

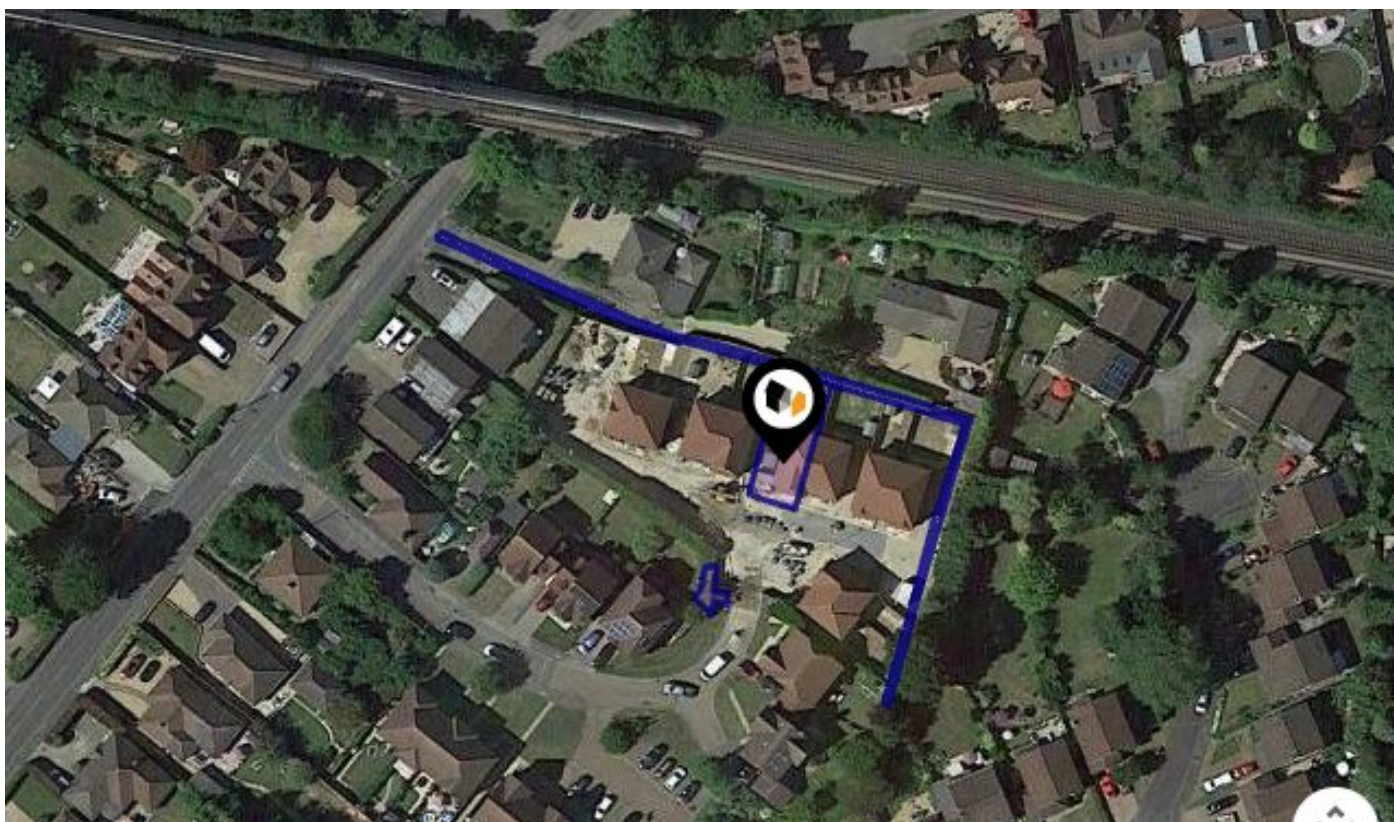


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



6, MENDIP MEWS, OAKLEY, BASINGSTOKE, RG23 7GD

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

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Property Overview

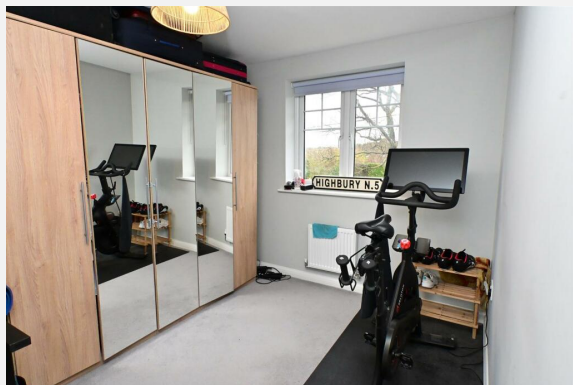
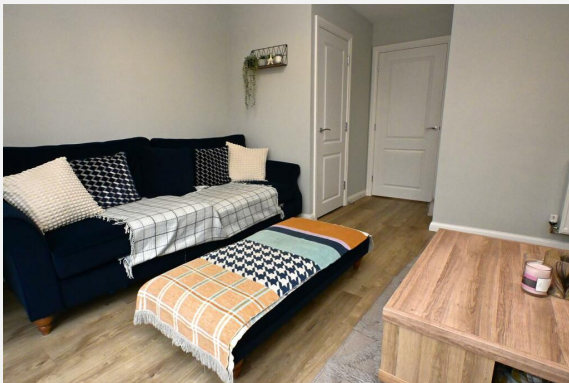
