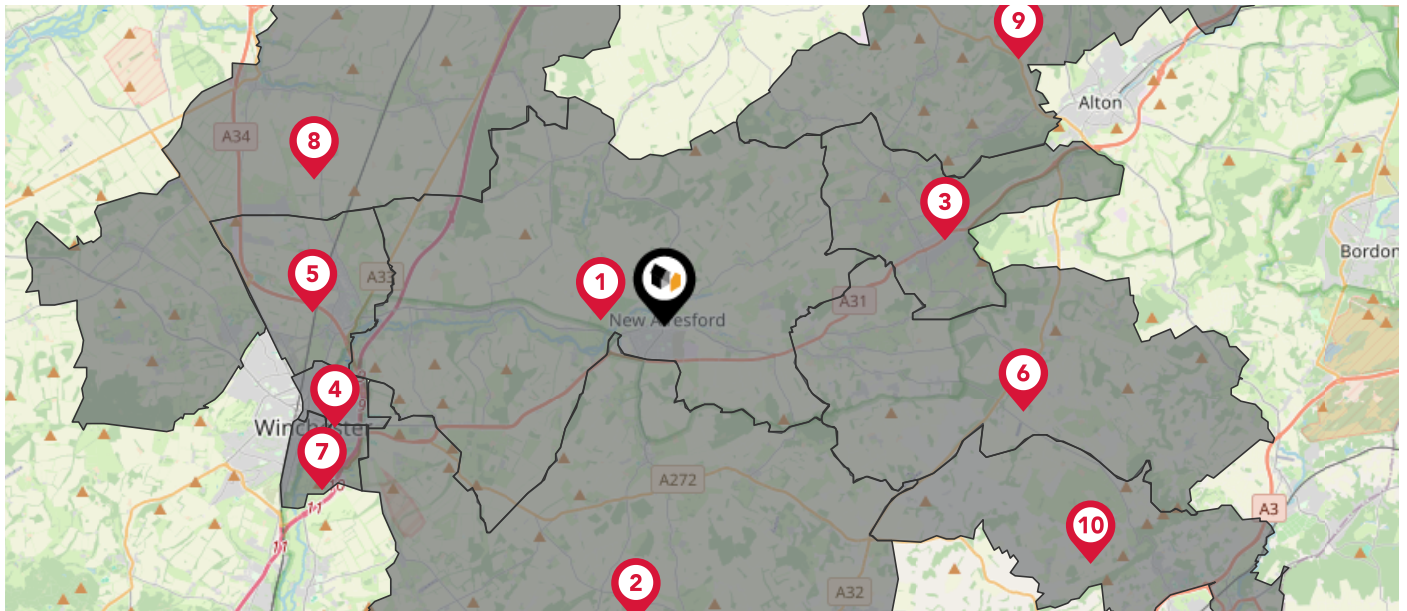
Nearby Conservation Areas

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

Maps

Council Wards

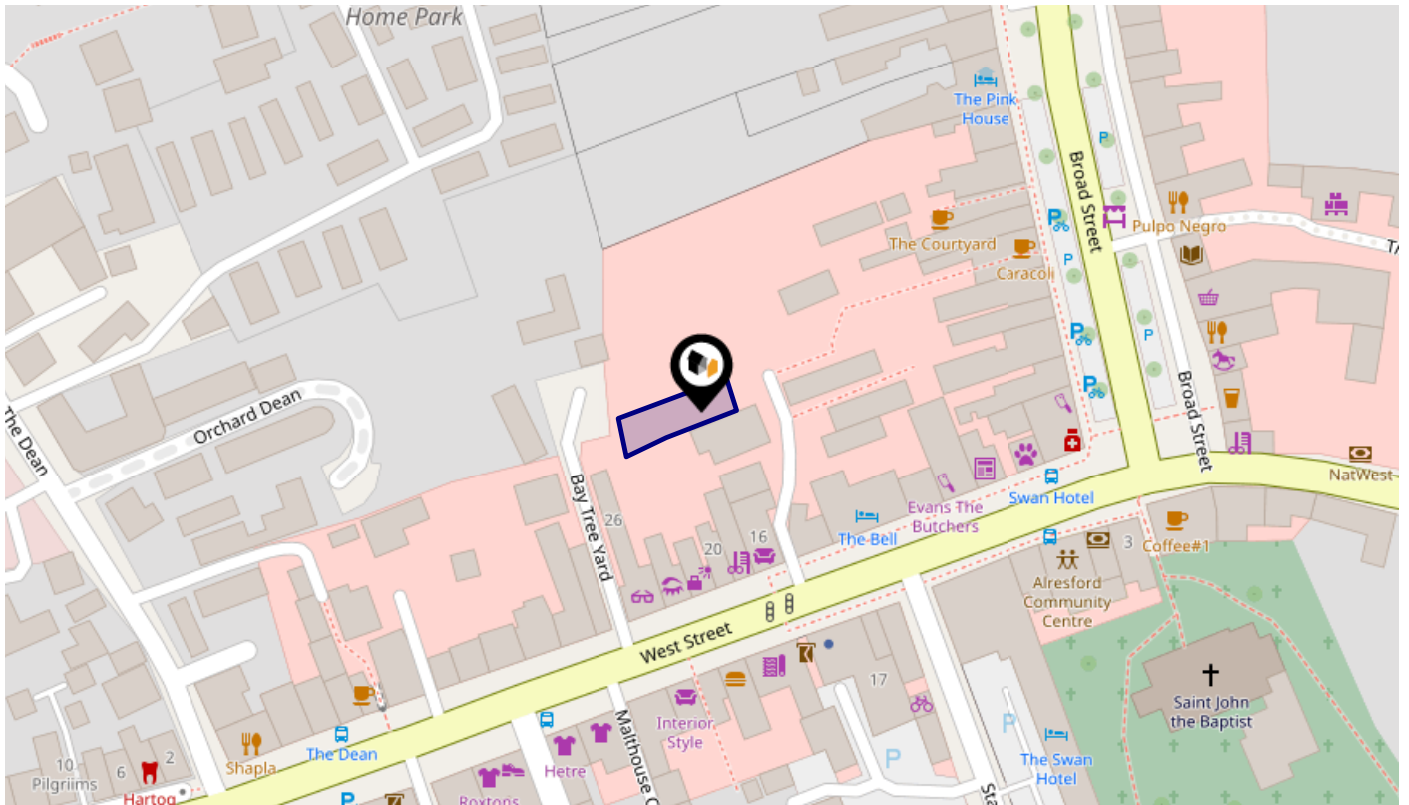
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Alresford & Itchen Valley Ward
- 2 Upper Meon Valley Ward
- 3 Four Marks & Medstead Ward
- 4 St. Bartholomew Ward
- 5 The Worthys Ward
- 6 Ropley, Hawkley & Hangers Ward
- 7 St. Michael Ward
- 8 Wonston & Micheldever Ward
- 9 Bentworth & Froyle Ward
- 10 Froxfield, Sheet & Steep 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.

