

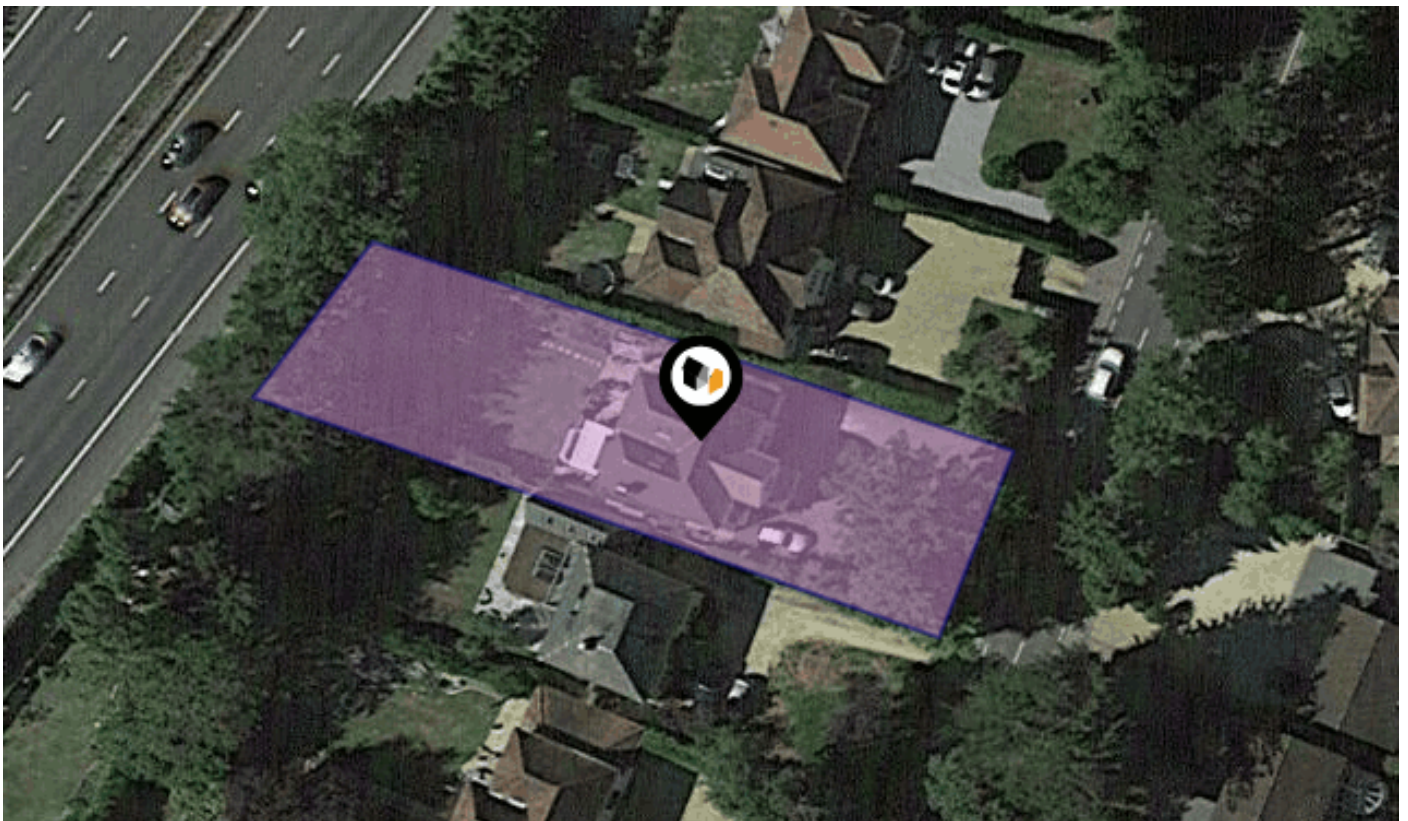


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



OTTERBOURNE ROAD, COMPTON, WINCHESTER, SO21

Guide Price : £900,000

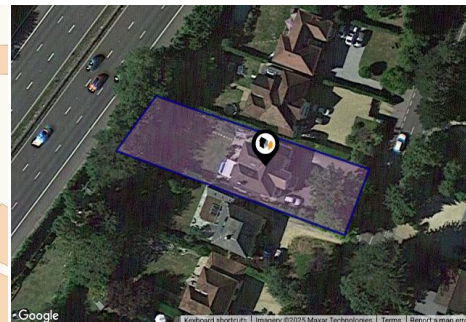
Sam Kerr-Smiley

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,389 ft ² / 222 m ²
Plot Area:	0.25 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,095
Title Number:	HP572329

Guide Price:	£900,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Otterbourne Road, Compton, Winchester, SO21*

Reference - 88/01815/OLD
Decision: Decided
Date: 15th March 1988
Description: Erection of two storey rear extension and construction of pitched roof

Reference - Winchester/16/00872/FUL
Decision: Decided
Date: 22nd April 2016
Description: Front two storey extension and associated canopy.

