BROCKENHURST
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



24, LADY MARGARET HALL WAY, BASINGSTOKE, RG24 9NS

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

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www.brockenhurst.info

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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	31/05/2019
Bedrooms:	4	**Last Sold Price:**	£346,950
Floor Area:	957 ft^2 / 89 m^2	**Last Sold £/ft^2:**	£362
Plot Area:	0.04 acres	**Tenure:**	Freehold
Year Built :	2019		
Council Tax :	Band D		
Annual Estimate:	£2,255		
Title Number:	HP834343		
UPRN:	10008503033		
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)

5 mb/s **70** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***24, Lady Margaret Hall Way, Basingstoke, RG24 9NS***

Reference - 24/01509/HSE

Decision: Decided

Date: 01st July 2024

Description:

Construct Rear Dormer / Loft conversion

Reference - 24/01060/LDPO

Decision: Decided

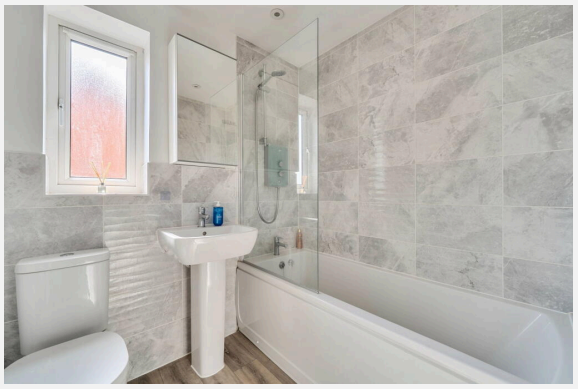
Date: 09th May 2024

Description:

Lawful development certificate for the conversion of loft to additional living space and construction of rear dormer

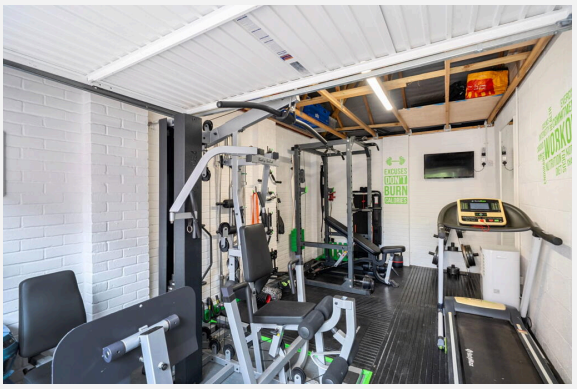
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Gallery
Photos