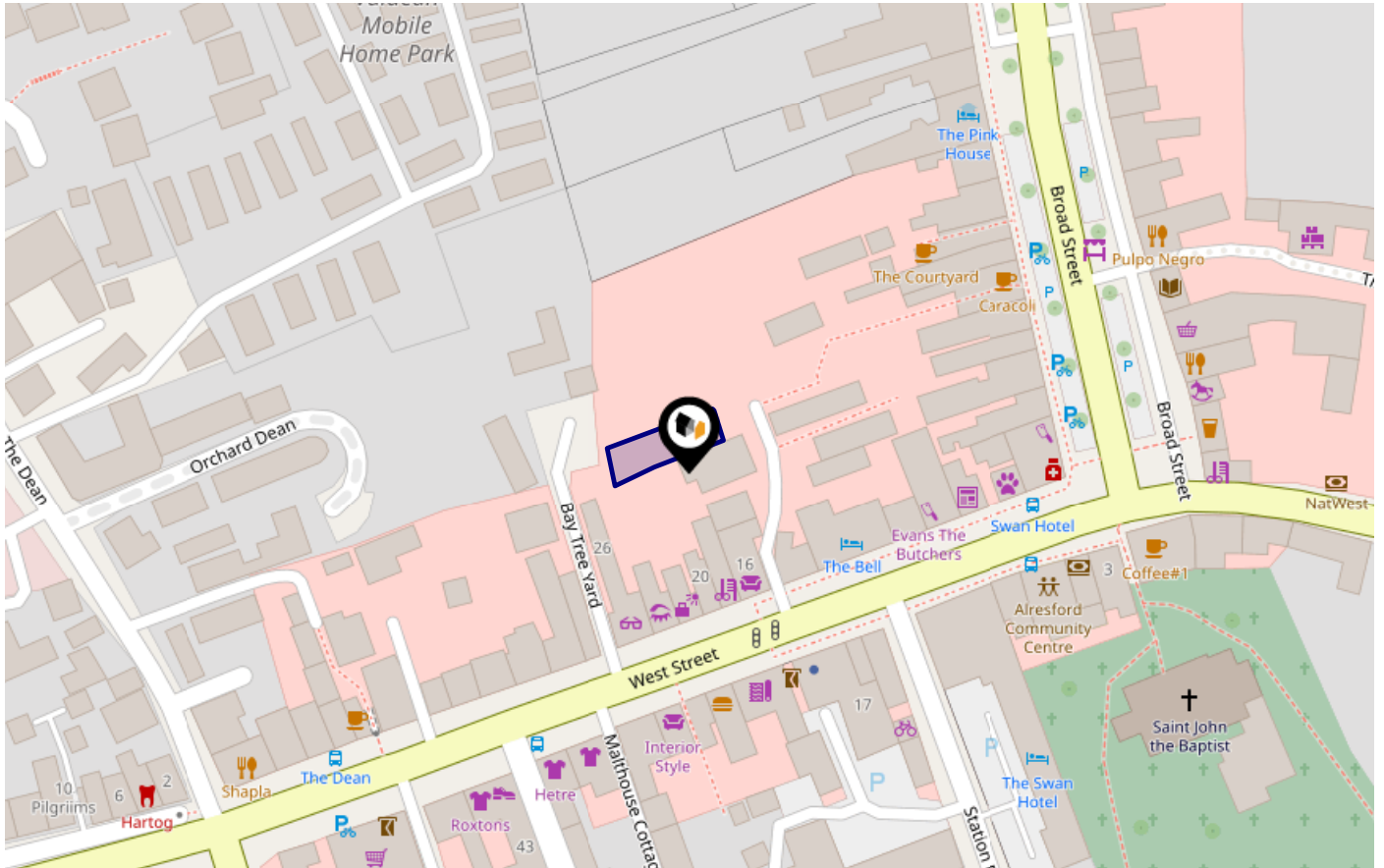
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

