BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



3, MERRYDOWN LANE, CHINEHAM, BASINGSTOKE, RG24 8LU

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

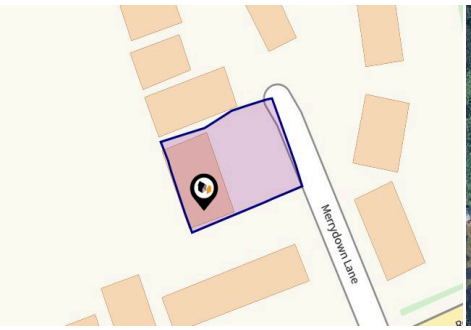
basingstoke@brockenhurst.info

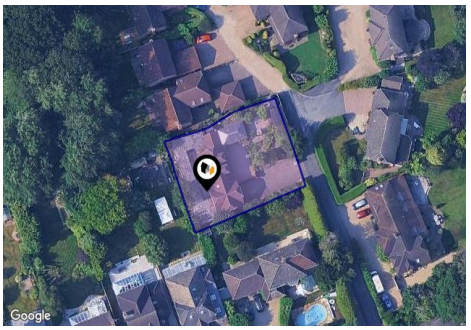
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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	17/11/2015
Bedrooms:	3	**Last Sold Price:**	£640,000
Floor Area:	1,991 ft^2 / 185 m^2	**Last Sold £/ft^2:**	£321
Plot Area:	0.18 acres	**Tenure:**	Freehold
Council Tax :	Band G		
Annual Estimate:	£3,759		
Title Number:	HP619770		
UPRN:	10008498446		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Basingstoke and deane

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 | **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos