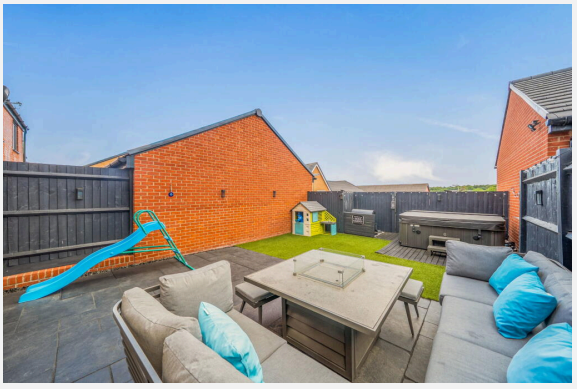












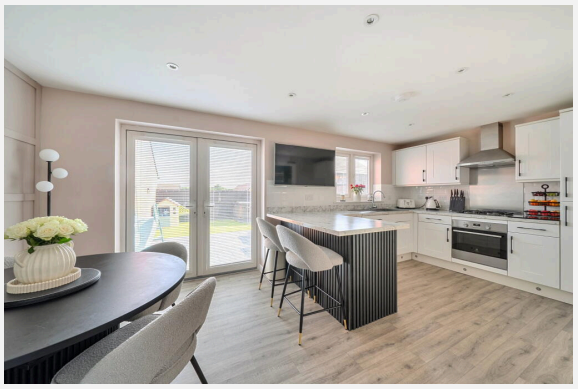




Gallery
Photos













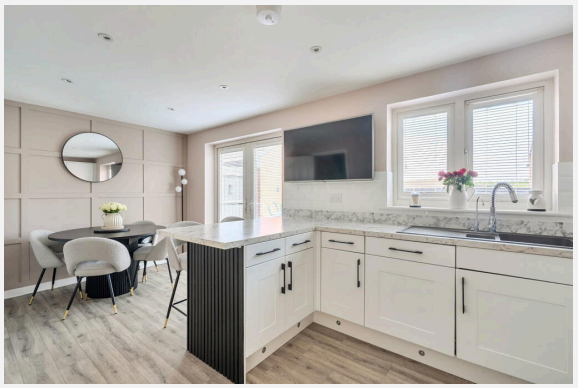




Gallery
Photos







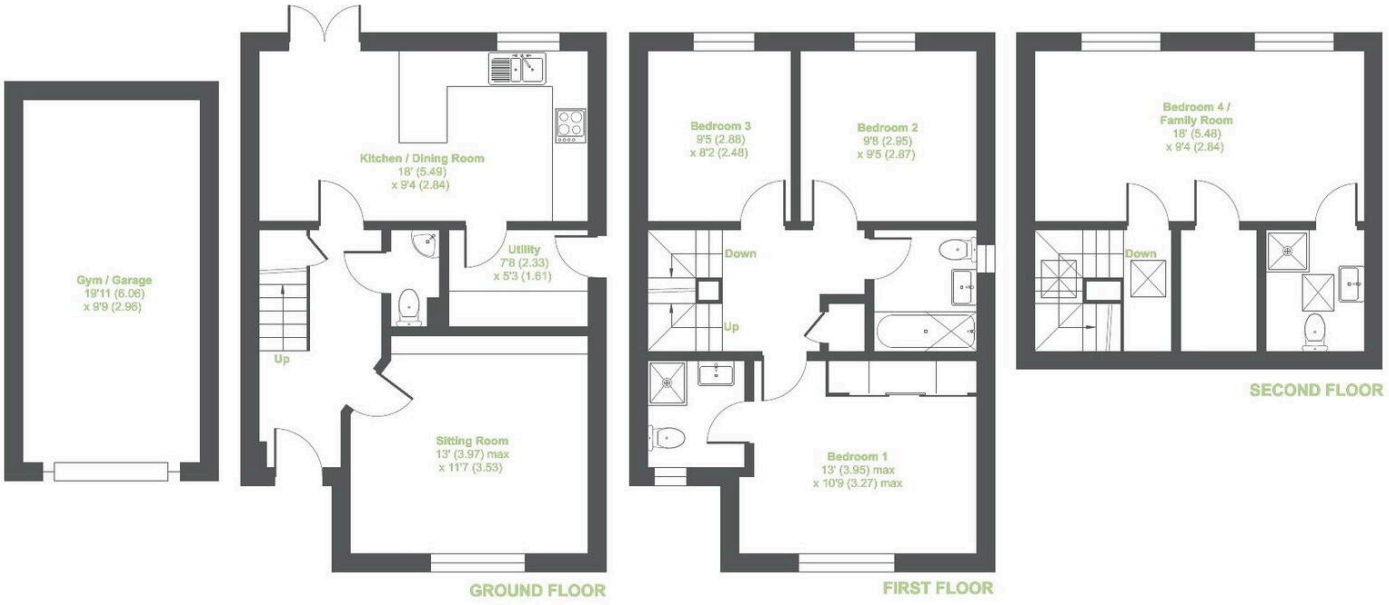


Gallery
Floorplan