Reference - 16/00872/FUL
Decision: Decided
Date: 22nd April 2016
Description: Front two storey extension and associated canopy.



OTTERBOURNE ROAD, COMPTON, WINCHESTER, SO21

Approximate Gross Internal Area = 249.9 sq m / 2690 sq ft
 Home Office = 16.6 sq m / 179 sq ft
 Total = 266.5 sq m / 2869 sq ft
 (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzco Marketing (ID1138102)

Property EPC - Certificate

Otterbourne Road, Compton, SO21

Energy rating

B

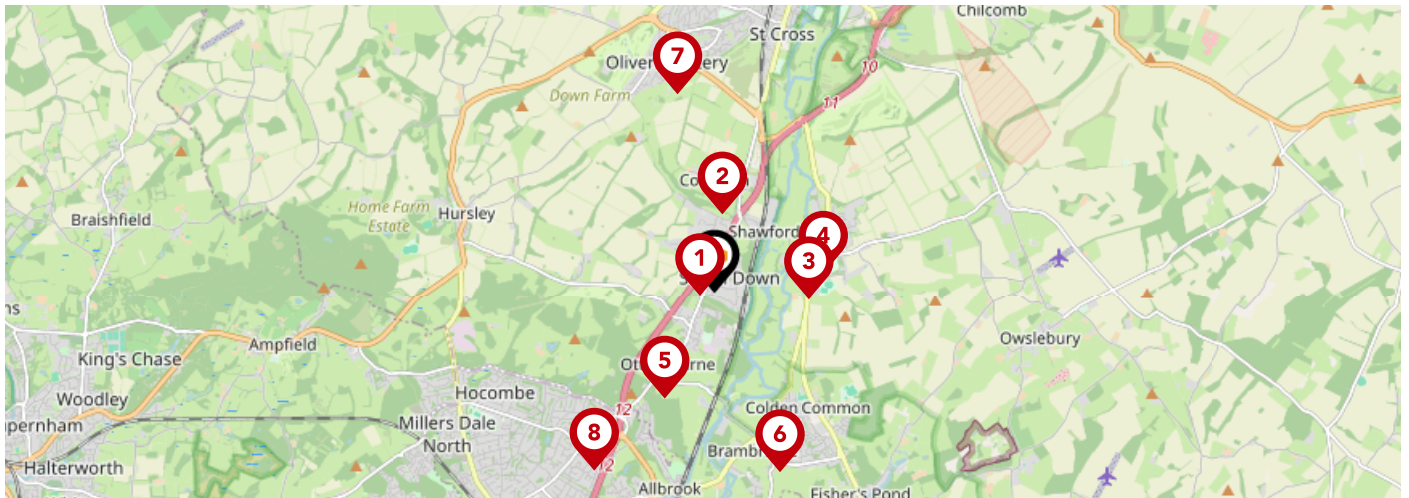
Valid until 17.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

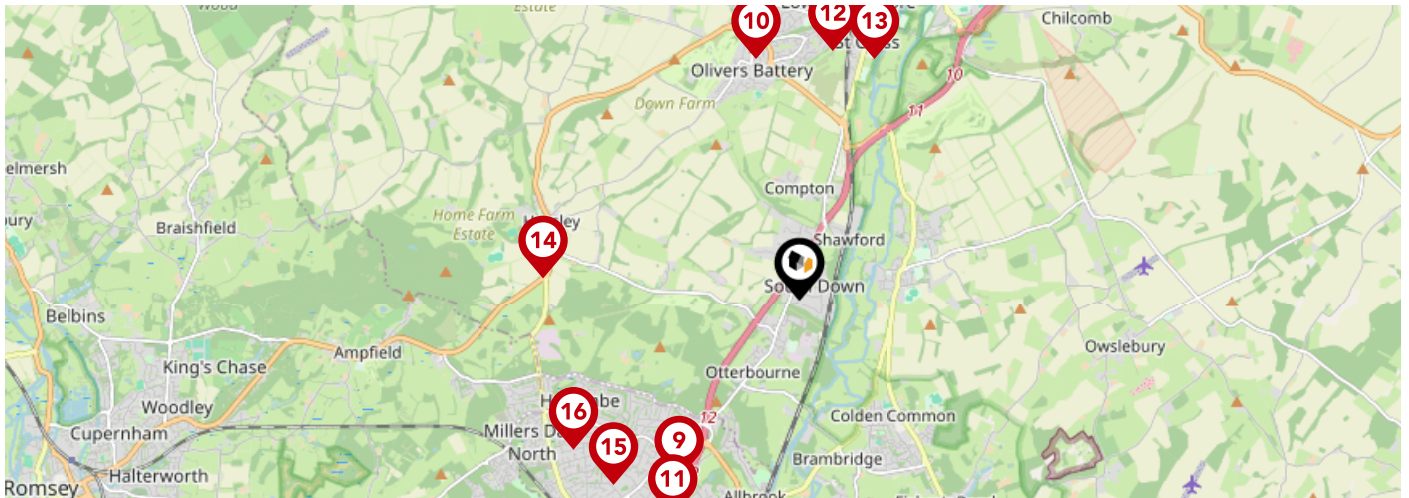
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	222 m ²









