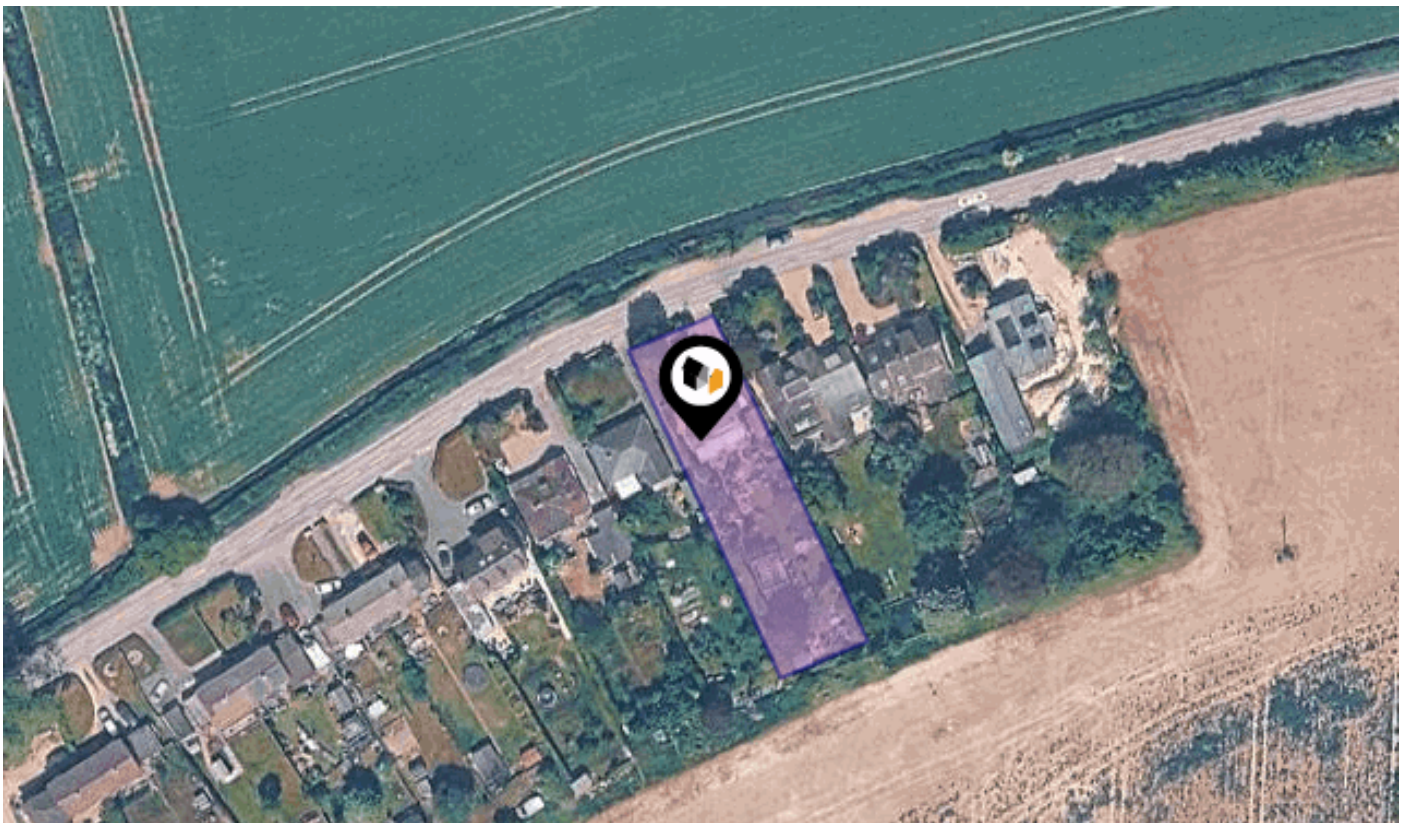




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 01st June 2026



HAZELEY ROAD, TWYFORD, WINCHESTER, SO21

Price Estimate : £862,000

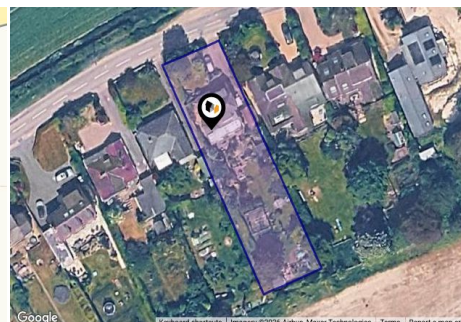
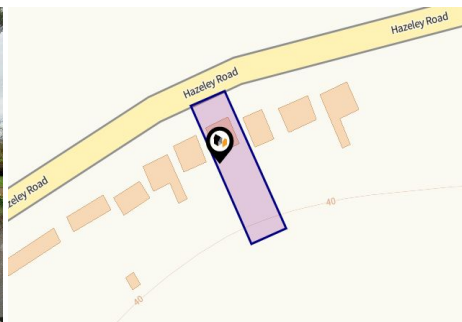
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview






Property

Type:	Detached	Price Estimate:	£862,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.25 acres		
Year Built :	1930-1949		
Council Tax :	Band F		
Annual Estimate:	£3,409		
Title Number:	HP870603		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	79 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

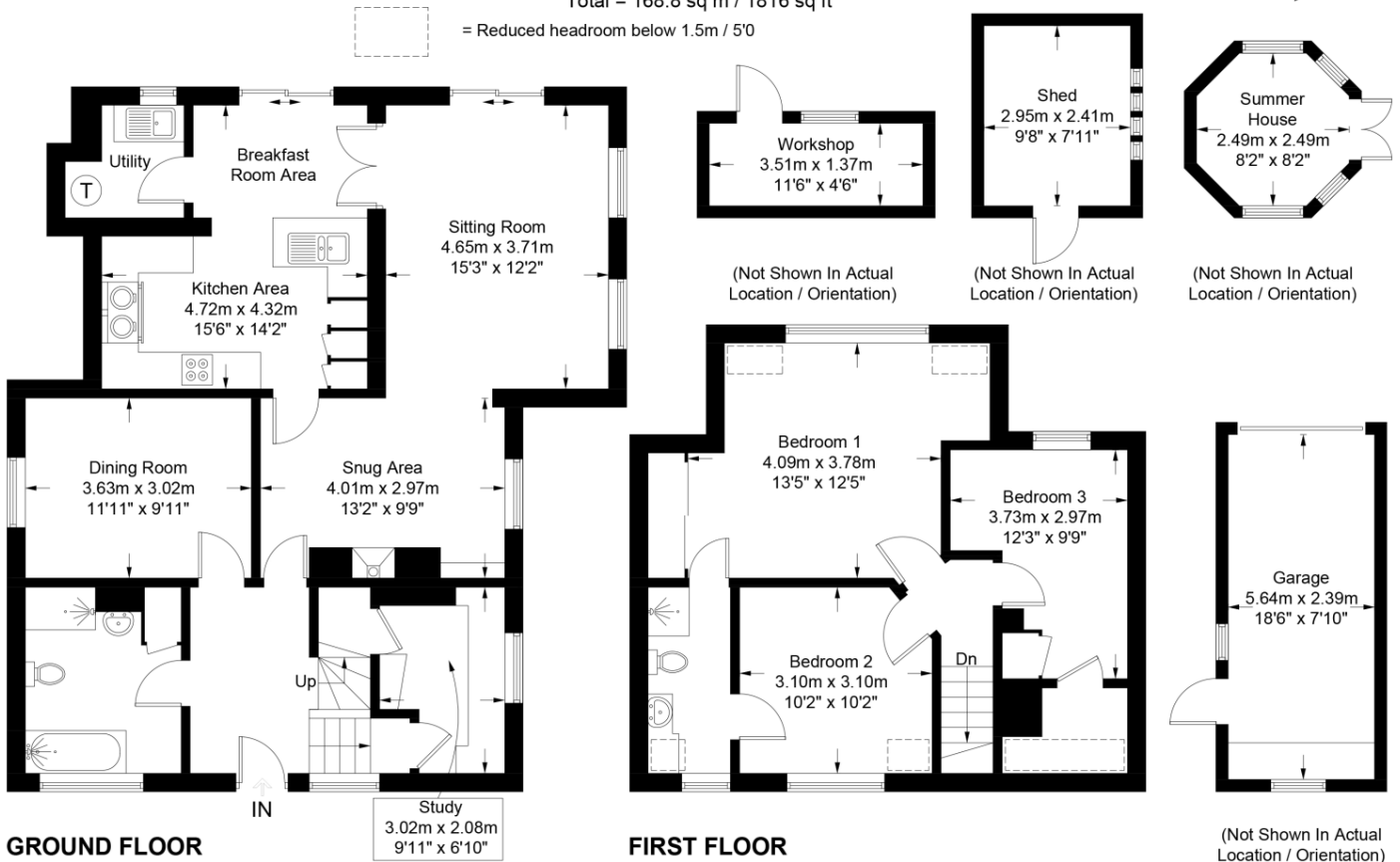


Gallery Photos



HAZELEY ROAD, TWYFORD, WINCHESTER, SO21

Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft
 Outbuildings = 30.6 sq m / 329 sq ft
 (Including Garage)
 Total = 168.8 sq m / 1816 sq ft
 = Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1305907)

