BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th November 2026



204, WINCHESTER ROAD, BASINGSTOKE, RG21 8YP

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

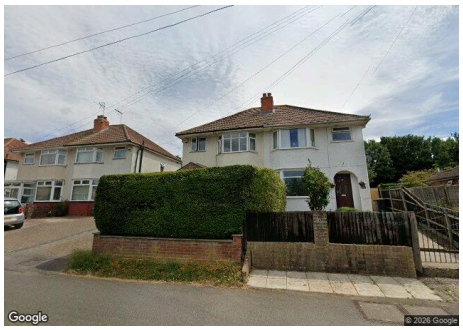
01256 224808

basingstoke@brockenhurst.info

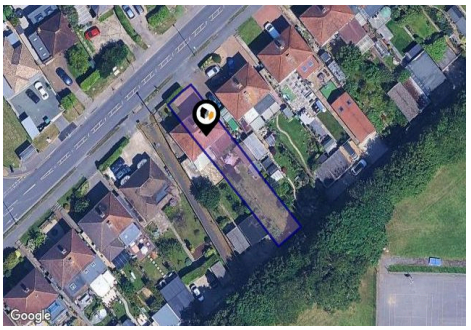
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	09/02/2007
Bedrooms:	3	**Last Sold Price:**	£240,000
Floor Area:	979 ft^2 / 91 m^2	**Last Sold £/ft^2:**	£245
Plot Area:	0.08 acres	**Tenure:**	Freehold
Council Tax :	Band D	**Latest FENSA Work:**	18/07/2021 - 5 windows, 1 door
Annual Estimate:	£2,255		
Title Number:	HP555597		
UPRN:	100060248835		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Hampshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **70** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***204, Winchester Road, Basingstoke, RG21 8YP***

Reference - BDB/68016	
Decision:	Decided
Date:	05th February 2008
Description:	
Erection of a single storey rear extension	