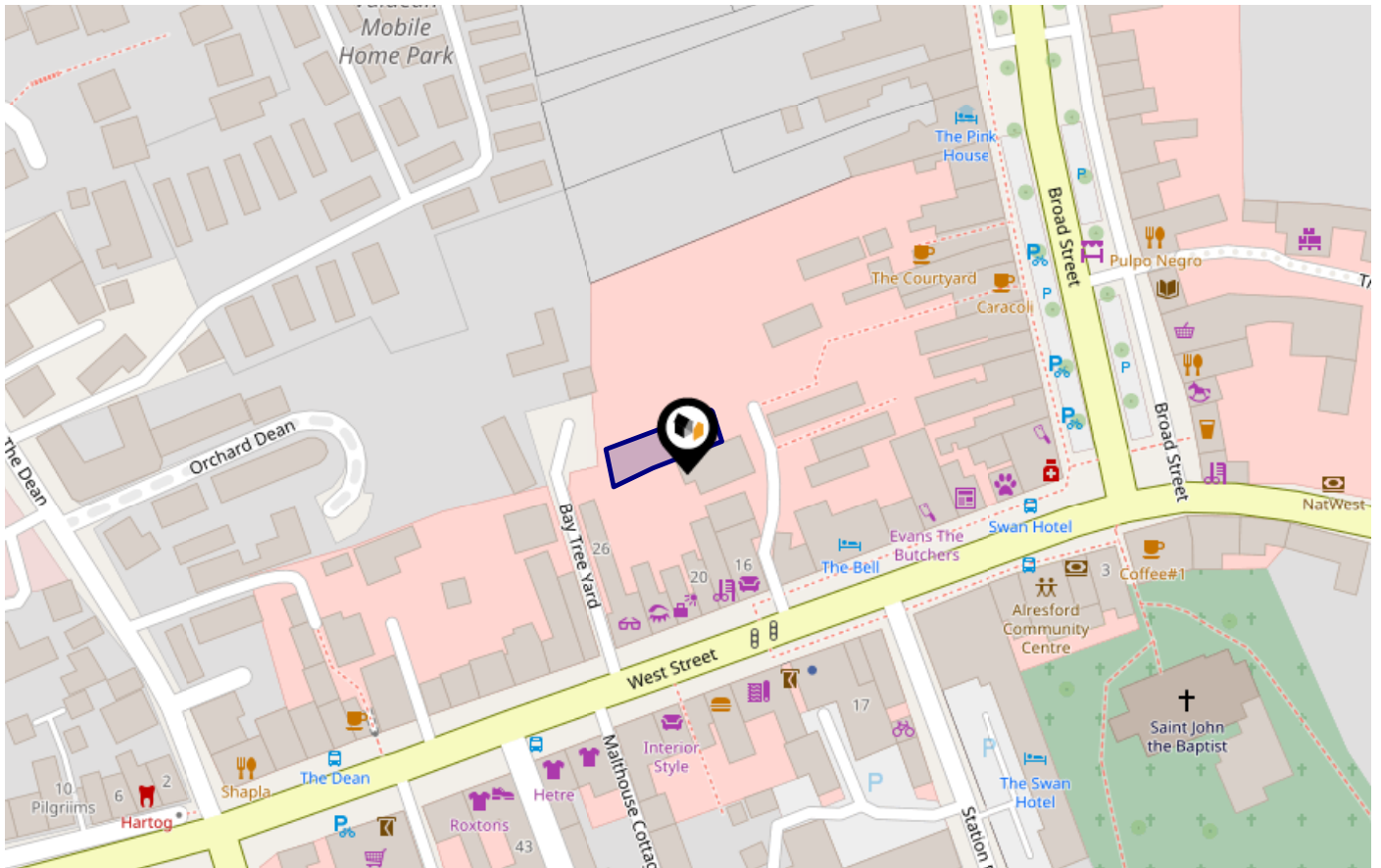
Chance of flooding to the following depths at this property:



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

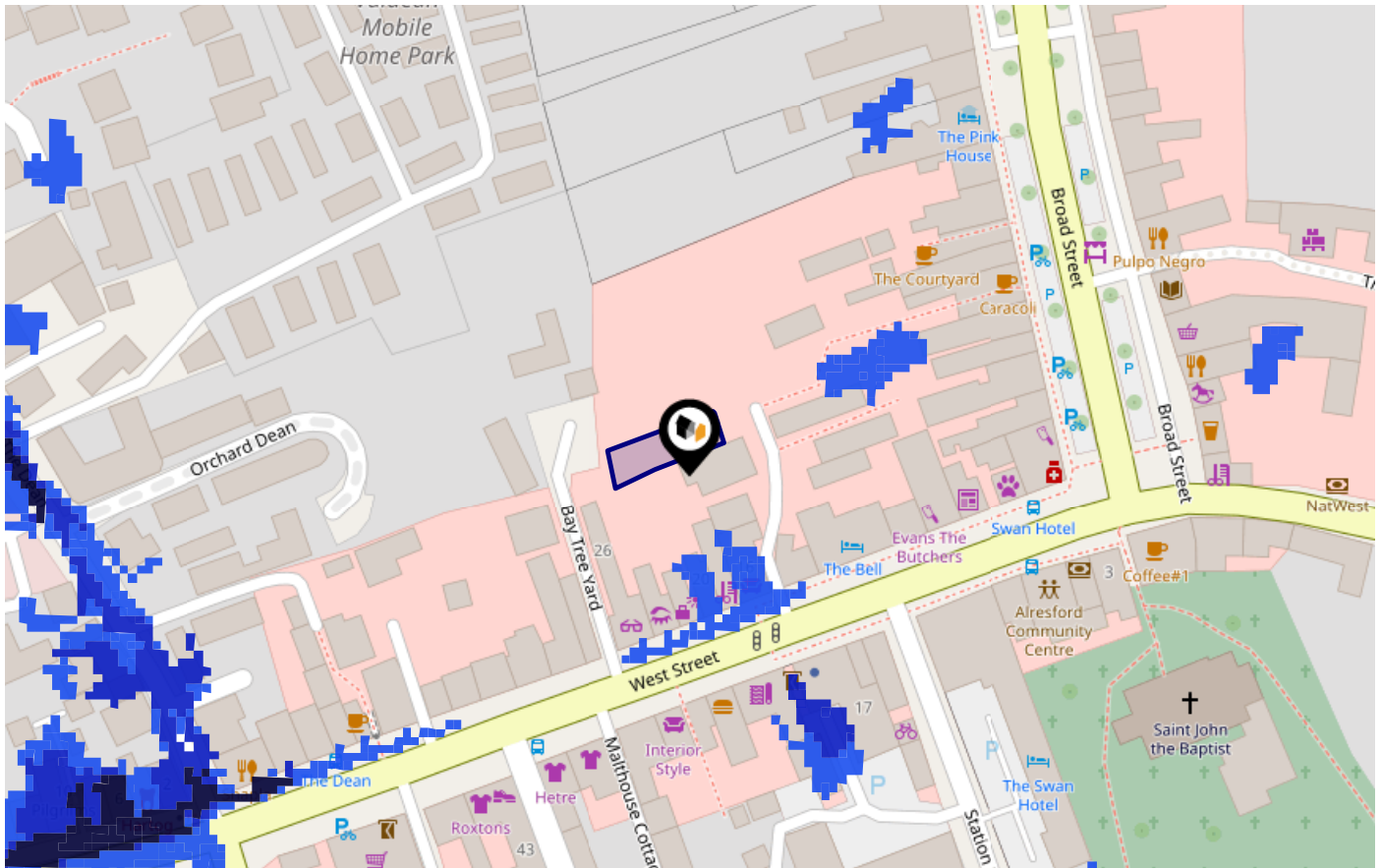
Chance of flooding to the following depths at this property:



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.

