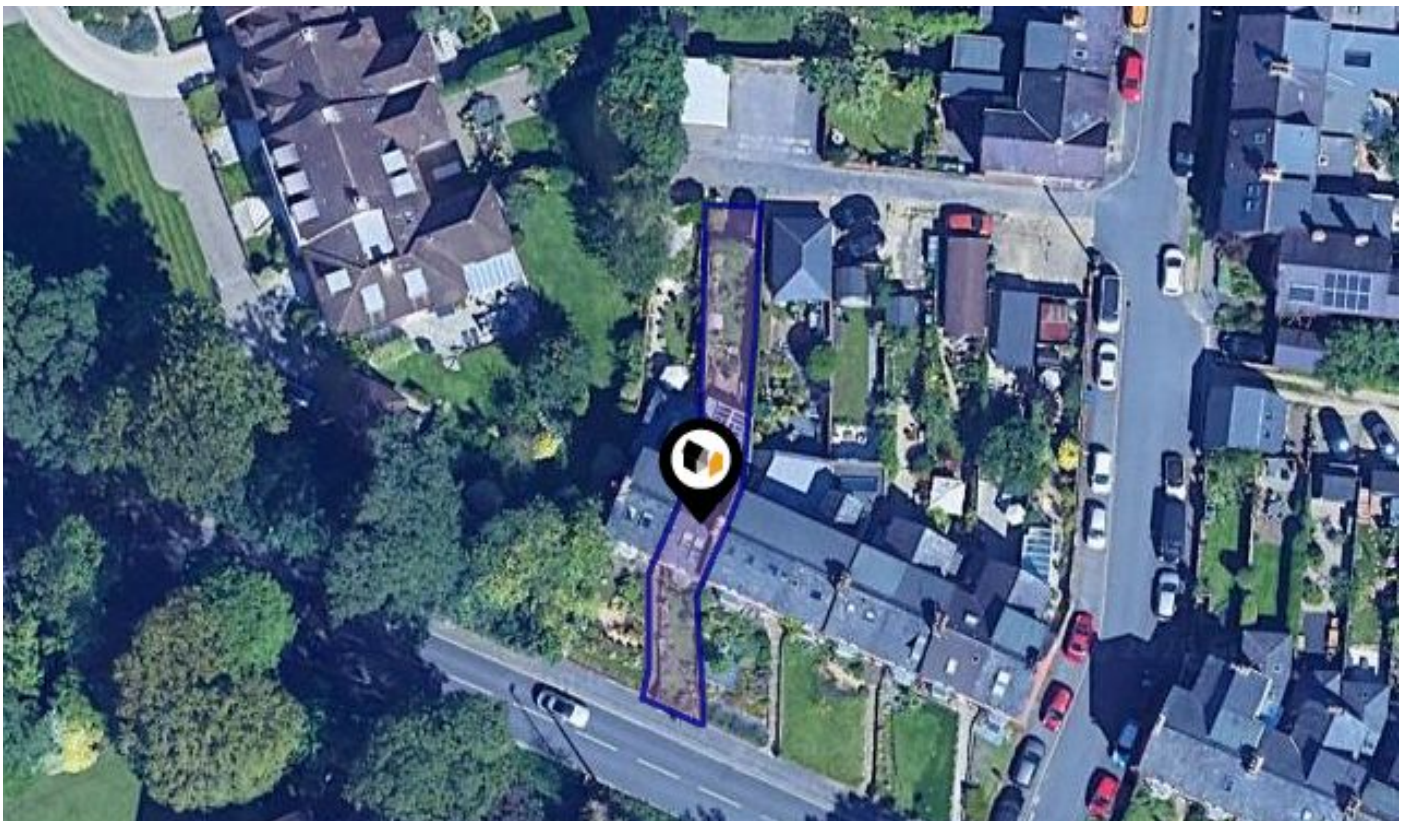




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 28th April 2026



ALRESFORD ROAD, WINCHESTER, SO23

Guide Price : £725,000

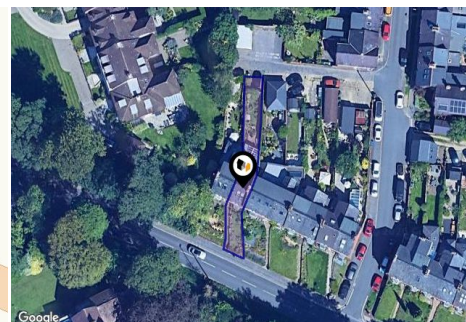
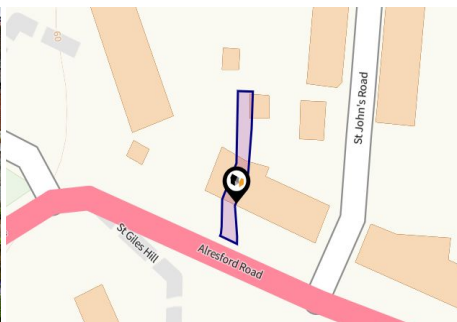
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,388 ft ² / 129 m ²
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,360
Title Number:	HP438718

Guide Price:	£725,000
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	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Alresford Road, Winchester, SO23*

Reference - 06/03368/LDP
Decision: Decided
Date: 14th November 2006
Description: Loft conversion with rear dormer (CERTIFICATE OF LAWFULNESS - PROPOSED)

Reference - Winchester/06/03368/LDP
Decision: Decided
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Description: Loft conversion with rear dormer (CERTIFICATE OF LAWFULNESS - PROPOSED)

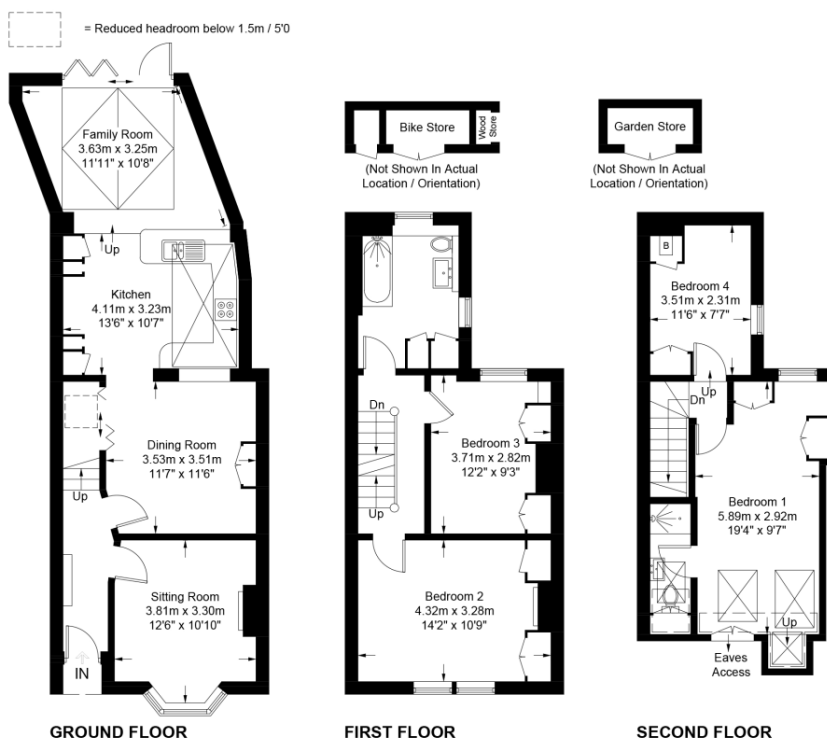
Reference - 10/01244/FUL
Decision: Decided
Date: 18th May 2010
Description: (HOUSEHOLDER) Conservatory

Reference - Winchester/10/01244/FUL
Decision: Decided
Date: 17th May 2010
Description: (HOUSEHOLDER) Conservatory



ALRESFORD ROAD, WINCHESTER, SO23

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
 Outbuildings = 3.9 sq m / 42 sq ft
 (Excluding Wood Store)
 Total = 136.1 sq m / 1465 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1292669)

Property EPC - Certificate

Energy rating
WINCHESTER, SO23

D

Valid until 27.08.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 9% of fixed outlets
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	129 m ²

