BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



SUNNYSIDE, DUMMER, BASINGSTOKE, RG25 2DH

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

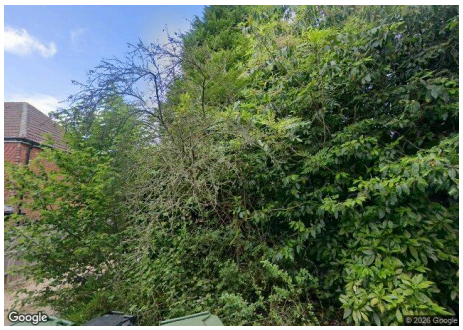
01256 224808

basingstoke@brockenhurst.info

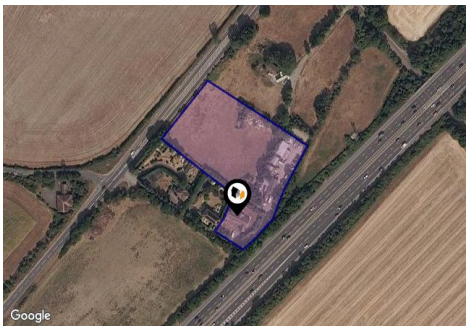
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Property
Overview







Property

Type:	Dwelling	**Tenure:**	Freehold
Bedrooms:	6		
Floor Area:	1,765 ft^2 / 164 m^2		
Plot Area:	2.9 acres		
Title Number:	HP644654		
UPRN:	200001711573		
Restrictive Covenants:	No		

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)

21 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

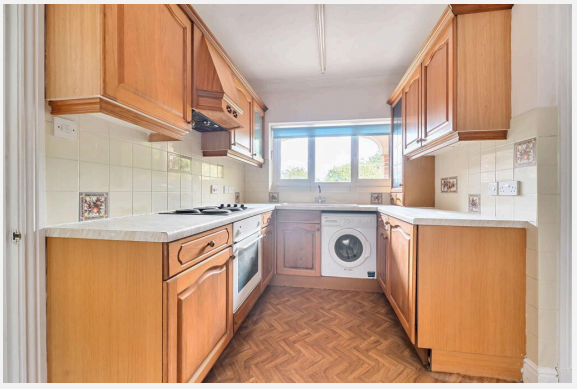










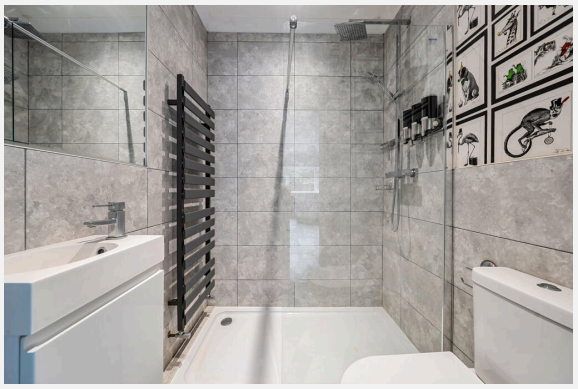






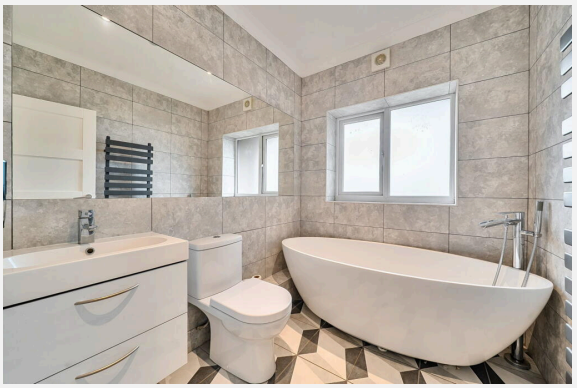
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Gallery
Photos

















