BROCKENHURST
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



JASMINE COTTAGE, THE BARRACKS, HOOK, RG27 9NW

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

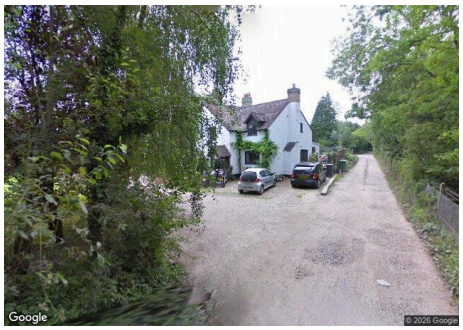
01256 224808

basingstoke@brockenhurst.info

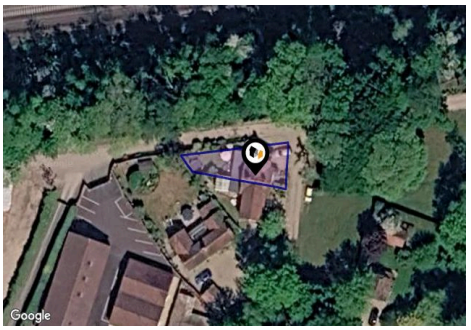
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	04/08/2004
Bedrooms:	3	**Last Sold Price:**	£317,000
Floor Area:	1,033 ft^2 / 96 m^2	**Last Sold £/ft^2:**	£306
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,258		
Title Number:	HP28799		
UPRN:	10000171415		
Restrictive Covenants:	No		

Local Area

Local Authority:	Hampshire
Conservation Area:	Newnham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s | **66** mb/s | **-** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Jasmine Cottage, The Barracks, Hook, RG27 9NW***

Reference - BDB/67215

Decision: Decided

Date: 05th October 2007

Description:

Construction of a dormer window to west elevation

Reference - T/00521/24/TCA

Decision: Registered

Date: 21st October 2024

Description:

The tree is a willow tree and is directly opposite our house. Remove dead crossing branches and reduce height by 6m leaving a finished height of 12m.

Reference - T/00265/15/TCA

Decision: Decided

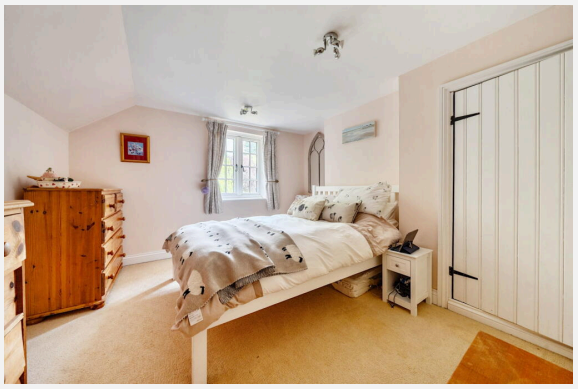
Date: 20th July 2015

Description:

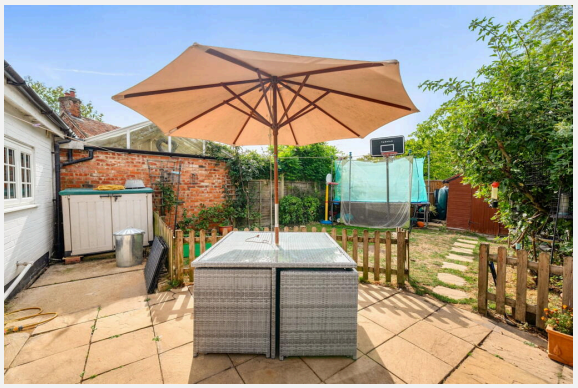
Weeping Willow - reduce height by 50% and remove any damaged branches