Area Schools



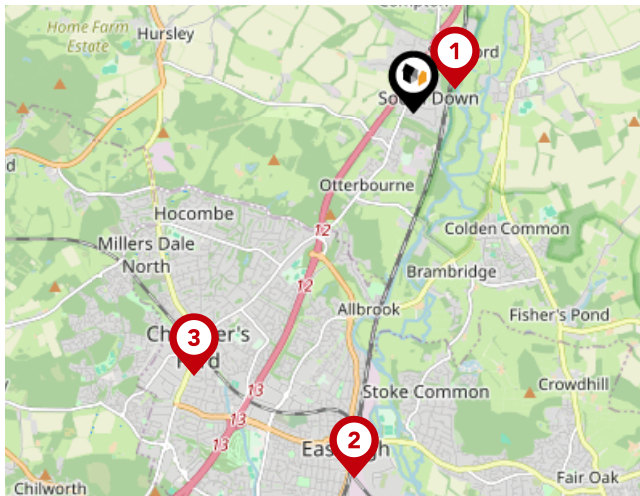
		Nursery	Primary	Secondary	College	Private
1	Shepherds Down Special School Ofsted Rating: Good Pupils: 172 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Compton All Saints Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Twyford St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Twyford School Ofsted Rating: Not Rated Pupils: 434 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Otterbourne Church of England Primary School Ofsted Rating: Outstanding Pupils: 307 Distance:1.09	<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:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Olivers Battery Primary School Ofsted Rating: Good Pupils: 222 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thornden School Ofsted Rating: Good Pupils: 1456 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



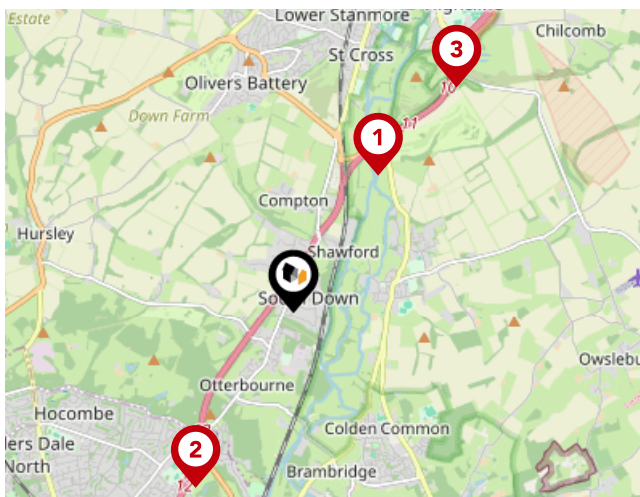
		Nursery	Primary	Secondary	College	Private
	Lakeside School Ofsted Rating: Outstanding Pupils: 95 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School, Winchester Ofsted Rating: Good Pupils: 411 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scantabout Primary School Ofsted Rating: Good Pupils: 215 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's Church of England Primary School Ofsted Rating: Good Pupils: 149 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Keble Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherborne House School Ofsted Rating: Not Rated Pupils: 279 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hiltingbury Infant School Ofsted Rating: Outstanding Pupils: 271 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