24, LADY MARGARET HALL WAY, BASINGSTOKE, RG24 9NS

Lady Margaret Hall Way, Basingstoke, RG24

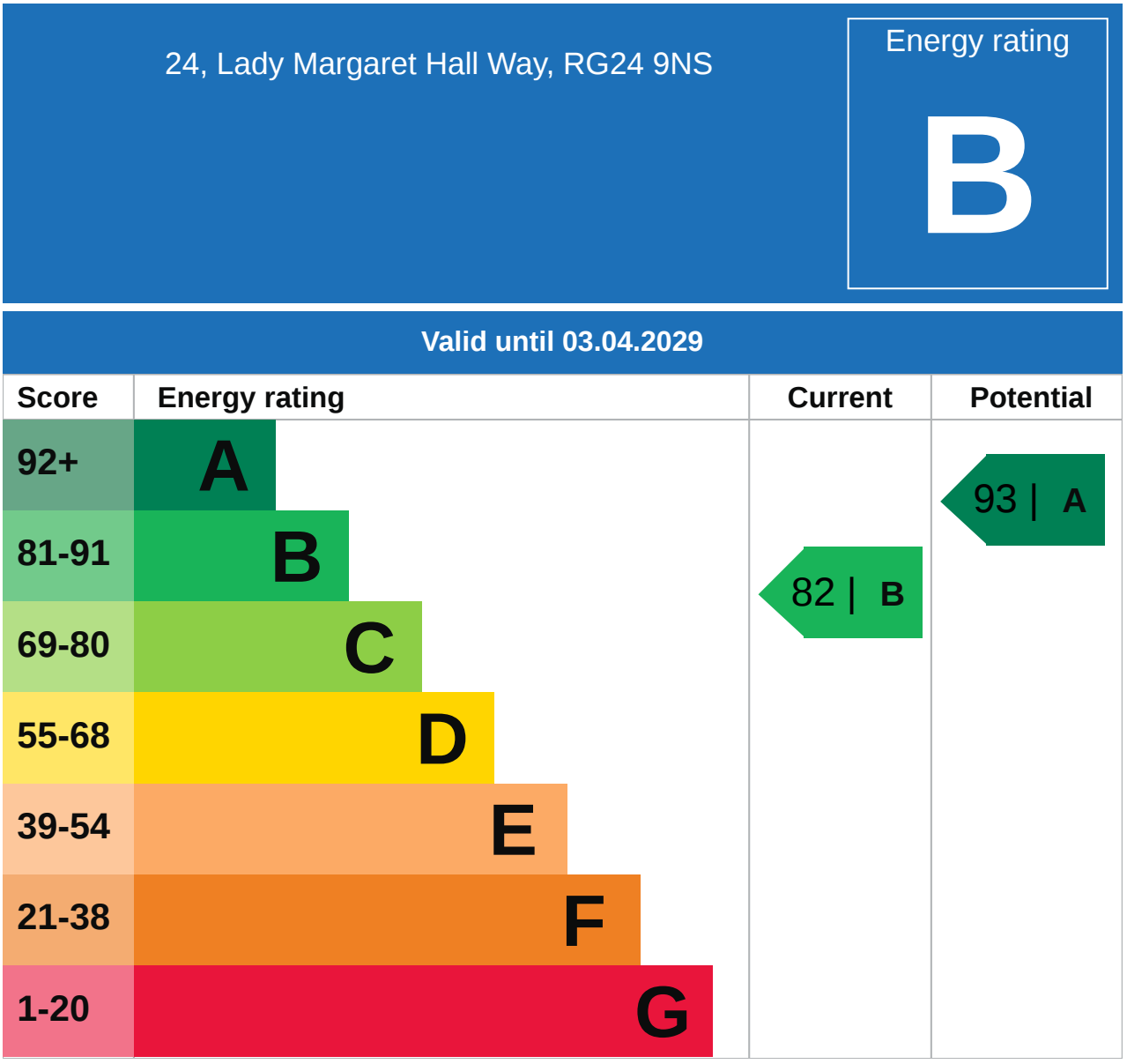
Approximate Area = 1240 sq ft / 115.1 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1433 sq ft / 133 sq m
For identification only - Not to scale