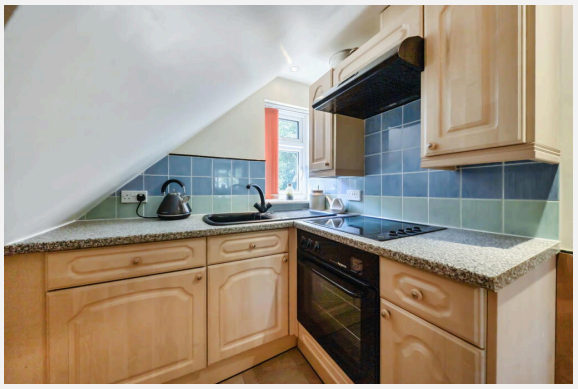








Gallery
Photos





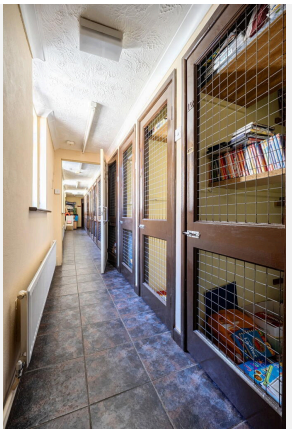












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Gallery
Photos

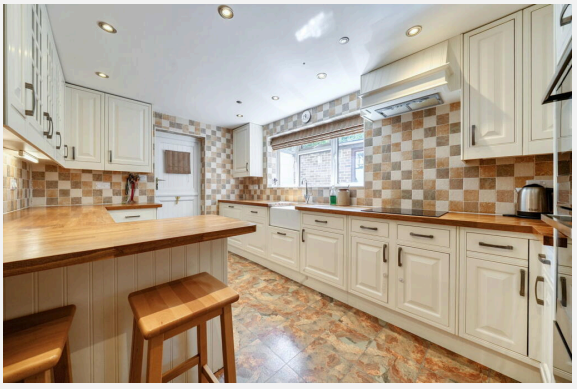












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Gallery
Floorplan

3, MERRYDOWN LANE, CHINEHAM, BASINGSTOKE, RG24 8LU

Merrydown Lane, Chineham, Basingstoke, RG24

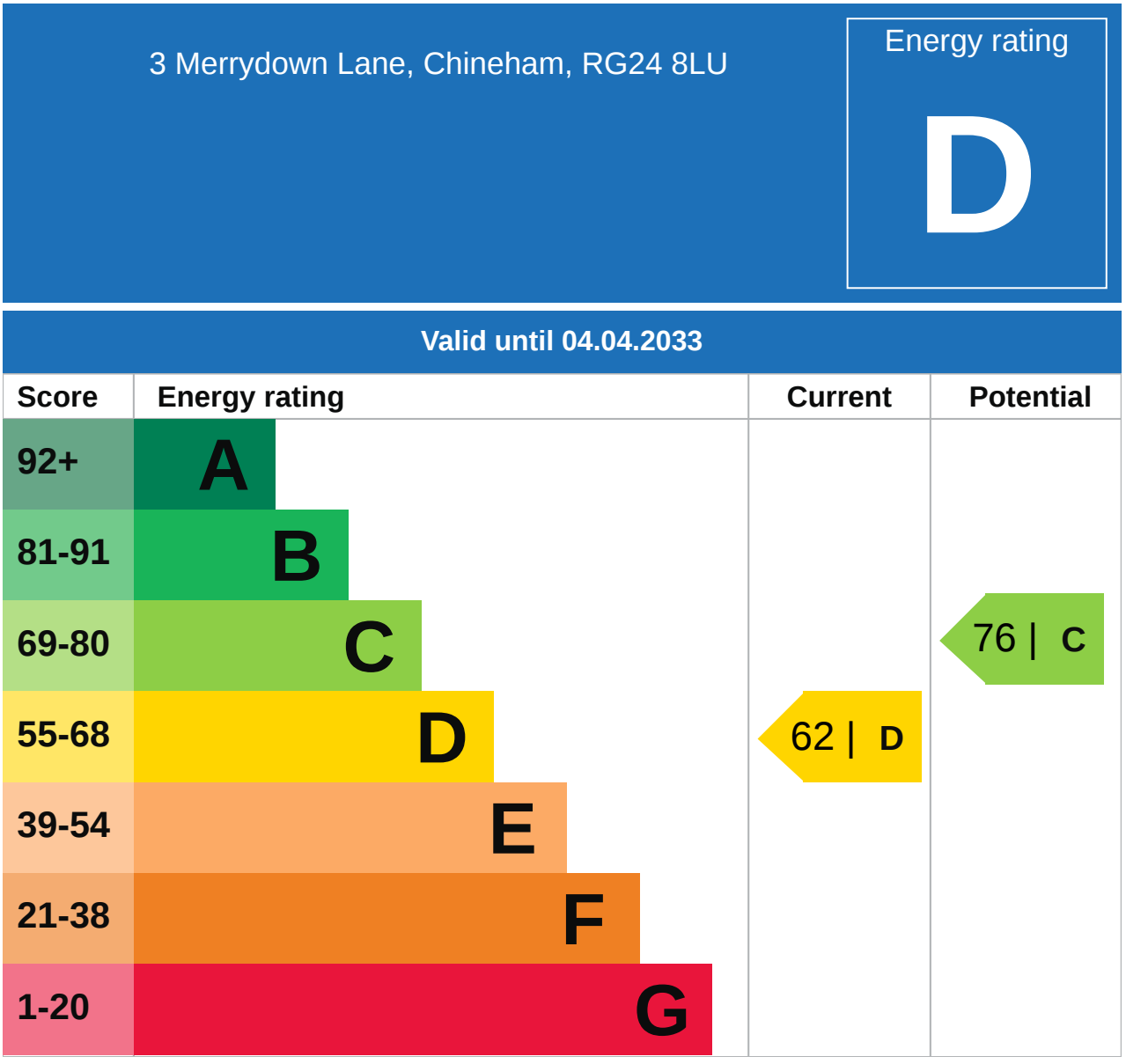
Approximate Area = 2729 sq ft / 253.5 sq m
Limited Use Area(s) = 104 sq ft / 9.6 sq m
Total = 2833 sq ft / 263.1 sq m
For identification only - Not to scale