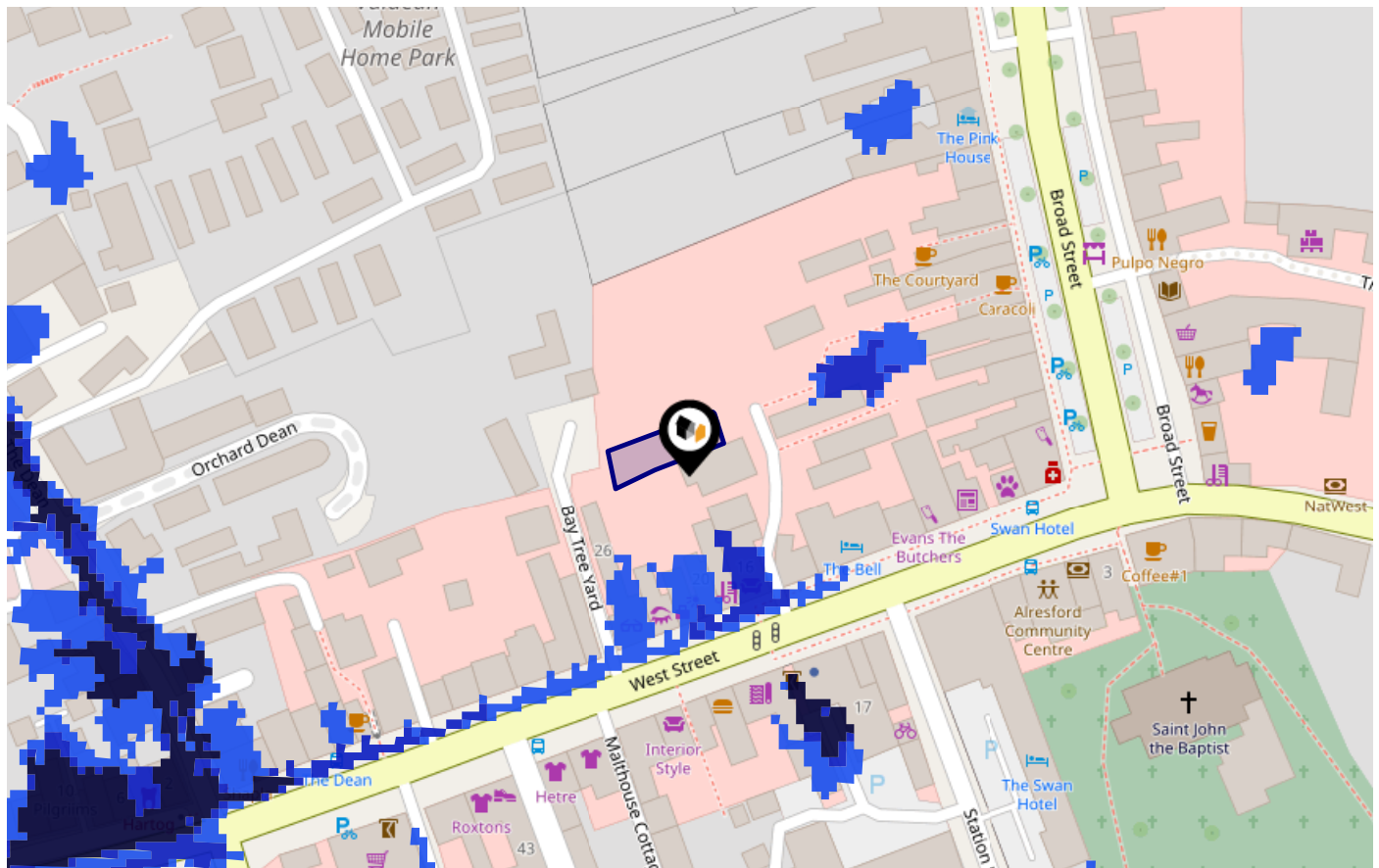
Chance of flooding to the following depths at this property:



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.



