BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



78, BEECHAM BERRY, BASINGSTOKE, RG22 4QN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

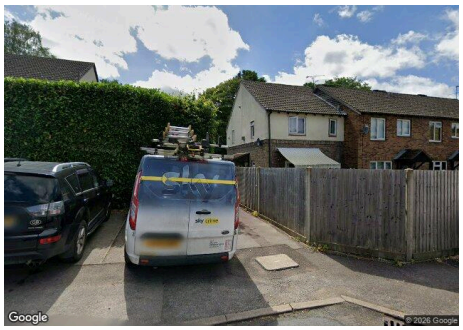
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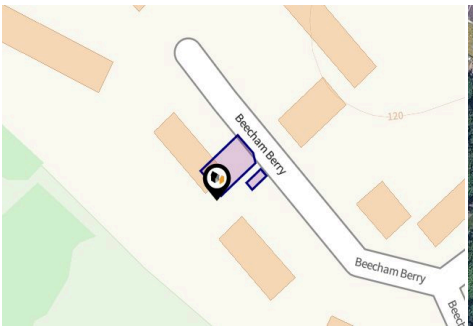
basingstoke@brockenhurst.info

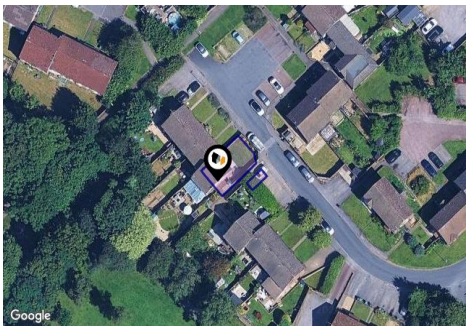
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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	419 ft^2 / 39 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,754		
Title Number:	HP235444		
UPRN:	100060216703		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	76 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

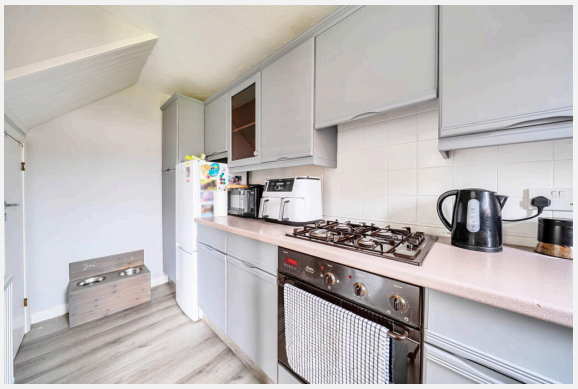
BT sky Virgin media

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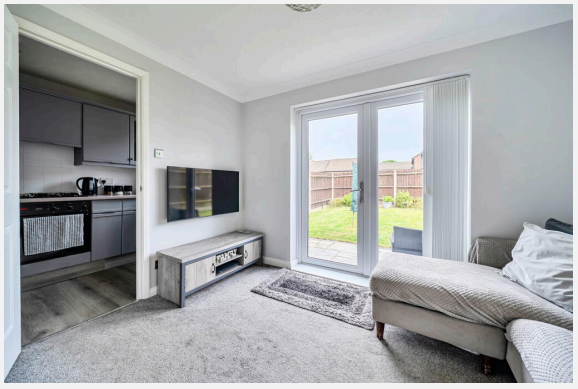
Gallery
Photos



