BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th November 2026



28, HILLARY ROAD, BASINGSTOKE, RG21 5TN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

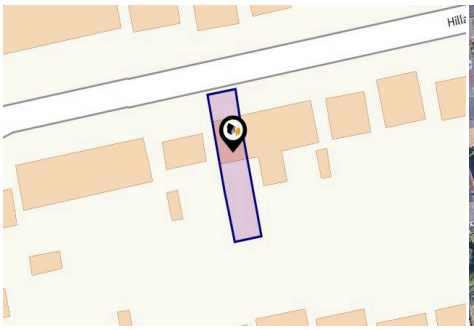
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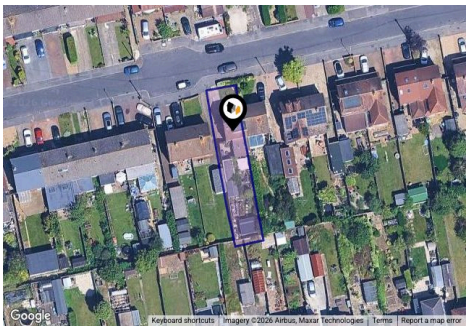
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	11/11/1999
Bedrooms:	4	**Last Sold Price:**	£109,950
Floor Area:	882 ft^2 / 82 m^2	**Last Sold £/ft^2:**	£124
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1950-1966	**Latest FENSA Work:**	23/04/2018 - 3 windows, 1 door
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP579382		
UPRN:	100060229521		
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)

8 mb/s	80 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: ***28, Hillary Road, Basingstoke, RG21 5TN***

Reference - 14/02350/HSE	
Decision:	Decided
Date:	08th August 2014
Description:	
Erection of single storey front and rear extensions	

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Gallery
Photos



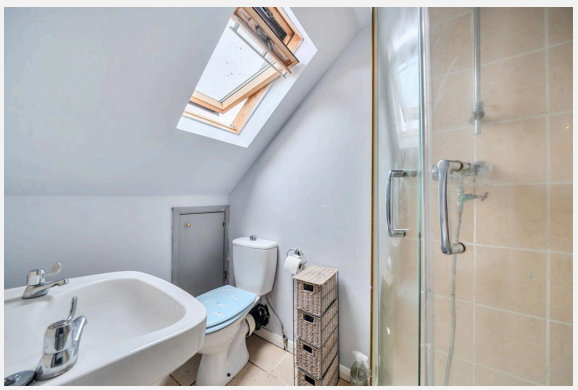














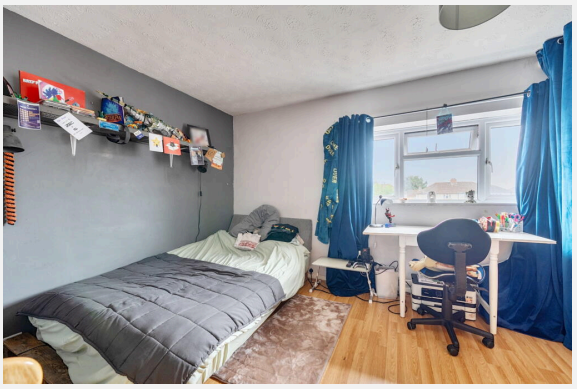
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Gallery
Photos