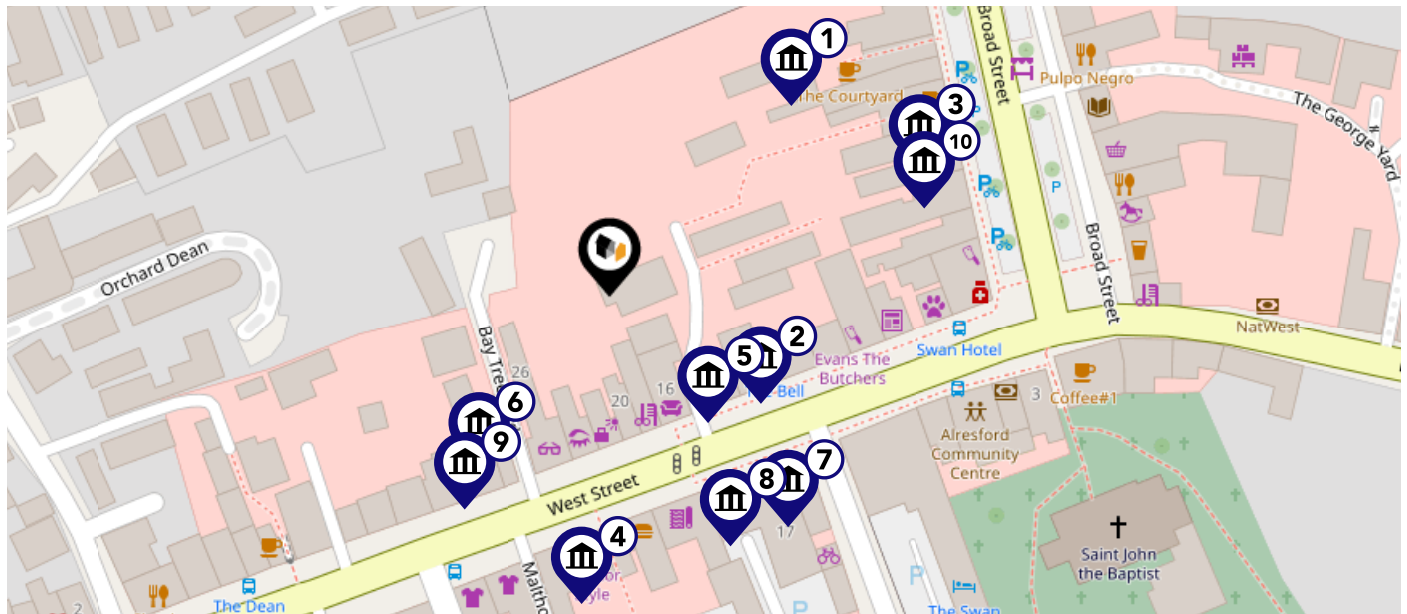
Nearby Landfill Sites











1	Land At Perins Community School-The Avenue, New Alresford	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	Crowhurst Kennels-Crowhurst Kennels, Sutton Wood, Ropley / Alresford, Hampshire	Historic Landfill
5	Railway Cutting-Manor Farm, Itchen Stoke, Hampshire	Historic Landfill
6	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
7	Vesonia-Alresford Road, Winchester, Hampshire	Historic Landfill
8	Spitfire Link-Easton Lane, Winchester	Historic Landfill
9	Land Adjacent to Winchester Bypass-Abbots Worthy, Hampshire	Historic Landfill
10	Railway Cutting-Kingsworthy	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...



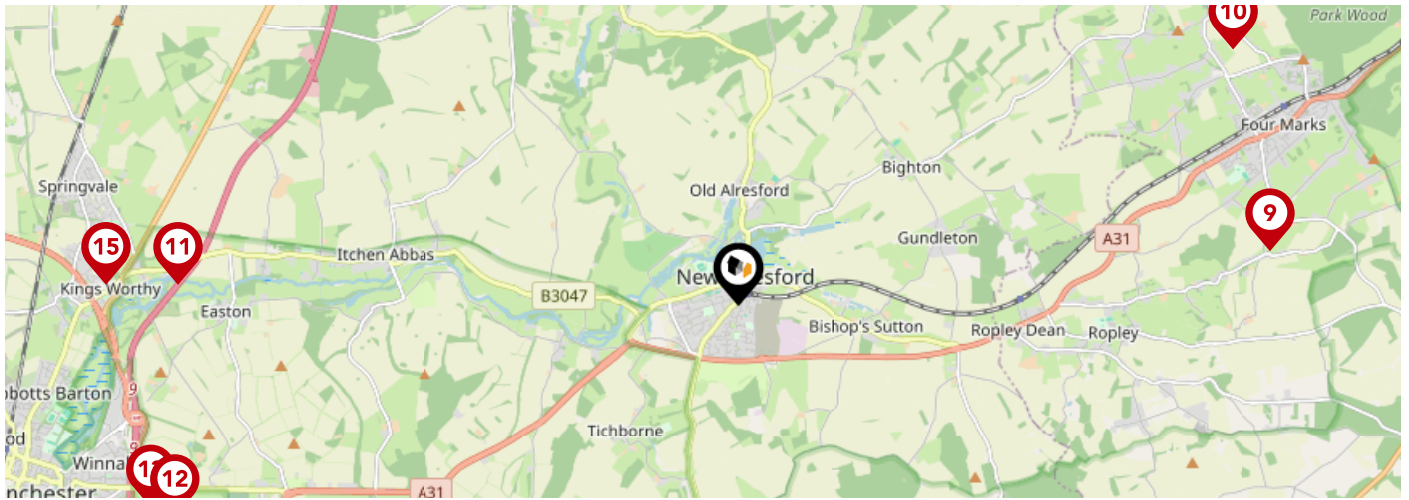
Listed Buildings in the local district		Grade	Distance
	1155833 - Granary At Rear Of No 21	Grade II	0.0 miles
	1095206 - Bell Hotel	Grade II	0.0 miles
	1350797 - 13, Broad Street	Grade II	0.0 miles
	1350816 - 29, West Street	Grade II	0.0 miles
	1156889 - 14, West Street	Grade II	0.0 miles
	1095209 - 34, West Street	Grade II	0.0 miles
	1095200 - 13, West Street	Grade II	0.0 miles
	1095201 - Post Office	Grade II	0.0 miles
	1156905 - 36, West Street	Grade II	0.0 miles
	1095245 - 11, Broad Street	Grade II	0.0 miles