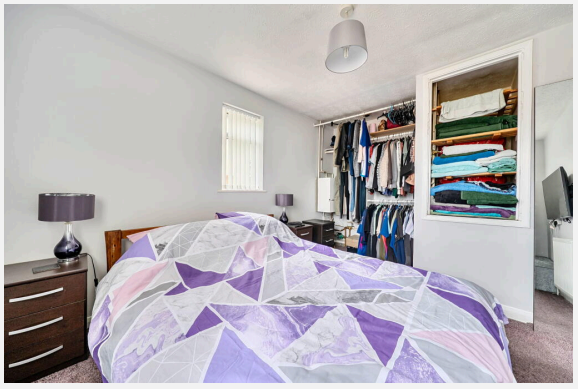


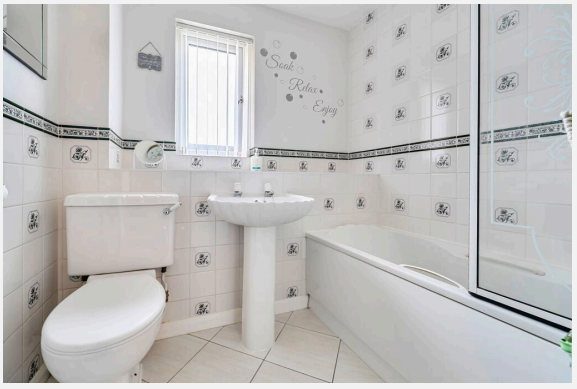










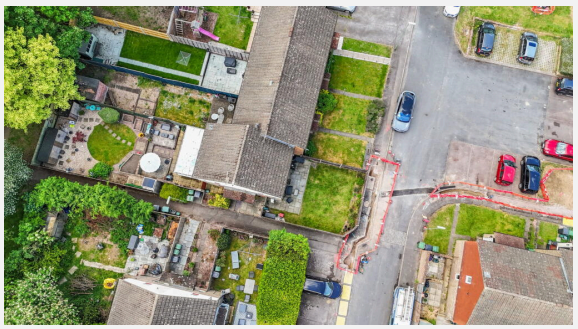


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Gallery
Photos







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Gallery
Floorplan

78, BEECHAM BERRY, BASINGSTOKE, RG22 4QN

Beecham Berry, Brighton Hill, Basingstoke, RG22

Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brockenhurst Estate Agents. REF: 1454566