Property EPC - Certificate

Hazeley Road, Twyford, SO21

Energy rating

B

Valid until 23.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.47 W/m ² ·K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.98 W/m ² ·K
Roof Energy:	Poor
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Average thermal transmittance 0.57 W/m ² ·K
Total Floor Area:	125 m ²

Market Sold in Street



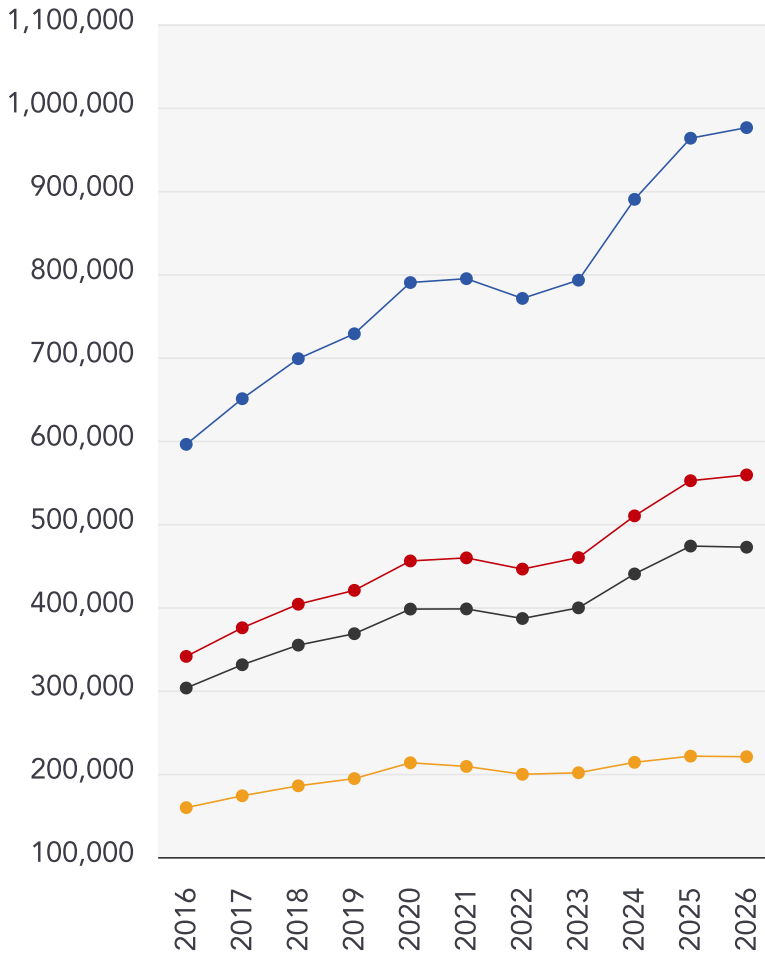
Dunblane, Hazeley Road, Winchester, SO21 1PY		Detached House	
Last Sold Date:	30/01/2025		
Last Sold Price:	£440,000		
Te Lora, 5, Hazeley Road, Winchester, SO21 1PY		Semi-detached House	
Last Sold Date:	26/07/2022	29/11/2002	
Last Sold Price:	£367,000	£109,000	
Spindrift, Hazeley Road, Winchester, SO21 1PY		Detached House	
Last Sold Date:	16/06/2021	10/01/2012	17/10/2007
Last Sold Price:	£855,000	£625,000	£518,000
Hillcroft, Hazeley Road, Winchester, SO21 1PY		Detached House	
Last Sold Date:	04/11/2016	19/01/2015	
Last Sold Price:	£555,000	£485,000	
The Ridge, Hazeley Road, Winchester, SO21 1PY		Detached House	
Last Sold Date:	05/08/2016		
Last Sold Price:	£785,000		
Greendowns, Hazeley Road, Winchester, SO21 1PY		Detached House	
Last Sold Date:	09/07/2015	13/04/2011	
Last Sold Price:	£490,000	£405,000	
La Corbiere, Hazeley Road, Winchester, SO21 1PY		Semi-detached House	
Last Sold Date:	01/02/2008	28/02/2003	
Last Sold Price:	£276,000	£112,000	
2, Waterworks Cottages, Hazeley Road, Winchester, SO21 1PY		Semi-detached House	
Last Sold Date:	28/02/2003	01/08/2002	
Last Sold Price:	£188,000	£109,000	
1, Waterworks Cottages, Hazeley Road, Winchester, SO21 1PY		Semi-detached House	
Last Sold Date:	12/12/1997		
Last Sold Price:	£106,000		
4, Hazeley Road, Winchester, SO21 1PY		Semi-detached House	
Last Sold Date:	29/08/1997		
Last Sold Price:	£101,000		

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%

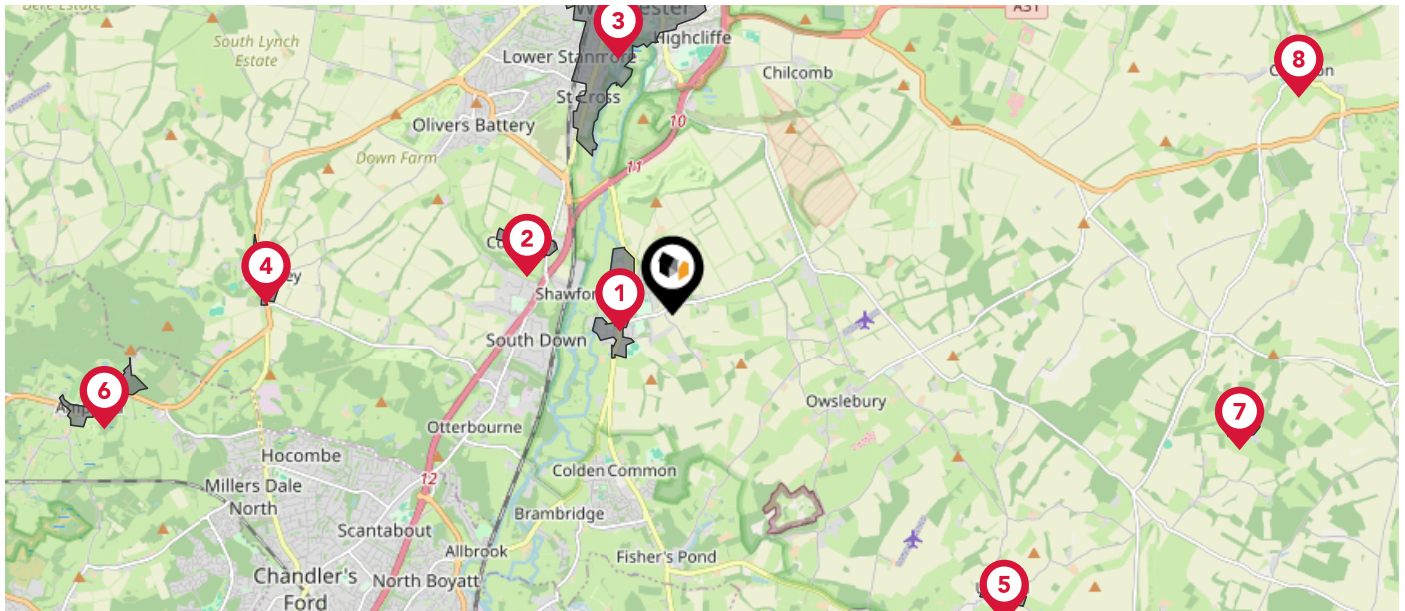
Flat

+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.