Market Sold in Street

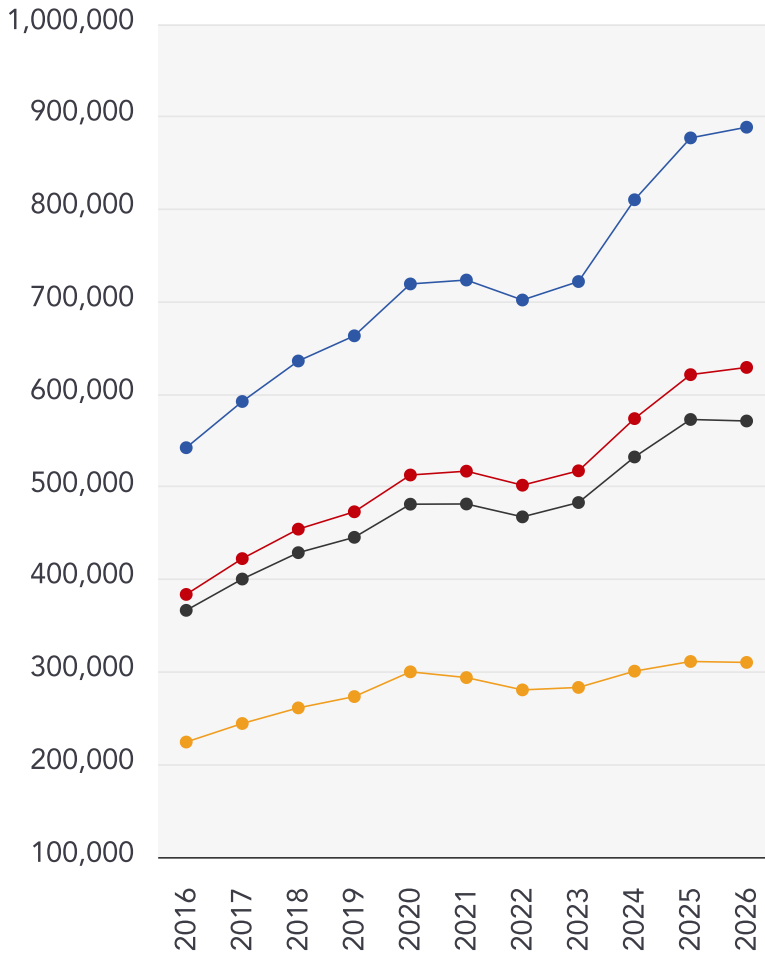


1, Alesford Road, Winchester, SO23 0HG						Semi-detached House	
Last Sold Date:	06/06/2025	27/01/2012	04/07/1997				
Last Sold Price:	£682,000	£395,000	£72,950				
9, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	04/06/2025	20/11/2013	10/09/2010				
Last Sold Price:	£671,000	£438,000	£341,000				
35, Alesford Road, Winchester, SO23 0HG						Detached House	
Last Sold Date:	18/09/2024	18/12/2015					
Last Sold Price:	£920,000	£645,000					
13, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	21/06/2024	04/06/2021	08/07/2016	27/05/2011	06/05/2004	09/11/2001	
Last Sold Price:	£667,500	£617,000	£585,000	£407,000	£280,000	£169,950	
40a, Alesford Road, Winchester, SO23 0HG						Detached House	
Last Sold Date:	15/11/2022						
Last Sold Price:	£1,500,000						
7, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	25/08/2022	31/07/2018	16/10/2009	29/06/2007	30/03/2001		
Last Sold Price:	£720,000	£625,000	£355,000	£350,000	£154,000		
37, Alesford Road, Winchester, SO23 0HG						Detached House	
Last Sold Date:	14/01/2022	18/08/2005	26/07/2002				
Last Sold Price:	£780,000	£410,000	£316,000				
27, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	31/08/2021	07/12/2012	22/10/2004	29/01/1999			
Last Sold Price:	£625,000	£415,000	£289,950	£85,000			
3, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	06/01/2021	02/12/2013	21/10/2005	12/08/2004	26/11/1999	11/08/1997	
Last Sold Price:	£650,000	£490,000	£275,500	£275,000	£95,000	£74,950	
39, Alesford Road, Winchester, SO23 0HG						Detached House	
Last Sold Date:	11/09/2020	31/08/2006					
Last Sold Price:	£735,000	£414,000					
21, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	14/02/2019	11/02/2014	15/07/2005	16/07/1997			
Last Sold Price:	£550,000	£465,000	£256,000	£89,950			
5, Alesford Road, Winchester, SO23 0HG						Terraced House	
Last Sold Date:	09/06/2015						
Last Sold Price:	£542,720						

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 SO23



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

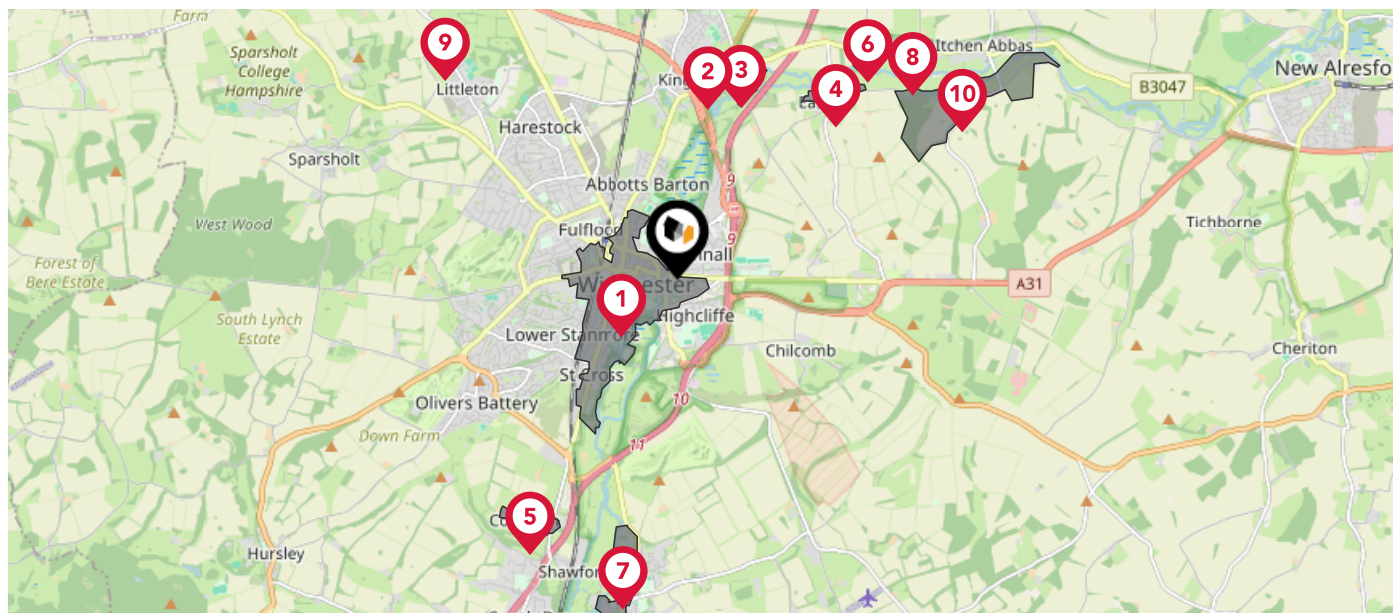
Flat

+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.