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Gallery
Photos



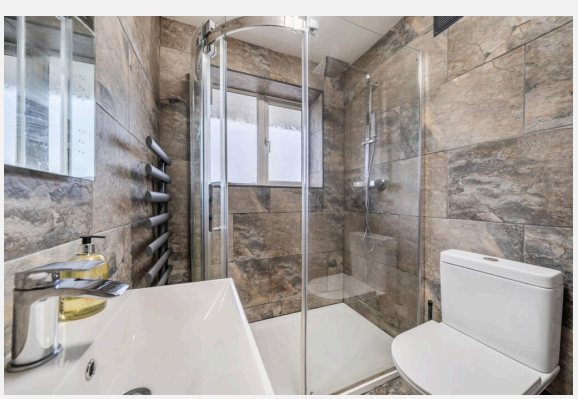


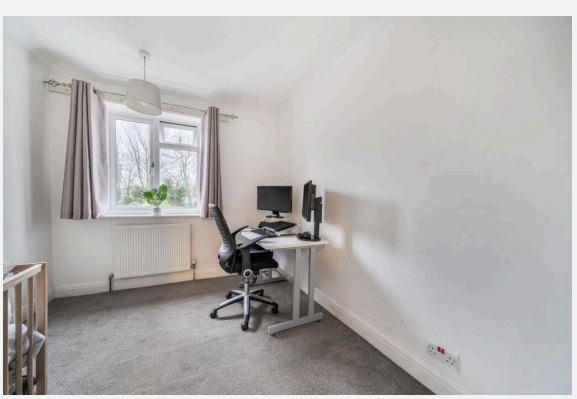






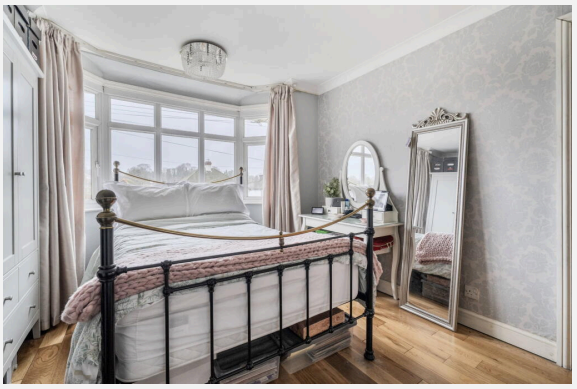


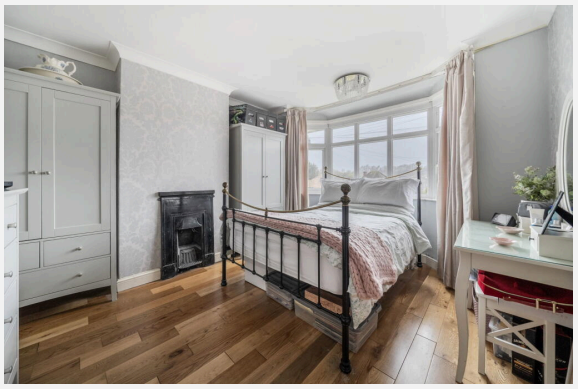




Gallery
Photos

















Gallery
Photos



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Gallery
Floorplan

204, WINCHESTER ROAD, BASINGSTOKE, RG21 8YP

Winchester Road, Basingstoke, RG21

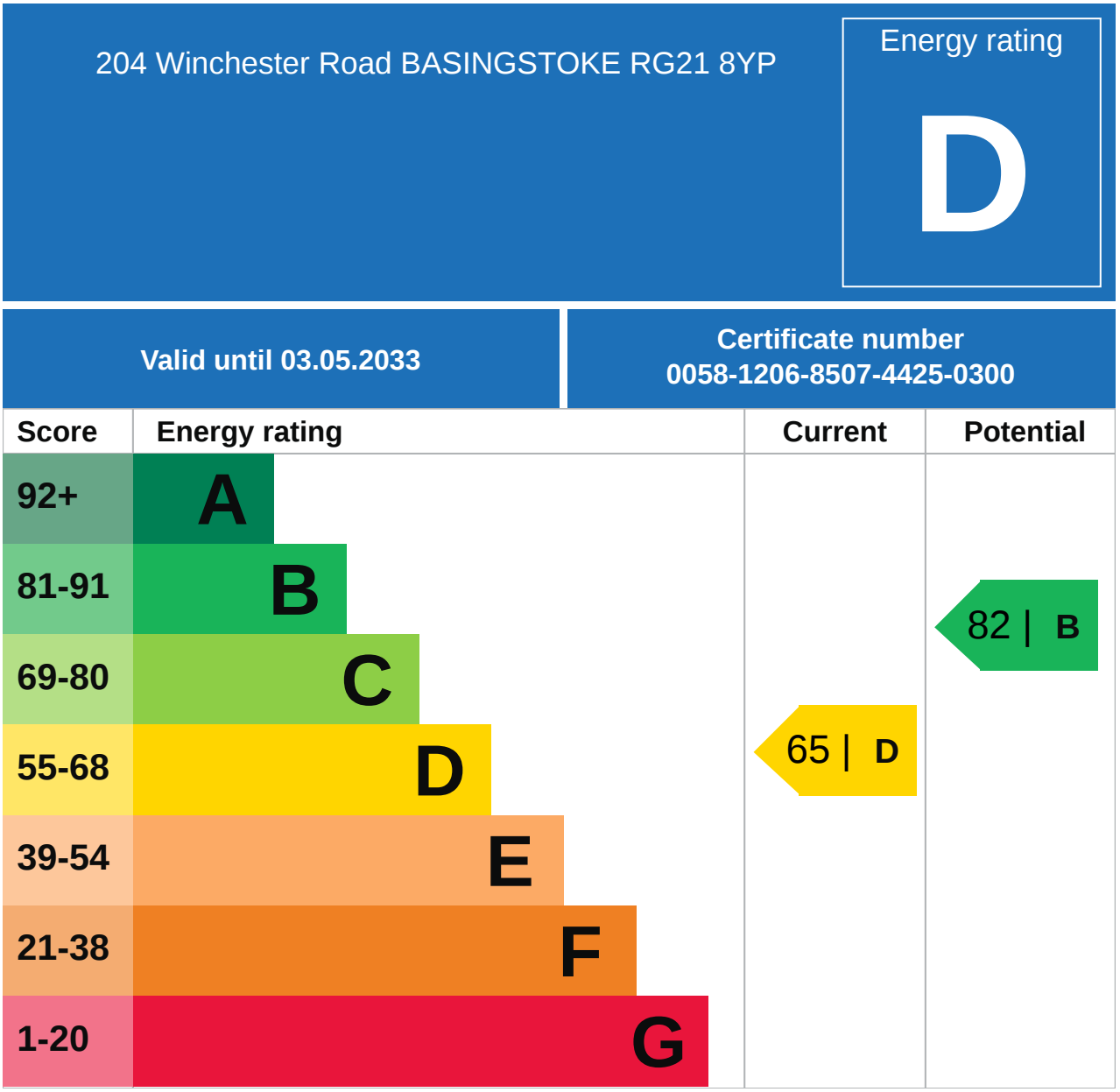
Approximate Area = 958 sq ft / 89 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1092 sq ft / 101.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1388393