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: 1502206

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Property
EPC - Certificate



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Property

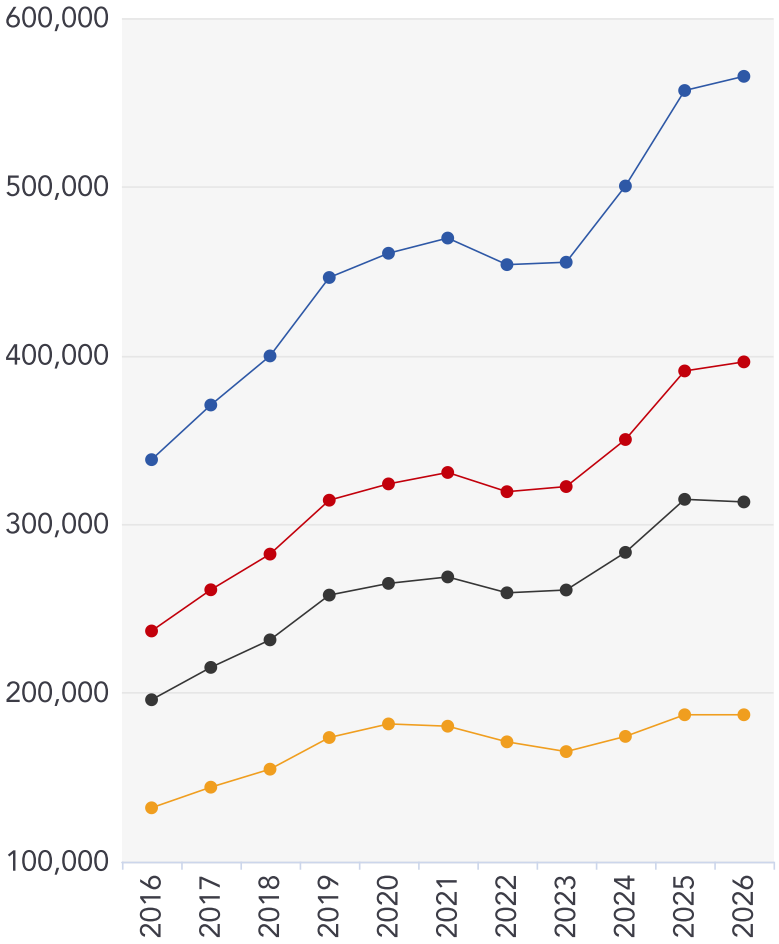
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
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 0.14 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 0.22 W/m-Â¦K
Total Floor Area:	89 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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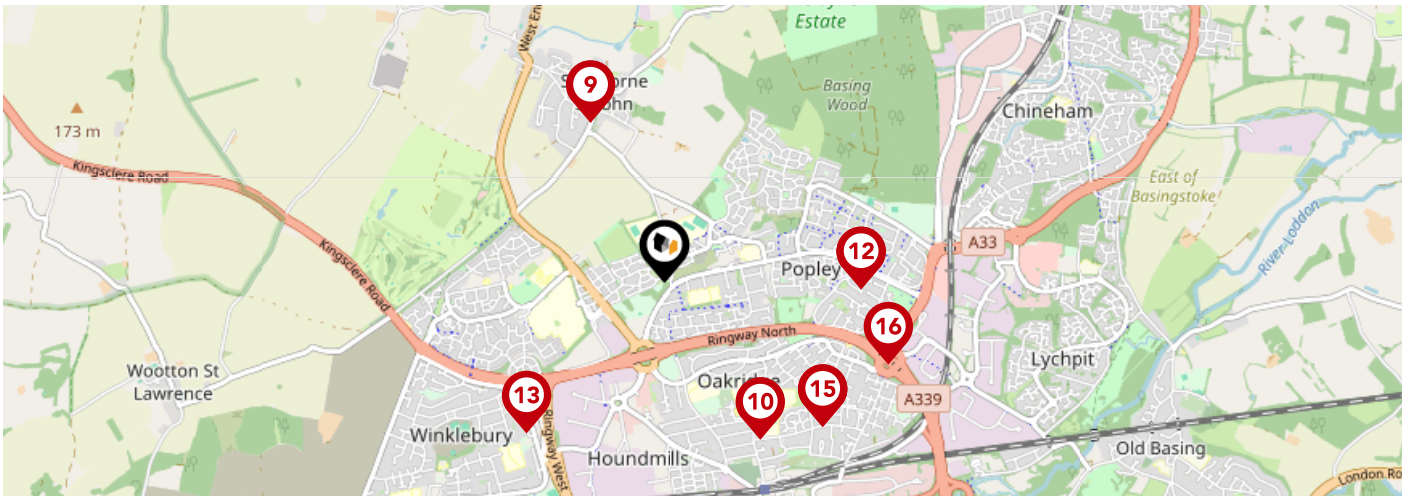
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Everest Community Academy Ofsted Rating: Good | Pupils: 691 | Distance:0.13	☐	☐	☑	☐	☐
2	Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.23	☐	☑	☐	☐	☐
3	Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:0.23	☐	☑	☐	☐	☐
4	St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:0.28	☐	☑	☐	☐	☐
5	Oakridge Infant School Ofsted Rating: Good | Pupils: 336 | Distance:0.61	☐	☑	☐	☐	☐
6	Oakridge Junior School Ofsted Rating: Good | Pupils: 347 | Distance:0.61	☐	☑	☐	☐	☐
7	Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:0.77	☐	☑	☐	☐	☐
8	Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:0.82	☐	☐	☑	☐	☐