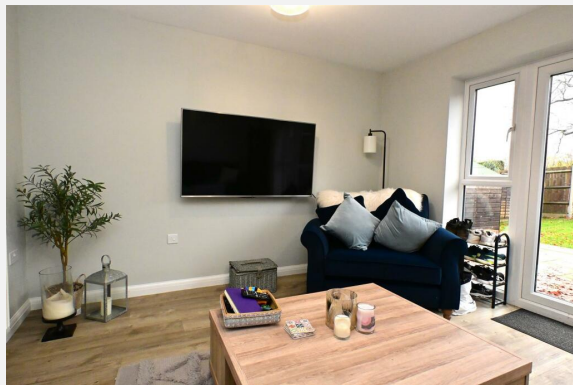
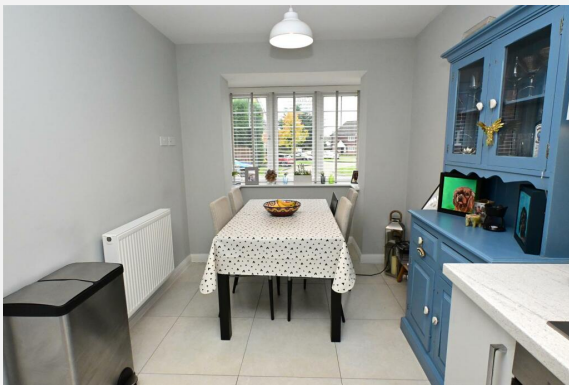


Property

Type:	Semi-Detached	Last Sold Date:	20/12/2024
Bedrooms:	3	Last Sold Price:	£400,000
Floor Area:	947 ft ² / 88 m ²	Last Sold £/ft ² :	£422
Plot Area:	0.1 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP610589		
UPRN:	10008509844		