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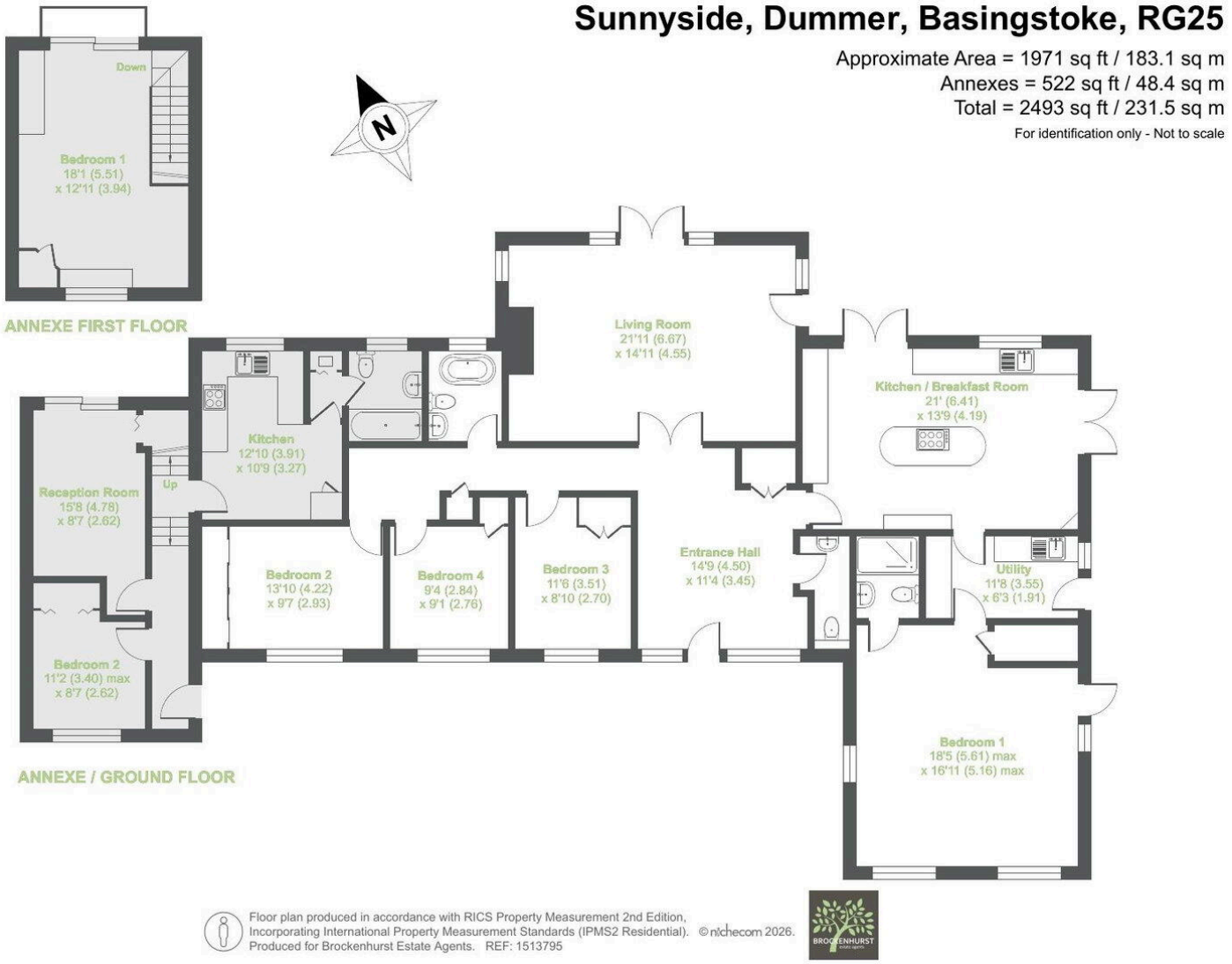