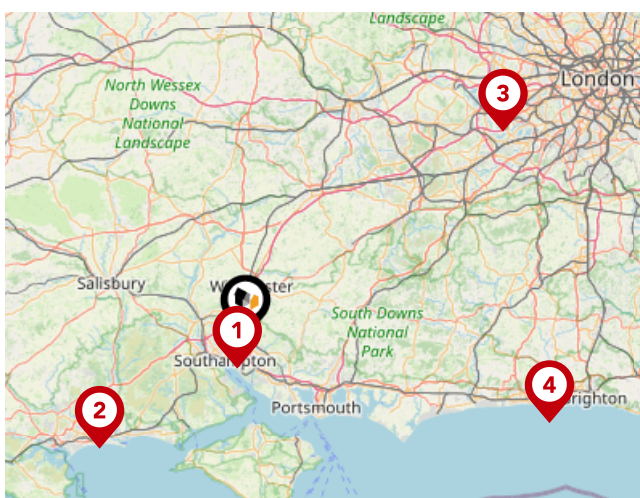
National Rail Stations

Pin	Name	Distance
1	Shawford Rail Station	0.46 miles
2	Eastleigh Rail Station	3.45 miles
3	Chandlers Ford Rail Station	3.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	1.52 miles
2	M3 J12	1.87 miles
3	M3 J10	2.6 miles
4	M3 J13	3.5 miles
5	M3 J9	4.2 miles

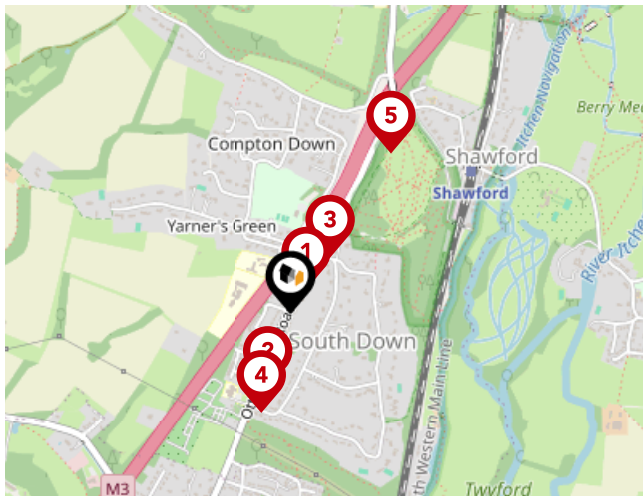


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	4.82 miles
2	Bournemouth International Airport	27.31 miles
3	Heathrow Airport Terminal 4	49.16 miles
4	Shoreham-by-Sea	47.41 miles

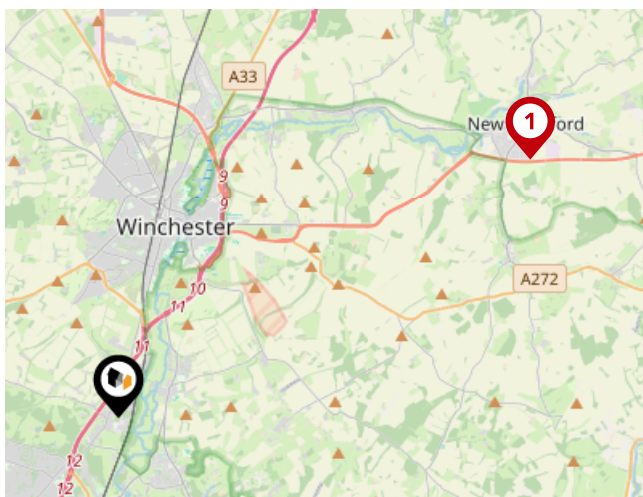
Area

Transport (Local)



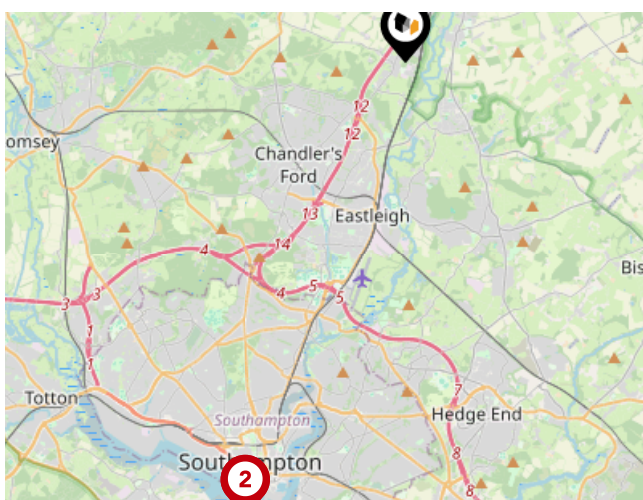
Bus Stops/Stations

Pin	Name	Distance
1	South Down	0.07 miles
2	Highways Road	0.18 miles
3	South Down	0.16 miles
4	Highways Road	0.24 miles
5	Shawford Down	0.44 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	9.07 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	9.01 miles
2	Southampton Vehicle Ferry Terminal	9.01 miles