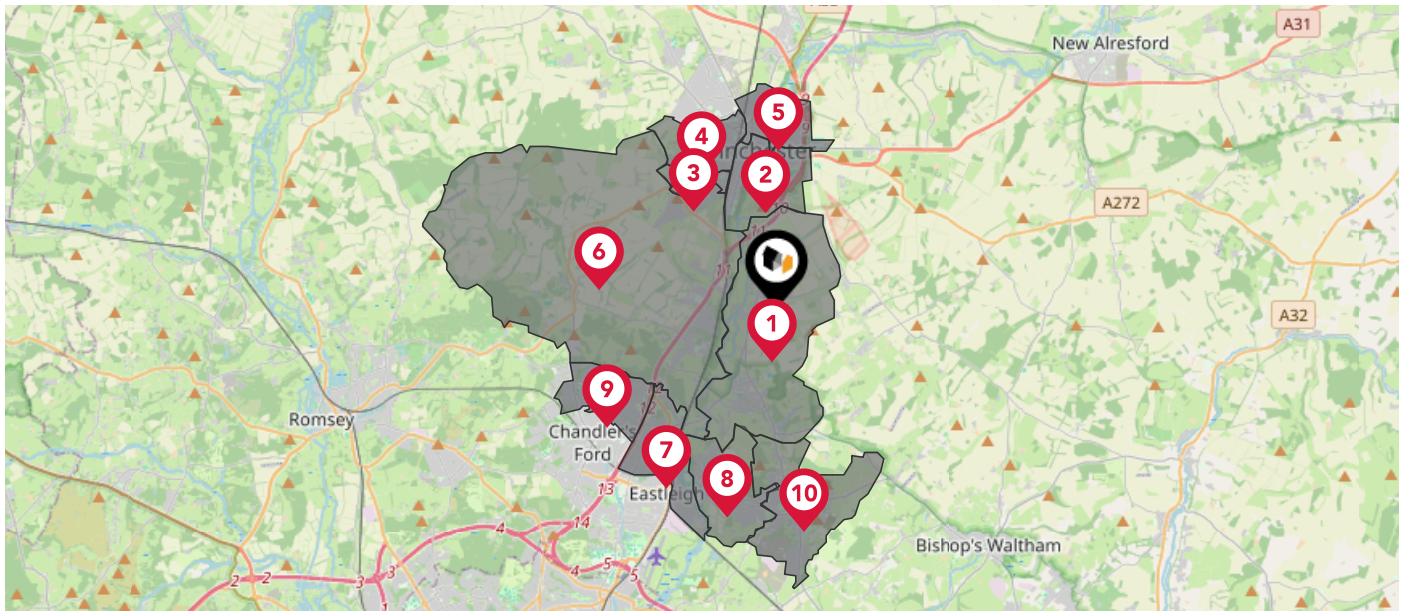
Nearby Conservation Areas

- 1 Twyford
- 2 Compton Street
- 3 Winchester
- 4 Hursley
- 5 Upham
- 6 Ampfield
- 7 Preshaw
- 8 Cheriton











Maps

Council Wards

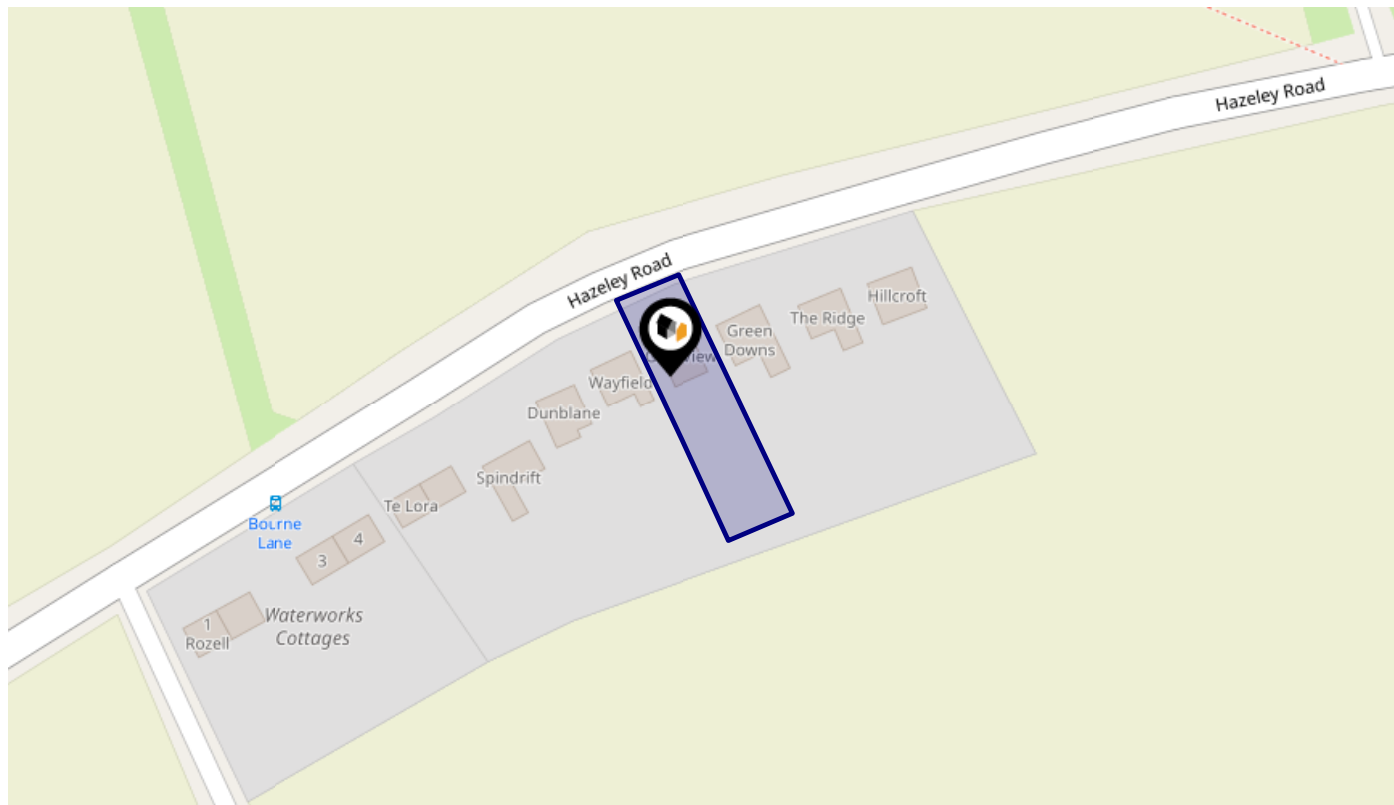
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Colden Common & Twyford Ward
-  St. Michael Ward
-  St. Luke Ward
-  St. Paul Ward
-  St. Bartholomew Ward
-  Badger Farm & Oliver's Battery Ward
-  Eastleigh North Ward
-  Bishopstoke Ward
-  Hiltingbury Ward
-  Fair Oak & Horton Heath 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.

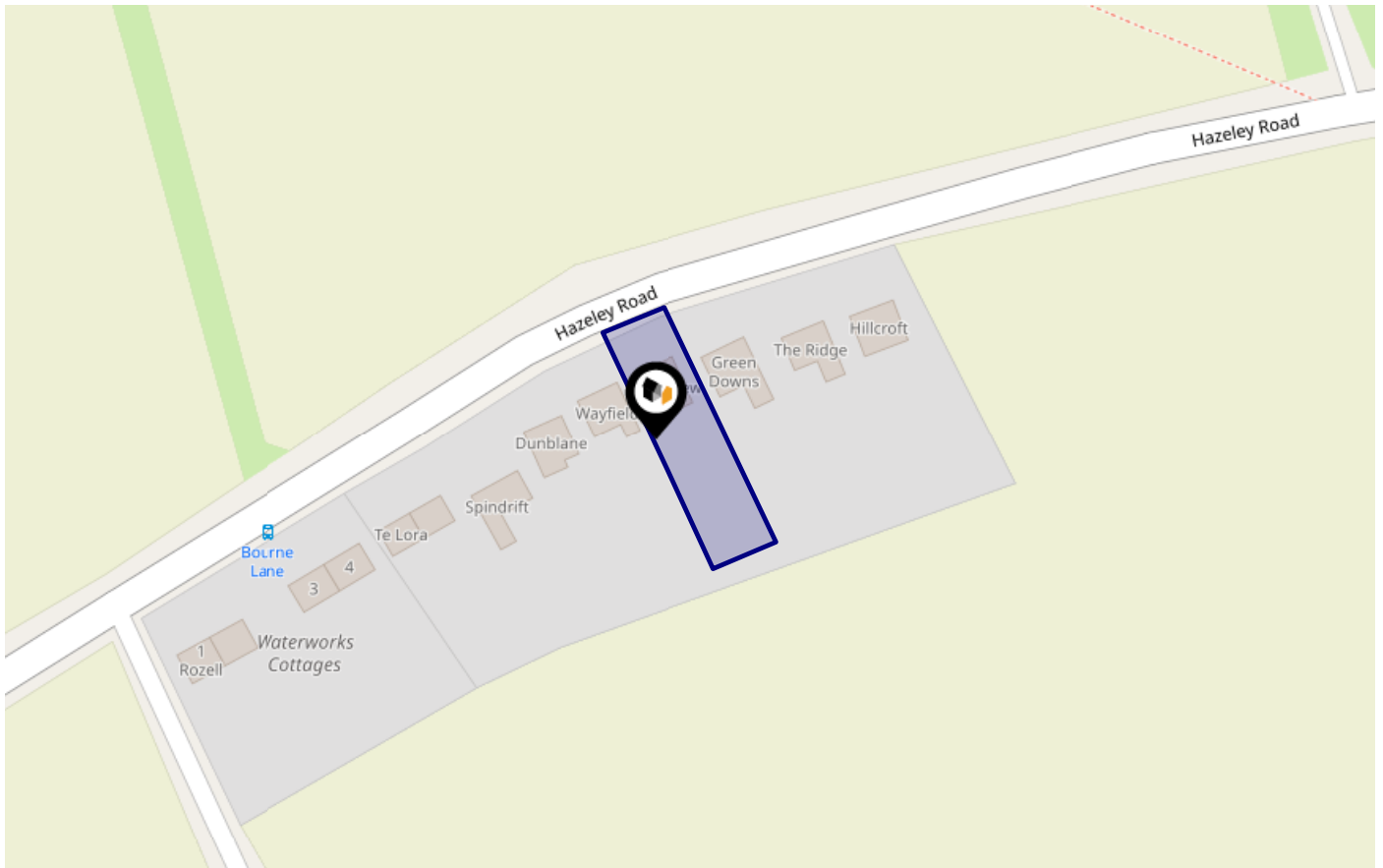
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