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Property
EPC - Certificate

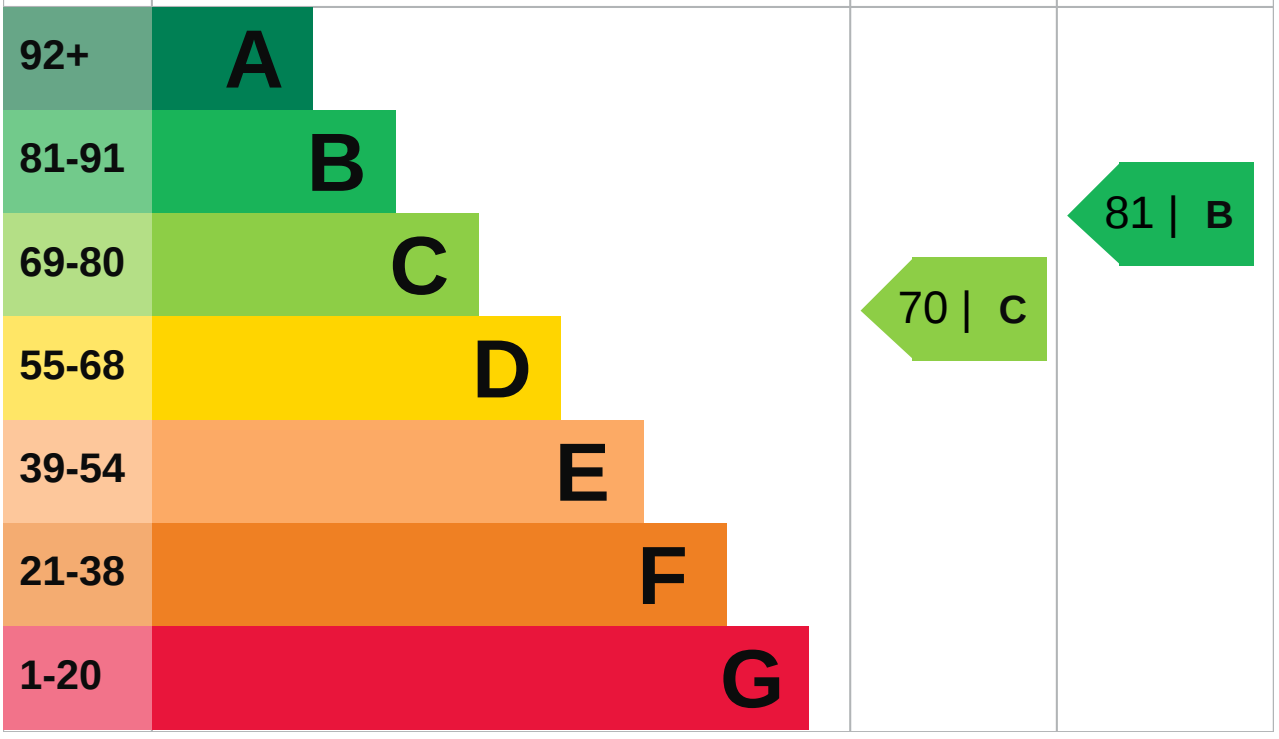
78 Beecham Berry, BASINGSTOKE, RG22 4QN

Energy rating

C

Valid until 10.05.2036

Certificate number
0786-3062-0205-9326-2200



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Property

EPC - Additional Data

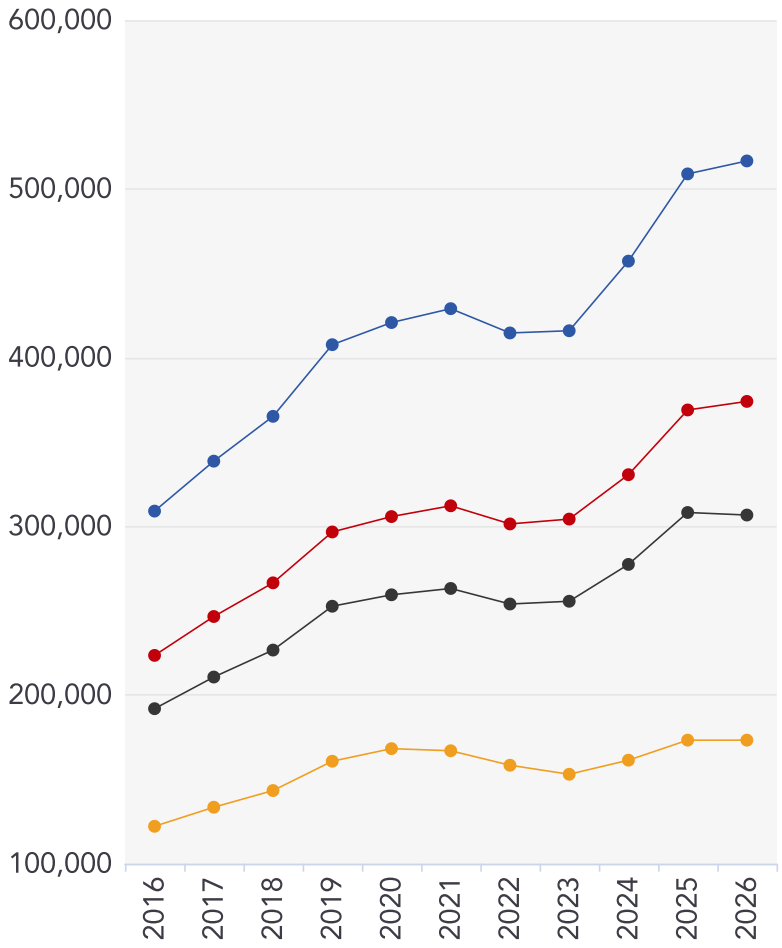
Additional EPC Data

Property Type:	End-terrace house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
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:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	39 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