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: 1501824

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Property
EPC - Certificate



Property

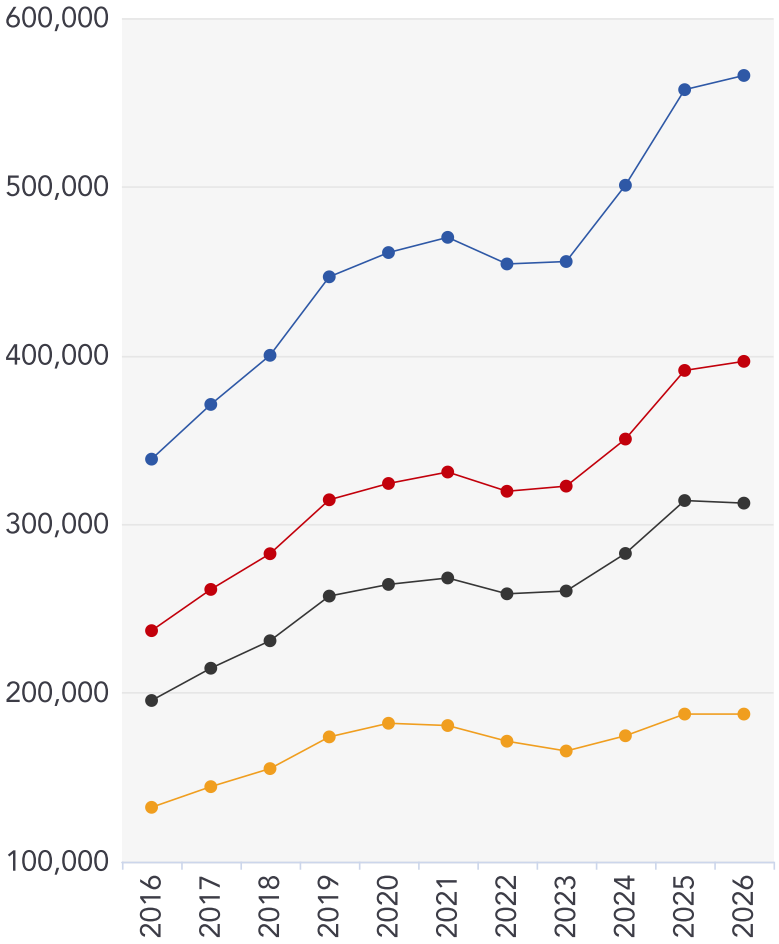
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	185 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