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Property
EPC - Certificate



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Property

EPC - Additional Data

Additional EPC Data

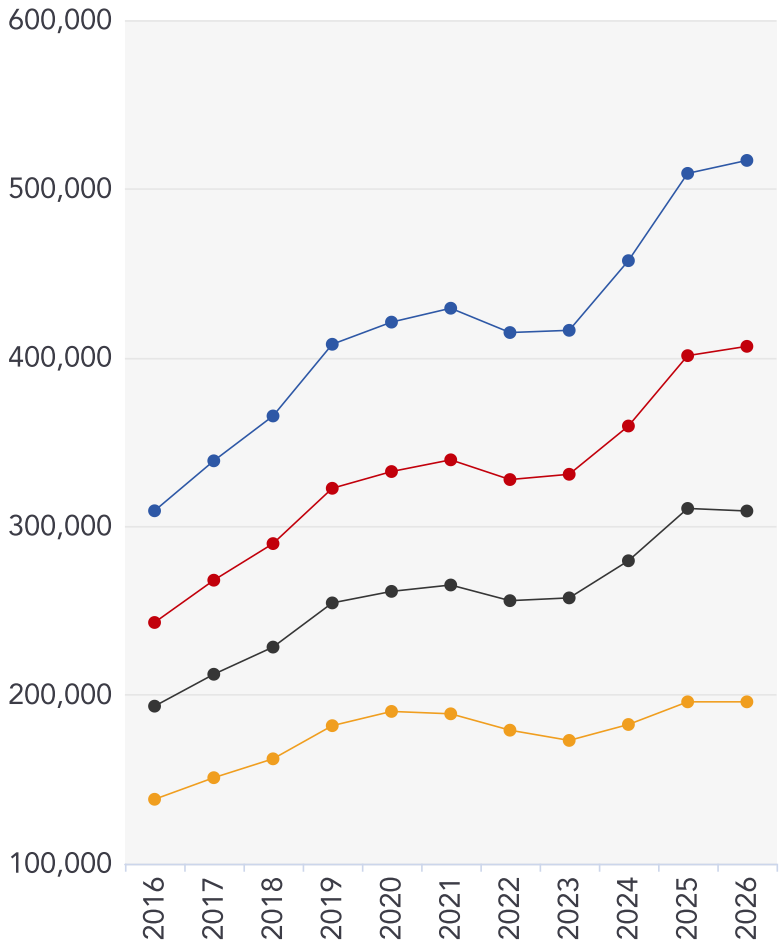
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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 82% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	91 m^2

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Market
House Price Statistics