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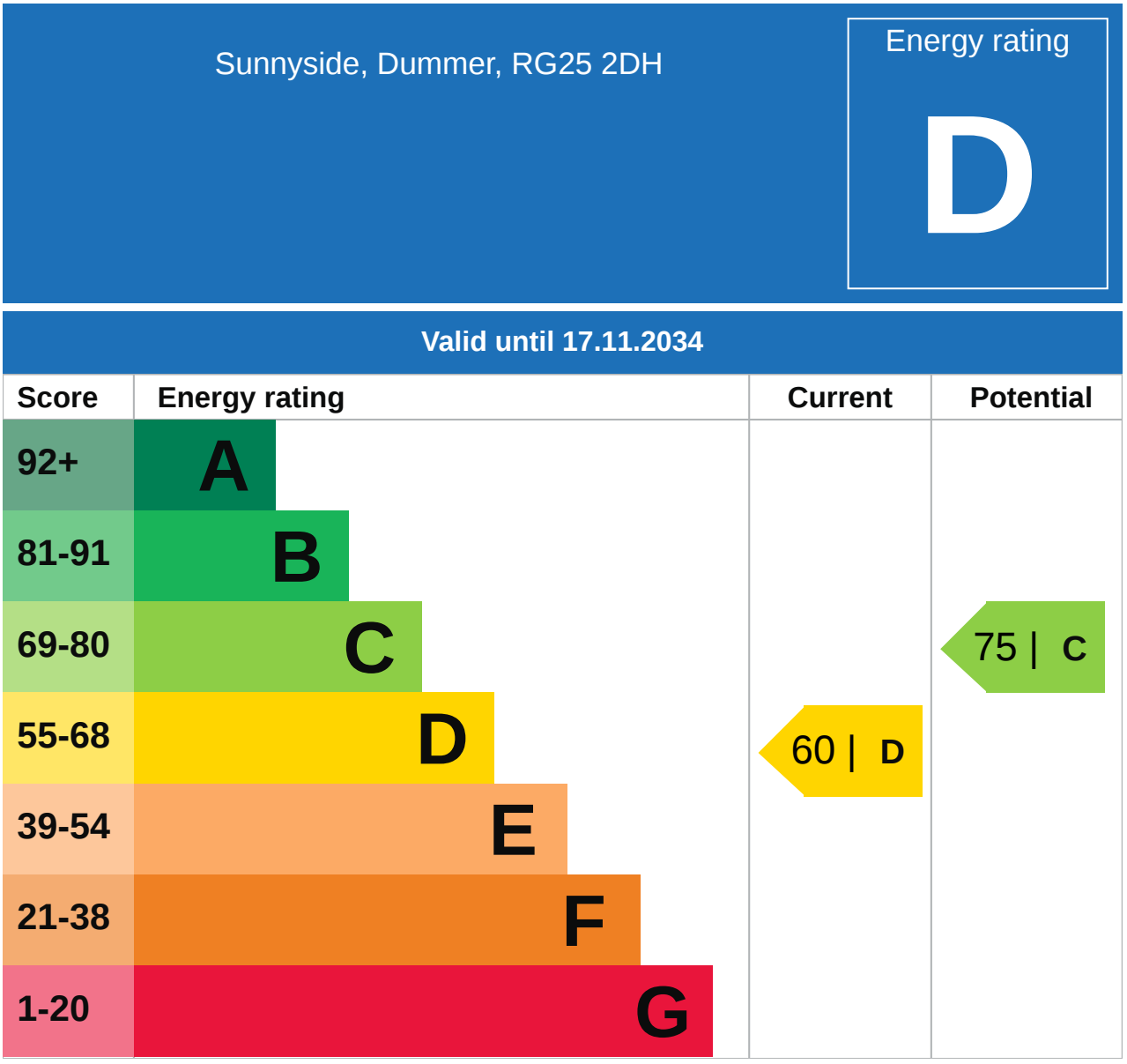
Gallery
Floorplan