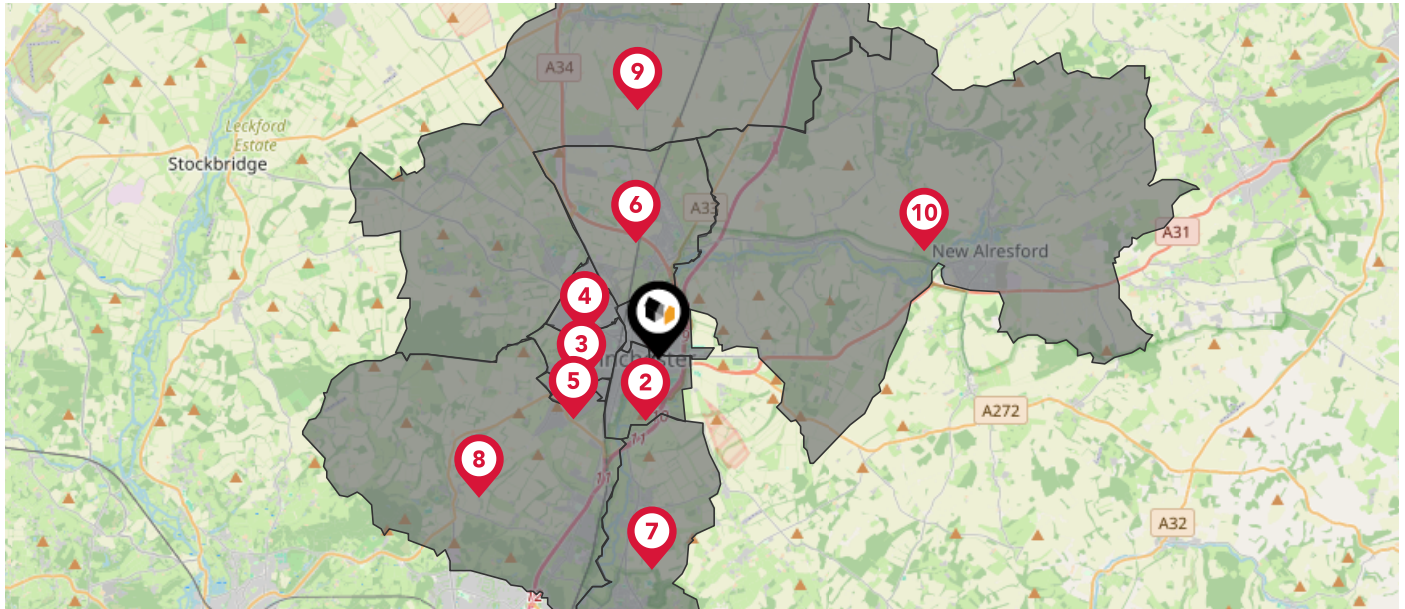
Nearby Conservation Areas

- 1 Winchester
- 2 Kings Worthy
- 3 Abbots Worthy
- 4 Easton
- 5 Compton Street
- 6 Martyr Worthy
- 7 Twyford
- 8 Chilland
- 9 Littleton
- 10 Avington

Maps

Council Wards

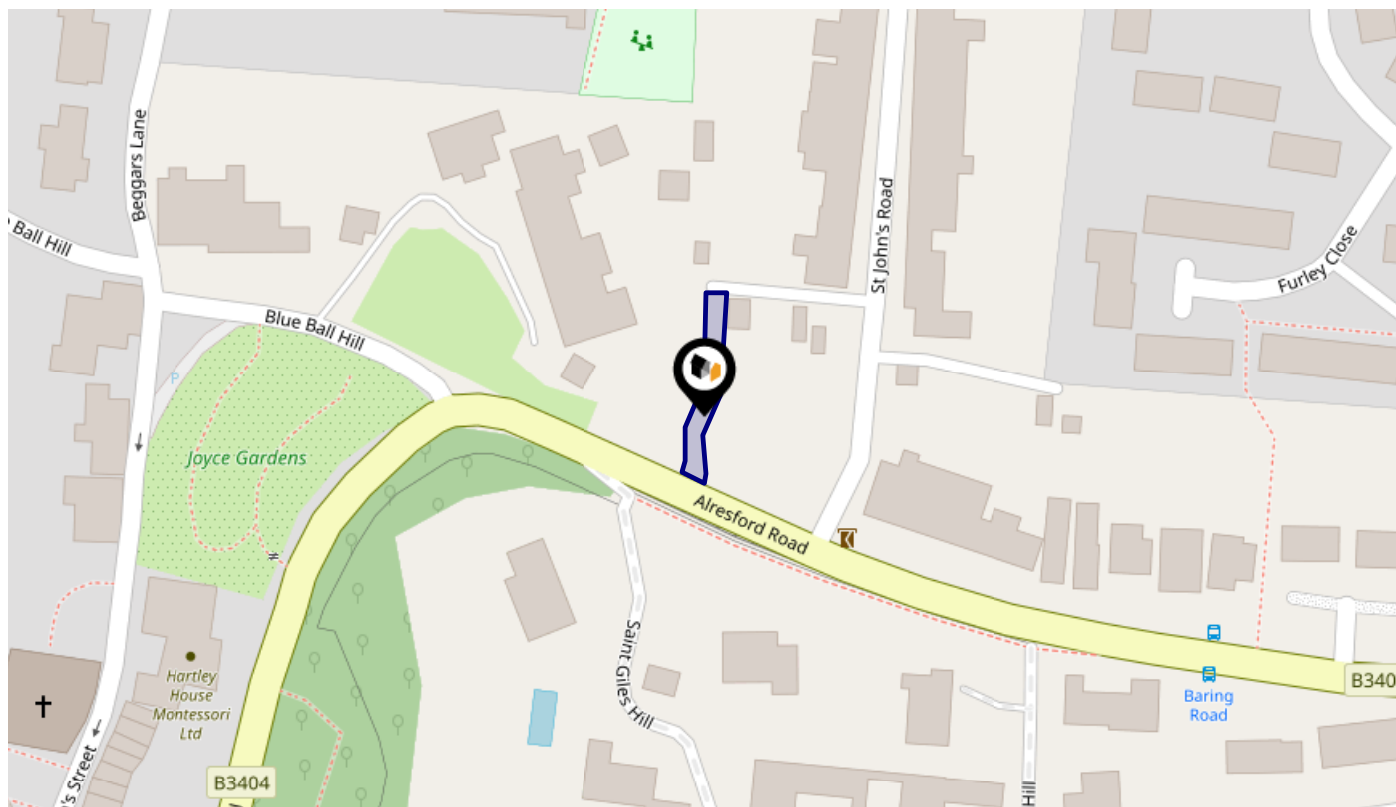
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 St. Bartholomew Ward
- 2 St. Michael Ward
- 3 St. Paul Ward
- 4 St. Barnabas Ward
- 5 St. Luke Ward
- 6 The Worthys Ward
- 7 Colden Common & Twyford Ward
- 8 Badger Farm & Oliver's Battery Ward
- 9 Wonston & Micheldever Ward
- 10 Alresford & Itchen Valley Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

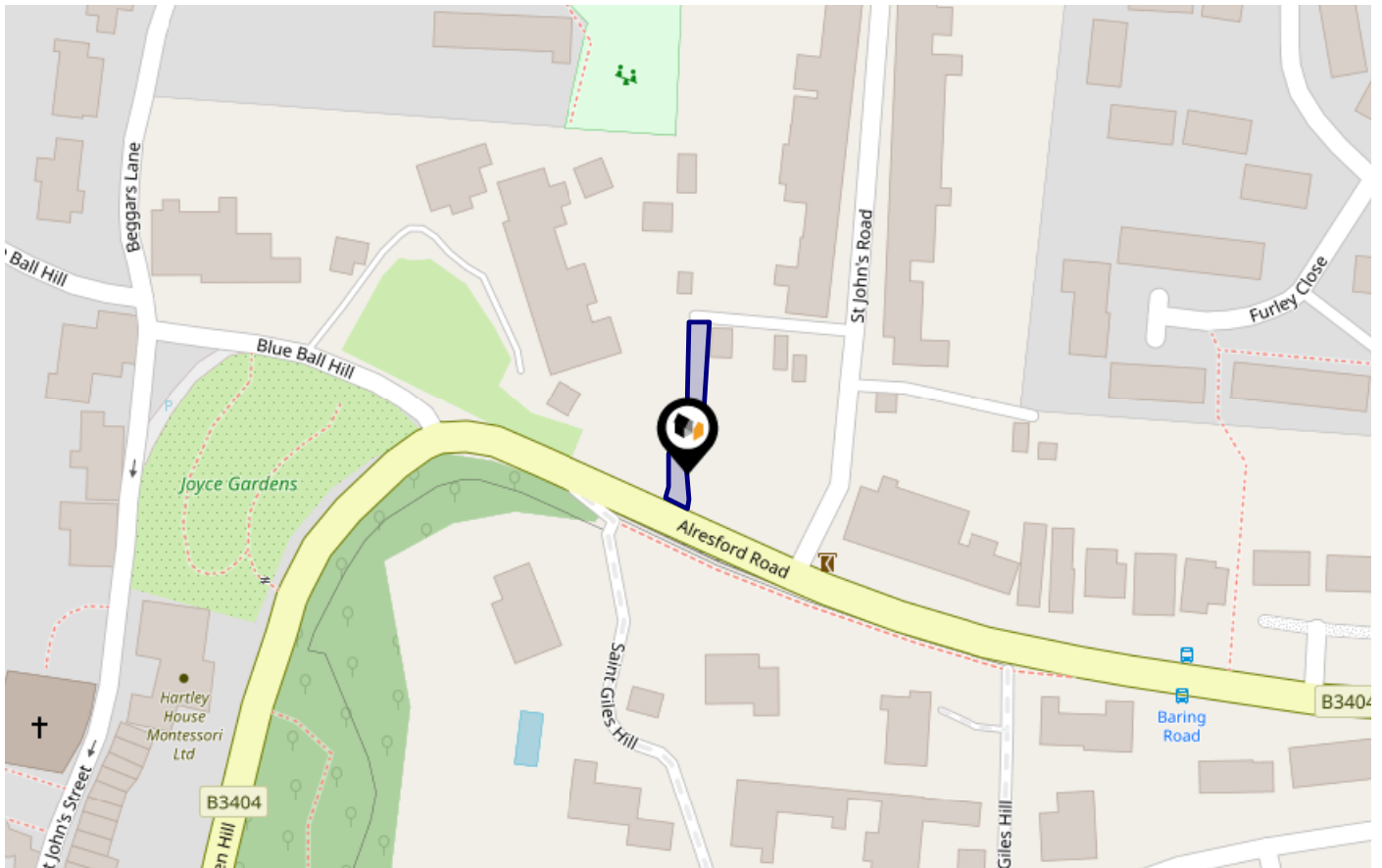
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

