BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



48, THE CORNFIELDS, HATCH WARREN, BASINGSTOKE, RG22 4QD

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

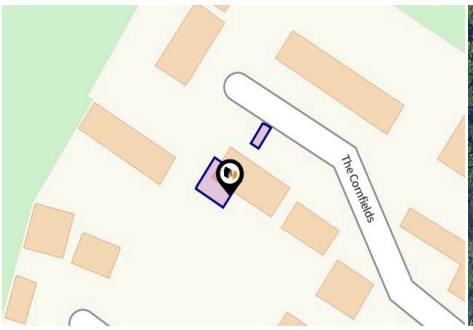
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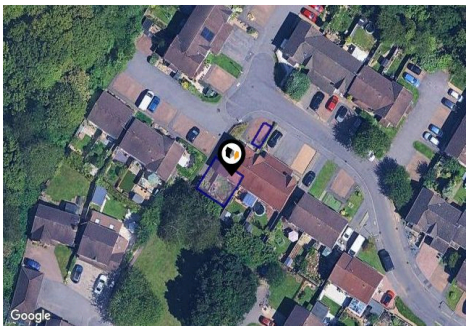
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Property
Overview







Property

Type:	Flat / Maisonette	**Last Sold Date:**	03/03/2006
Bedrooms:	1	**Last Sold Price:**	£119,000
Floor Area:	430 ft^2 / 40 m^2	**Last Sold £/ft^2:**	£269
Plot Area:	0.02 acres	**Tenure:**	Freehold
Year Built :	1991-1995	**Latest FENSA Work:**	27/02/2012 - 7 windows
Council Tax :	Band B		
Annual Estimate:	£1,754		
Title Number:	HP669033		
UPRN:	100060245383		
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)

3 mb/s **55** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos











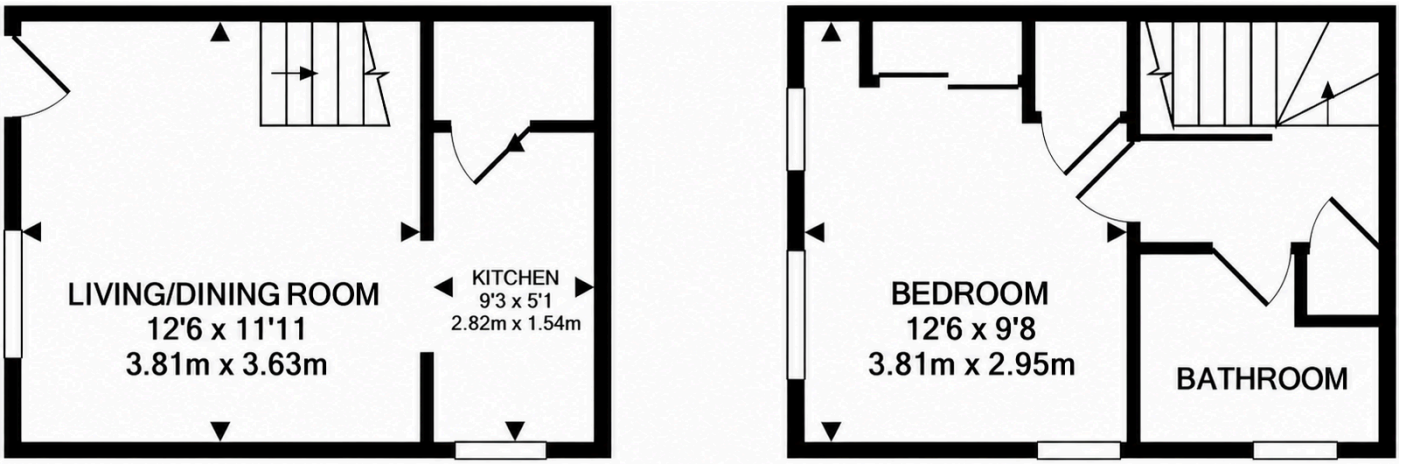


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Gallery
Floorplan

BROCKENHURST
estate agents

48, THE CORNFIELDS, HATCH WARREN, BASINGSTOKE, RG22 4QD



GROUND FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property

EPC - Certificate

48 The Cornfields, Hatch Warren, RG22 4QD

Energy rating

C

Valid until 17.11.2035

Certificate number 36209094029880951533

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 | B
69-80	C	74 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