Market Sold in Street



Wayside, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	07/10/2024	31/03/2021	27/09/2001	
Last Sold Price:	£861,000	£850,000	£232,500	
Shawford Springs Care Home, Otterbourne Road, Winchester, SO21 2RT				other House
Last Sold Date:	01/12/2023	30/08/2019		
Last Sold Price:	£432,500	£2,325,000		
Norlands, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	27/07/2023	19/01/2012	18/12/2003	
Last Sold Price:	£980,000	£475,000	£322,500	
Partacoona, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	17/09/2020			
Last Sold Price:	£730,000			
Derwen Deg, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	25/07/2014			
Last Sold Price:	£488,000			
Highways Corner, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	29/08/2013			
Last Sold Price:	£650,000			
Lundy, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	09/05/2013			
Last Sold Price:	£445,000			
Highnam, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	13/12/2012	16/06/1999		
Last Sold Price:	£452,000	£197,500		
White Gables, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	27/07/2012	25/01/2007		
Last Sold Price:	£455,500	£395,000		
Blencathra, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	26/11/2010	11/03/1999		
Last Sold Price:	£375,000	£173,000		
Sherbrooke, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	11/04/2003			
Last Sold Price:	£329,000			
Old Police Cottage, Otterbourne Road, Winchester, SO21 2RT				Detached House
Last Sold Date:	15/05/2002			
Last Sold Price:	£270,000			

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

Market Sold in Street



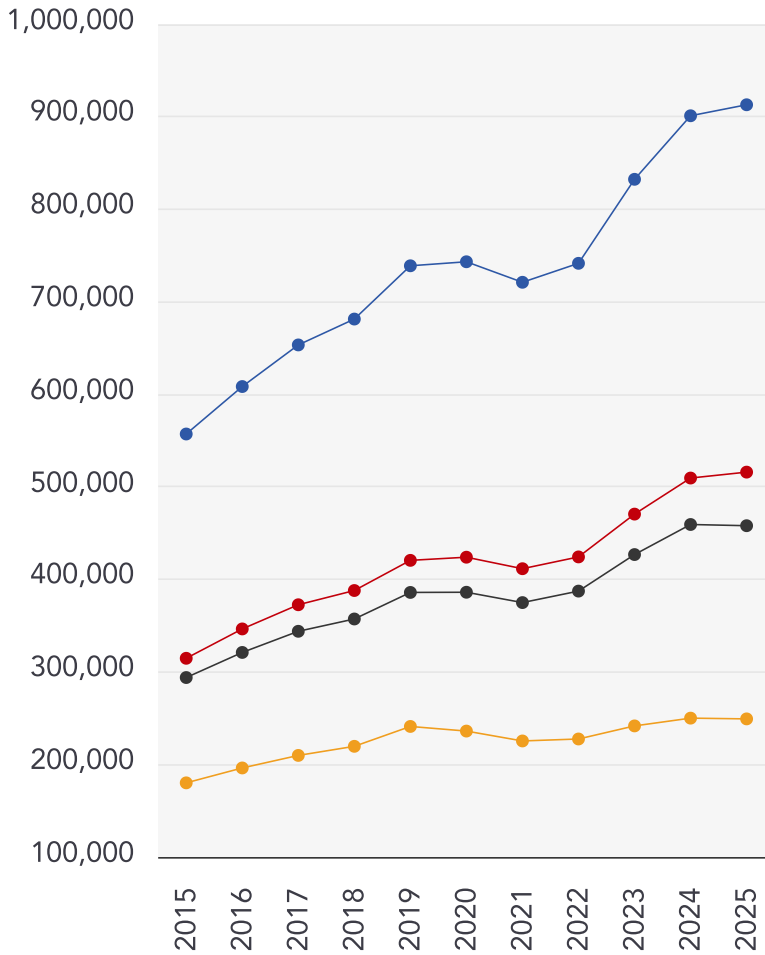
Cenarth, Otterbourne Road, Winchester, SO21 2RT		Detached House
Last Sold Date:	15/10/2001	17/11/1999
Last Sold Price:	£280,000	£235,000
Fruit Tree, Otterbourne Road, Winchester, SO21 2RT		Detached House
Last Sold Date:	10/08/2000	
Last Sold Price:	£226,000	
Greenlaw, Otterbourne Road, Winchester, SO21 2RT		Detached House
Last Sold Date:	12/07/1999	28/05/1996
Last Sold Price:	£155,000	£95,000
Copythorne, Otterbourne Road, Winchester, SO21 2RT		Detached House
Last Sold Date:	12/07/1996	
Last Sold Price:	£115,000	

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%

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.

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Sam Kerr-Smiley

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