Area Schools



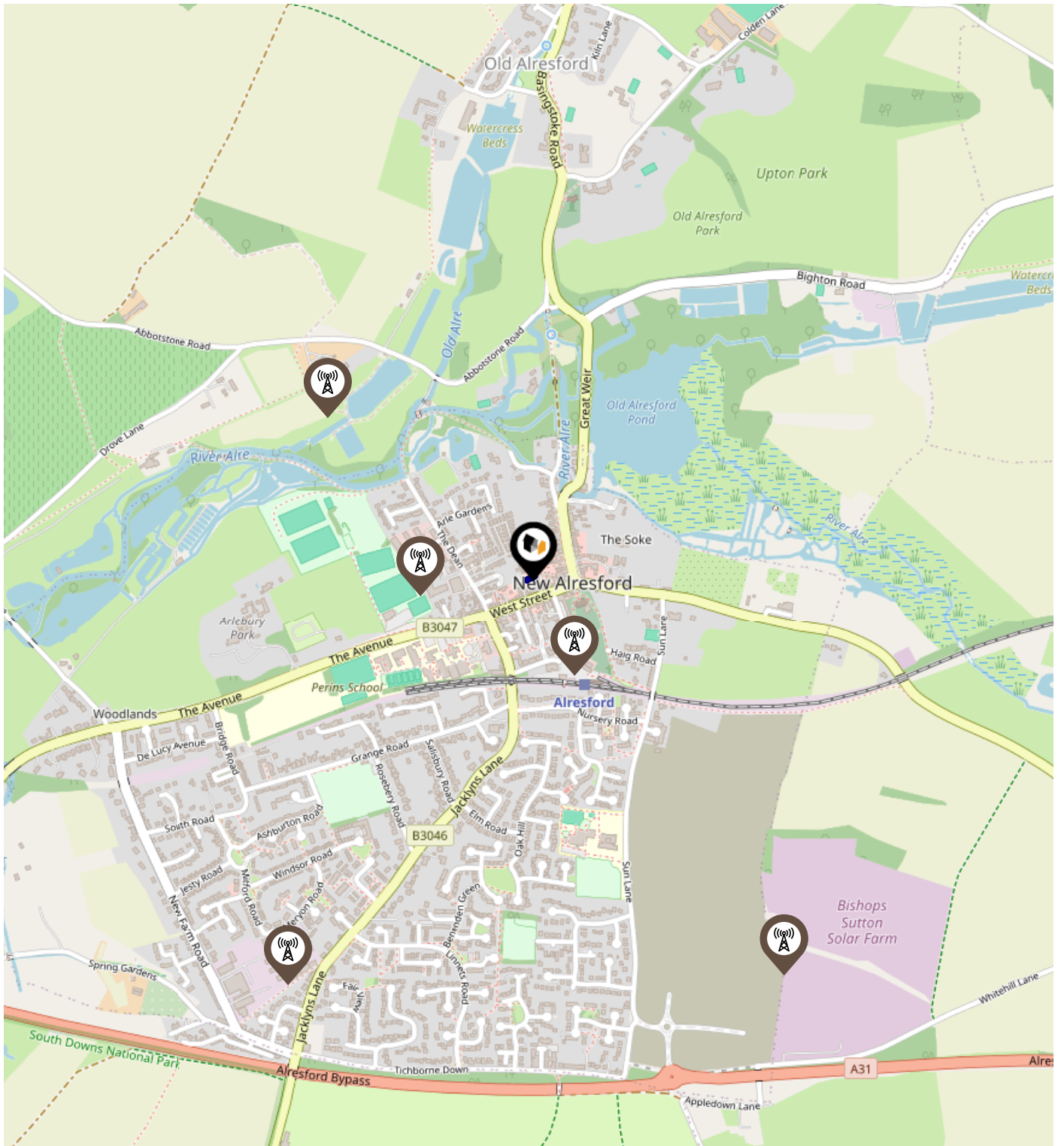
		Nursery	Primary	Secondary	College	Private
1	Perins School Ofsted Rating: Good Pupils: 1154 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sun Hill Infant and Preschool Ofsted Rating: Good Pupils: 130 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sun Hill Junior School Ofsted Rating: Good Pupils: 186 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cheriton Primary School Ofsted Rating: Requires improvement Pupils: 75 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Itchen Abbas Primary School Ofsted Rating: Good Pupils: 67 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ropley CofE Primary School Ofsted Rating: Good Pupils: 177 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compass Community School Hampshire Ofsted Rating: Outstanding Pupils: 11 Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brockwood Park School Ofsted Rating: Not Rated Pupils: 84 Distance:4.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Four Marks Church of England Primary School Ofsted Rating: Good Pupils: 286 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Medstead Church of England Primary School Ofsted Rating: Good Pupils: 190 Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince's Mead School Ofsted Rating: Not Rated Pupils: 296 Distance:5.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:5.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Candover Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Worthy Primary School Ofsted Rating: Good Pupils: 418 Distance:5.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Micheldever CofE Primary School Ofsted Rating: Good Pupils: 90 Distance:6.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

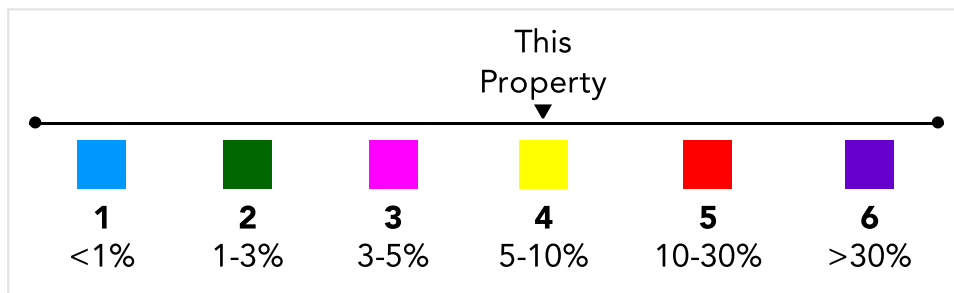
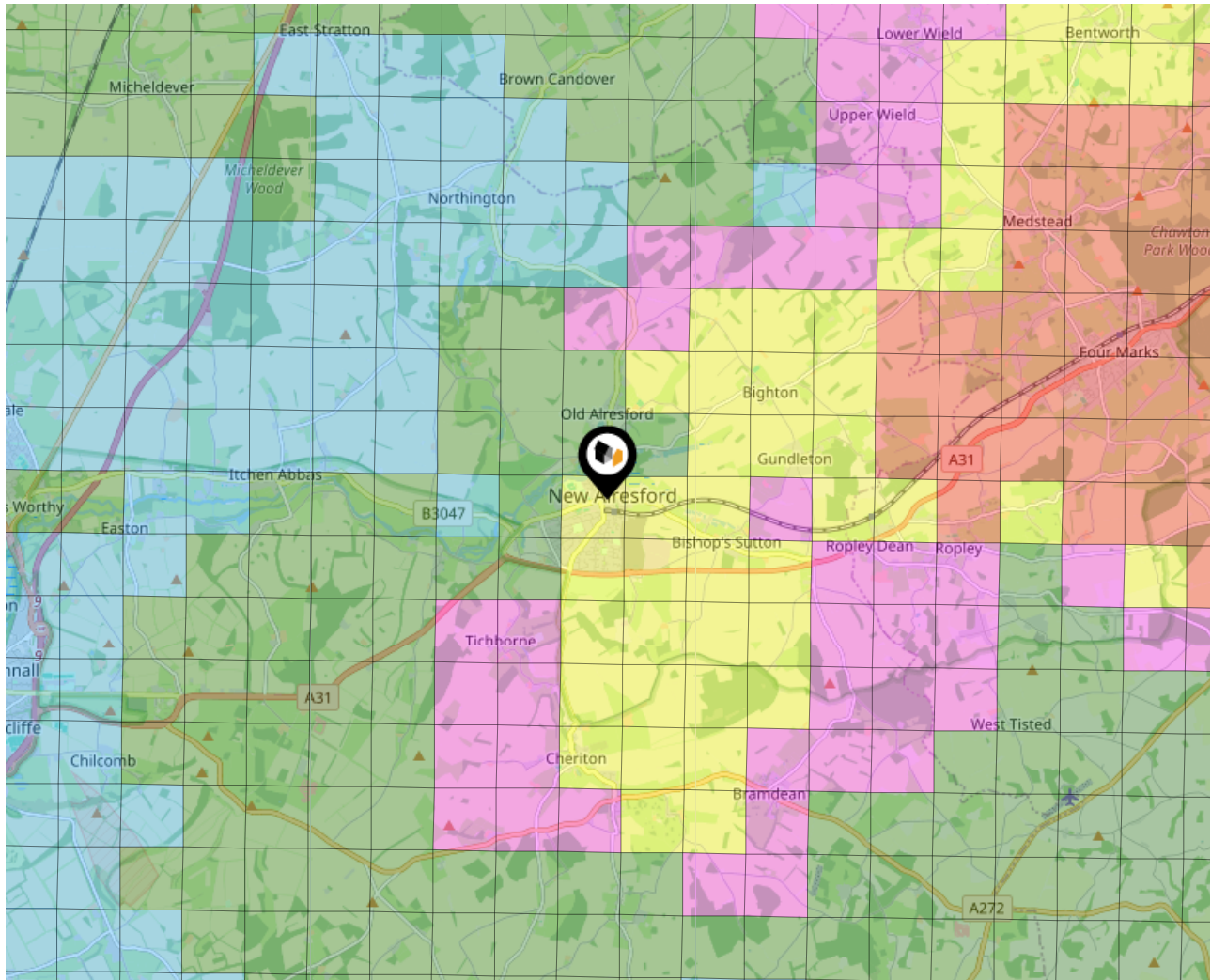