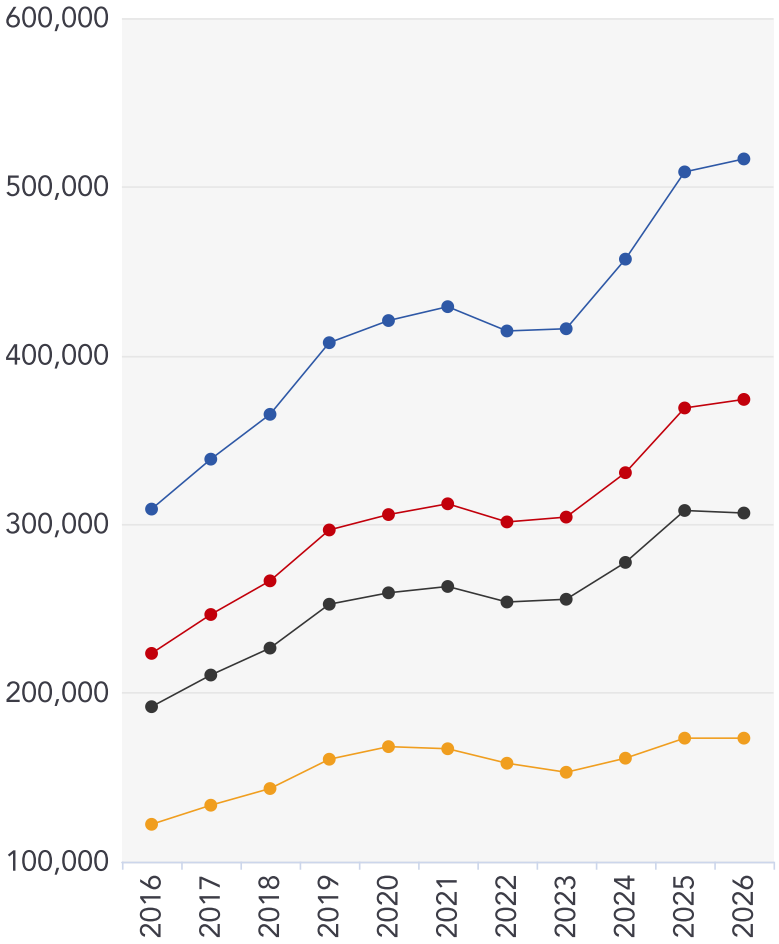
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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:	Excellent lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	40 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