SUNNYSIDE, DUMMER, BASINGSTOKE, RG25 2DH



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Property
EPC - Certificate



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Property

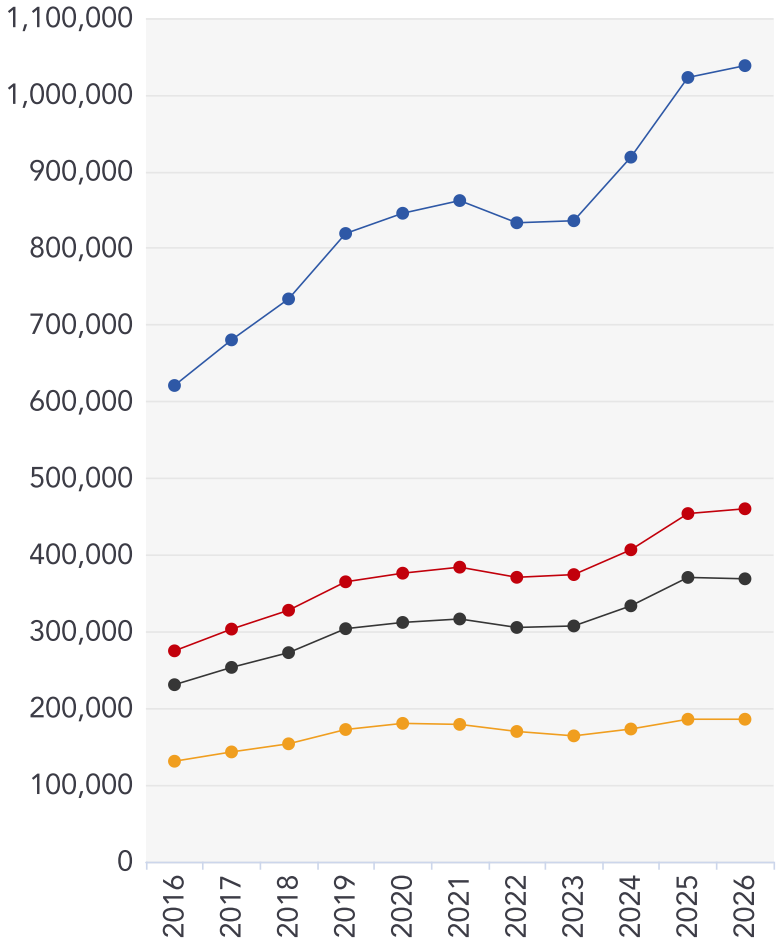
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	164 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG25



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

+59.82%

Flat

+41.79%

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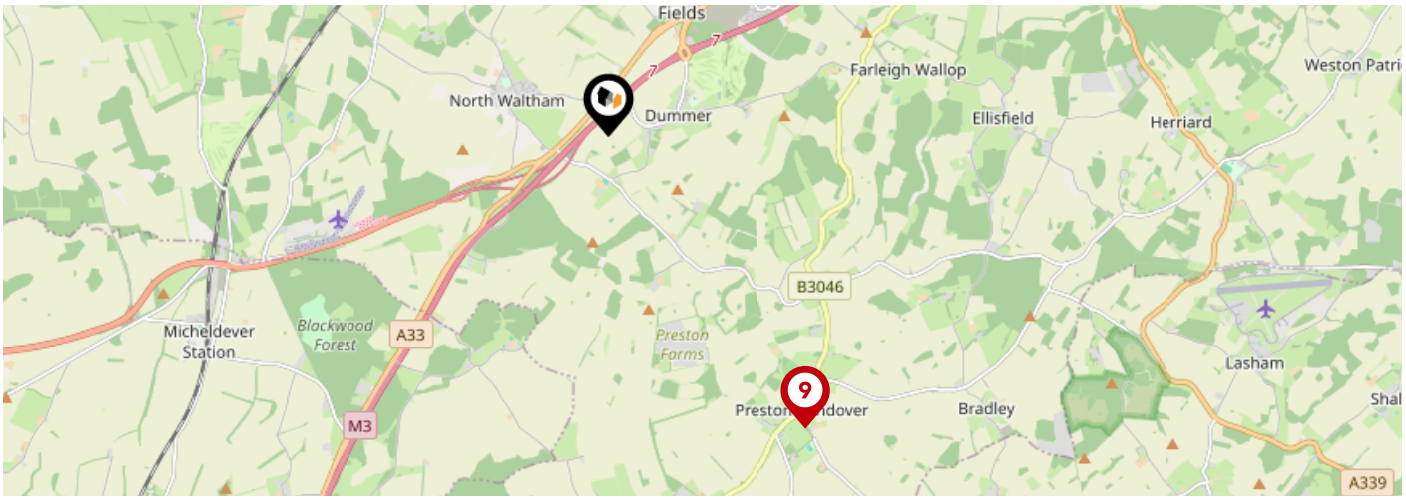
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	North Waltham Primary School Ofsted Rating: Good | Pupils: 141 | Distance:1.02	☐	☑	☐	☐	☐
2	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:2.47	☐	☑	☐	☐	☐
3	Oakley Church of England Junior School Ofsted Rating: Good | Pupils: 245 | Distance:2.55	☐	☑	☐	☐	☐
4	Oakley Infant School Ofsted Rating: Good | Pupils: 172 | Distance:2.55	☐	☑	☐	☐	☐
5	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:2.81	☐	☑	☐	☐	☐
6	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:2.81	☐	☑	☐	☐	☐
7	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:2.93	☐	☑	☐	☐	☐
8	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:2.93	☐	☑	☐	☐	☐