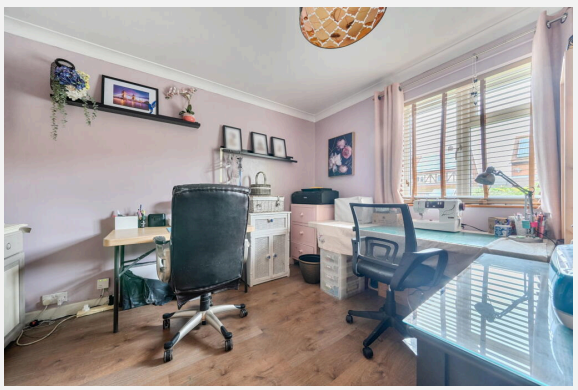














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Gallery
Photos





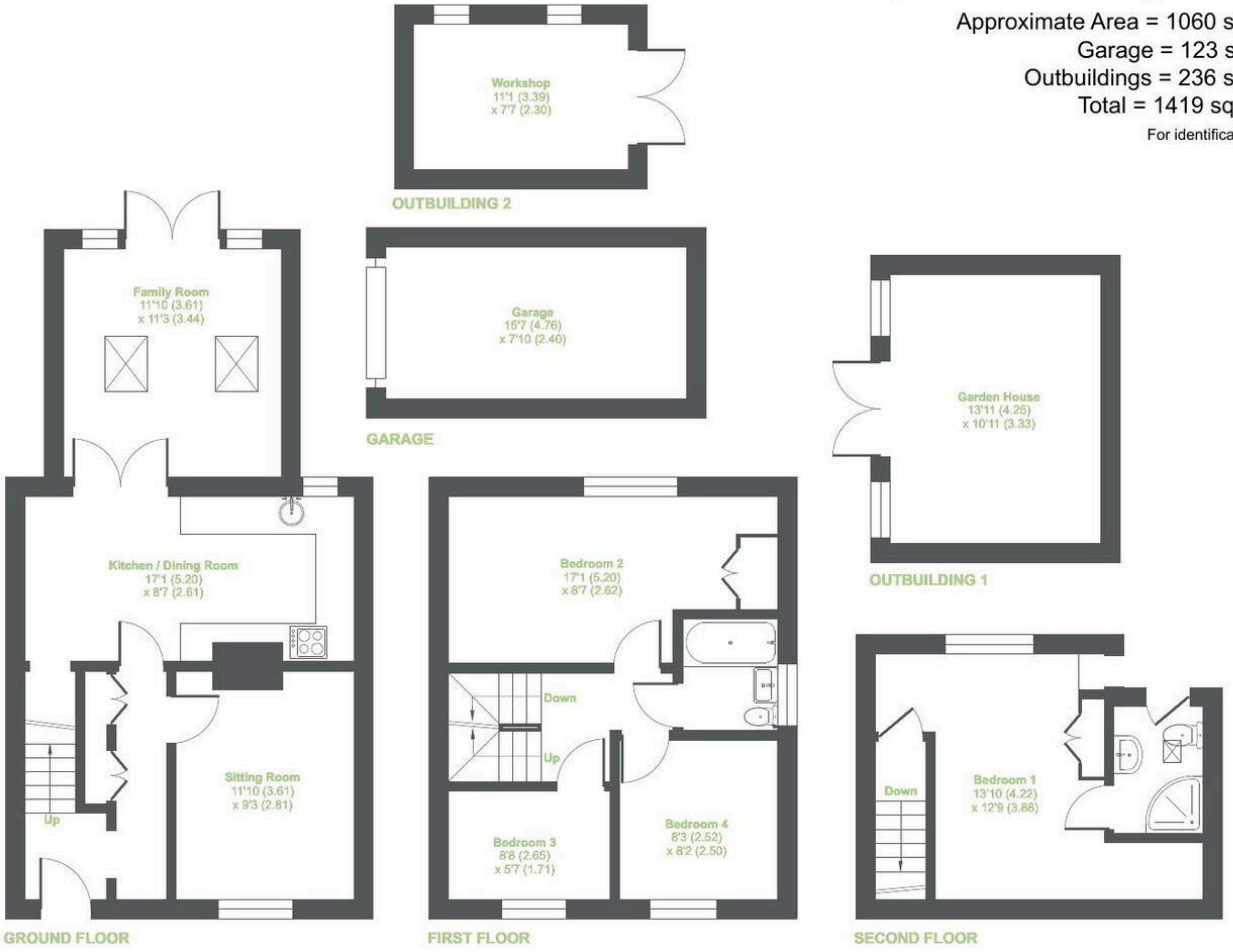


Gallery
Floorplan

28, HILLARY ROAD, BASINGSTOKE, RG21 5TN

Hillary Road, Basingstoke, RG21

Approximate Area = 1060 sq ft / 98.4 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuildings = 236 sq ft / 21.9 sq m
Total = 1419 sq ft / 131.7 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: 1519753