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Gallery
Photos

















Gallery
Photos











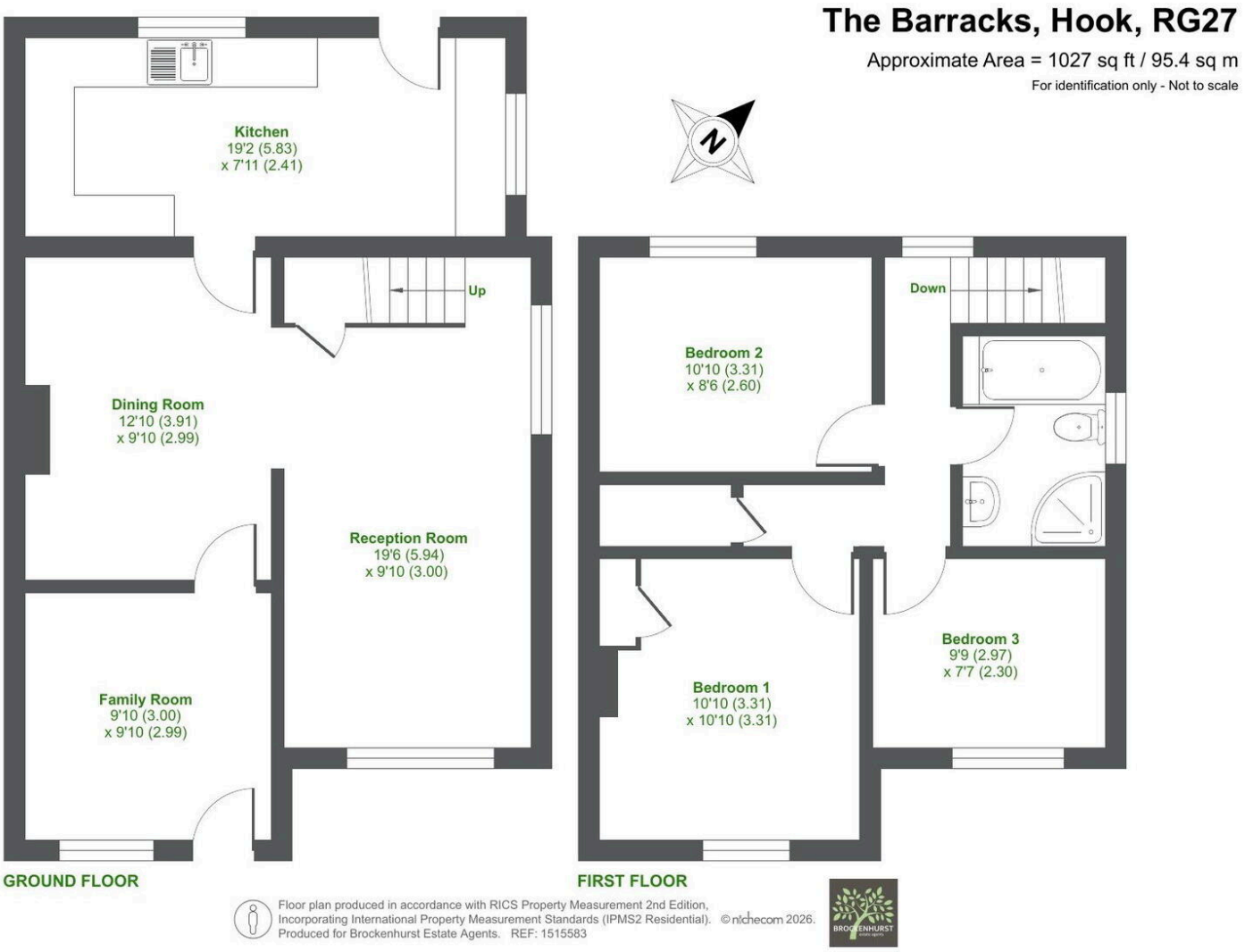






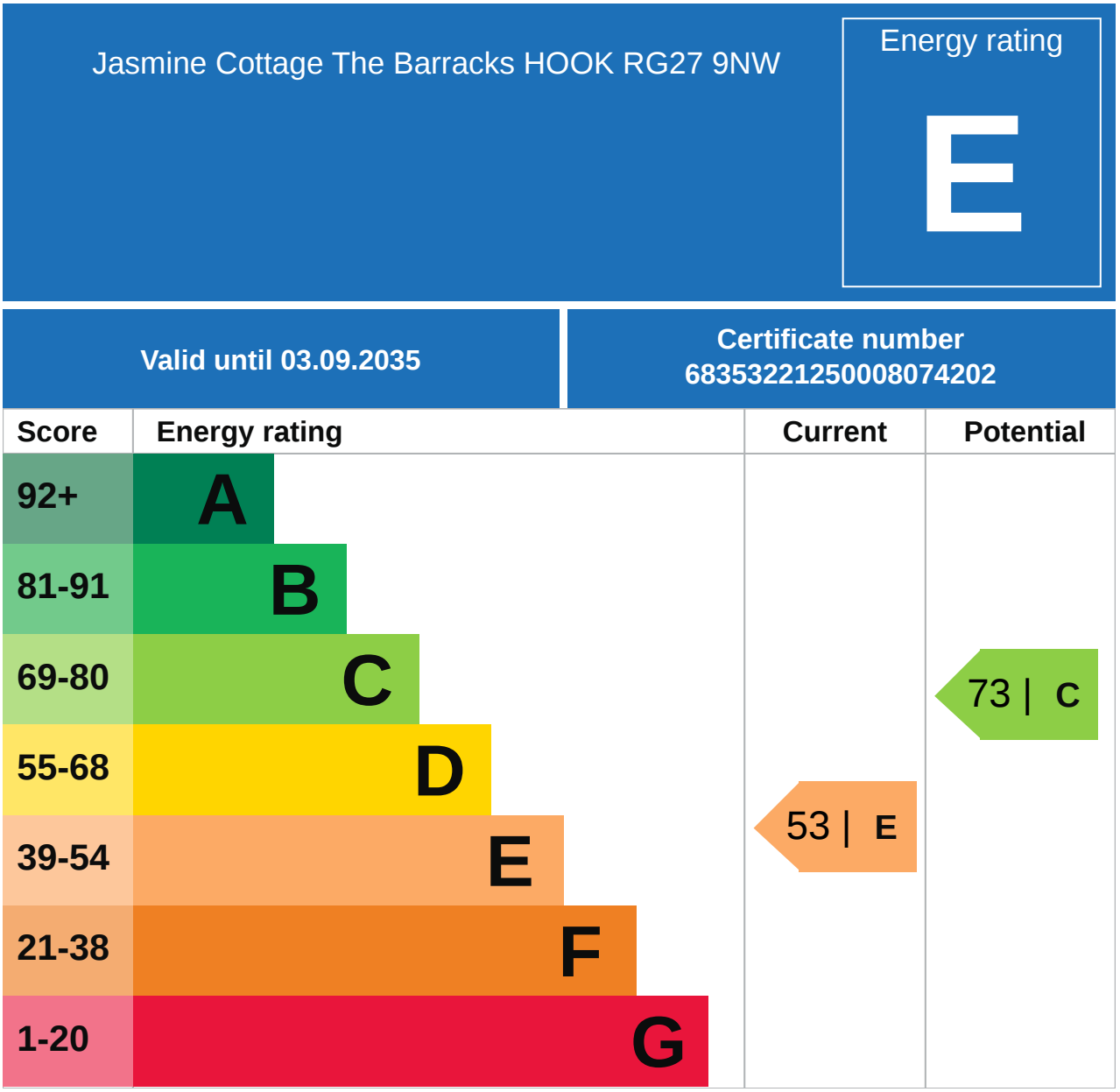