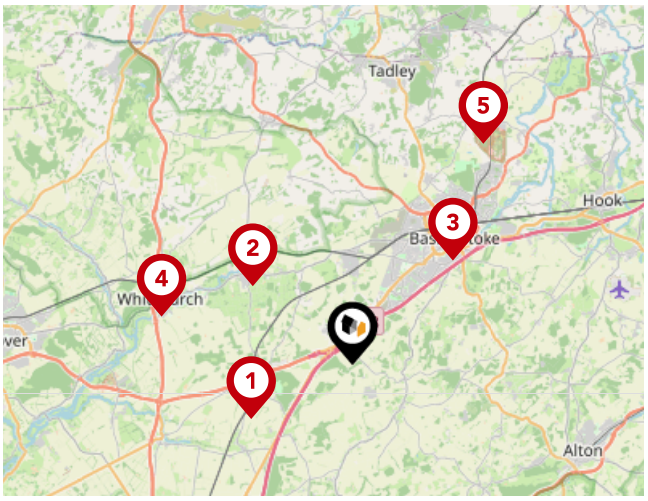
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Area
Schools



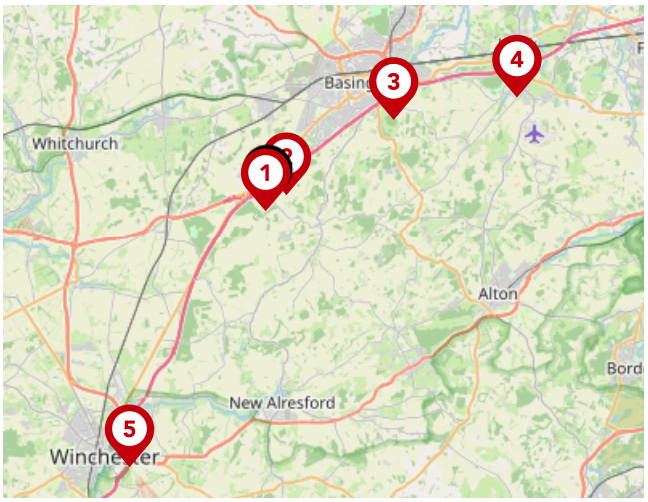
		Nursery	Primary	Secondary	College	Private
9	Preston Candover Church of England Primary School Ofsted Rating: Good | Pupils: 98 | Distance:3.27	☐	☑	☐	☐	☐
10	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:3.35	☐	☑	☐	☐	☐
11	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:3.35	☐	☑	☐	☐	☐
12	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:3.46	☐	☐	☑	☐	☐
13	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:3.56	☐	☐	☑	☐	☐
14	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:3.67	☐	☑	☐	☐	☐
15	Cliddesden Primary School Ofsted Rating: Good | Pupils: 110 | Distance:3.77	☐	☑	☐	☐	☐
16	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:3.81	☐	☐	☑	☐	☐

Area
Transport (National)



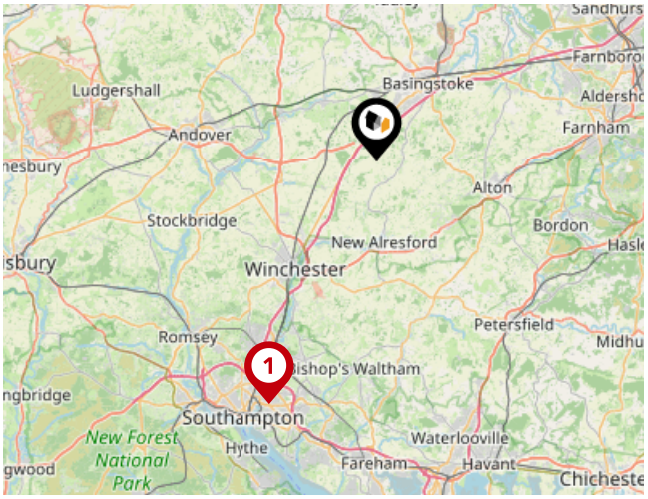
National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	4.25 miles
2	Overton Rail Station	4.69 miles
3	Basingstoke Rail Station	5.42 miles
4	Whitchurch (Hants) Rail Station	7.28 miles
5	Bramley (Hants) Rail Station	9.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J8	0.13 miles
2	M3 J7	0.84 miles
3	M3 J6	5.73 miles
4	M3 J5	10.11 miles
5	M3 J9	10.92 miles