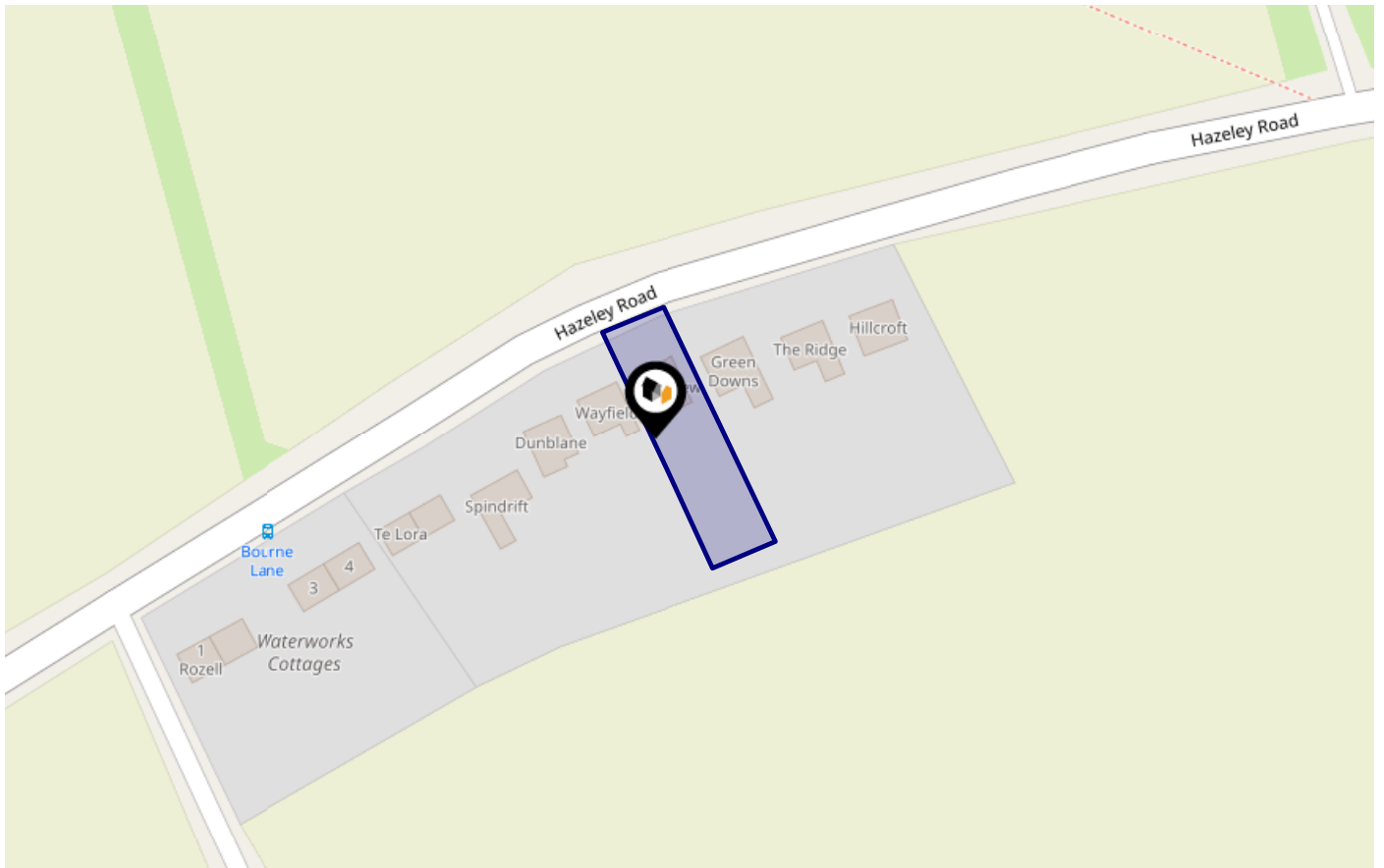
Chance of flooding to the following depths at this property:



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.

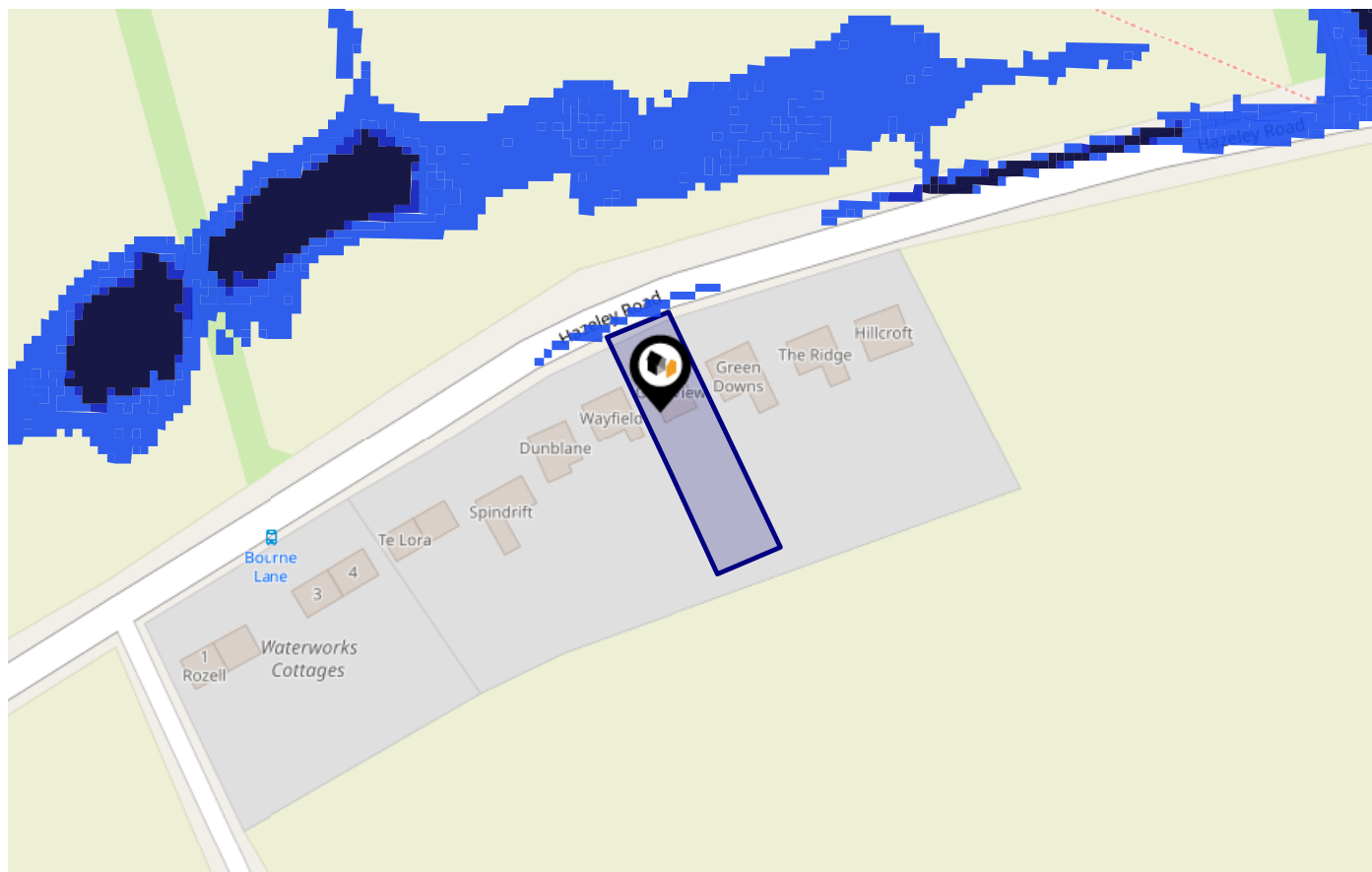
Chance of flooding to the following depths at this property:



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.