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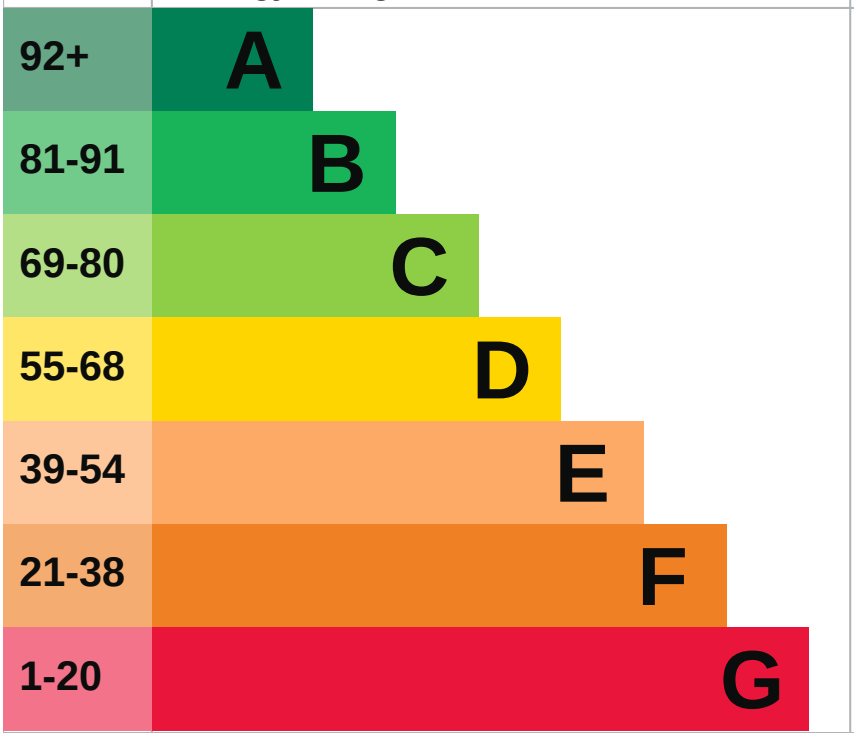
Property
EPC - Certificate

28, Hillary Road, RG21 5TN

Energy rating

D

Valid until 30.10.2023



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Property

EPC - Additional Data

Additional EPC Data

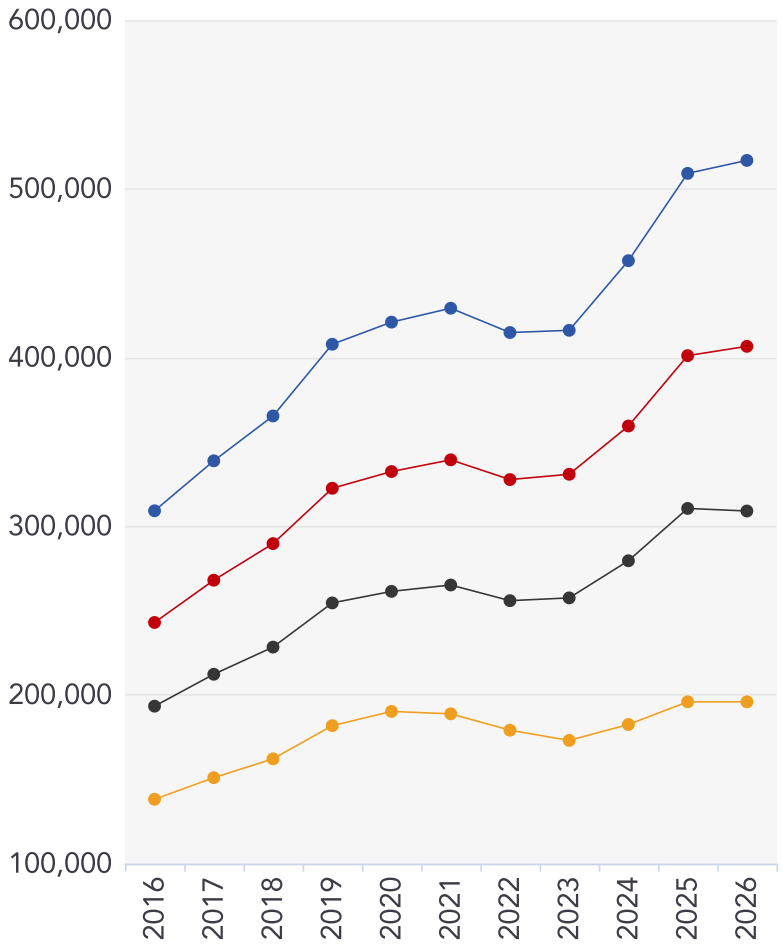
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
Roof Energy:	Average
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 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