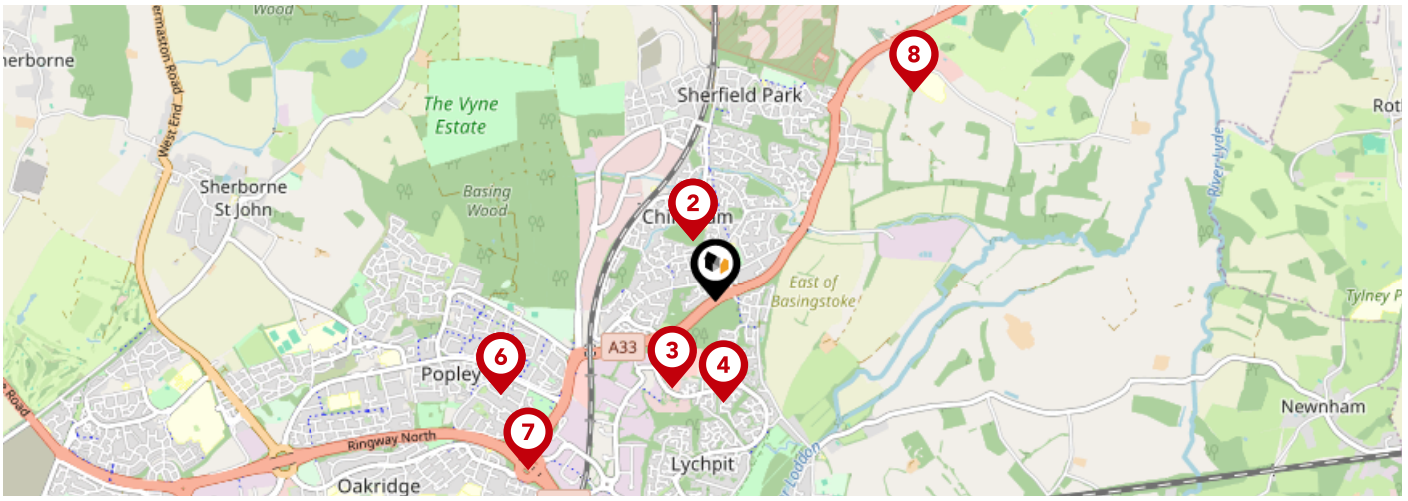
+59.82%

Flat

+41.79%

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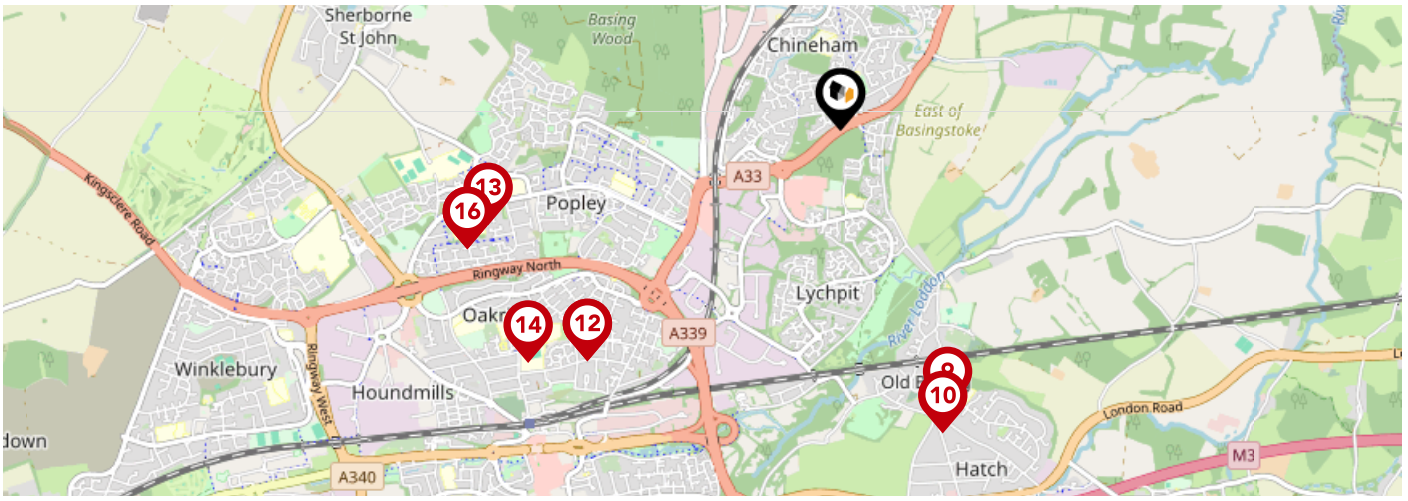
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.3	☐	☑	☐	☐	☐
2	Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:0.3	☐	☑	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:0.45	☐	☐	☑	☐	☐
4	Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.47	☐	☑	☐	☐	☐
5	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:1.09	☐	☑	☐	☐	☐
6	Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:1.09	☐	☑	☐	☐	☐
7	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.17	☐	☐	☑	☐	☐
8	The Loddon School Ofsted Rating: Outstanding | Pupils: 29 | Distance:1.33	☐	☐	☑	☐	☐

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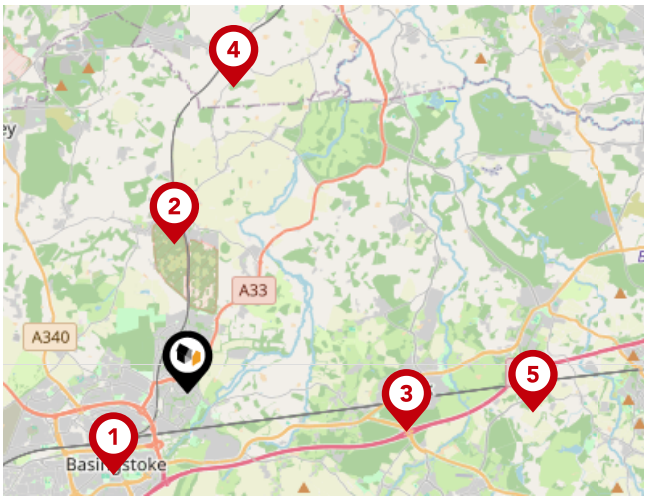
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:1.38	☐	☑	☐	☐	☐
10	Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:1.48	☐	☑	☐	☐	☐
11	South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.59	☐	☑	☐	☐	☐
12	South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.59	☐	☑	☐	☐	☐
13	St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:1.69	☐	☑	☐	☐	☐
14	Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.81	☐	☐	☑	☐	☐
15	Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.82	☐	☑	☐	☐	☐
16	Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:1.82	☐	☑	☐	☐	☐

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Area
Transport (National)



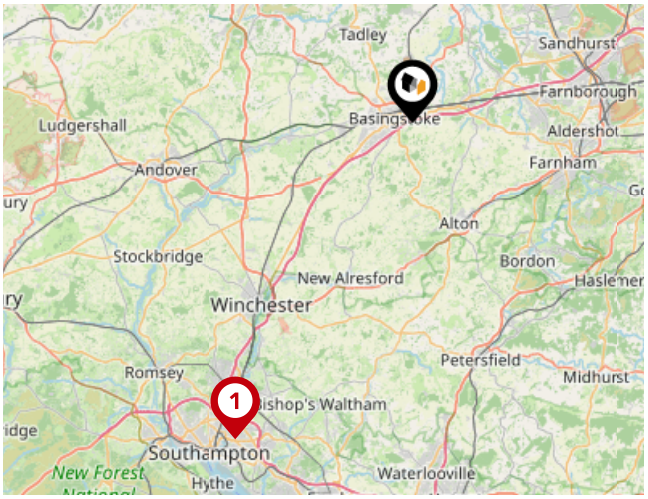
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.05 miles
2	Bramley (Hants) Rail Station	2.77 miles
3	Hook Rail Station	4.1 miles
4	Mortimer Rail Station	5.71 miles
5	Winchfield Rail Station	6.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.17 miles
2	M3 J5	4.29 miles
3	M3 J7	6.65 miles
4	M3 J8	7.61 miles
5	M4 J11	9.17 miles