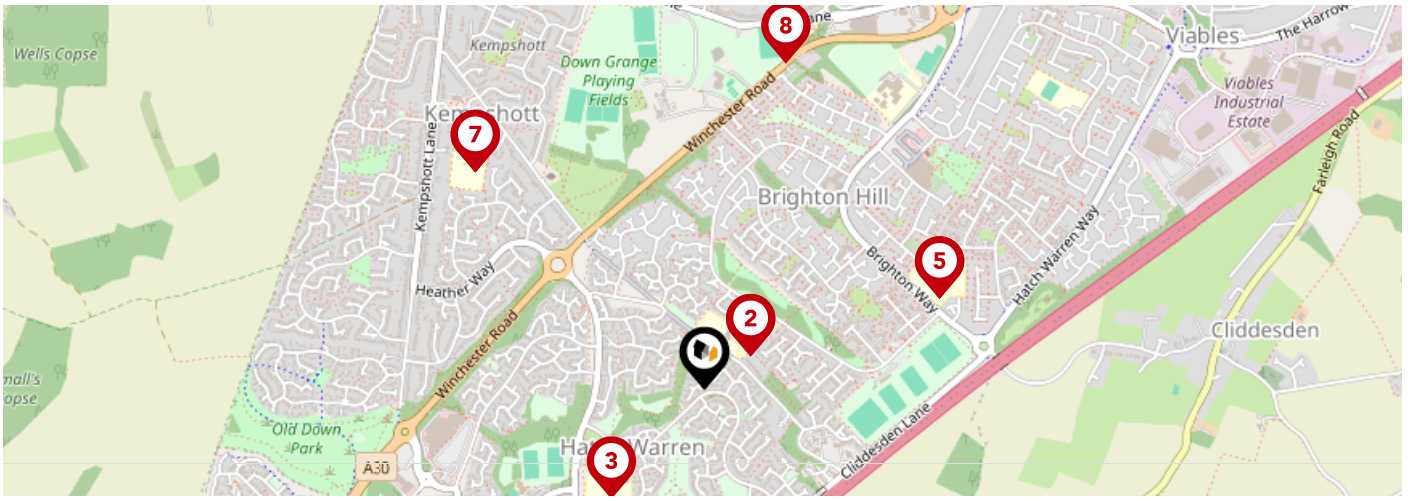
+59.82%

Flat

+41.79%

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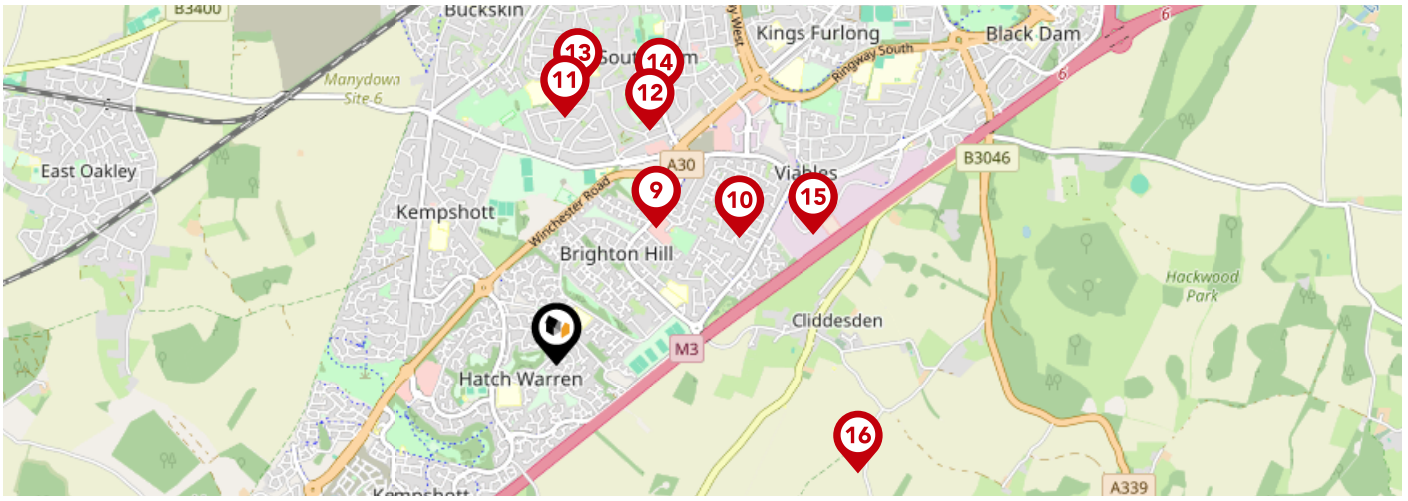
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.13	☐	☑	☐	☐	☐
2	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.13	☐	☑	☐	☐	☐
3	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.33	☐	☑	☐	☐	☐
4	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.59	☐	☑	☐	☐	☐
5	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.59	☐	☑	☐	☐	☐
6	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.74	☐	☑	☐	☐	☐
7	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.74	☐	☑	☐	☐	☐
8	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.78	☐	☐	☑	☐	☐

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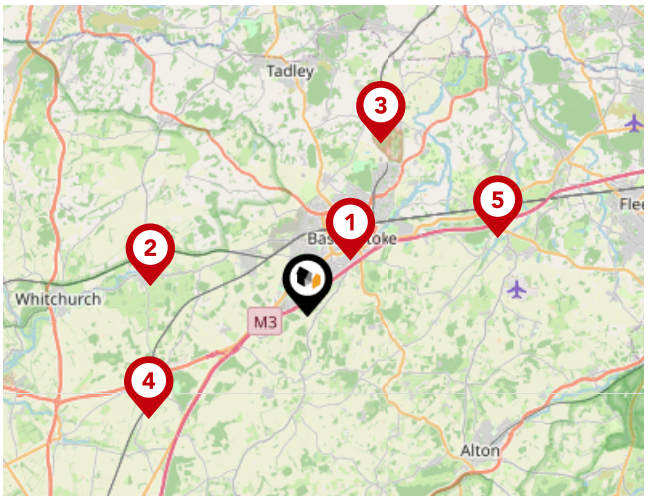
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.79	☐	☐	☑	☐	☐
10	Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:1.04	☐	☑	☐	☐	☐
11	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.15	☐	☑	☐	☐	☐
12	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.17	☐	☐	☑	☐	☐
13	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:1.28	☐	☐	☑	☐	☐
14	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.32	☐	☑	☐	☐	☐
15	Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.34	☐	☐	☑	☐	☐
16	Cliddesden Primary School Ofsted Rating: Good | Pupils: 110 | Distance:1.48	☐	☑	☐	☐	☐

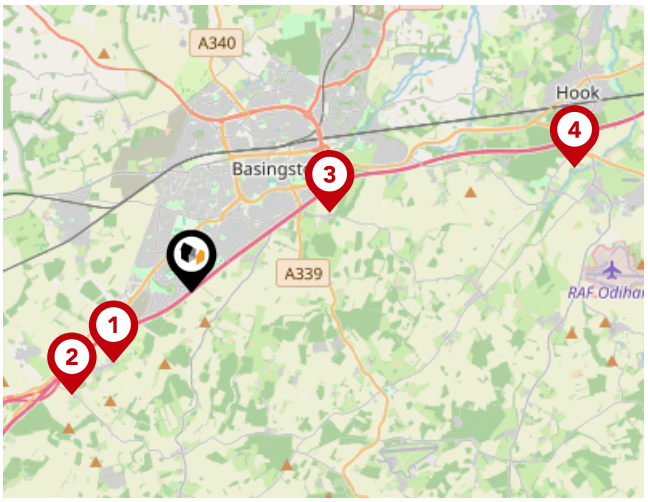
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Area
Transport (National)