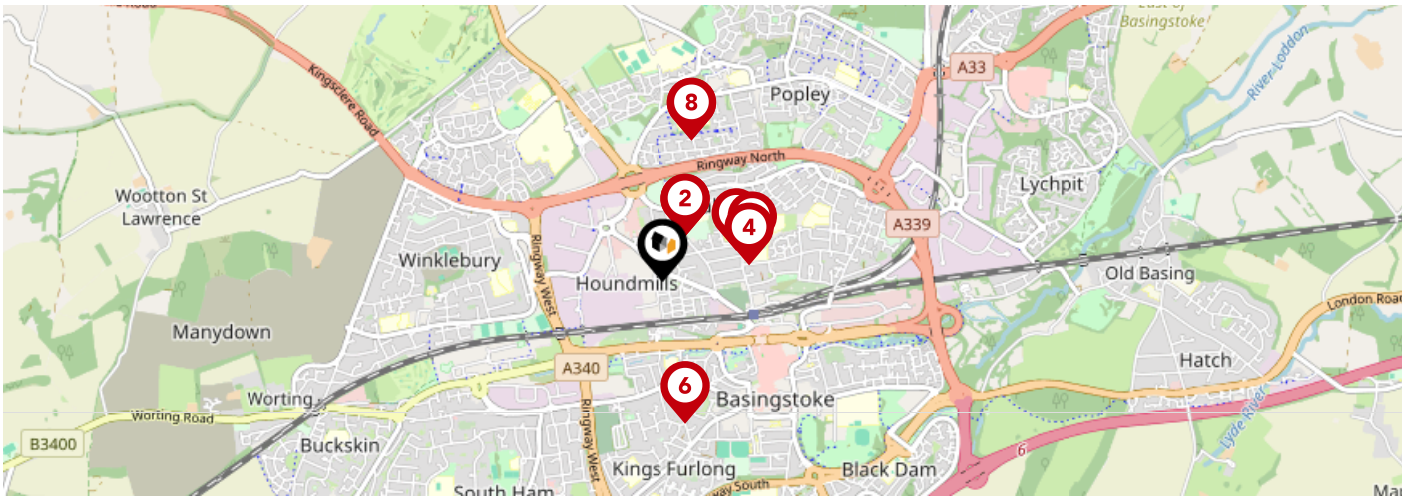
+59.82%

Flat

+41.79%

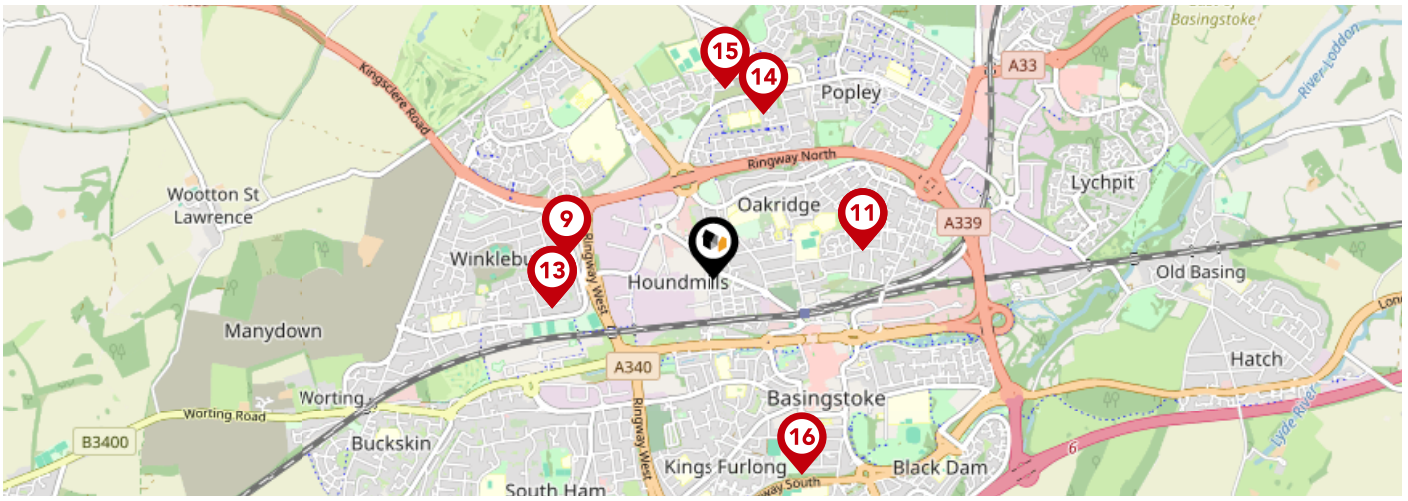
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Oakridge Infant School Ofsted Rating: Good | Pupils: 336 | Distance:0.23	☐	☑	☐	☐	☐
2	Oakridge Junior School Ofsted Rating: Good | Pupils: 347 | Distance:0.23	☐	☑	☐	☐	☐
3	Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:0.37	☐	☑	☐	☐	☐
4	The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:0.4	☐	☐	☑	☐	☐
5	Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:0.43	☐	☐	☑	☐	☐
6	Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:0.66	☐	☐	☑	☐	☐
7	Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.67	☐	☑	☐	☐	☐
8	Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:0.67	☐	☑	☐	☐	☐