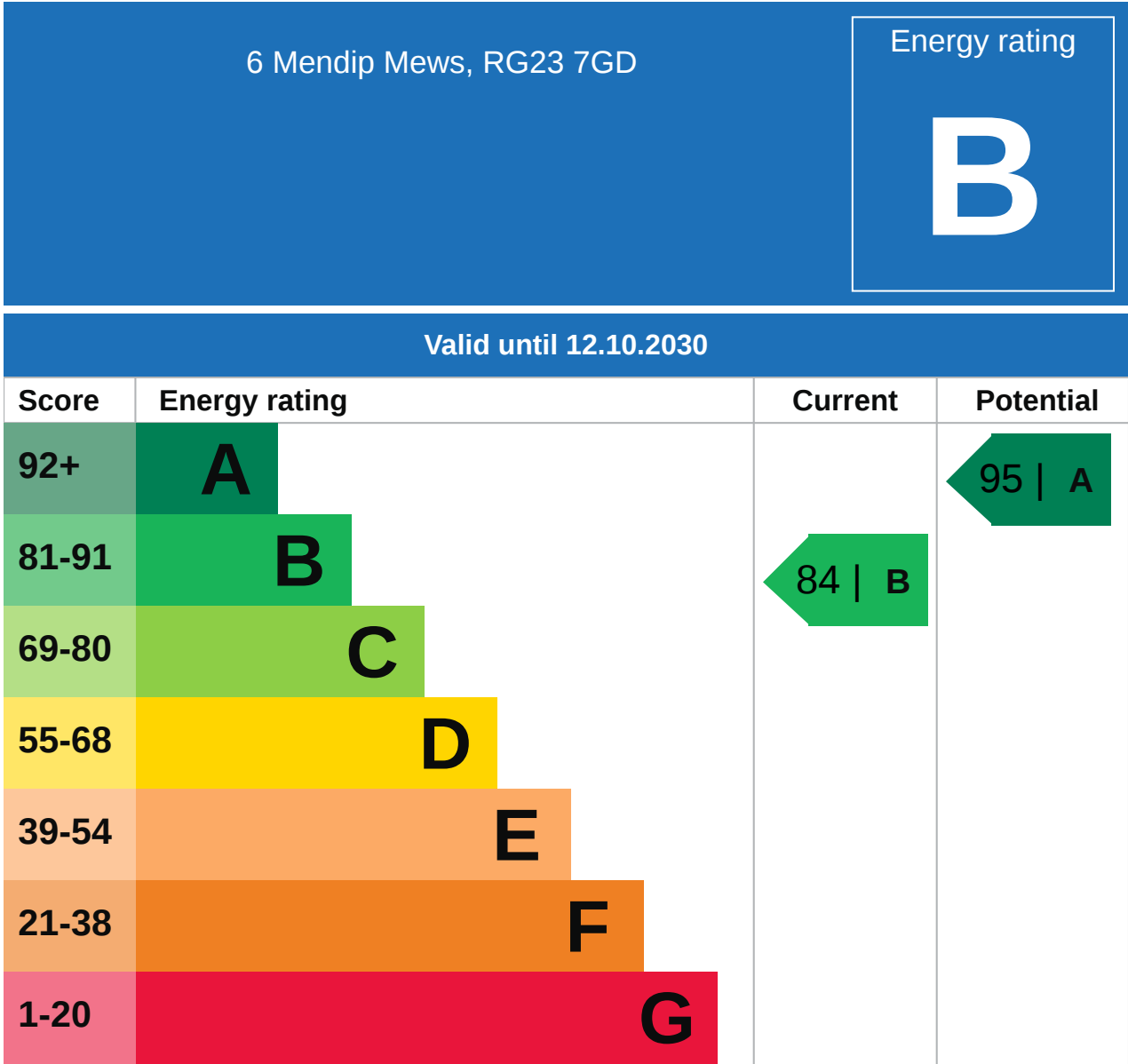
Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	66	1000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				