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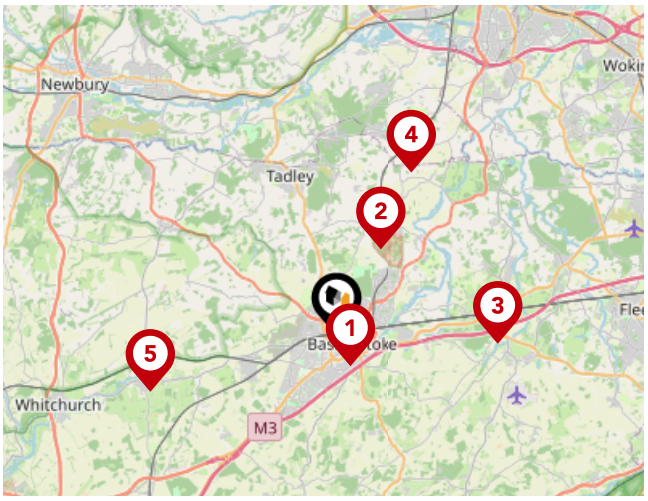
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Sherborne St John Church of England Primary School Ofsted Rating: Good | Pupils: 117 | Distance:0.82	☐	☑	☐	☐	☐
10	The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:0.86	☐	☐	☑	☐	☐
11	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:0.92	☐	☑	☐	☐	☐
12	Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:0.92	☐	☑	☐	☐	☐
13	Chiltern Way Academy Futures Ofsted Rating: Not Rated | Pupils:0 | Distance:0.94	☐	☐	☑	☐	☐
14	South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:0.99	☐	☑	☐	☐	☐
15	South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.99	☐	☑	☐	☐	☐
16	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.11	☐	☐	☑	☐	☐

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Area
Transport (National)



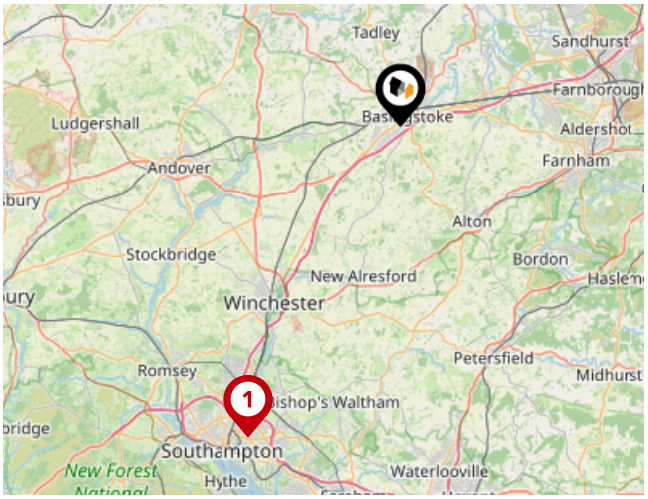
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.22 miles
2	Bramley (Hants) Rail Station	3.57 miles
3	Hook Rail Station	5.96 miles
4	Mortimer Rail Station	6.65 miles
5	Overton Rail Station	7.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.24 miles
2	M3 J7	5.19 miles
3	M3 J5	6.07 miles
4	M3 J8	6.1 miles
5	M4 J11	10.41 miles