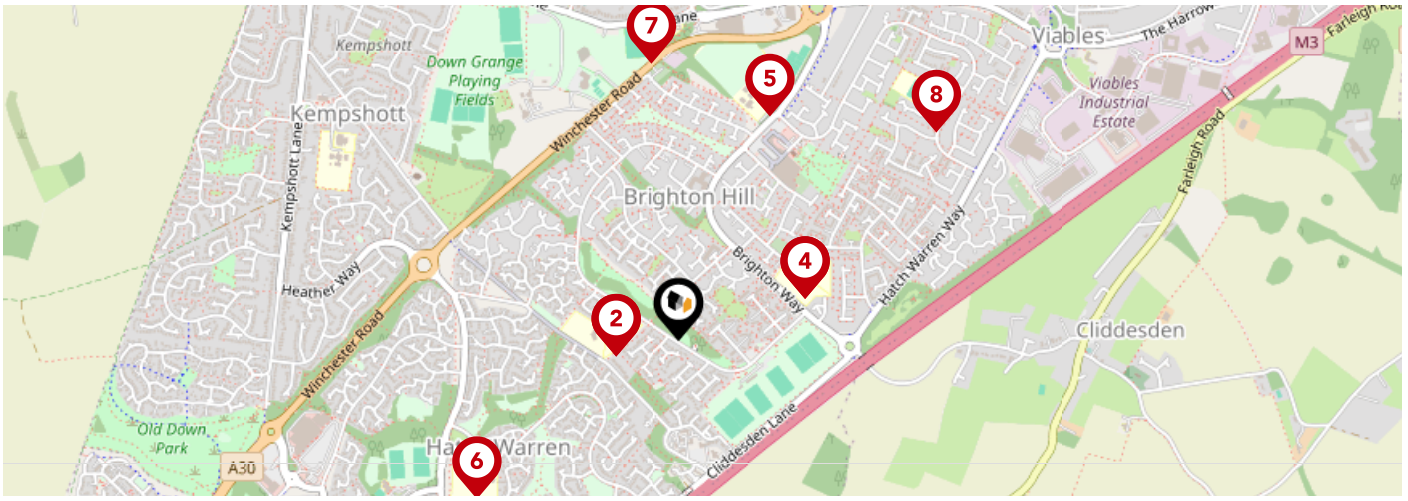
+59.82%

Flat

+41.79%

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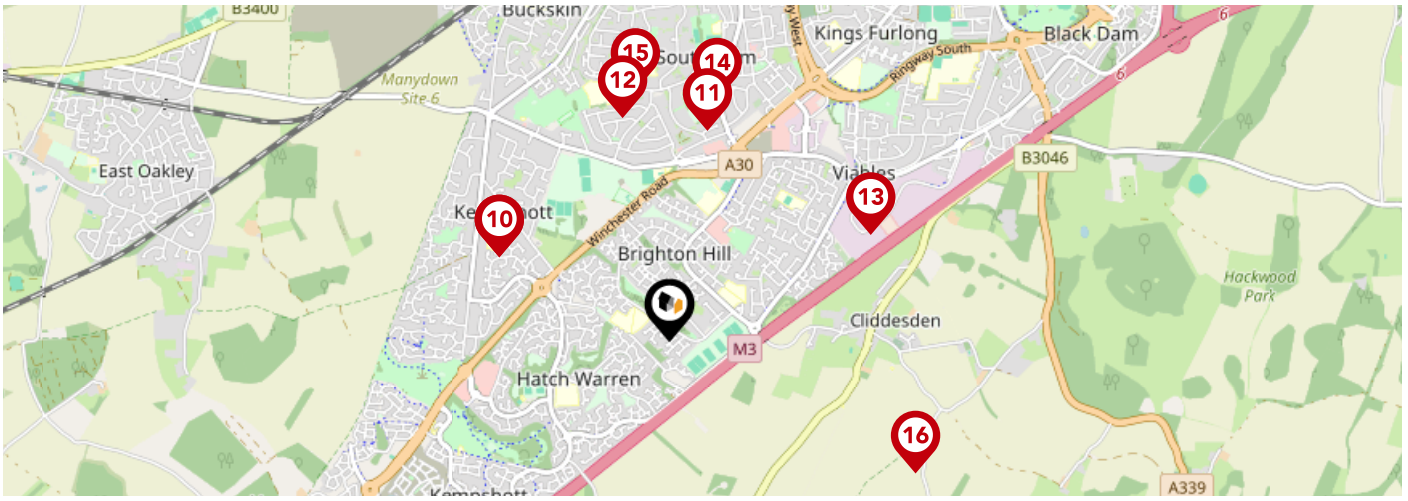
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.15	☐	☑	☐	☐	☐
2	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.15	☐	☑	☐	☐	☐
3	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.31	☐	☑	☐	☐	☐
4	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.31	☐	☑	☐	☐	☐
5	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.56	☐	☐	☑	☐	☐
6	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.6	☐	☑	☐	☐	☐
7	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.65	☐	☐	☑	☐	☐
8	Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.77	☐	☑	☐	☐	☐