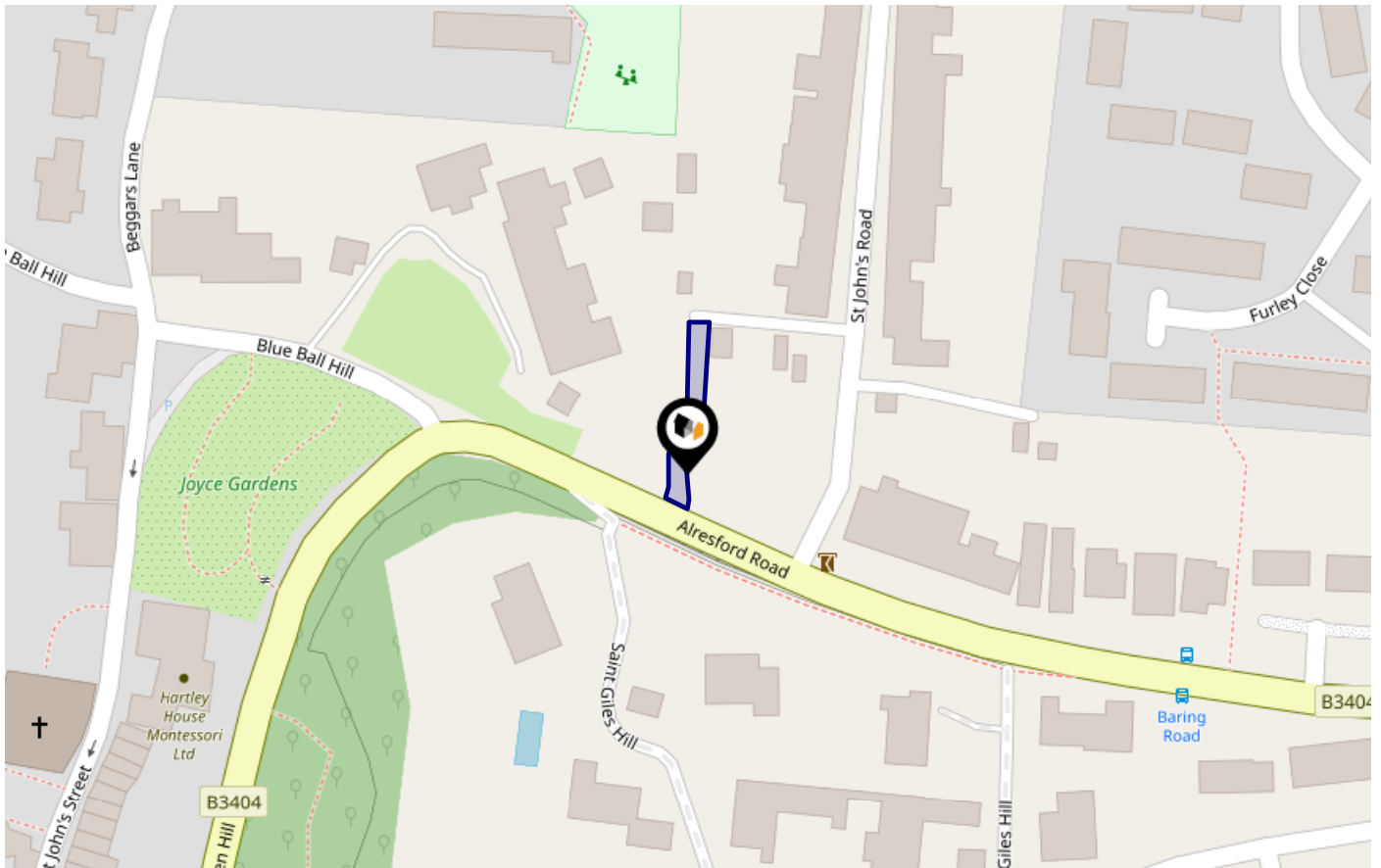
Chance of flooding to the following depths at this property:



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.

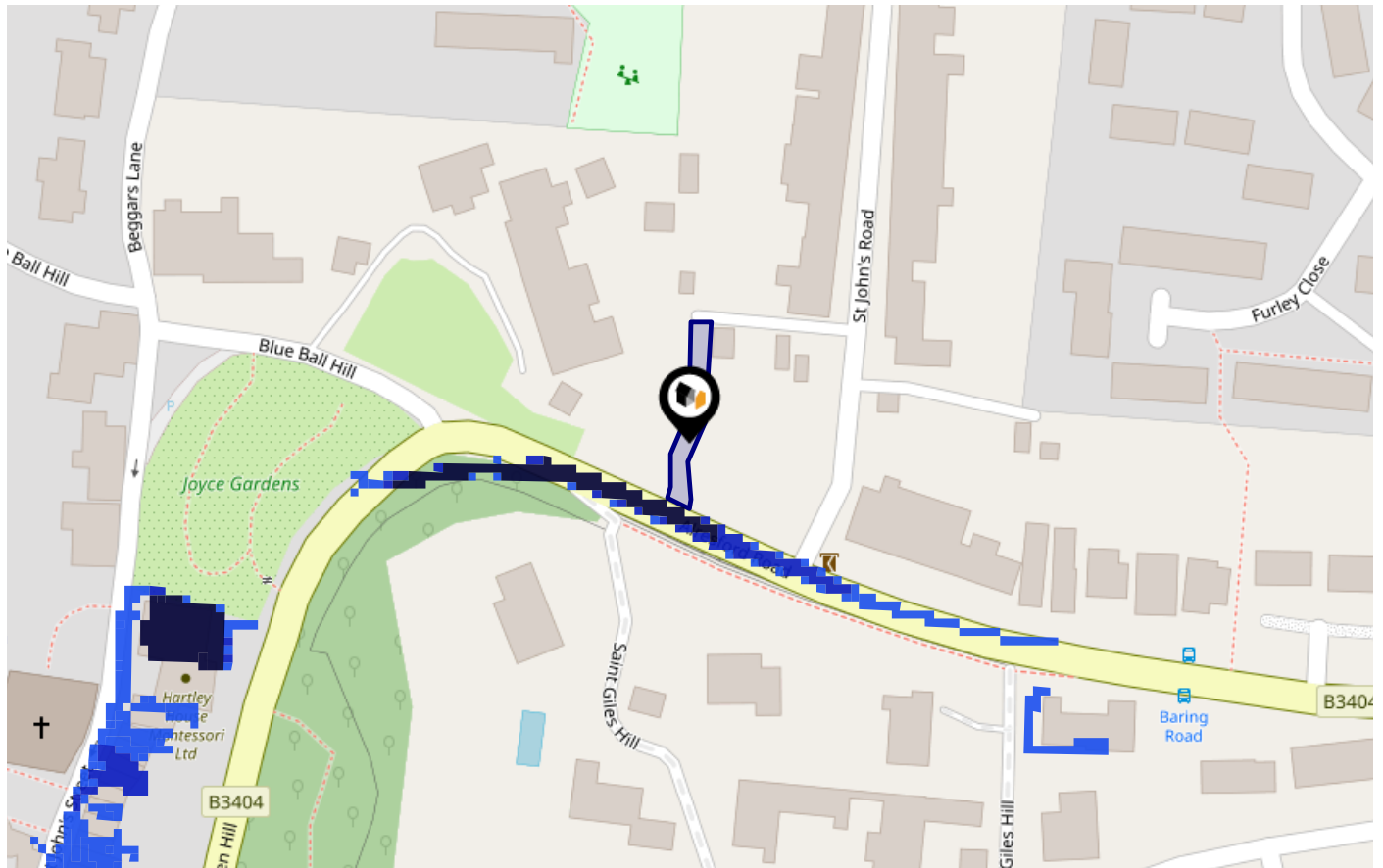
Chance of flooding to the following depths at this property:



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.