Key:

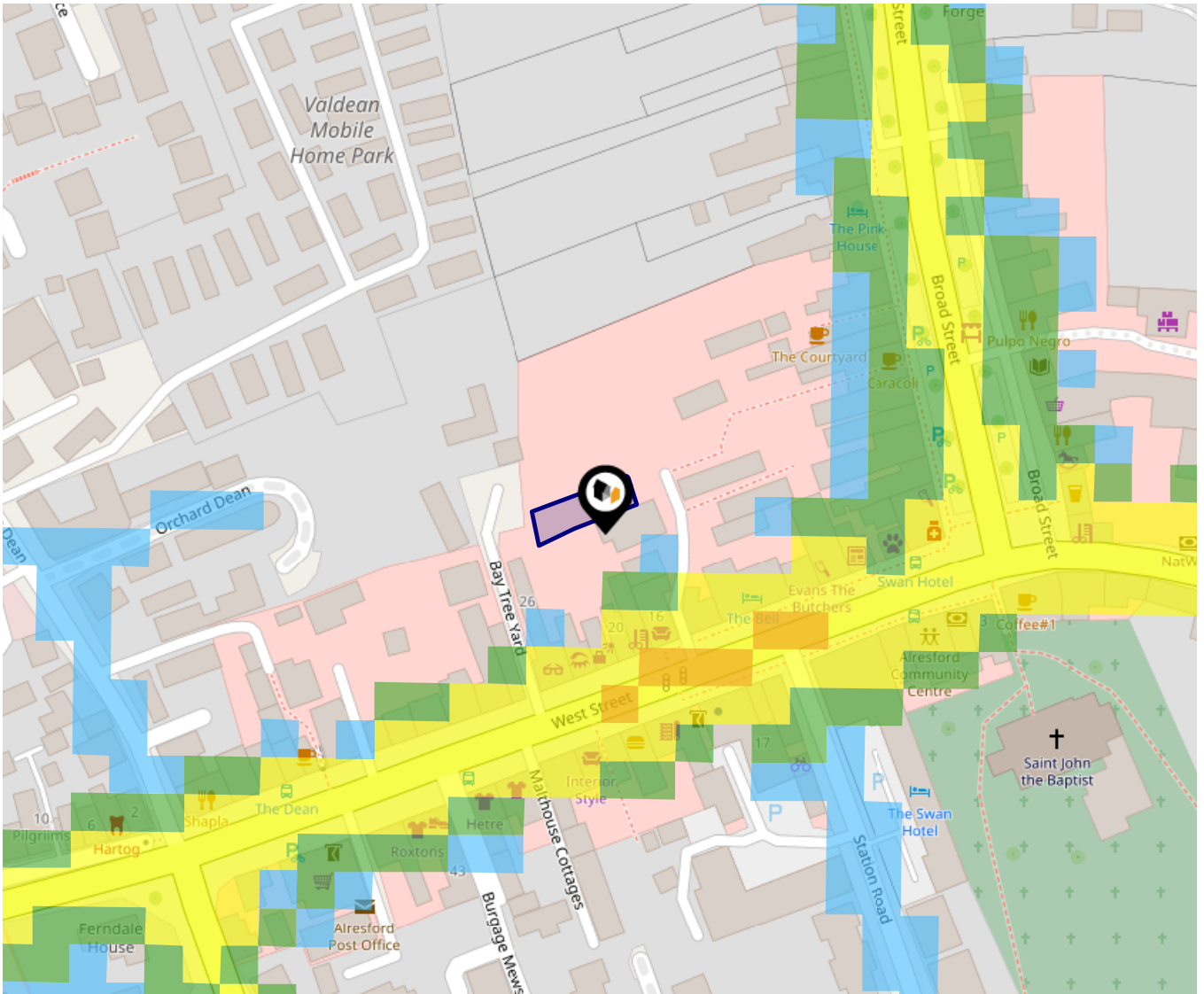
-  Power Pylons
-  Communication Masts

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

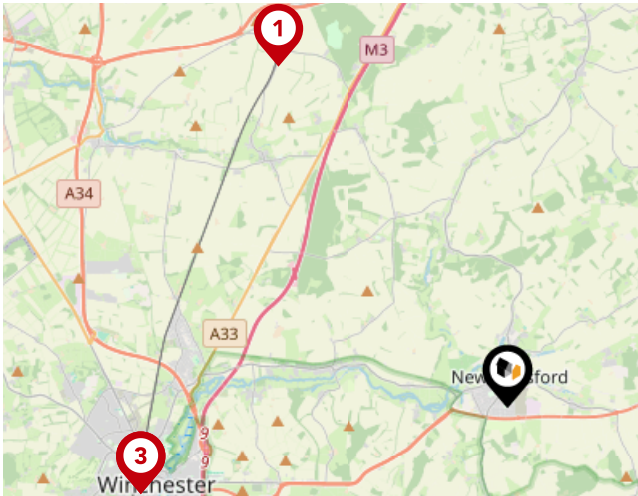


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

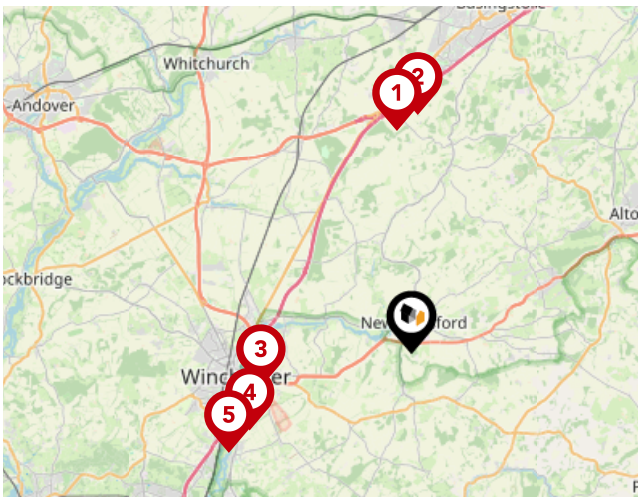
Area

Transport (National)



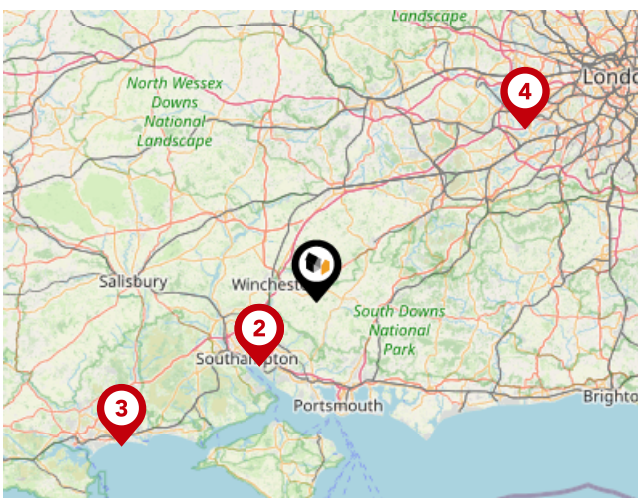
National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	7.63 miles
2	Winchester Rail Station	7.01 miles
3	Winchester Rail Station	7.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J8	8.29 miles
2	M3 J7	8.86 miles
3	M3 J9	5.76 miles
4	M3 J10	6.71 miles
5	M3 J11	7.74 miles

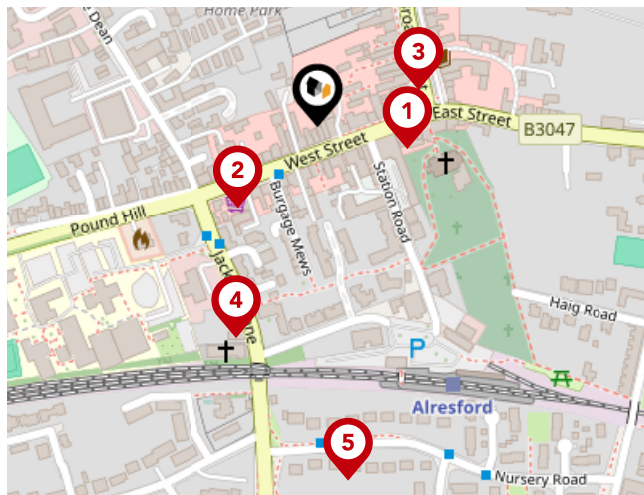


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	12.96 miles