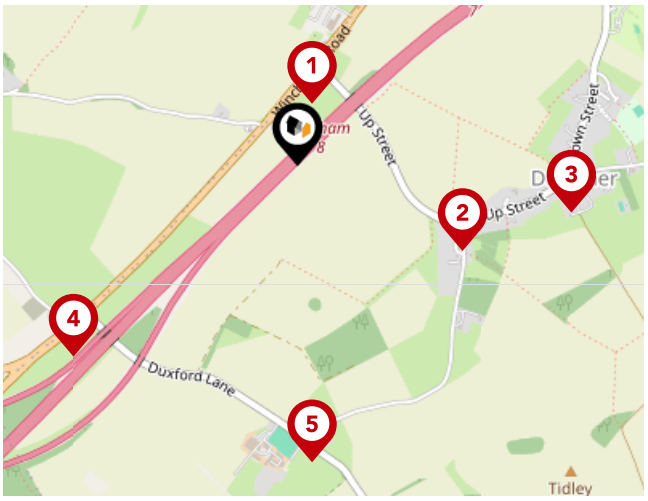


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	19.79 miles

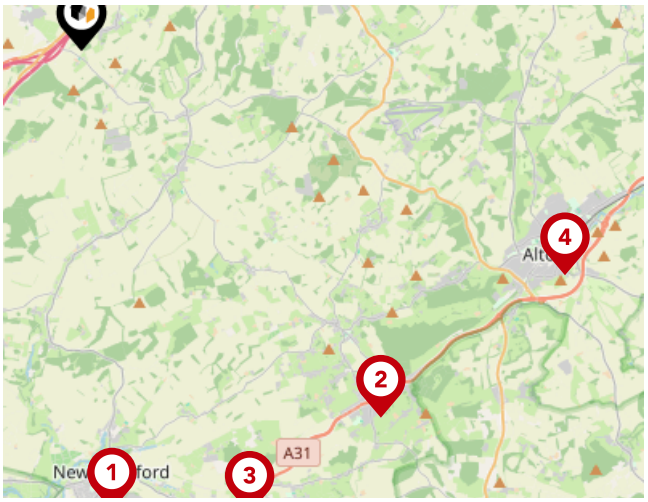
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Area
Transport (Local)



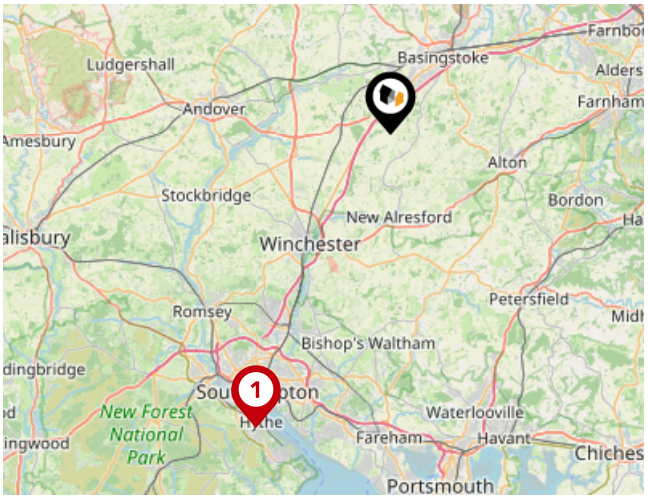
Bus Stops/Stations

Pin	Name	Distance
1	The Sun Inn	0.14 miles
2	Tower Hill	0.43 miles
3	All Saints Church	0.64 miles
4	Wheatsheaf Inn	0.68 miles
5	Dummer Down Farm	0.68 miles



Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	8.55 miles
2	Medstead & Four Marks (Mid Hants Railway)	8.79 miles
3	Ropley (Mid-Hants Railway)	9.14 miles
4	Alton (Mid-Hants Railway)	9.89 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	24.05 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

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Brockenhurst

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Environment Agency

Historic England

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