BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



18, FISHBOURNE GARDENS, CHINEHAM, BASINGSTOKE, RG24 8BS

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

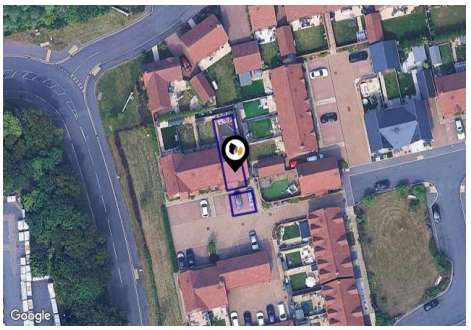
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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	06/11/2020
Bedrooms:	2	**Last Sold Price:**	£328,000
Floor Area:	796 ft^2 / 74 m^2	**Last Sold £/ft^2:**	£411
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	2020		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP850573		
UPRN:	10008506695		
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)

14 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos



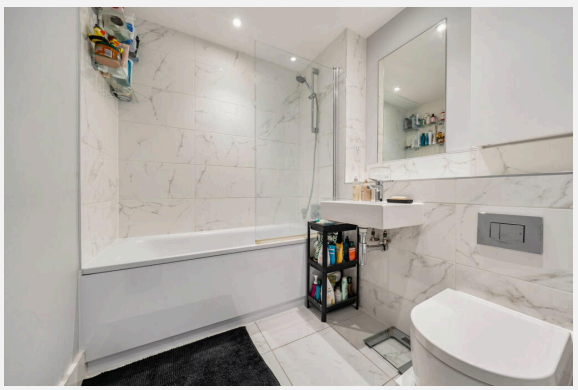














Gallery
Photos



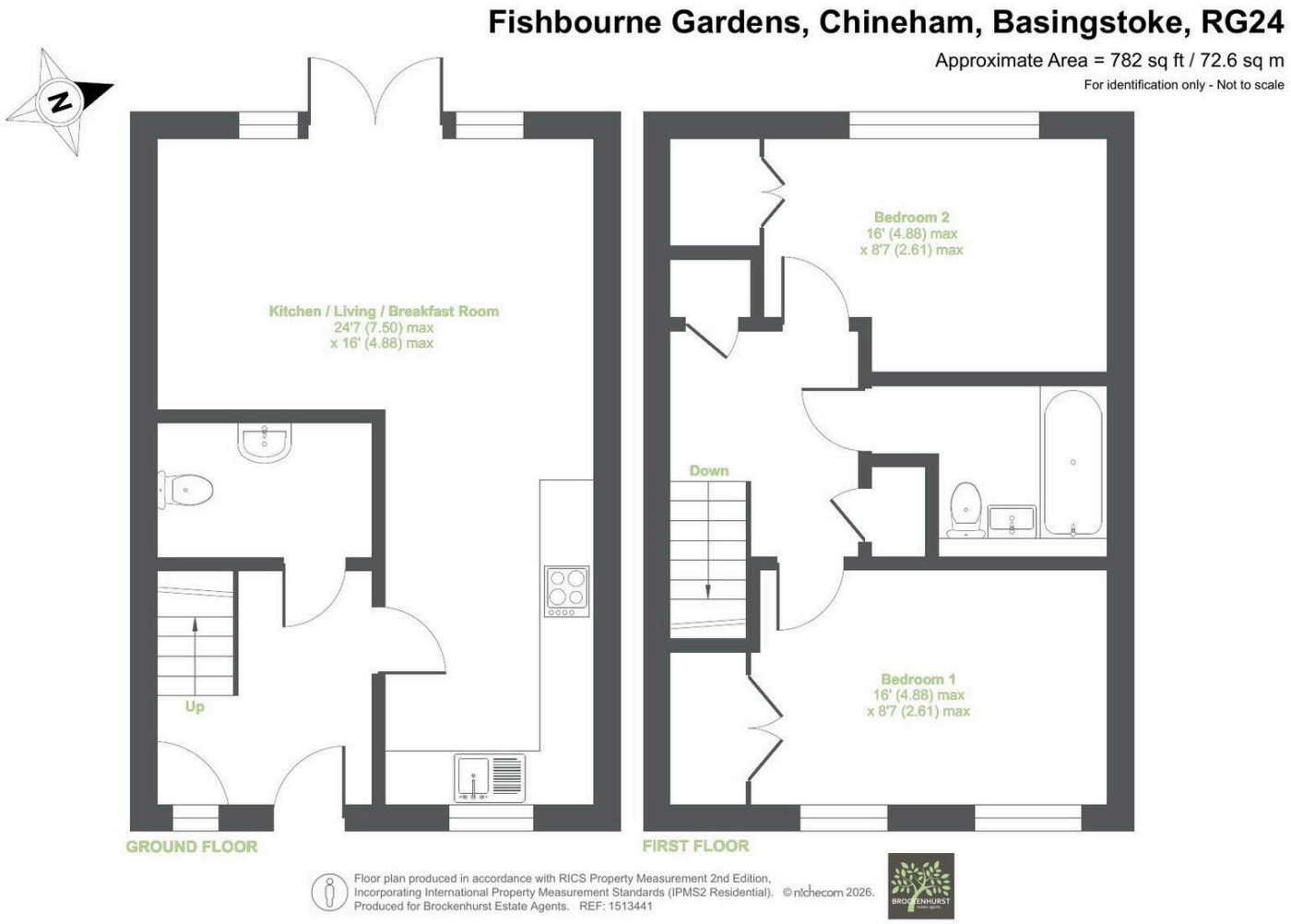




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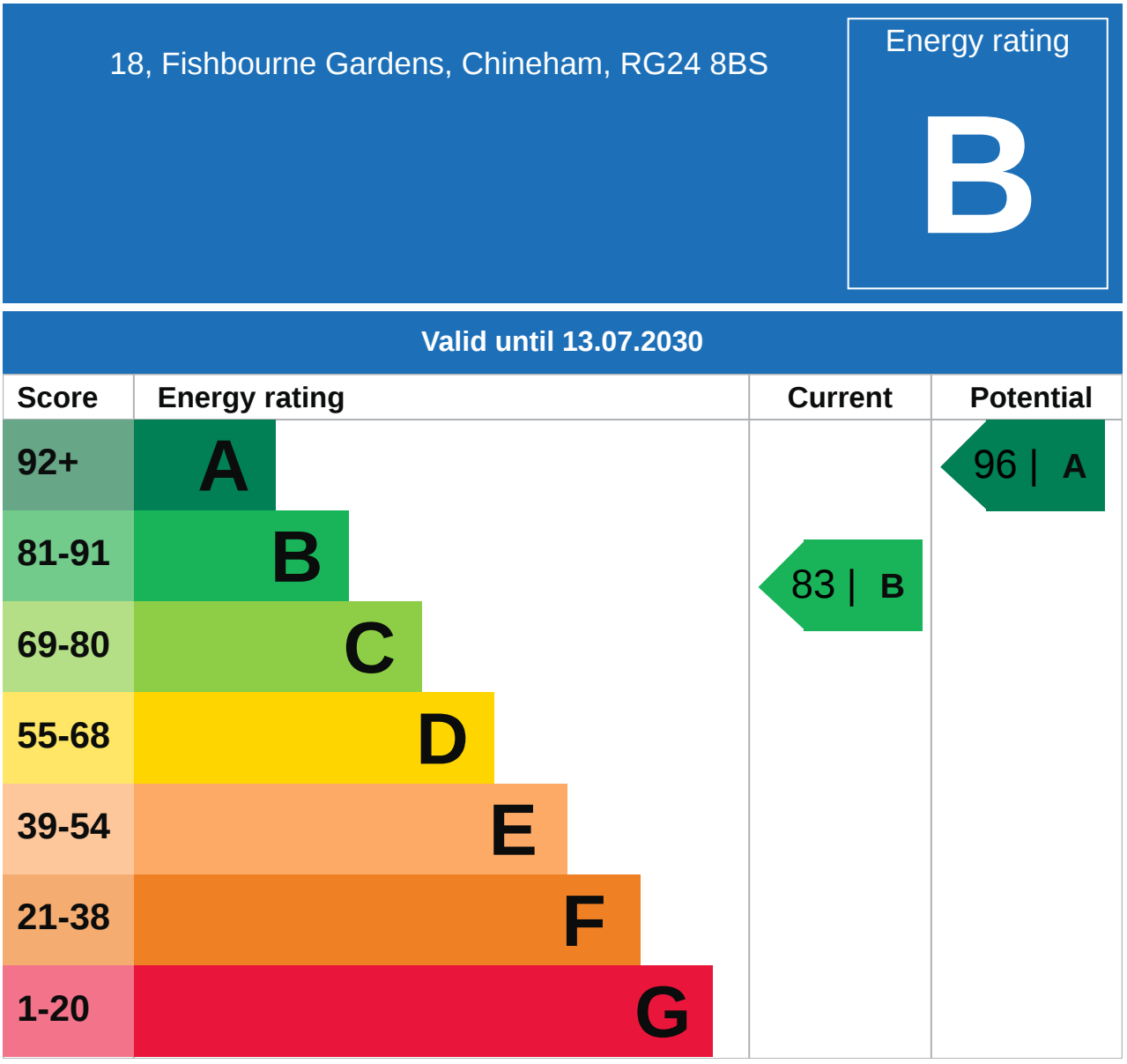
Gallery
Floorplan