Property EPC - Certificate



Property

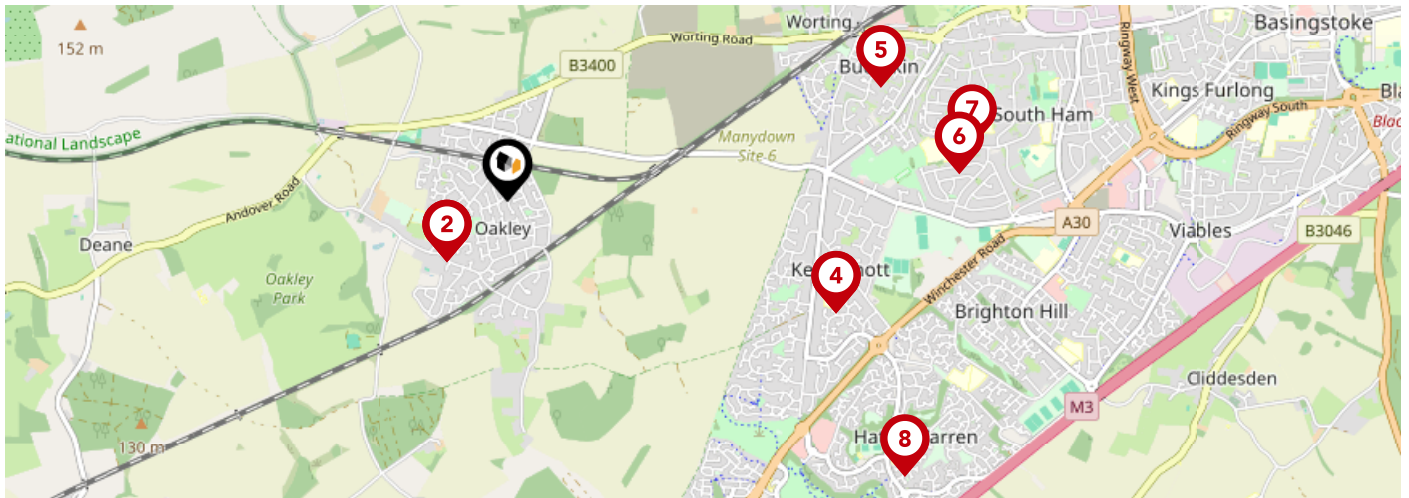
EPC - Additional Data



Additional EPC Data

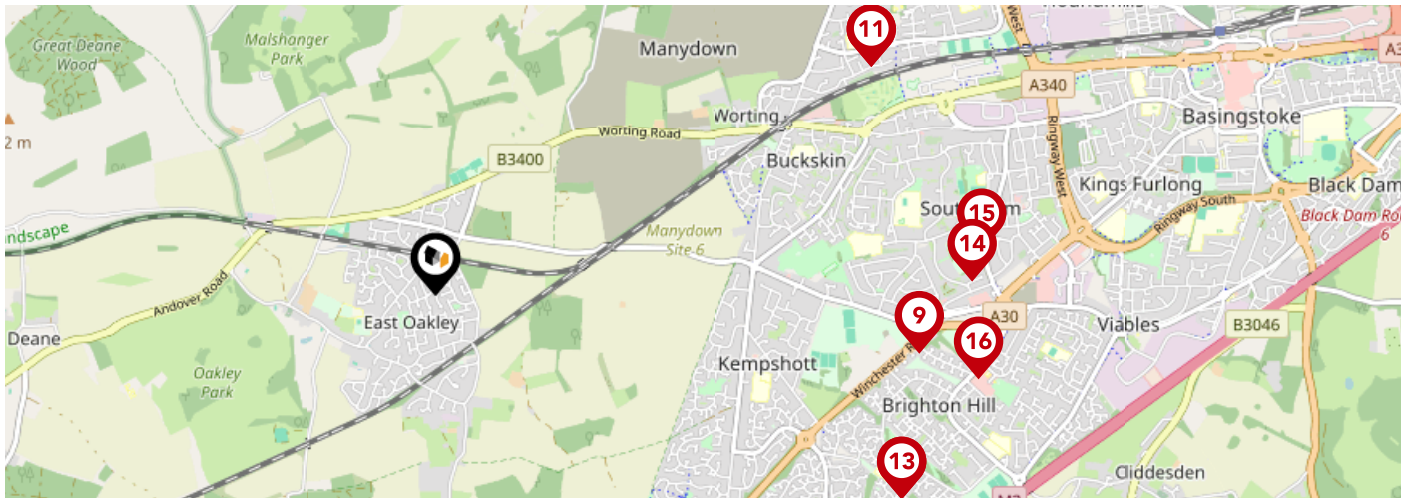
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
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:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	88 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards.

In 2018 our Whitchurch office was voted 18th best in the UK by Rightmove and Property Academy, out of around 30,000 estate agency offices. We've recently opened our 5th sales office in Oakley (Basingstoke) and currently have offices covering a huge geographic area in Wiltshire and Hampshire.



Testimonial 1



Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2



I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3



We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

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 Brockenhurst 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 Brockenhurst and therefore no warranties can be given as to their good working order.

Brockenhurst

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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