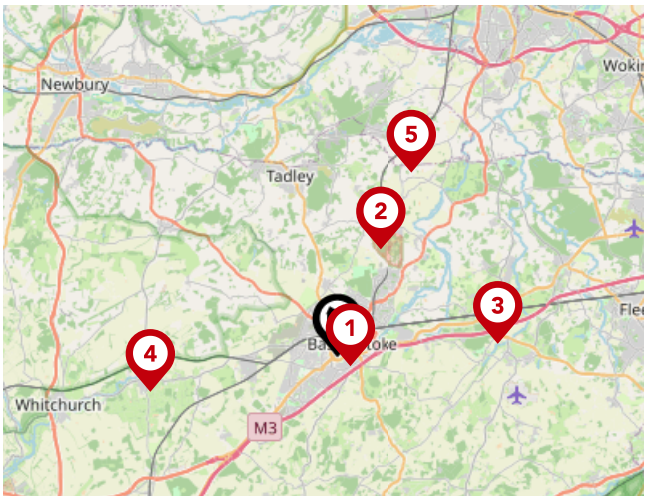
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Chiltern Way Academy Futures Ofsted Rating: Not Rated | Pupils:0 | Distance:0.7	☐	☐	☑	☐	☐
10 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:0.7	☐	☑	☐	☐	☐
11 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.7	☐	☑	☐	☐	☐
12 Winklebury Junior School Ofsted Rating: Good | Pupils: 212 | Distance:0.77	☐	☑	☐	☐	☐
13 Winklebury Infant School Ofsted Rating: Good | Pupils: 175 | Distance:0.77	☐	☑	☐	☐	☐
14 St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:0.8	☐	☑	☐	☐	☐
15 Everest Community Academy Ofsted Rating: Good | Pupils: 691 | Distance:0.89	☐	☐	☑	☐	☐
16 Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.99	☐	☑	☐	☐	☐

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Area
Transport (National)



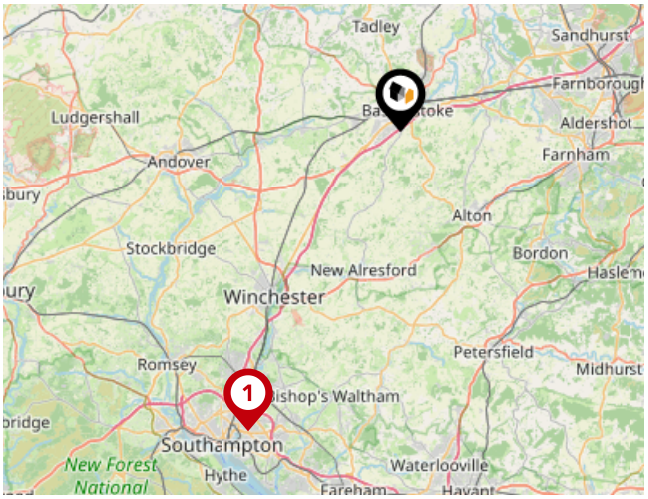
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.56 miles
2	Bramley (Hants) Rail Station	4.28 miles
3	Hook Rail Station	5.92 miles
4	Overton Rail Station	7.07 miles
5	Mortimer Rail Station	7.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.67 miles
2	M3 J7	4.54 miles
3	M3 J8	5.48 miles
4	M3 J5	5.95 miles
5	M4 J11	11.07 miles