18, FISHBOURNE GARDENS, CHINEHAM, BASINGSTOKE, RG24 8BS



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Property
EPC - Certificate



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Property

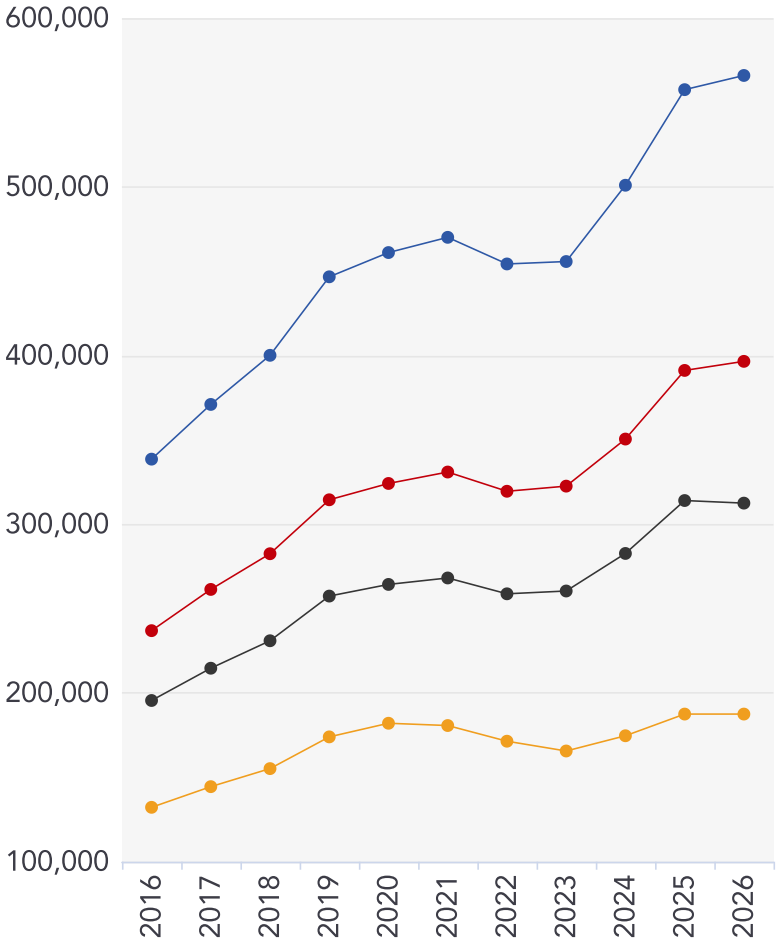
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
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/mÂ²K
Total Floor Area:	74 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG24