Gallery
Floorplan

JASMINE COTTAGE, THE BARRACKS, HOOK, RG27 9NW



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Property
EPC - Certificate



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Property

EPC - Additional Data

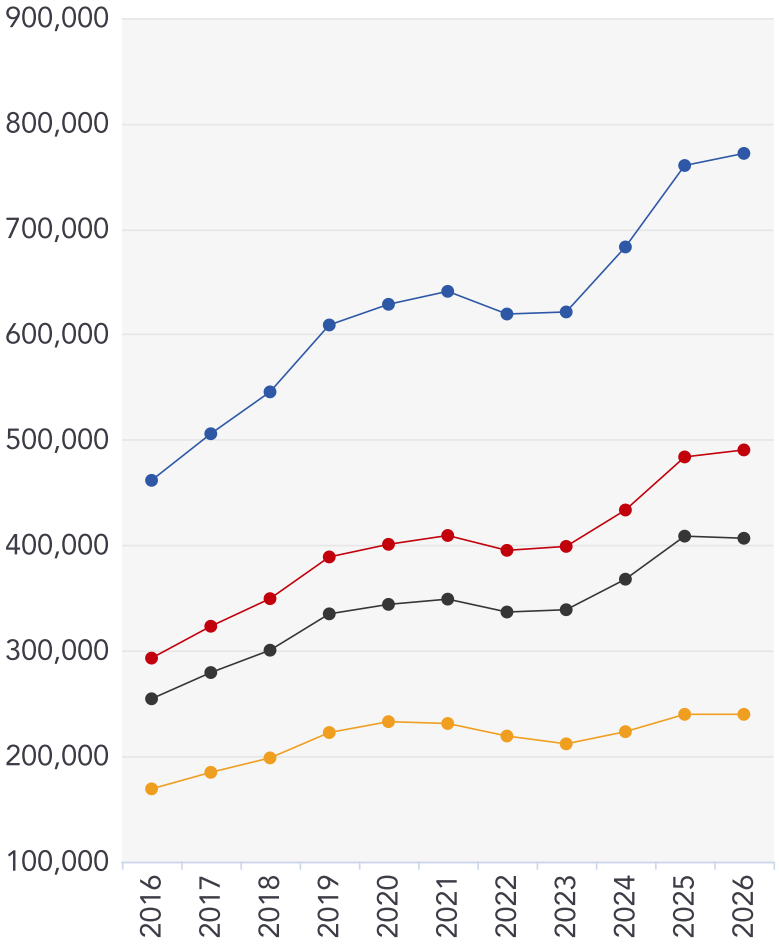
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Pitched, 75 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG27