2	Southampton Airport	12.97 miles
3	Bournemouth International Airport	36.39 miles
4	Heathrow Airport Terminal 4	40.12 miles

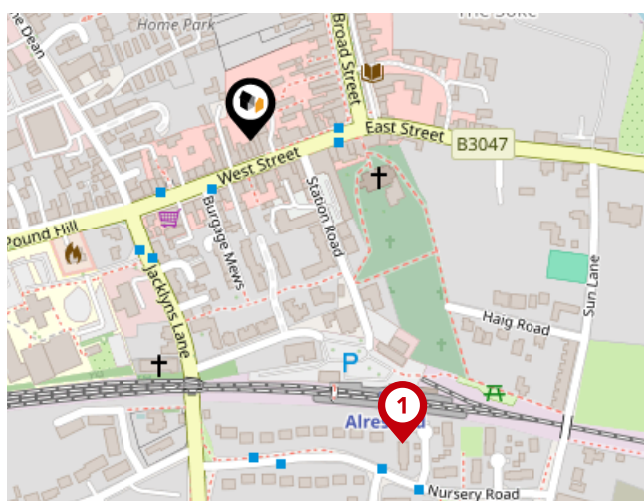
Area

Transport (Local)



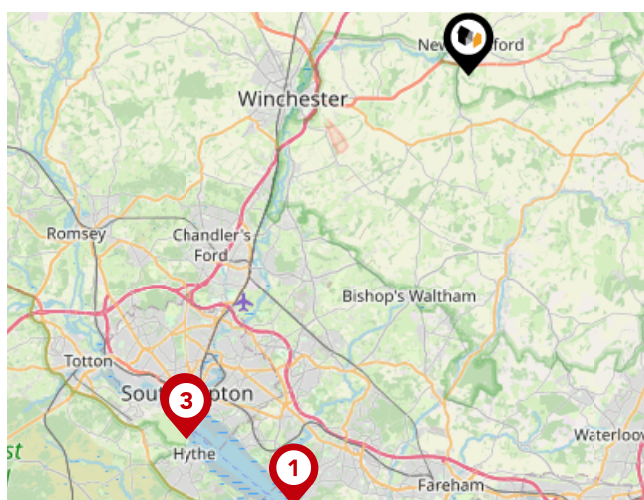
Bus Stops/Stations

Pin	Name	Distance
1	Broad Street	0.05 miles
2	Co-Op	0.07 miles
3	Library	0.06 miles
4	Perins School	0.13 miles
5	Nursery Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Hamble-le-Rice Ferry Landing	17.37 miles
2	Southampton Vehicle Ferry Terminal	17.16 miles
3	Southampton Passenger Ferry Terminal	17.2 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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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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