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

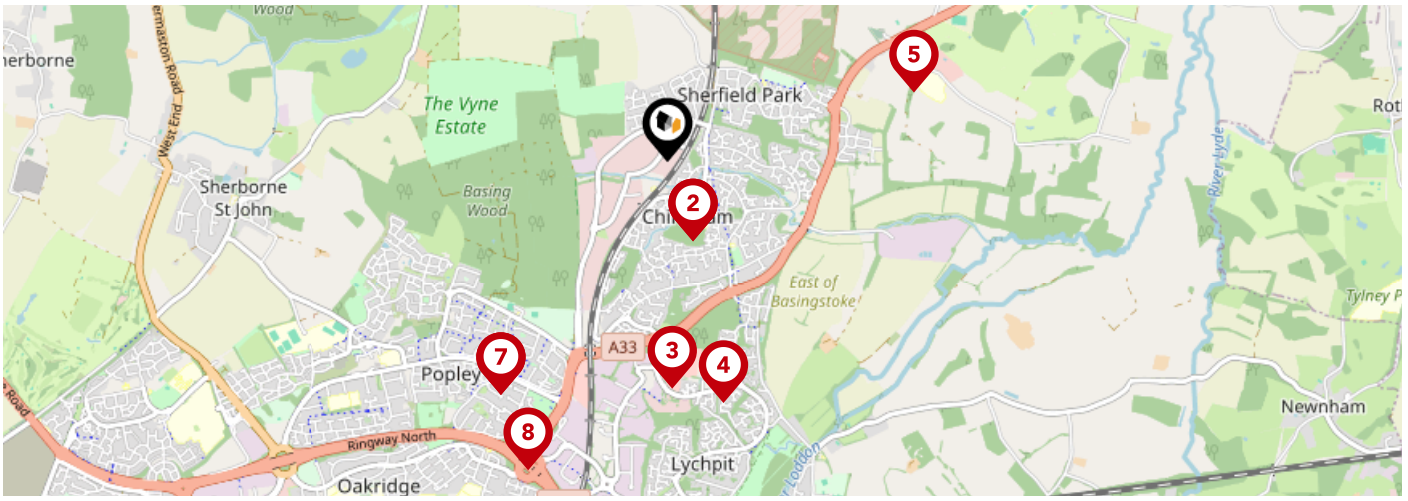
+59.82%

Flat

+41.79%

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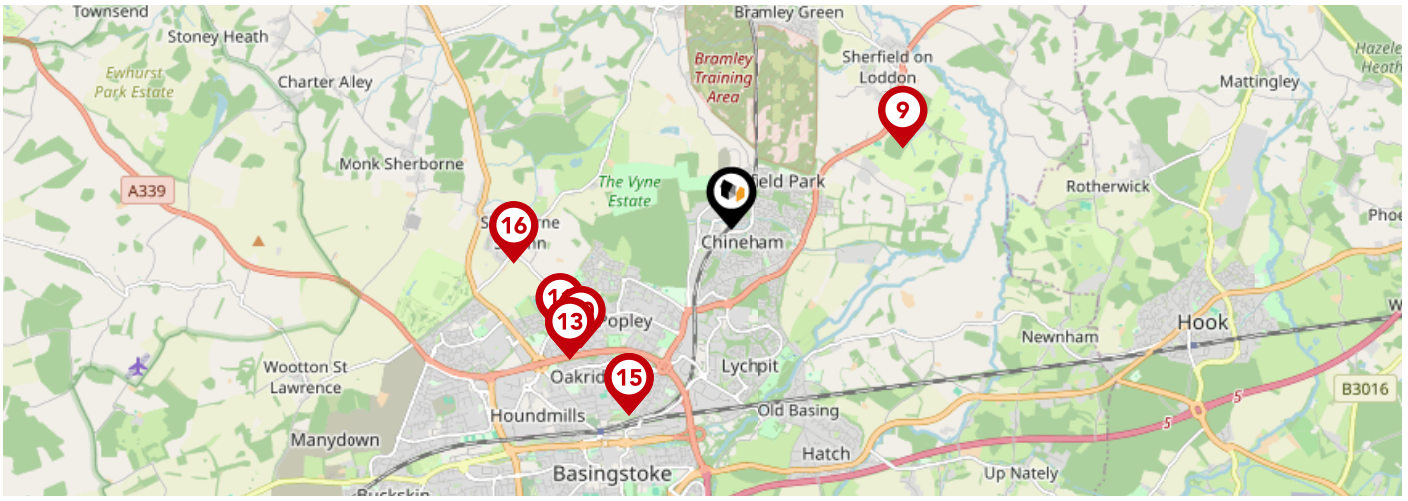
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.39	☐	☑	☐	☐	☐
2	Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:0.39	☐	☑	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:1.06	☐	☐	☑	☐	☐
4	Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:1.16	☐	☑	☐	☐	☐
5	The Loddon School Ofsted Rating: Outstanding | Pupils: 29 | Distance:1.19	☐	☐	☑	☐	☐
6	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:1.33	☐	☑	☐	☐	☐
7	Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:1.33	☐	☑	☐	☐	☐
8	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.57	☐	☐	☑	☐	☐