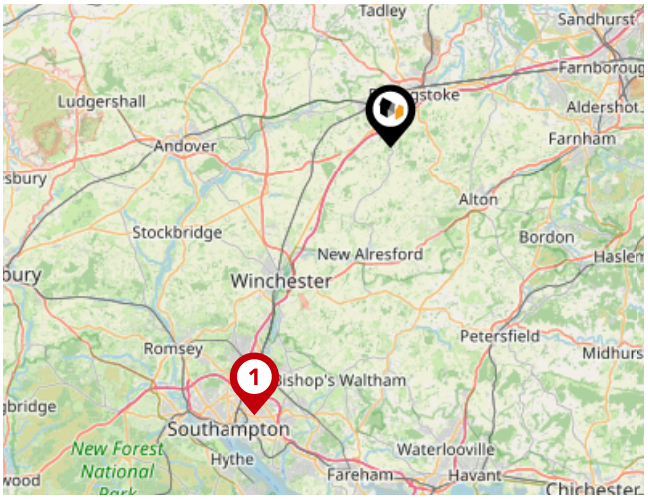
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.66 miles
2	Overton Rail Station	5.91 miles
3	Bramley (Hants) Rail Station	6.95 miles
4	Micheldever Rail Station	7.01 miles
5	Hook Rail Station	7.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	1.95 miles
2	M3 J8	2.92 miles
3	M3 J6	2.96 miles
4	M3 J5	7.47 miles

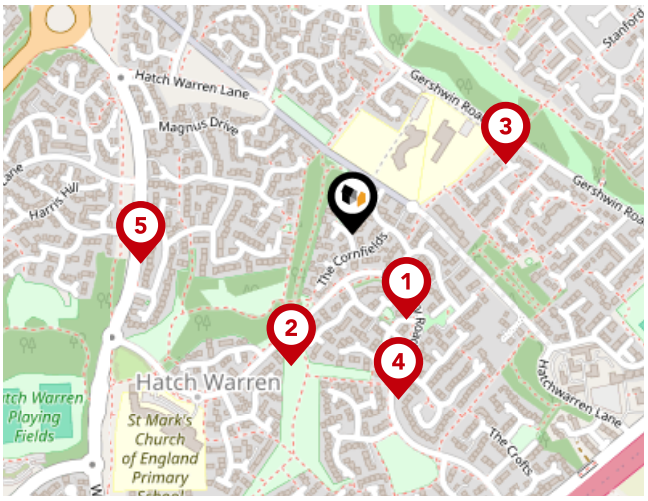


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.34 miles

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Area
Transport (Local)



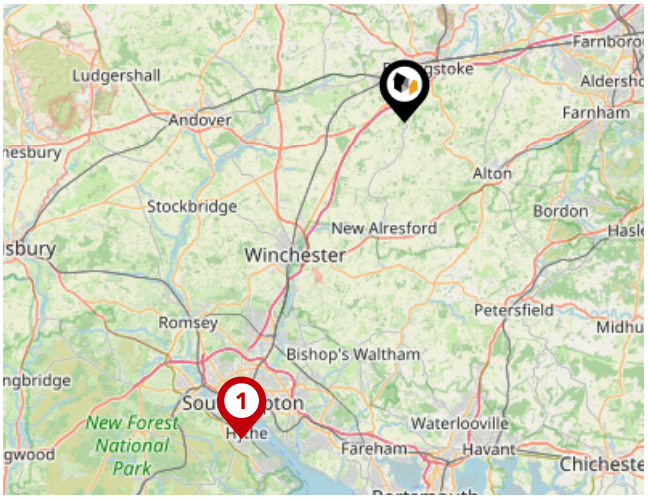
Bus Stops/Stations

Pin	Name	Distance
1	The Cornfields	0.11 miles
2	Inglewood Drive	0.16 miles
3	Ellington Drive	0.19 miles
4	Whitestones	0.19 miles
5	Alderney Avenue	0.24 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.06 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.25 miles
3	Ropley (Mid-Hants Railway)	10.43 miles
4	Alresford (Mid Hants Railway)	10.45 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.61 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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www.brockenhurst.info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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