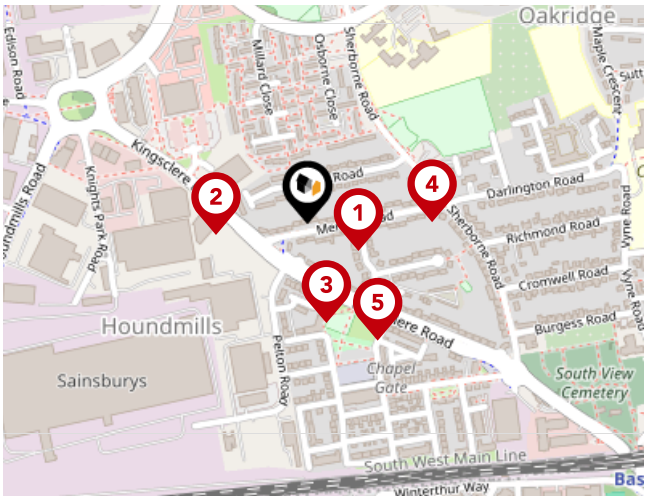


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	25.01 miles

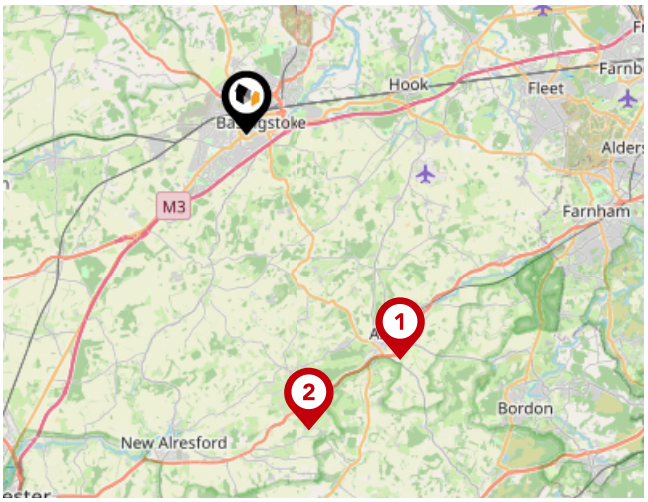
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Area
Transport (Local)



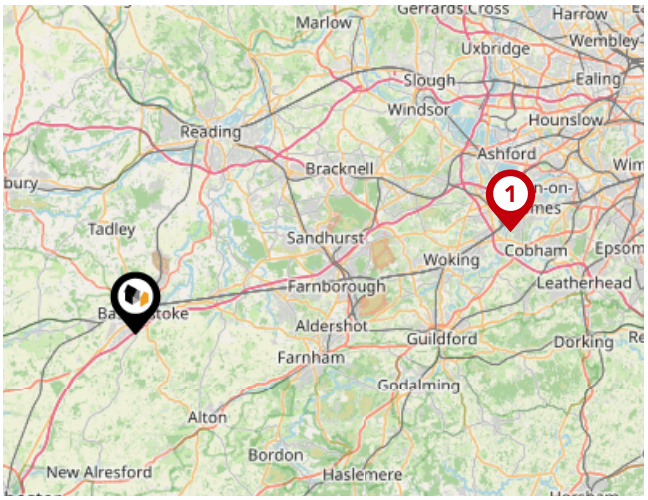
Bus Stops/Stations

Pin	Name	Distance
1	Lancaster Road	0.06 miles
2	Merton Road	0.1 miles
3	Chapel Gate	0.11 miles
4	Merton Road	0.14 miles
5	Chapel Gate	0.15 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.09 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.24 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	28.69 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.

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

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Brockenhurst

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

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