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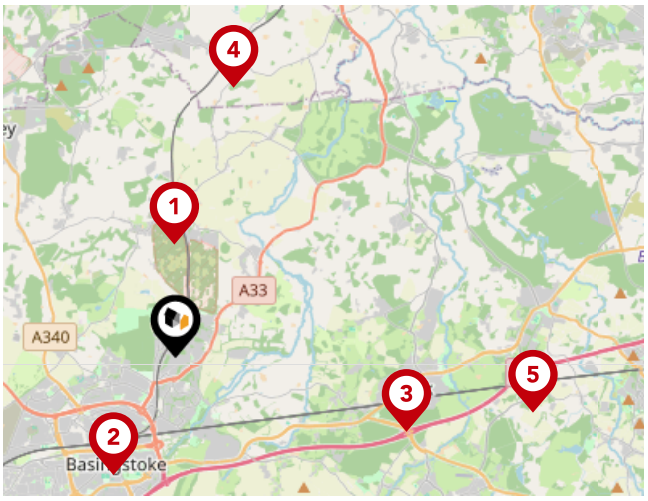
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Sherfield School Ofsted Rating: Not Rated | Pupils: 667 | Distance:1.75	☐	☐	☑	☐	☐
10 St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:1.78	☐	☑	☐	☐	☐
11 Everest Community Academy Ofsted Rating: Good | Pupils: 691 | Distance:1.86	☐	☐	☑	☐	☐
12 Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.92	☐	☑	☐	☐	☐
13 Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:1.92	☐	☑	☐	☐	☐
14 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.97	☐	☑	☐	☐	☐
15 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.97	☐	☑	☐	☐	☐
16 Sherborne St John Church of England Primary School Ofsted Rating: Good | Pupils: 117 | Distance:2.05	☐	☑	☐	☐	☐

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Area
Transport (National)



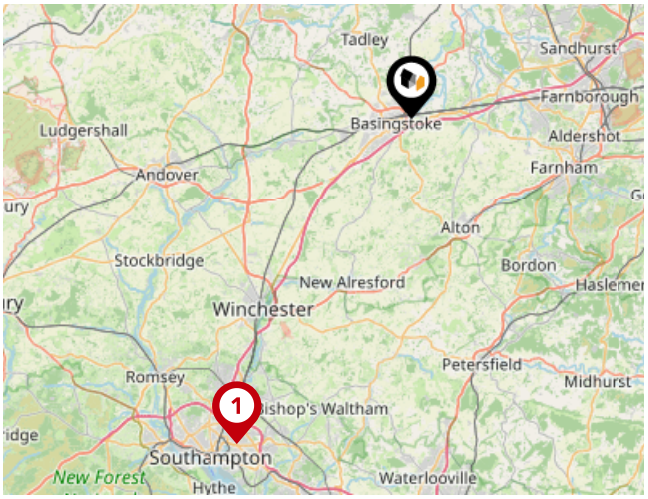
National Rail Stations

Pin	Name	Distance
1	Bramley (Hants) Rail Station	2.11 miles
2	Basingstoke Rail Station	2.46 miles
3	Hook Rail Station	4.48 miles
4	Mortimer Rail Station	5.11 miles
5	Winchfield Rail Station	6.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.78 miles
2	M3 J5	4.74 miles
3	M3 J7	7.01 miles
4	M3 J8	7.95 miles
5	M4 J11	8.67 miles