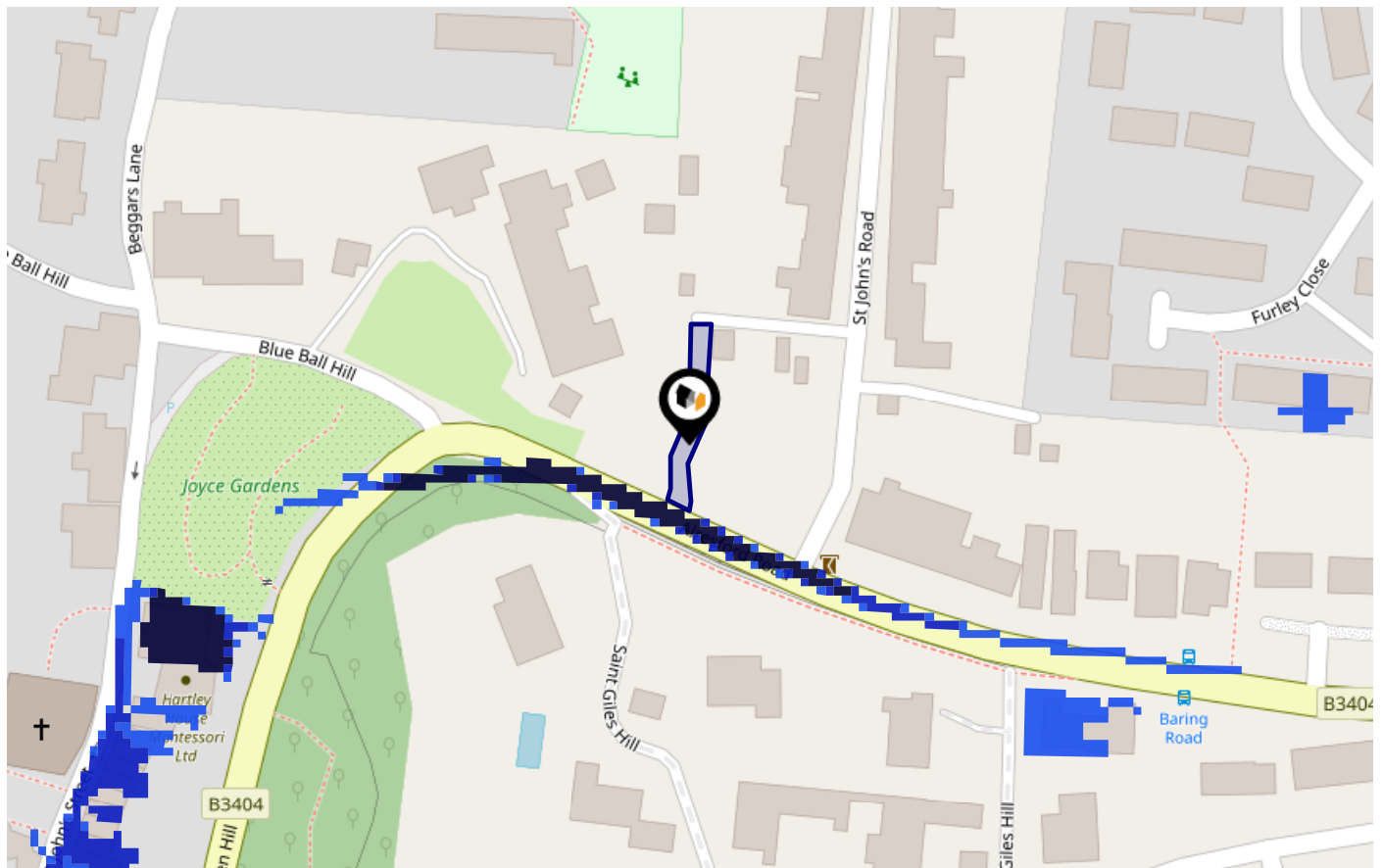
Chance of flooding to the following depths at this property:



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

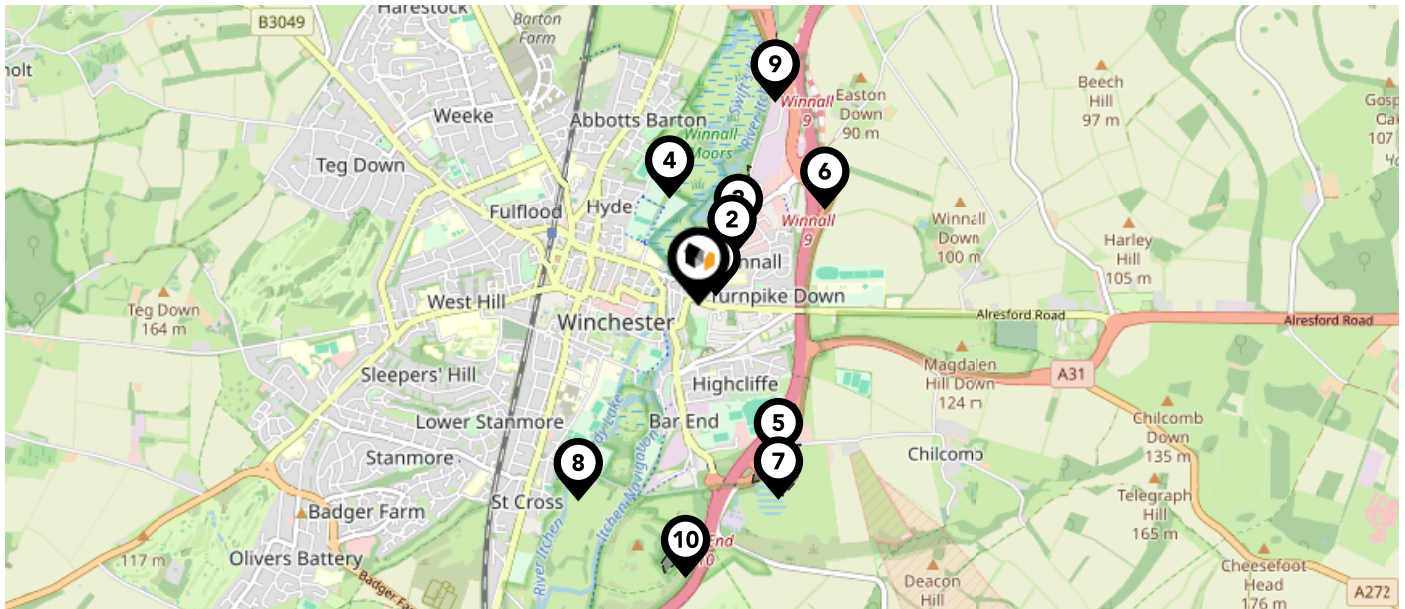
Chance of flooding to the following depths at this property:



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.