BROCKENHURST estate agents

10 Year History of Average House Prices by Property Type in RG21



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

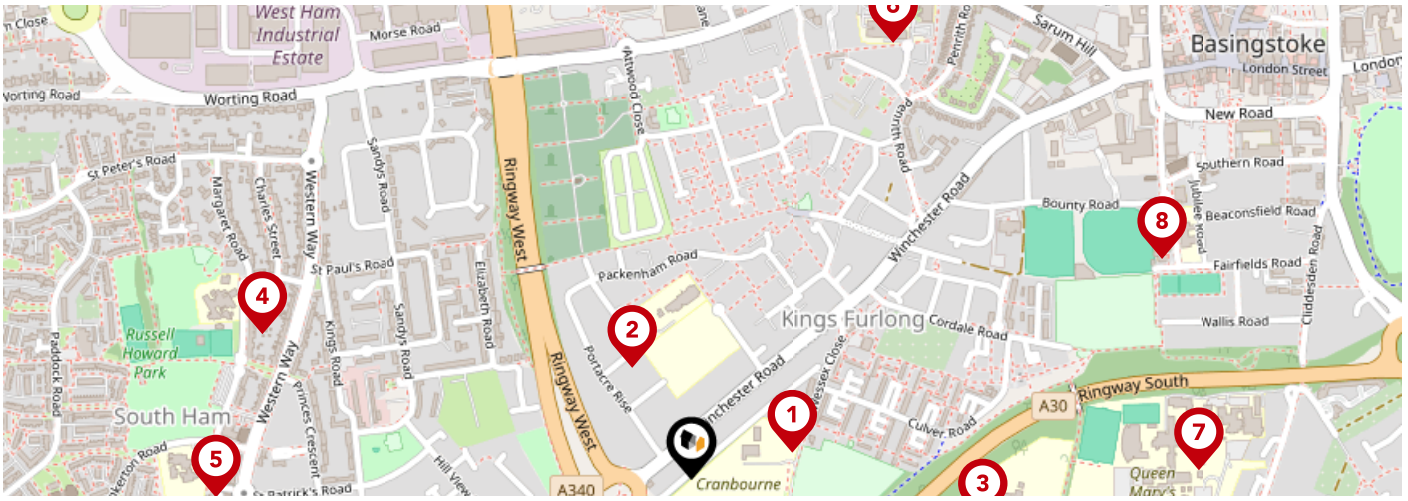
+59.82%

Flat

+41.79%

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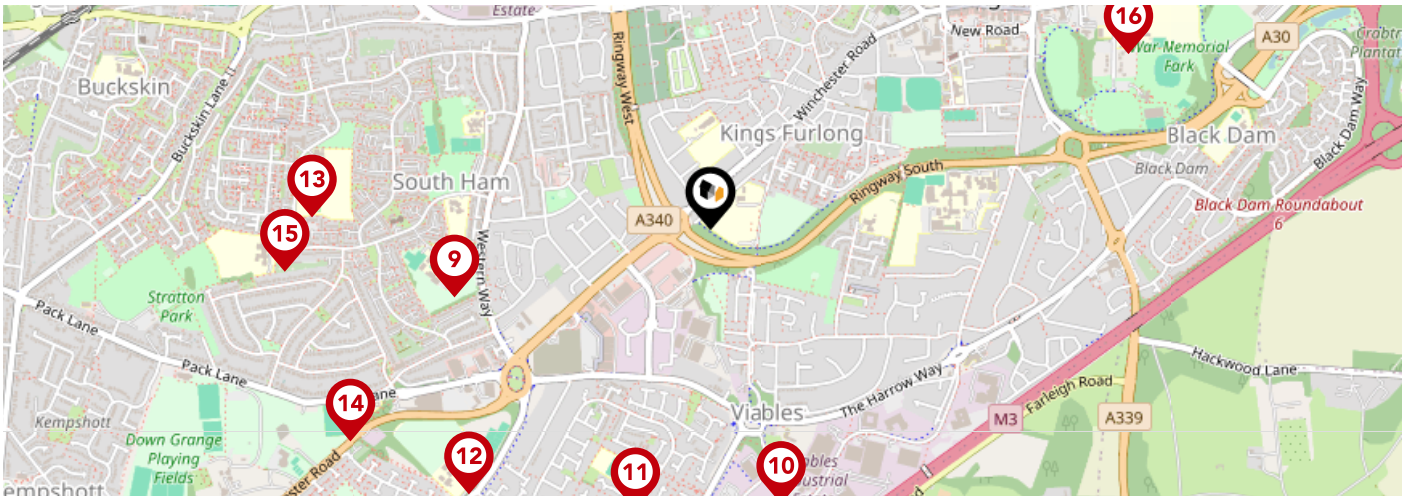
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Cranbourne Ofsted Rating: Good | Pupils: 809 | Distance:0.12	☐	☐	☑	☐	☐
2	Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:0.15	☐	☑	☐	☐	☐
3	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 312 | Distance:0.34	☐	☑	☐	☐	☐
4	Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:0.53	☐	☐	☑	☐	☐
5	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:0.55	☐	☑	☐	☐	☐
6	Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:0.56	☐	☐	☑	☐	☐
7	Queen Mary's College Ofsted Rating: Good | Pupils:0 | Distance:0.59	☐	☐	☑	☐	☐
8	Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.6	☐	☑	☐	☐	☐

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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.62	☐	☐	☑	☐	☐
10 Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:0.66	☐	☐	☑	☐	☐
11 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.68	☐	☑	☐	☐	☐
12 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.83	☐	☐	☑	☐	☐
13 Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:0.93	☐	☐	☑	☐	☐
14 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.97	☐	☐	☑	☐	☐
15 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.99	☐	☑	☐	☐	☐
16 The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:1.05	☐	☐	☑	☐	☐