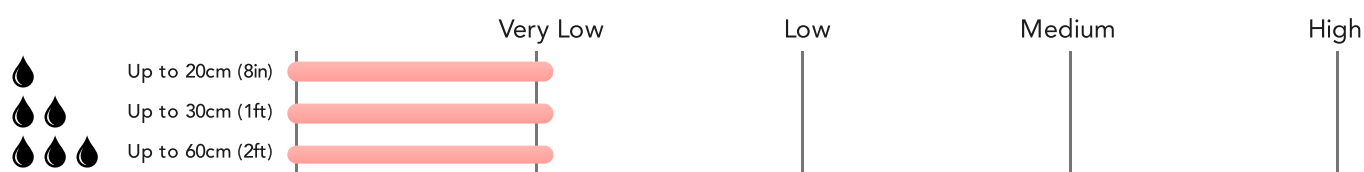


Risk Rating: Very low

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.

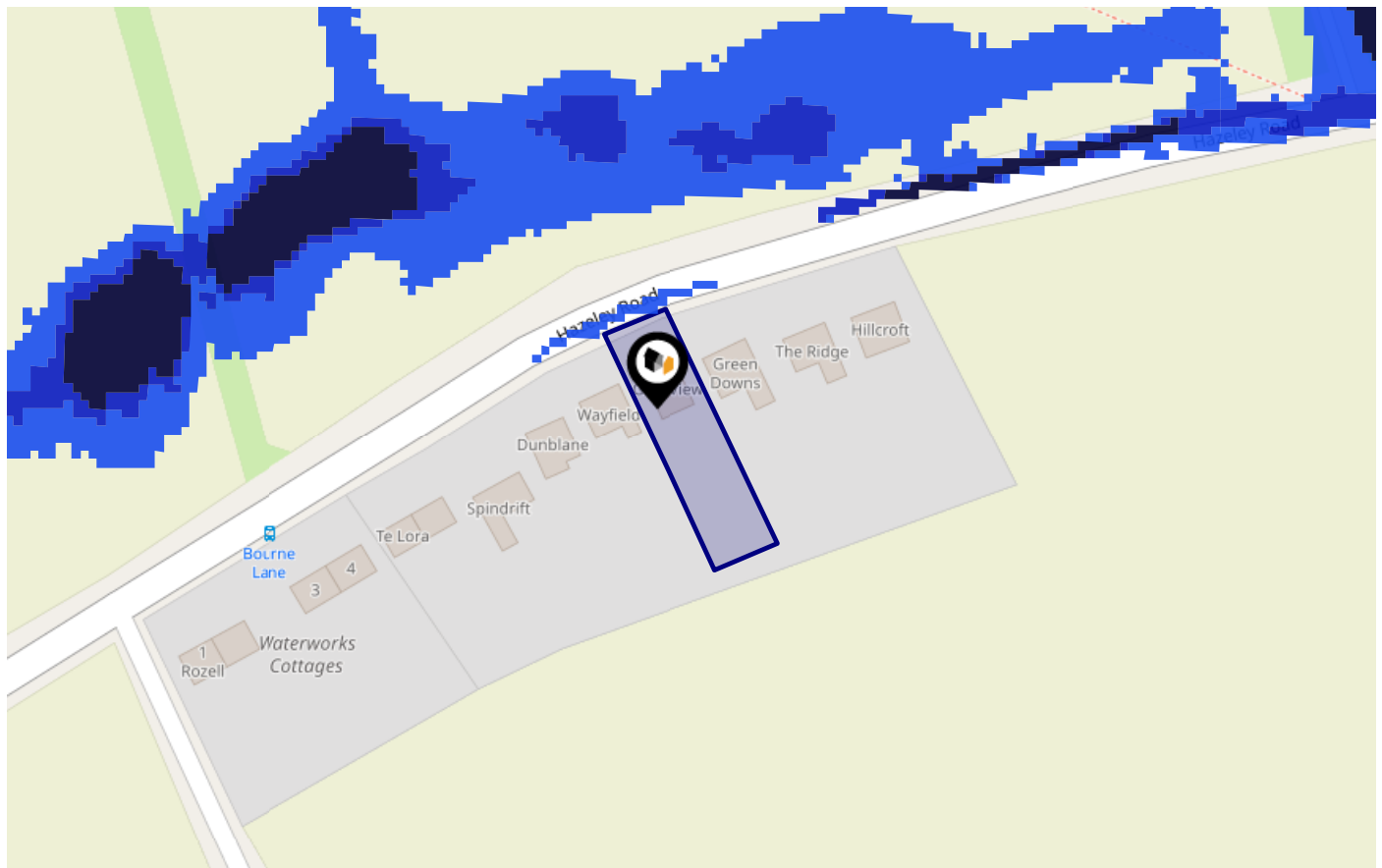
Chance of flooding to the following depths at this property:



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.



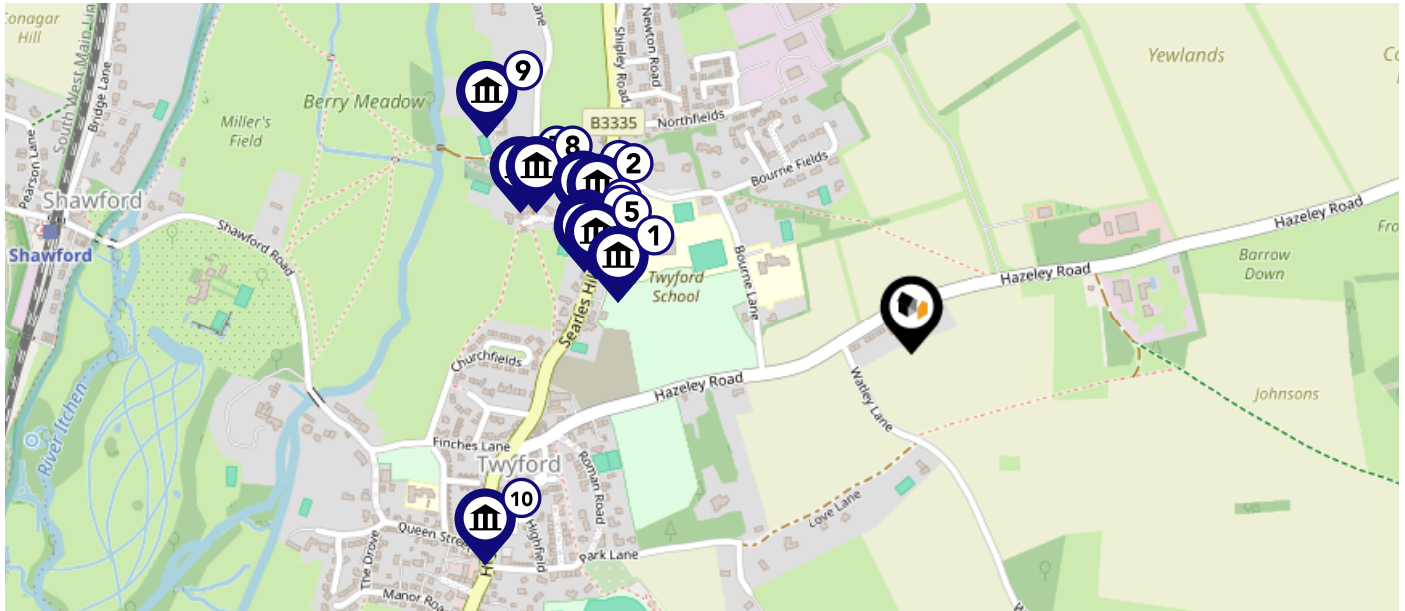
Nearby Landfill Sites











1	Twyford Pumping Station-Hazely Road, Twyford	Historic Landfill 
2	Twyford Pumping Station-Hazely Road, Twyford	Historic Landfill 
3	Otterbourne Pumping Station-Otterbourne, Winchester, Hampshire	Historic Landfill 
4	Former Dell West Of Fairfield Road-Fairfield Road	Historic Landfill 
5	Leyland Farm-Colden Common, Winchester, Hampshire	Historic Landfill 
6	Bushfield Farm-Land At Bushfield Farm, Compton, Winchester, Hampshire	Historic Landfill 
7	Hill Lane - Spring Lane-Colden Common, Winchester, Hampshire	Historic Landfill 
8	Sewage Farm-Winchester, Hampshire	Historic Landfill 
9	Land East Of Brambridge Road-Hughbridge Road, Colden Common, Winchester, Hampshire	Historic Landfill 
10	North of Vears Lane-Colden Common, Winchester, Hampshire	Historic Landfill 