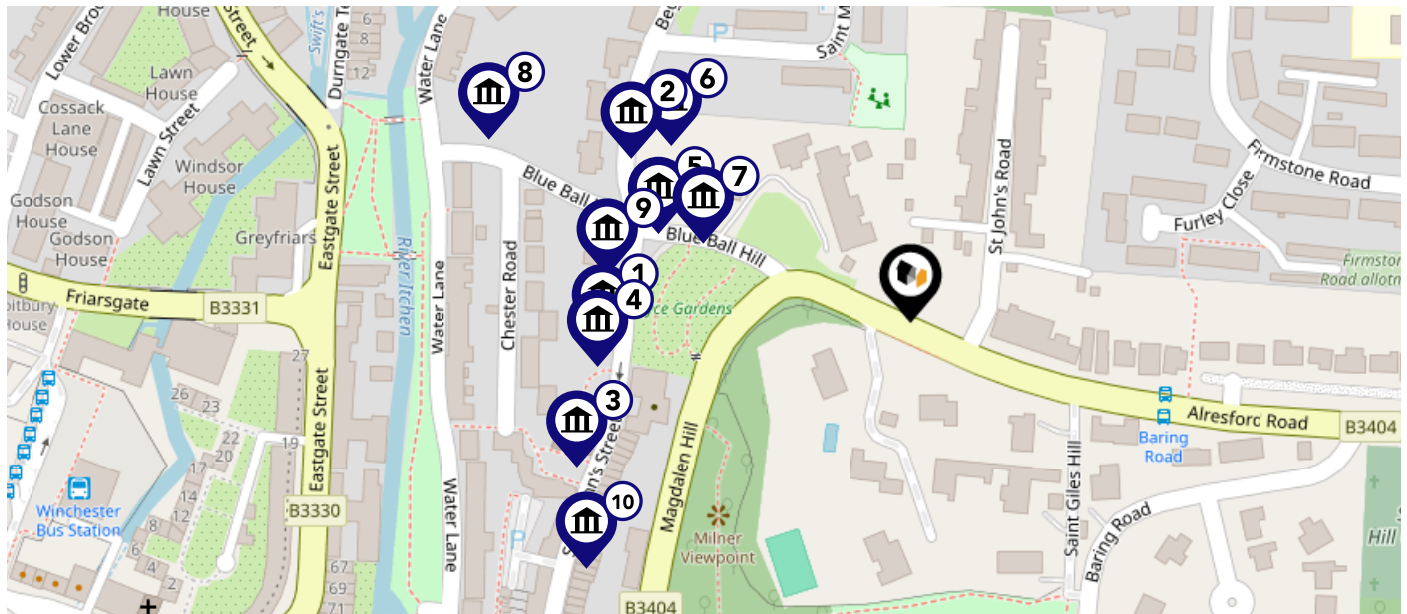
Nearby Landfill Sites











1	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
2	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
3	Winnal-Winchester, Hampshire	Historic Landfill
4	Nuns Road-Winchester, Hampshire	Historic Landfill
5	King George V Playing Fields-Winchester	Historic Landfill
6	Spitfire Link-Easton Lane, Winchester	Historic Landfill
7	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill
8	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
9	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnal	Historic Landfill
10	Sewage Farm-Winchester, Hampshire	Historic Landfill

Maps

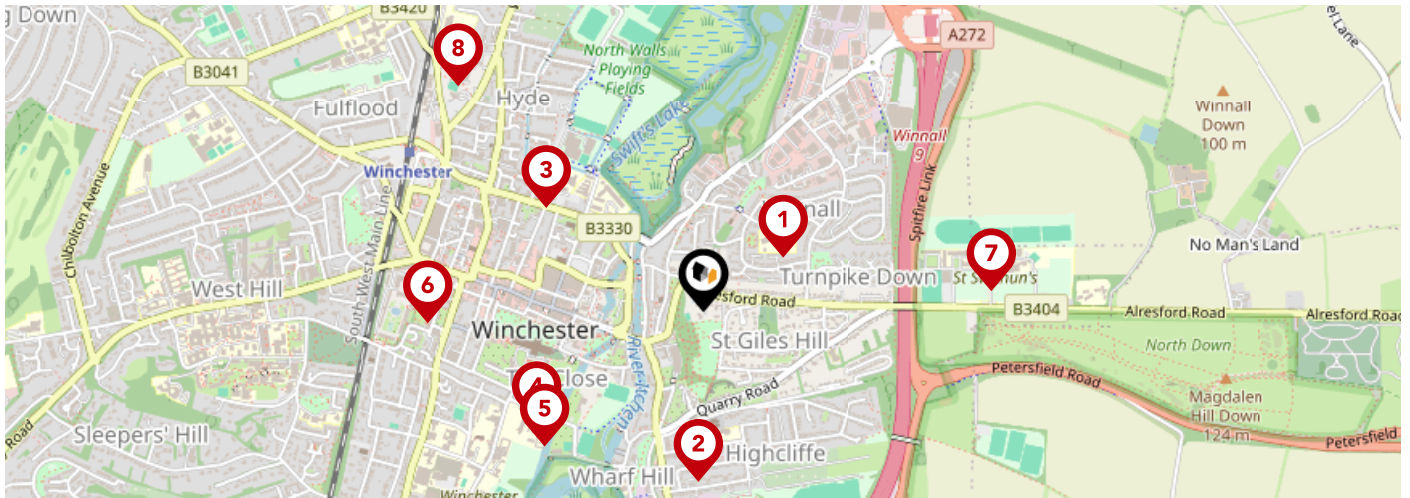
Listed Buildings

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
	1296126 - 22, St John's Street	Grade II	0.1 miles
	1095388 - Garden Wall Of St John's Croft	Grade II	0.1 miles
	1296158 - Church Of St John The Baptist	Grade I	0.1 miles
	1095385 - 21, St John's Street	Grade II	0.1 miles
	1095387 - St John's Croft	Grade II	0.1 miles
	1173632 - Garden House At St John's Croft	Grade II	0.1 miles
	1173628 - Stable Block Of St John's Croft	Grade II	0.1 miles
	1095409 - 1 And 2, Rosemary Close	Grade II	0.1 miles
	1095386 - 24 And 25, St John's Street	Grade II	0.1 miles
	1095389 - Tudor House	Grade II	0.1 miles

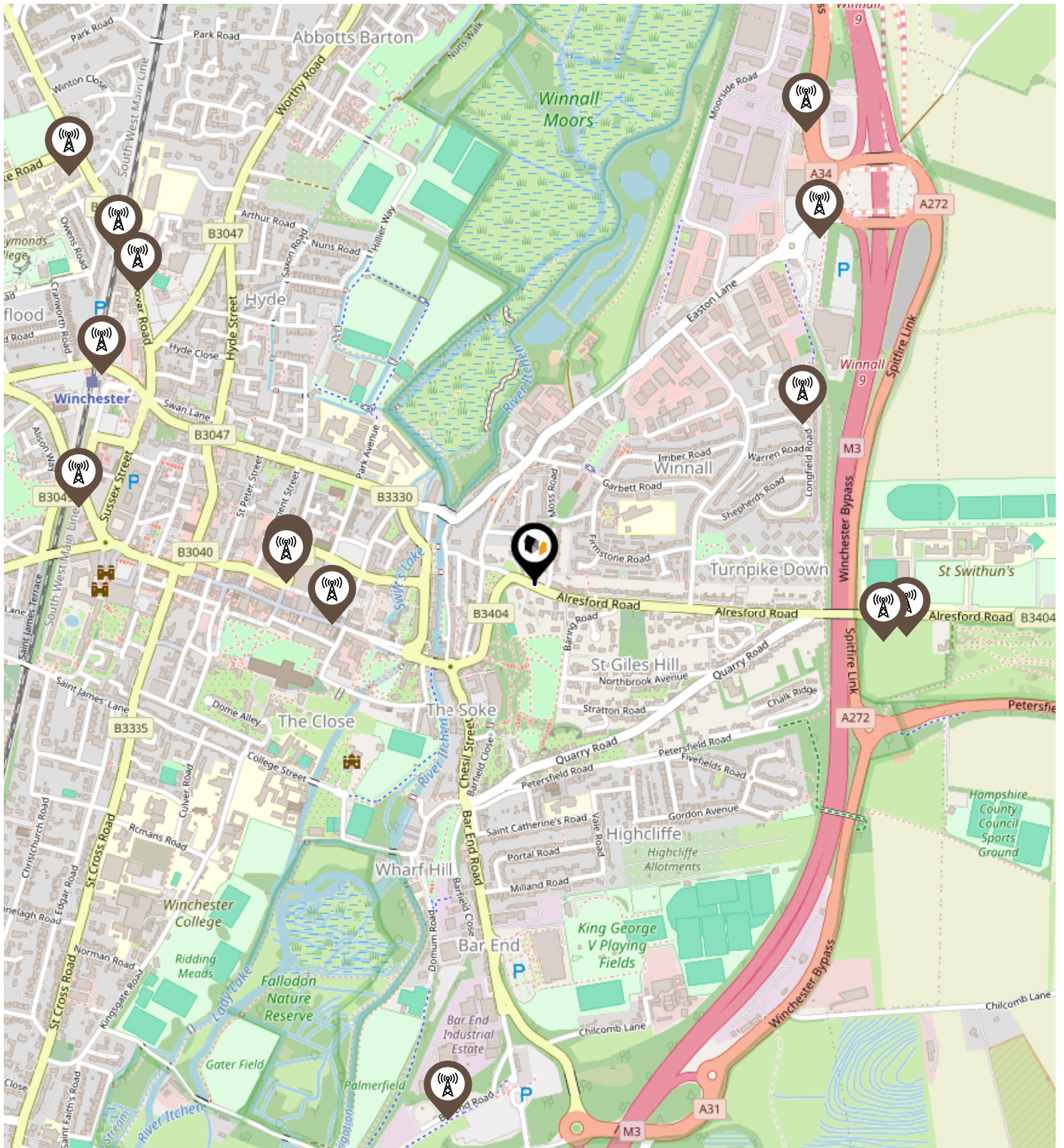
Area Schools





		Nursery	Primary	Secondary	College	Private
1	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Swithuns Ofsted Rating: Not Rated Pupils: 742 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