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

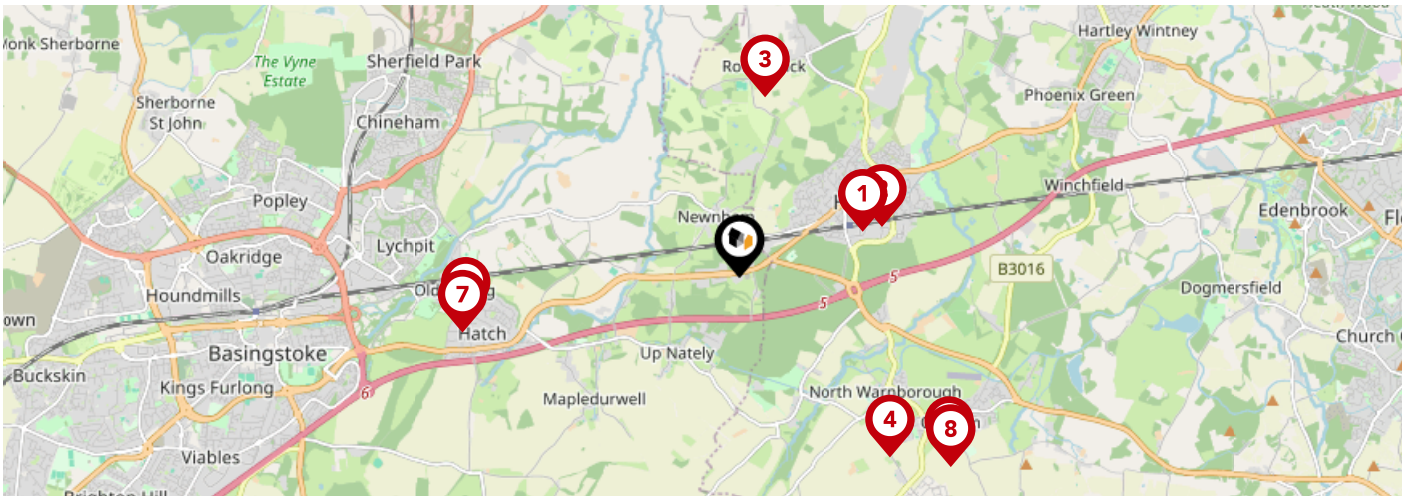
+59.82%

Flat

+41.79%

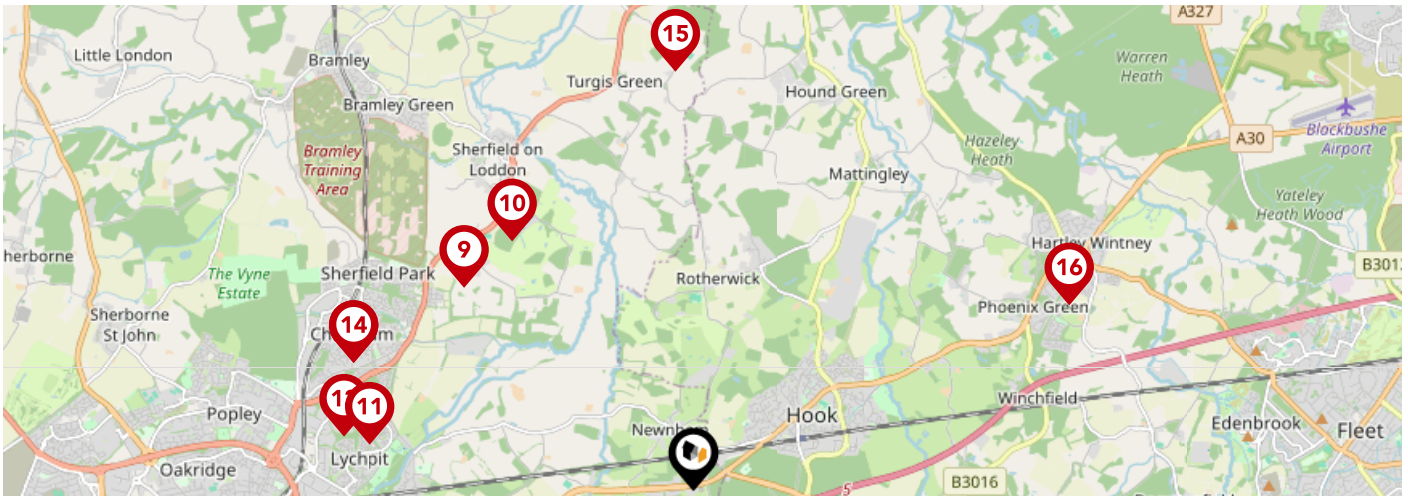
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Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Hook Infant School Ofsted Rating: Outstanding | Pupils: 335 | Distance:1.22	☐	☑	☐	☐	☐
2 Hook Junior School Ofsted Rating: Outstanding | Pupils: 478 | Distance:1.4	☐	☑	☐	☐	☐
3 Whitewater Church of England Primary School Ofsted Rating: Good | Pupils: 119 | Distance:1.69	☐	☑	☐	☐	☐
4 Robert May's School Ofsted Rating: Good | Pupils: 1325 | Distance:2.18	☐	☐	☑	☐	☐
5 St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:2.57	☐	☑	☐	☐	☐
6 Mayhill Junior School Ofsted Rating: Good | Pupils: 229 | Distance:2.57	☐	☑	☐	☐	☐
7 Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:2.62	☐	☑	☐	☐	☐
8 Buryfields Infant School Ofsted Rating: Good | Pupils: 172 | Distance:2.63	☐	☑	☐	☐	☐