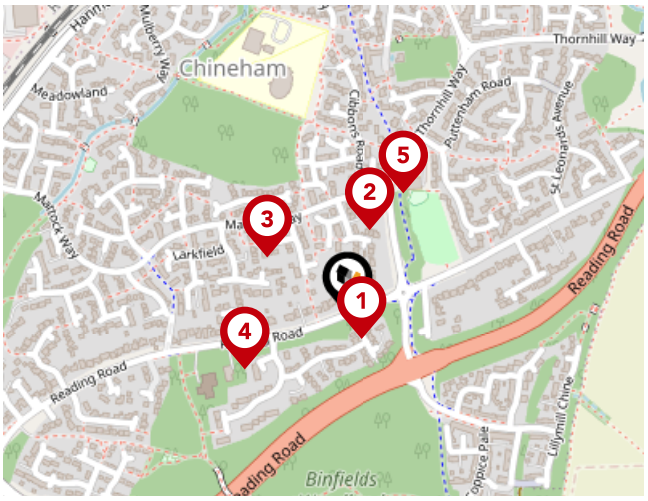


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	26.96 miles

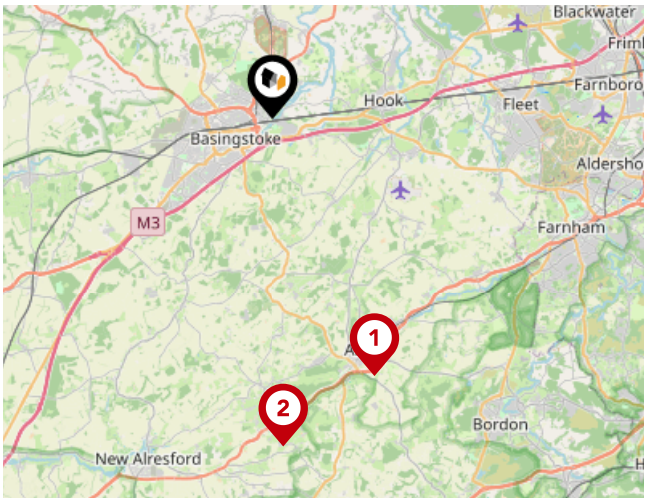
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Area
Transport (Local)



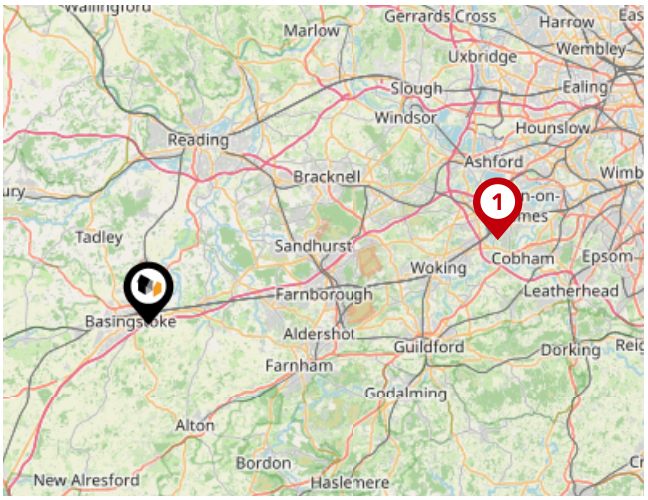
Bus Stops/Stations

Pin	Name	Distance
1	Merrydown Lane	0.03 miles
2	Cibbons Road	0.1 miles
3	Kings Pightle	0.11 miles
4	Chineham Surgery	0.13 miles
5	Village Hall	0.15 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.28 miles
2	Medstead & Four Marks (Mid Hants Railway)	12.21 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.58 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.

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Brockenhurst

Data Quality

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Brockenhurst

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Environment Agency

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