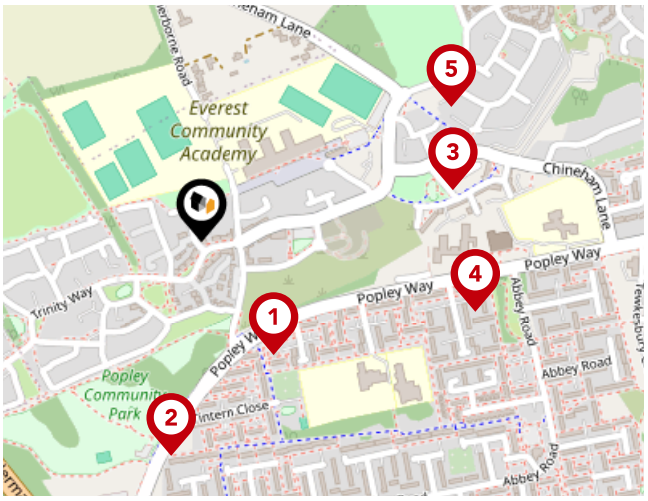
Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	25.7 miles

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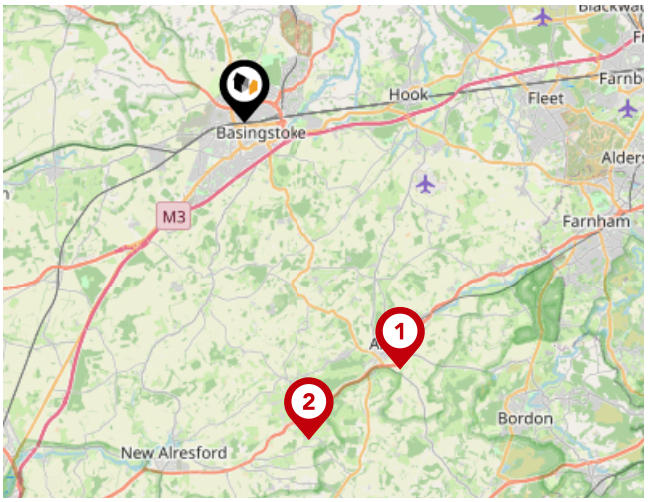
Area

Transport (Local)



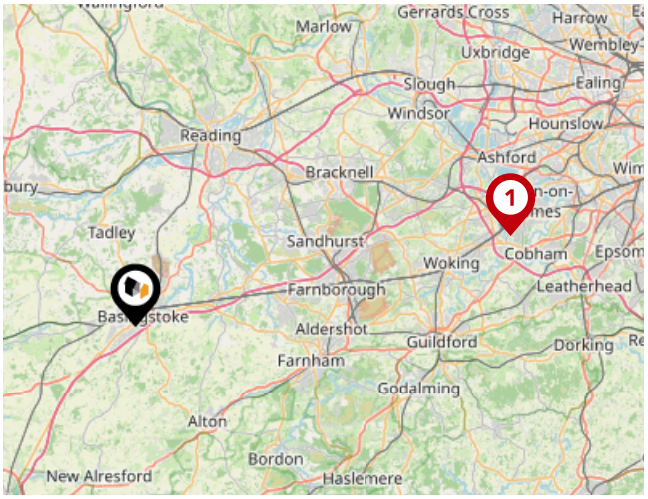
Bus Stops/Stations

Pin	Name	Distance
1	Buckfast Close	0.15 miles
2	Tintern Close	0.25 miles
3	Farringdon Court	0.29 miles
4	Abbey Court	0.32 miles
5	Benham Road	0.32 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.79 miles
2	Medstead & Four Marks (Mid Hants Railway)	12.03 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	28.54 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

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Brockenhurst

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