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Area

Transport (National)



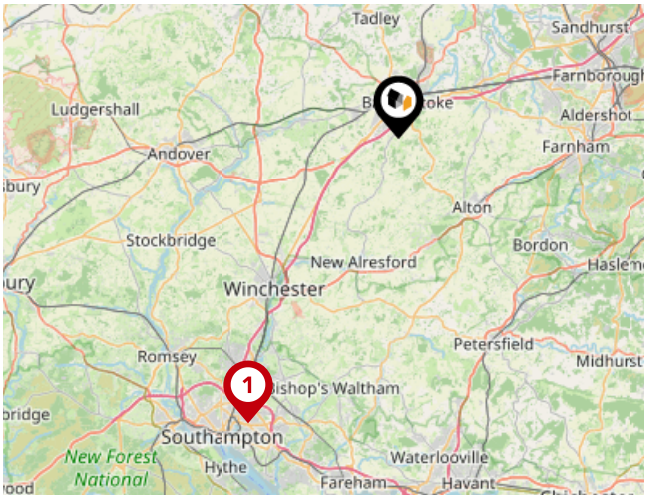
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.04 miles
2	Bramley (Hants) Rail Station	5.41 miles
3	Hook Rail Station	6.26 miles
4	Overton Rail Station	6.82 miles
5	Mortimer Rail Station	8.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.55 miles
2	M3 J7	3.55 miles
3	M3 J8	4.52 miles
4	M3 J5	6.17 miles
5	M4 J11	12.16 miles

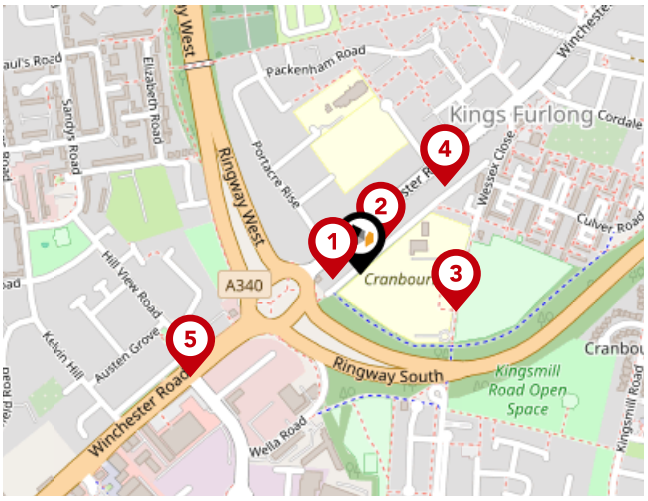


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.92 miles

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Area
Transport (Local)



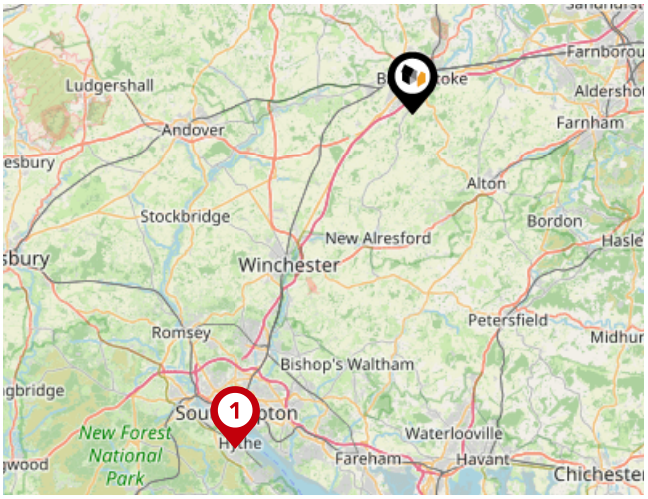
Bus Stops/Stations

Pin	Name	Distance
1	Portacre Rise	0.03 miles
2	Portacre Rise	0.04 miles
3	Cranbourne School	0.12 miles
4	Kings Furlong Drive	0.14 miles
5	Cobbett Green	0.22 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.24 miles
2	Medstead & Four Marks (Mid Hants Railway)	10.13 miles
3	Ropley (Mid-Hants Railway)	11.63 miles
4	Alresford (Mid Hants Railway)	11.87 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	28.19 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

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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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