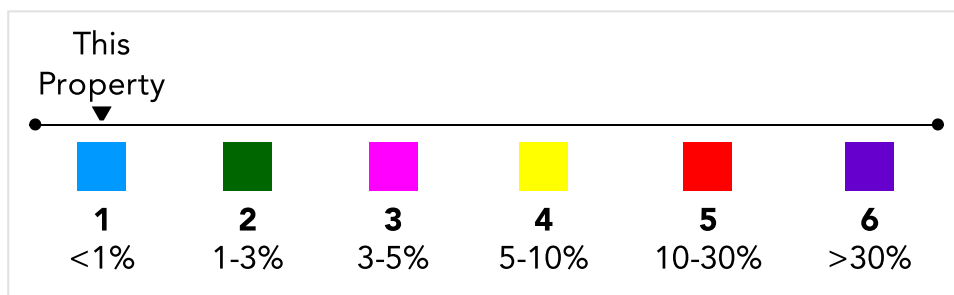
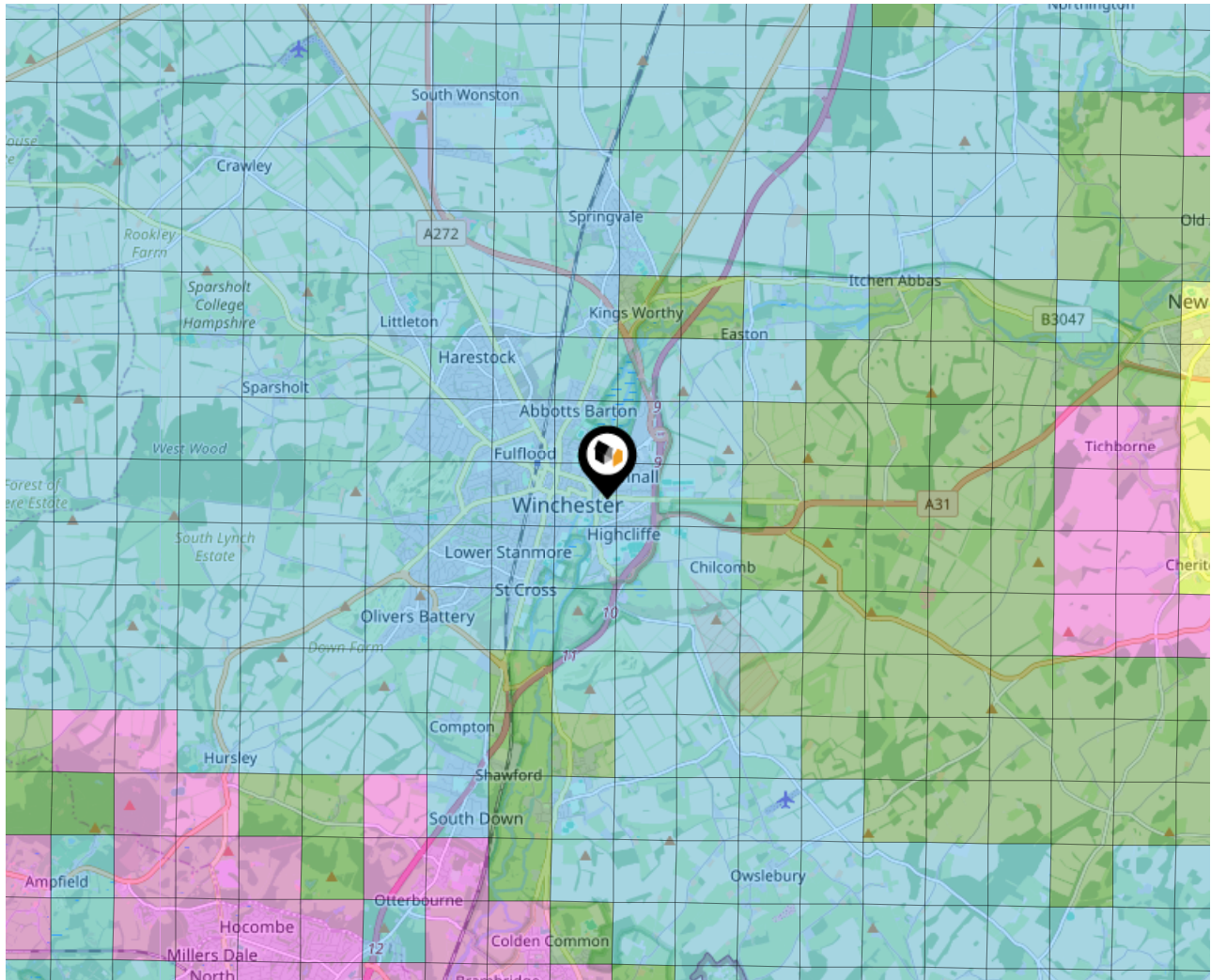


Key:

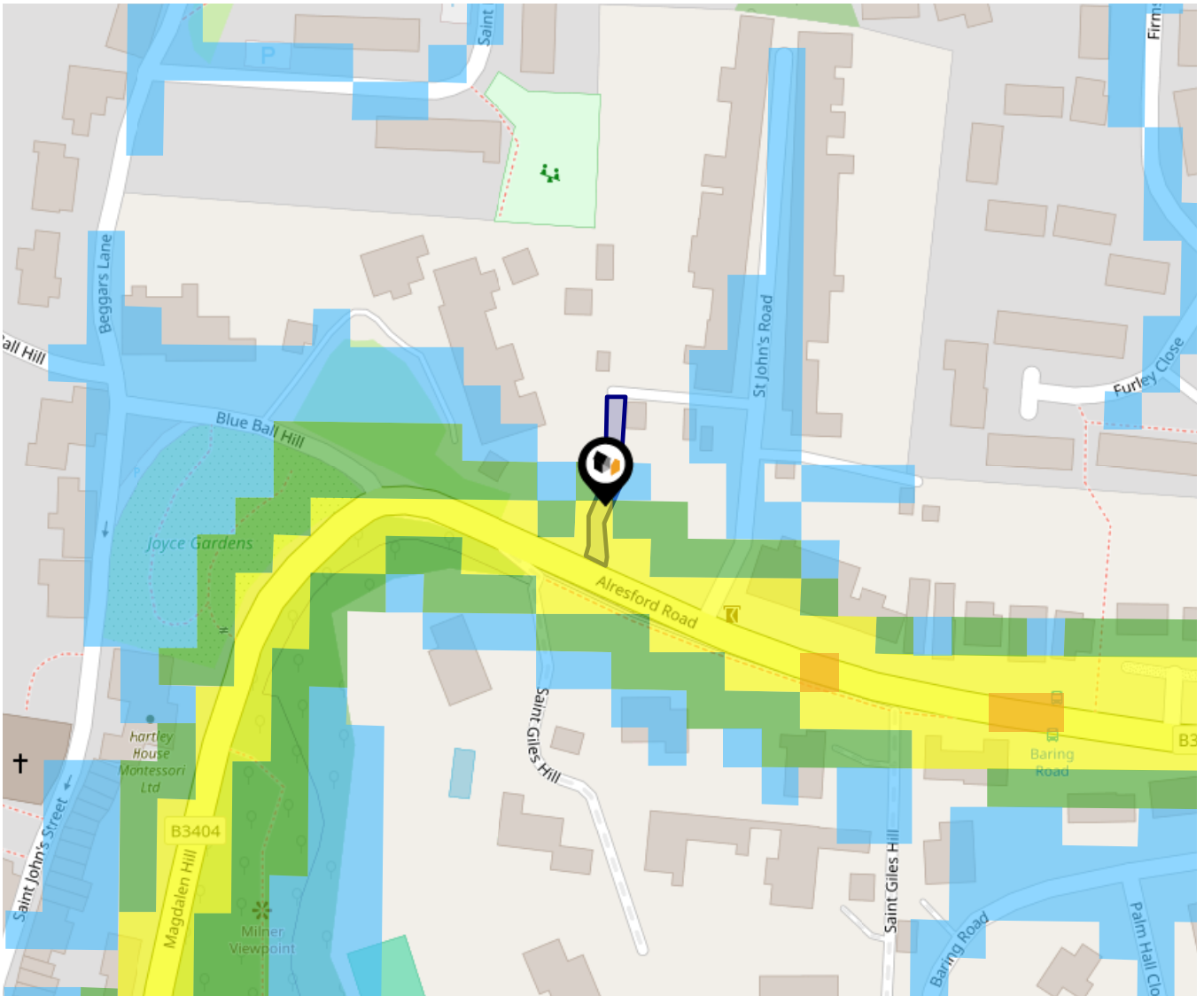
-  Power Pylons
-  Communication Masts

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

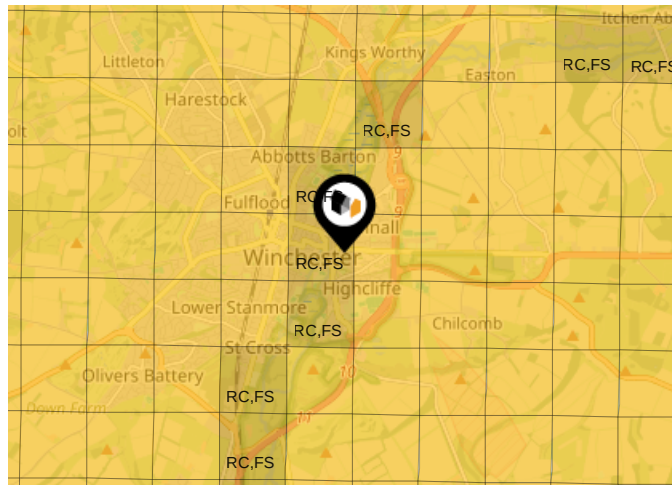


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

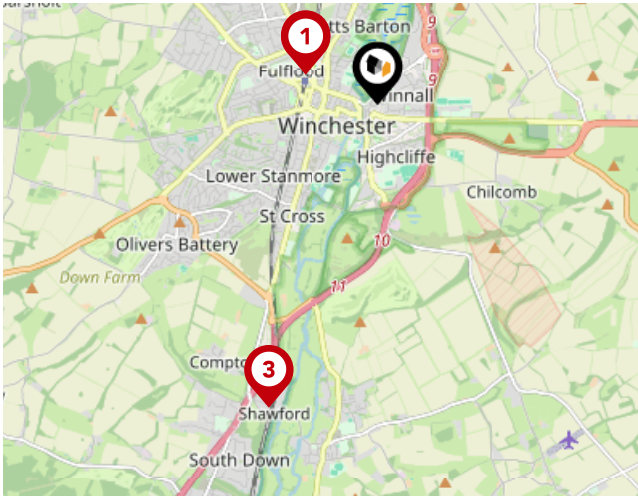
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

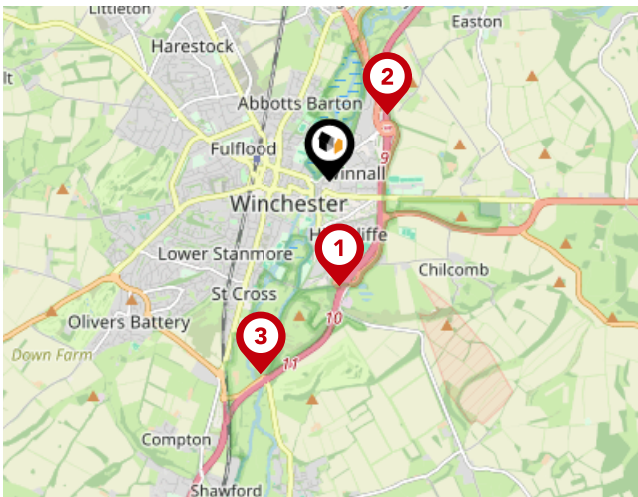
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



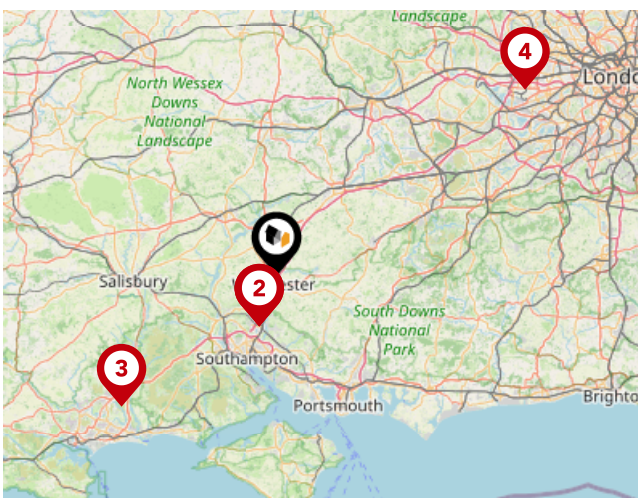
National Rail Stations

Pin	Name	Distance
1	Winchester Rail Station	0.73 miles
2	Winchester Rail Station	0.74 miles
3	Shawford Rail Station	3 miles



Trunk Roads/Motorways

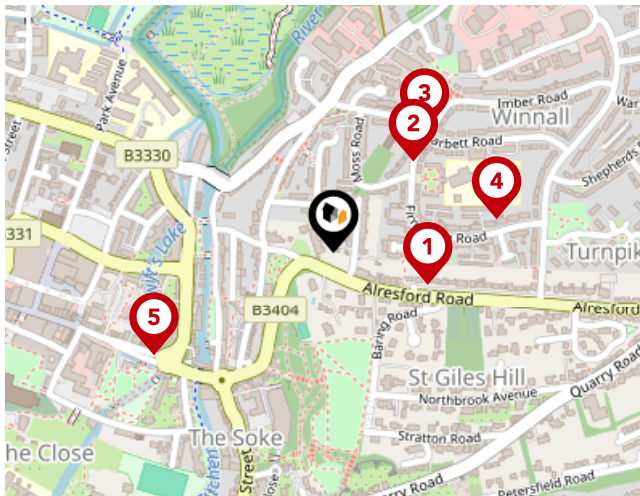
Pin	Name	Distance
1	M3 J10	0.97 miles
2	M3 J9	0.83 miles
3	M3 J11	1.9 miles
4	M3 J12	5.26 miles
5	M3 J13	6.9 miles



Airports/Helipads

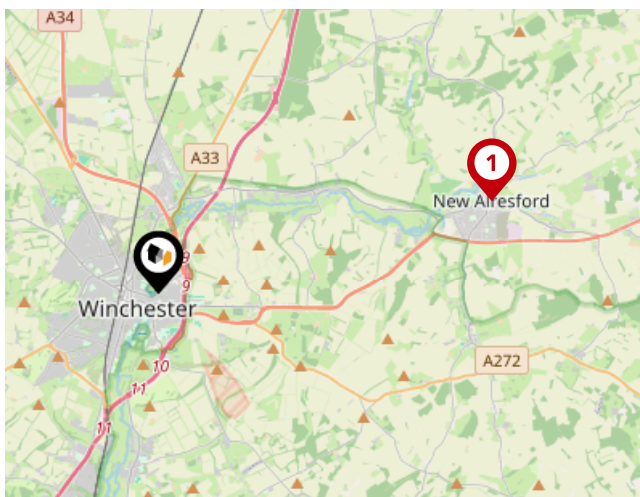
Pin	Name	Distance
1	North Stoneham	8.16 miles
2	Southampton Airport	8.16 miles
3	Bournemouth International Airport	30.37 miles
4	Heathrow Airport Terminal 4	46.14 miles

Area Transport (Local)



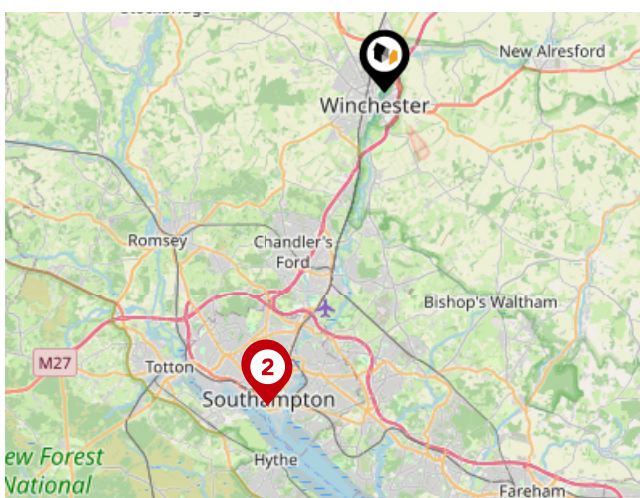
Bus Stops/Stations

Pin	Name	Distance
1	Baring Road	0.12 miles
2	Moss Road	0.14 miles
3	Garbett Road	0.18 miles
4	Baigent Close	0.19 miles
5	The Broadway	0.24 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.47 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	12.39 miles
2	Southampton Passenger Ferry Terminal	12.46 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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