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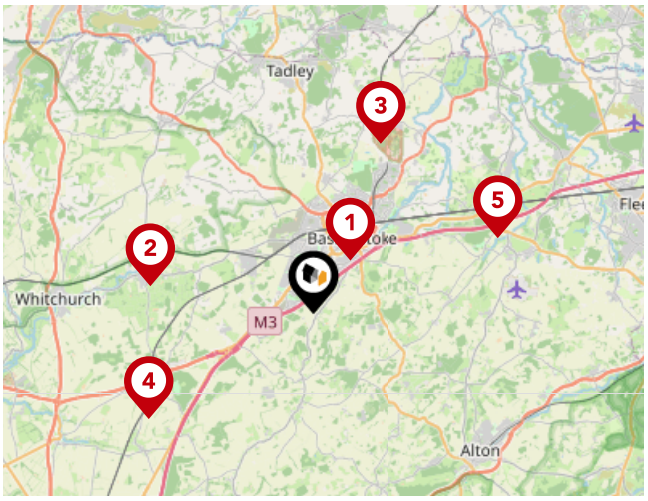
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.88	☐	☑	☐	☐	☐
10	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.88	☐	☑	☐	☐	☐
11	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.99	☐	☐	☑	☐	☐
12	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.06	☐	☑	☐	☐	☐
13	Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.06	☐	☐	☑	☐	☐
14	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.14	☐	☑	☐	☐	☐
15	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:1.17	☐	☐	☑	☐	☐
16	Cliddesden Primary School Ofsted Rating: Good | Pupils: 110 | Distance:1.3	☐	☑	☐	☐	☐

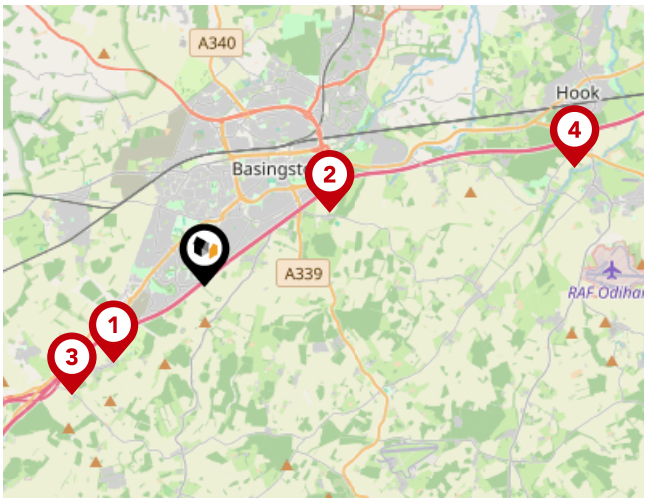
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Area
Transport (National)