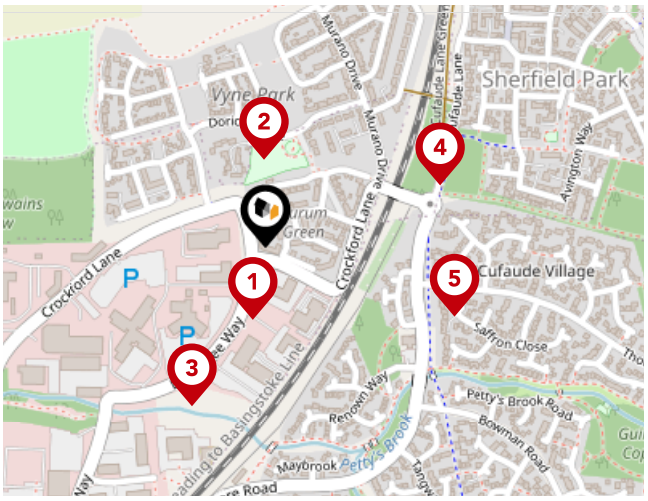


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	27.42 miles

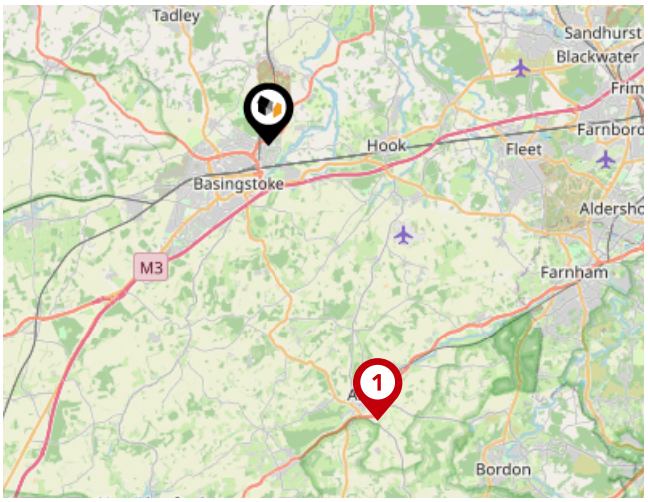
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Area
Transport (Local)



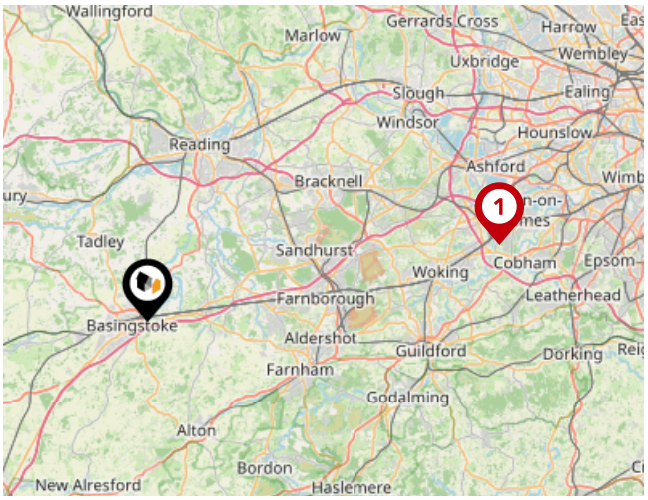
Bus Stops/Stations

Pin	Name	Distance
1	Shire	0.08 miles
2	Razors Farm	0.1 miles
3	Sauter	0.2 miles
4	Crockford Lane	0.21 miles
5	Thyme Close	0.23 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.98 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.65 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

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.

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Brockenhurst

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Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN
01256 224808
basingstoke@brockenhurst.info
www.brockenhurst.info

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Environment Agency

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