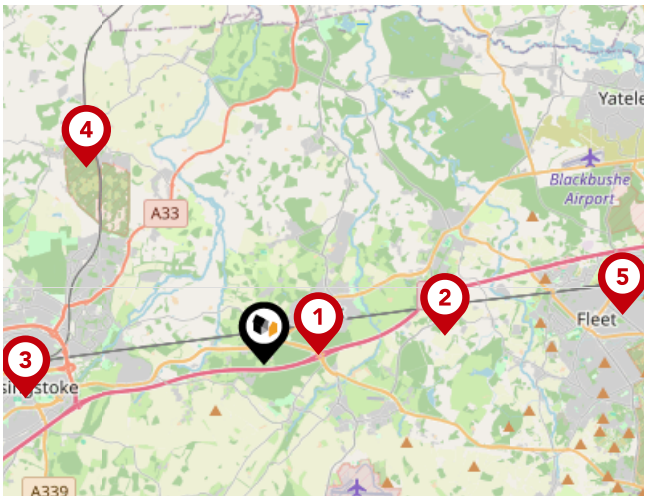
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 The Loddon School Ofsted Rating: Outstanding | Pupils: 29 | Distance:2.83	☐	☐	☑	☐	☐
10 Sherfield School Ofsted Rating: Not Rated | Pupils: 667 | Distance:2.85	☐	☐	☑	☐	☐
11 Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:3.04	☐	☑	☐	☐	☐
12 Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:3.28	☐	☐	☑	☐	☐
13 Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:3.36	☐	☑	☐	☐	☐
14 Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:3.36	☐	☑	☐	☐	☐
15 Wellesley Prep School Ofsted Rating: Not Rated | Pupils: 292 | Distance:3.88	☐	☐	☑	☐	☐
16 Greenfields Junior School Ofsted Rating: Good | Pupils: 297 | Distance:3.9	☐	☑	☐	☐	☐

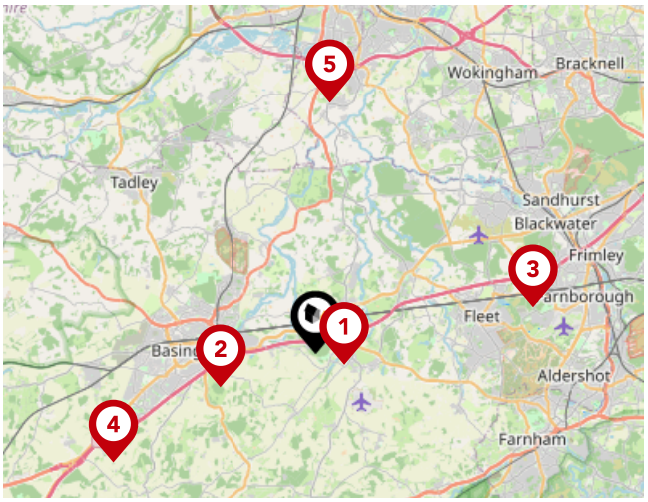
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Area
Transport (National)



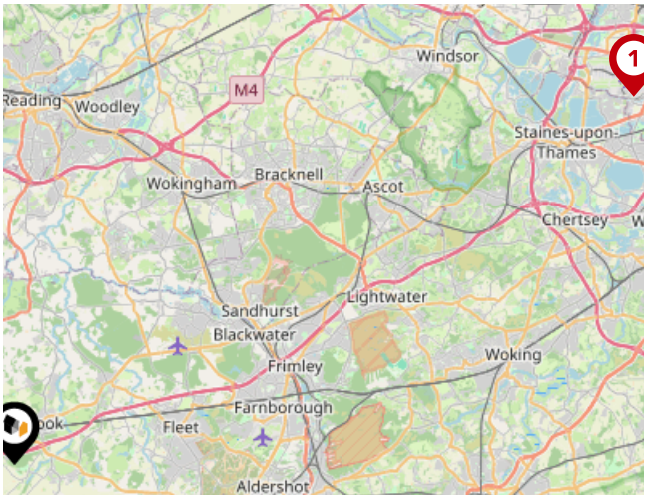
National Rail Stations

Pin	Name	Distance
1	Hook Rail Station	1.02 miles
2	Winchfield Rail Station	3.41 miles
3	Basingstoke Rail Station	4.46 miles
4	Bramley (Hants) Rail Station	4.92 miles
5	Fleet Rail Station	6.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J5	1.13 miles
2	M3 J6	3.7 miles
3	M3 J4A	8.26 miles
4	M3 J7	8.51 miles
5	M4 J11	9.35 miles