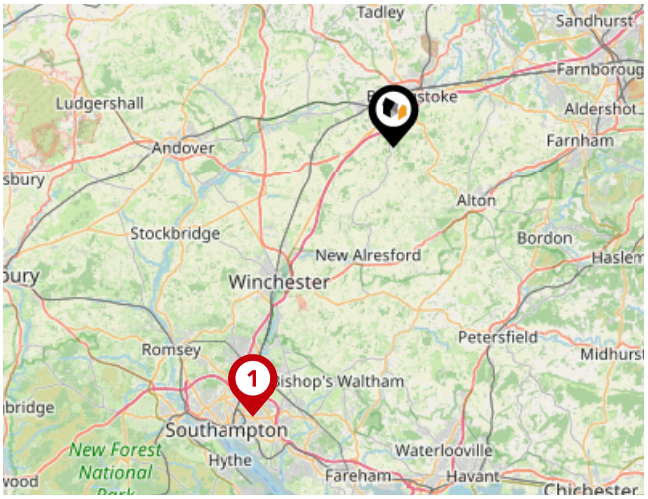
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.41 miles
2	Overton Rail Station	6.14 miles
3	Bramley (Hants) Rail Station	6.75 miles
4	Micheldever Rail Station	7.28 miles
5	Hook Rail Station	7.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.21 miles
2	M3 J6	2.68 miles
3	M3 J8	3.18 miles
4	M3 J5	7.2 miles

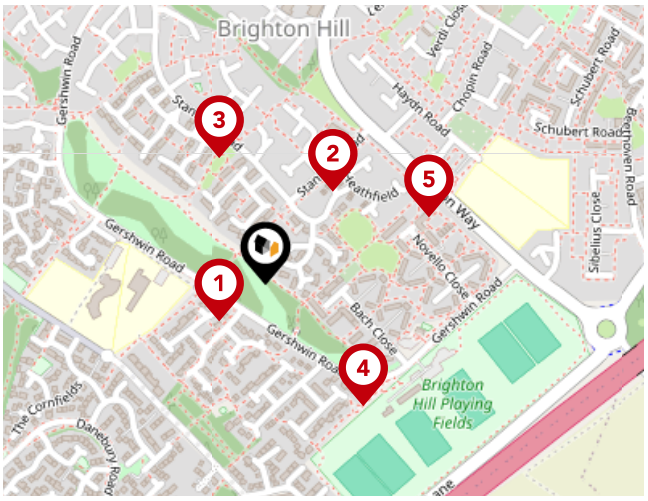


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.56 miles

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Area
Transport (Local)



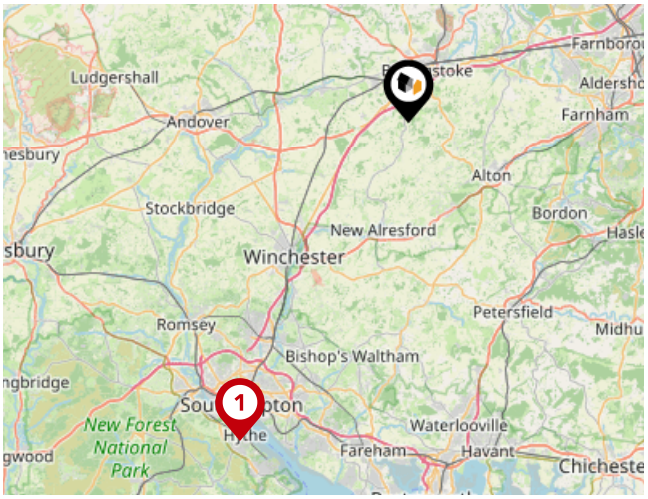
Bus Stops/Stations

Pin	Name	Distance
1	Ellington Drive	0.06 miles
2	Heathfield	0.13 miles
3	Bernstein Road	0.15 miles
4	Bach Close	0.18 miles
5	Manor Field School	0.2 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.95 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.27 miles
3	Ropley (Mid-Hants Railway)	10.53 miles
4	Alresford (Mid Hants Railway)	10.6 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.83 miles

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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. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.

Brockenhurst
Testimonials

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 !

Agent
Disclaimer

Important - Please Read

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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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Brockenhurst

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Environment Agency

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