Maps

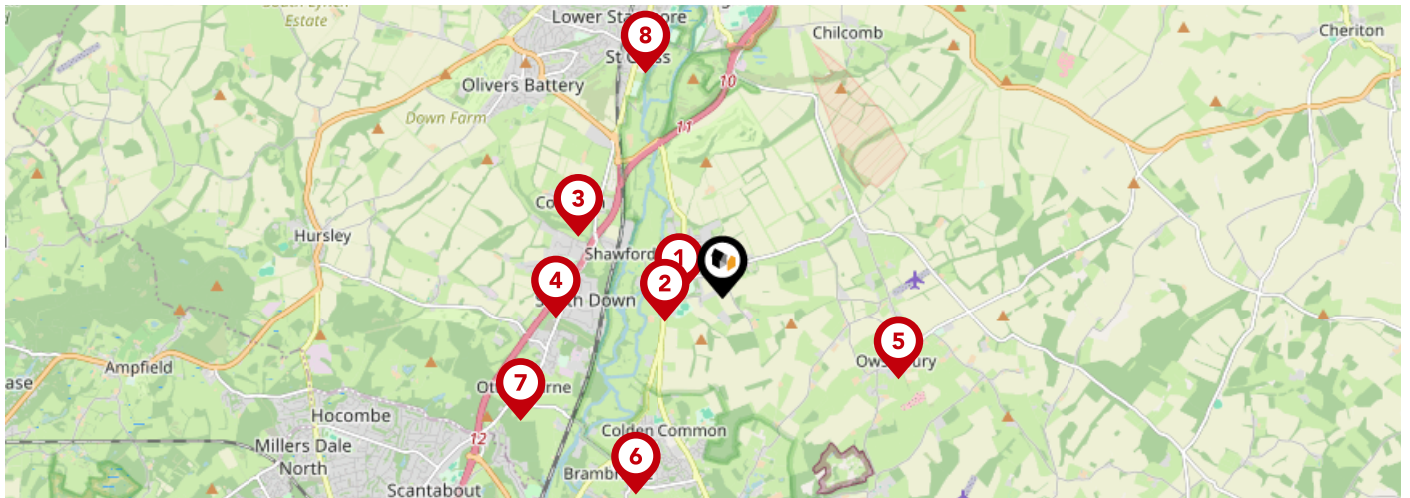
Listed Buildings

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



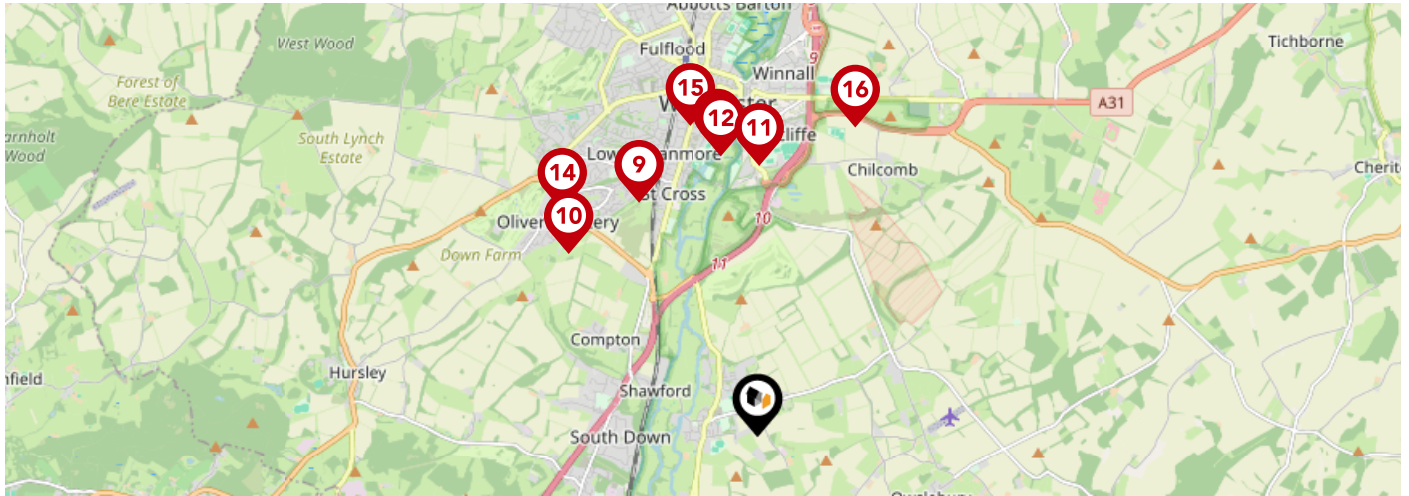
Listed Buildings in the local district	Grade	Distance
 1350536 - Twyford School	Grade II	0.3 miles
 1095748 - Wall 15 Metres In Front Of Twyford House	Grade II	0.4 miles
 1179334 - Orangery 75 Metres South Of Twyford House And Walls Linking Them	Grade II	0.4 miles
 1095749 - Milestone Cottage Twyford House Cottage	Grade II	0.4 miles
 1301992 - Milestone Opposite Milestone Cottage	Grade II	0.4 miles
 1095747 - Twyford House Well House Wing House	Grade II	0.4 miles
 1095772 - 3 Tombchests 20 Metres North Of Chancel Of St Mary's Church To Mildmay And Family 1741; Fanny Young 1789 And Henrietta Wellond C18, And Cross 10 Metres South Of Chancel	Grade II	0.5 miles
 1302057 - Mildmay House	Grade II	0.5 miles
 1350567 - Church Farm House	Grade II	0.5 miles
 1095737 - Brunswick House And Laundry Cottage	Grade II	0.5 miles









Area Schools



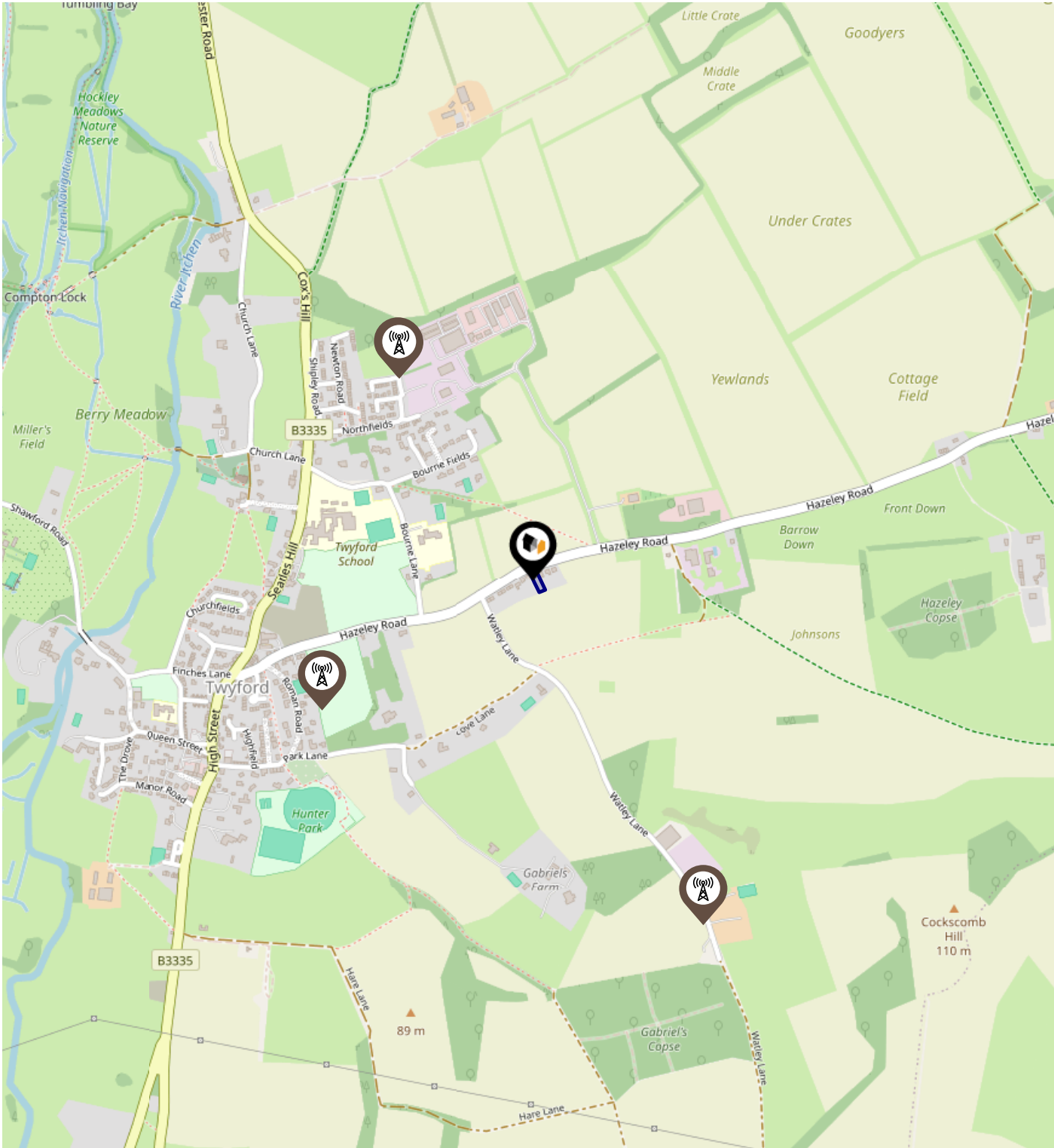
		Nursery	Primary	Secondary	College	Private
1	Twyford School Ofsted Rating: Not Rated Pupils: 434 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Twyford St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Compton All Saints Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Shepherds Down Special School Ofsted Rating: Good Pupils: 172 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Owslebury Primary School Ofsted Rating: Good Pupils: 88 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Colden Common Primary School Ofsted Rating: Good Pupils: 408 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Otterbourne Church of England Primary School Ofsted Rating: Outstanding Pupils: 307 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh House Hospital Ofsted Rating: Not Rated Pupils:0 Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