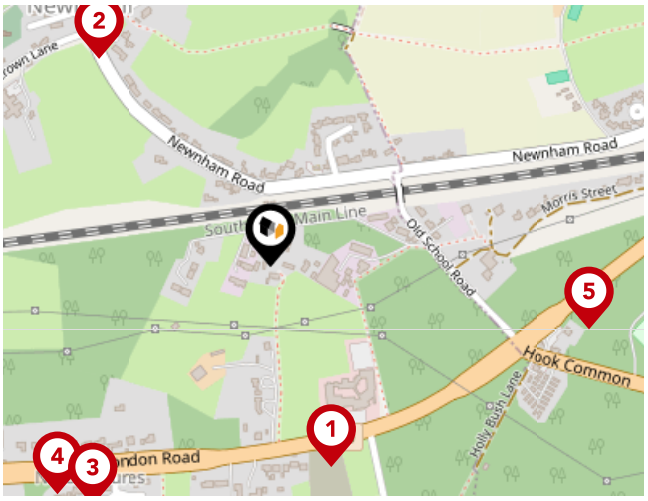


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	26.68 miles

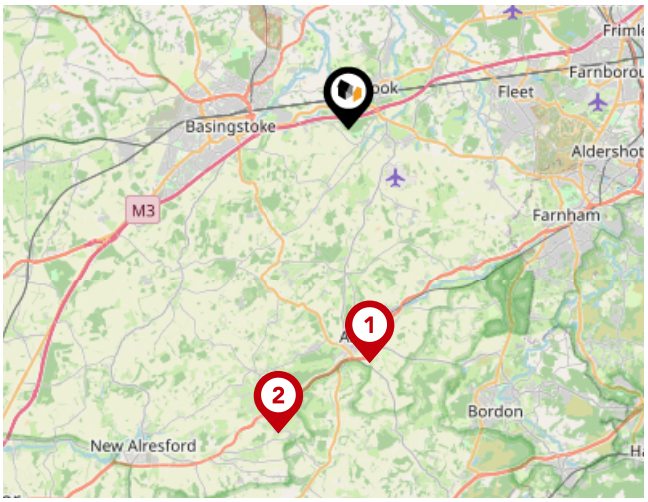
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Area
Transport (Local)



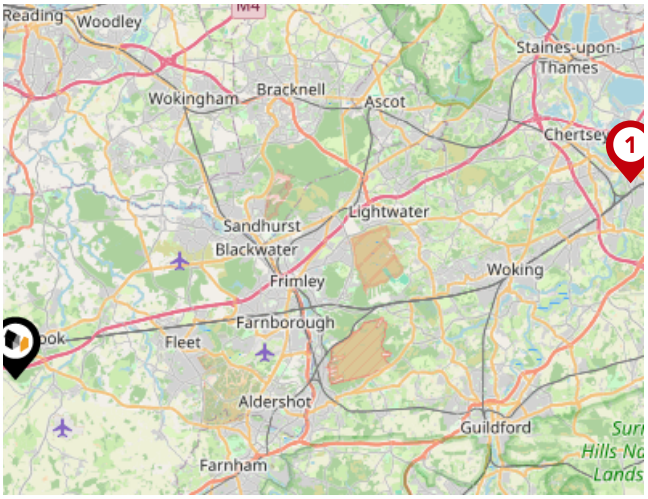
Bus Stops/Stations

Pin	Name	Distance
1	Basingstoke Country Hotel	0.24 miles
2	Ridge Lane	0.31 miles
3	The Baredown	0.34 miles
4	The Baredown	0.36 miles
5	The Hogget	0.37 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.68 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.61 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	23.92 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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Brockenhurst

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Brockenhurst

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