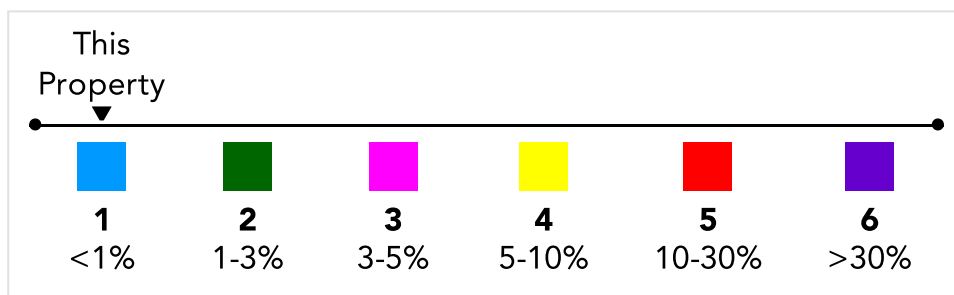
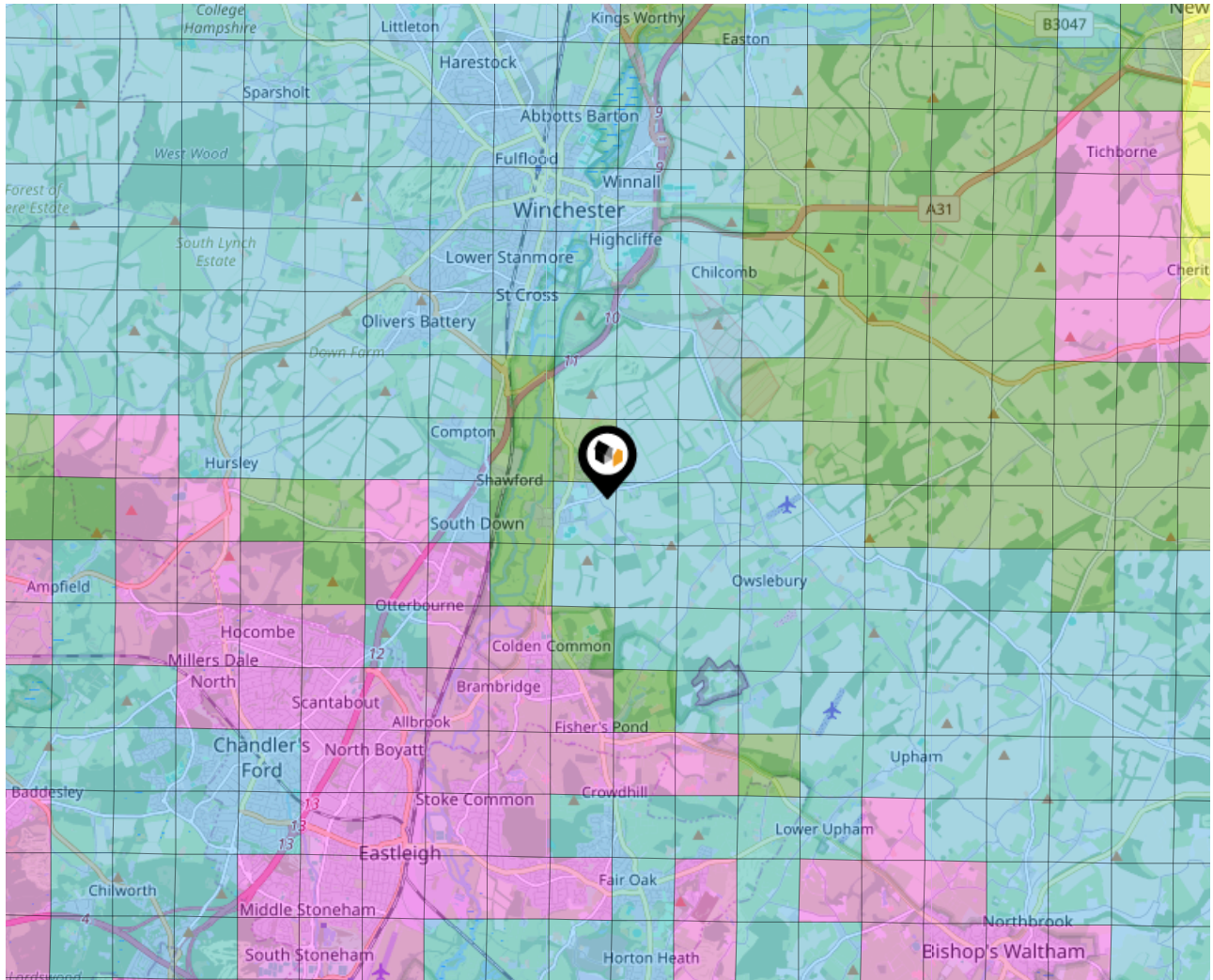


Key:

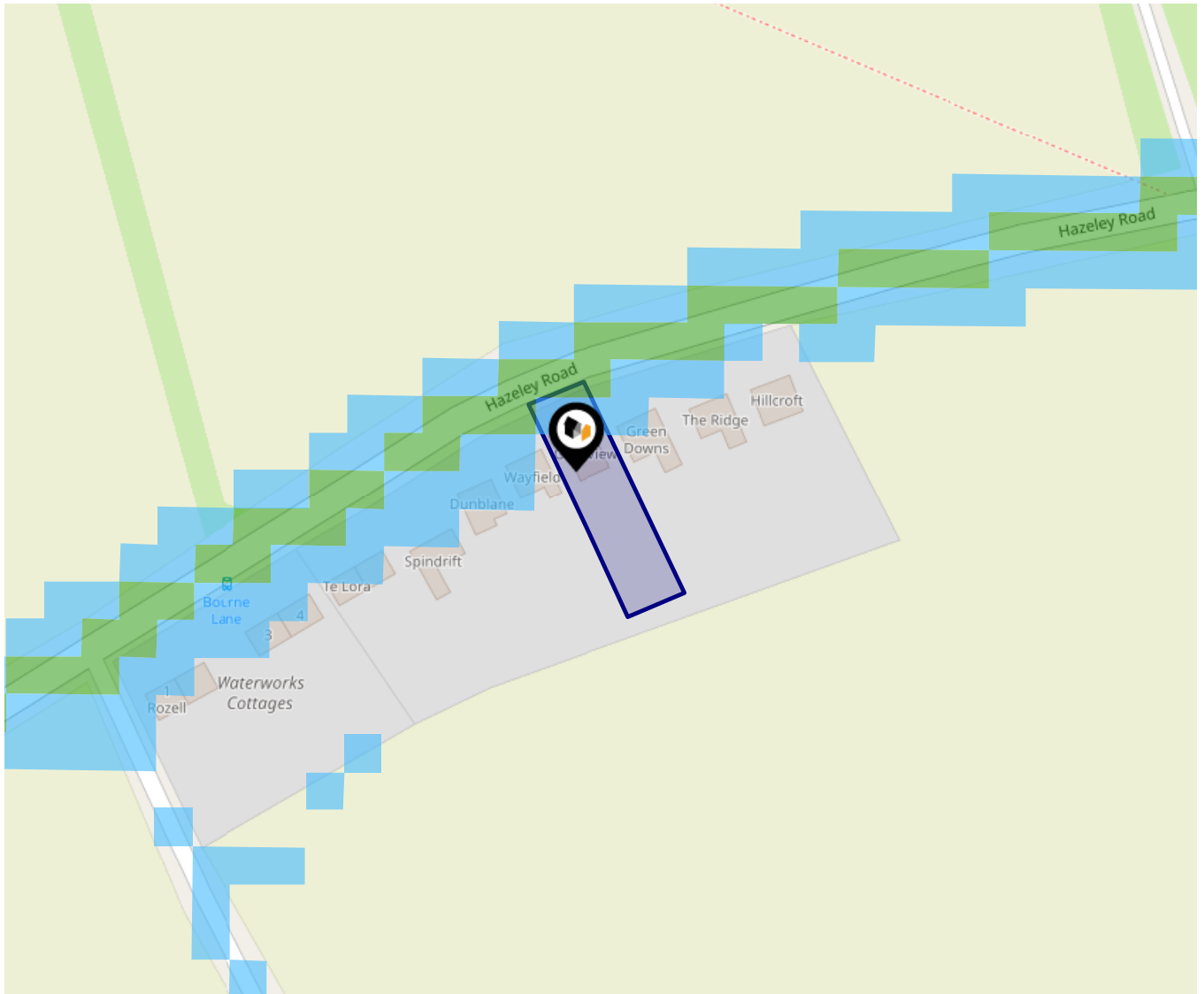
-  Power Pylons
-  Communication Masts

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

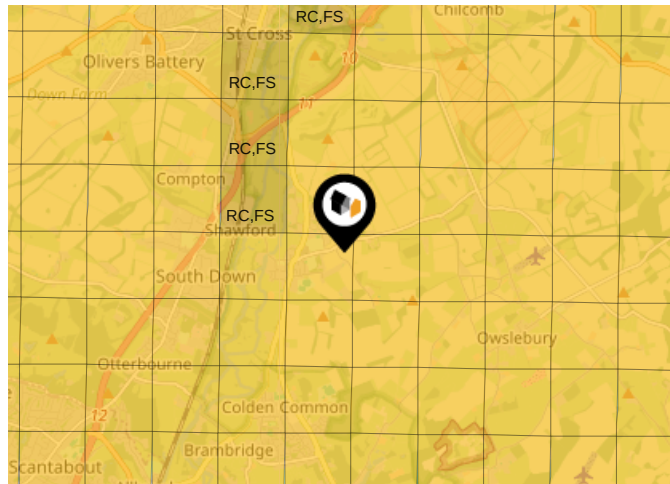


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO HEAVY		

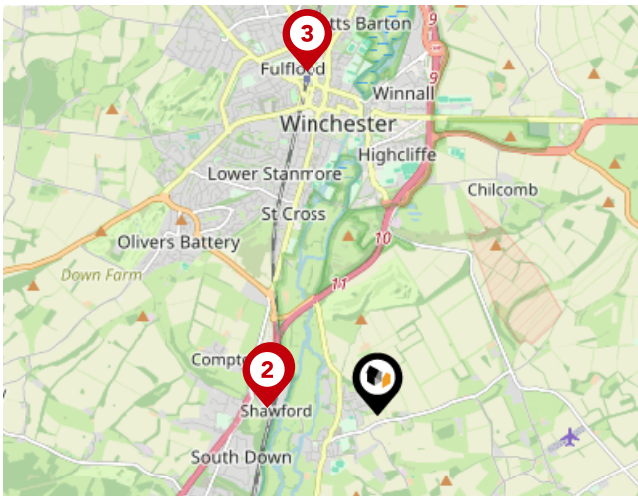


Primary Classifications (Most Common Clay Types)




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

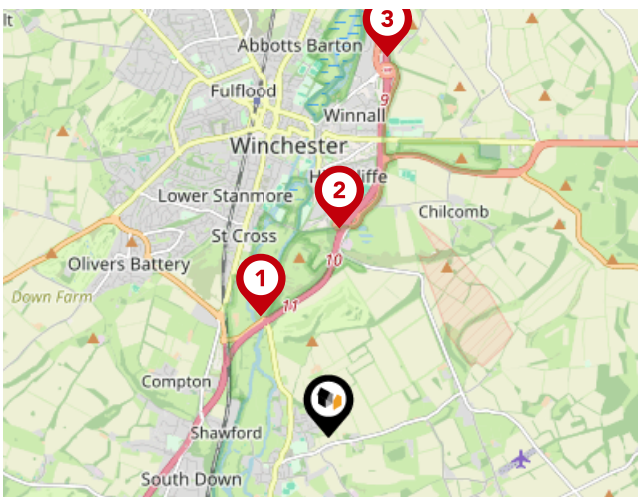
Area

Transport (National)








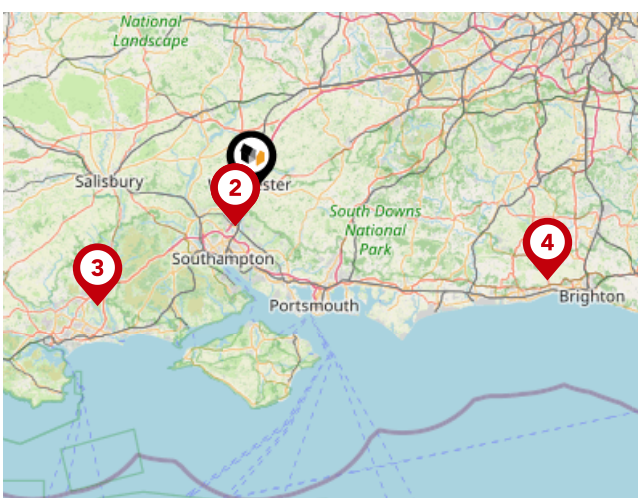
National Rail Stations

Pin	Name	Distance
	Shawford Rail Station	1.01 miles
	Shawford Rail Station	1.03 miles
	Winchester Rail Station	3.28 miles







Trunk Roads/Motorways

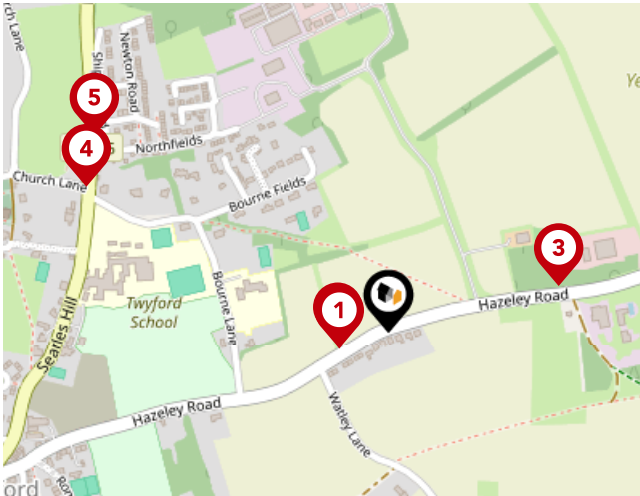
Pin	Name	Distance
	M3 J11	1.3 miles
	M3 J10	1.95 miles
	M3 J9	3.59 miles
	M3 J12	2.94 miles
	M3 J13	4.47 miles



Airports/Helipads

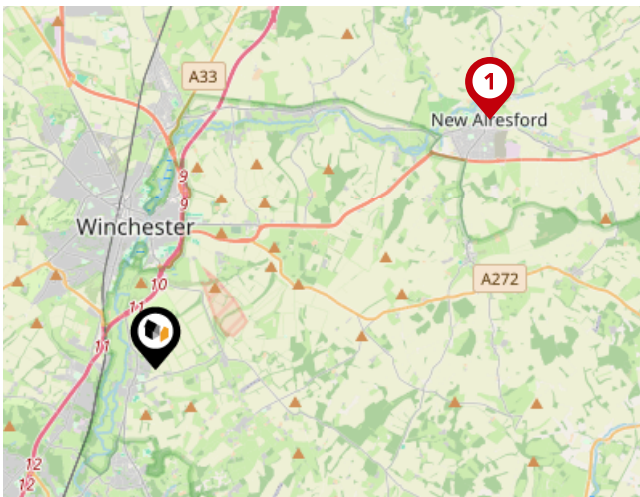
Pin	Name	Distance
	North Stoneham	5.44 miles
	Southampton Airport	5.44 miles
	Bournemouth International Airport	28.55 miles
	Shoreham-by-Sea	46.08 miles

Area Transport (Local)



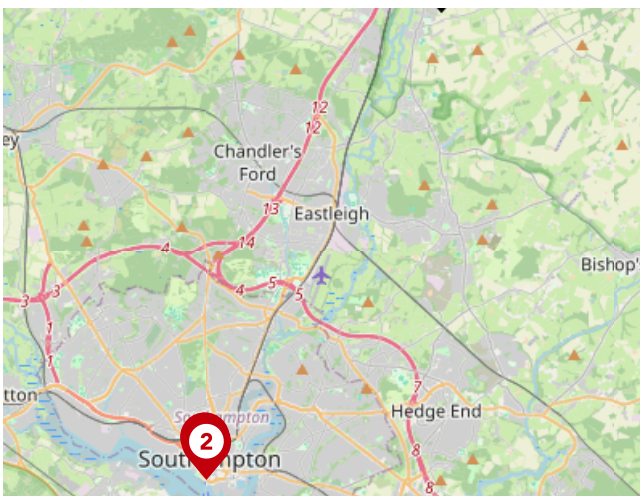
Bus Stops/Stations

Pin	Name	Distance
1	Watley Lane	0.06 miles
2	Watley Lane	0.06 miles
3	Old Pumping Station	0.21 miles
4	Northfields	0.39 miles
5	Northfields	0.41 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.8 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	9.72 miles
2	Southampton Passenger Ferry Terminal	9.78 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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