BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th November 2026



421, WORTING ROAD, BASINGSTOKE, RG23 8PT

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

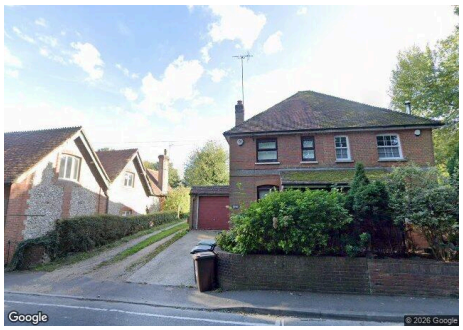
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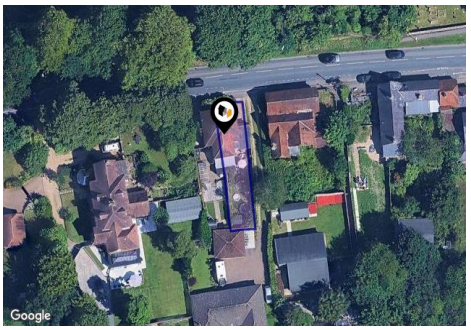
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	05/02/2021
Bedrooms:	3	**Last Sold Price:**	£308,000
Floor Area:	871 ft^2 / 81 m^2	**Last Sold £/ft^2:**	£353
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	Before 1900	**Latest FENSA Work:**	20/01/2004 - 12 windows, 2 doors
Council Tax :	Band D		
Annual Estimate:	£2,255		
Title Number:	HP325524		
UPRN:	100060249641		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	Worting
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s **80** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

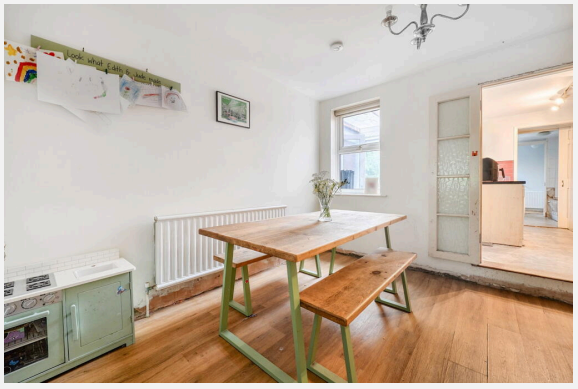
Gallery
Photos











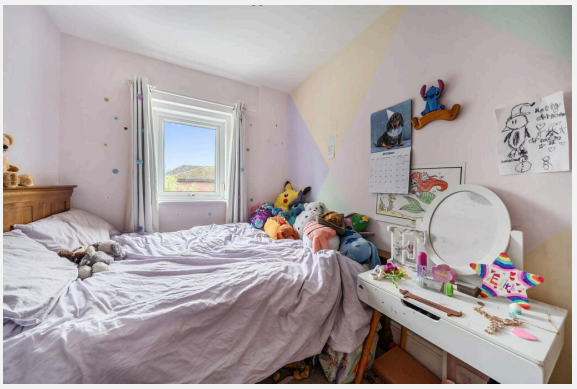




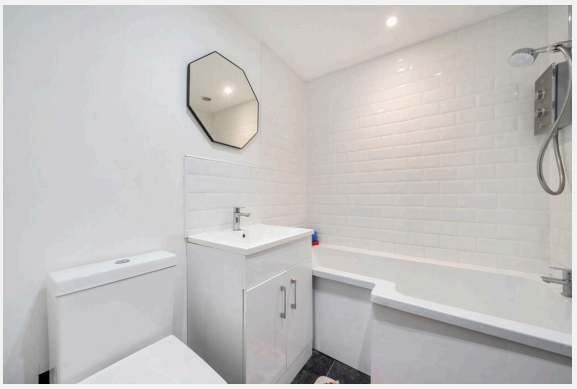


Gallery
Photos













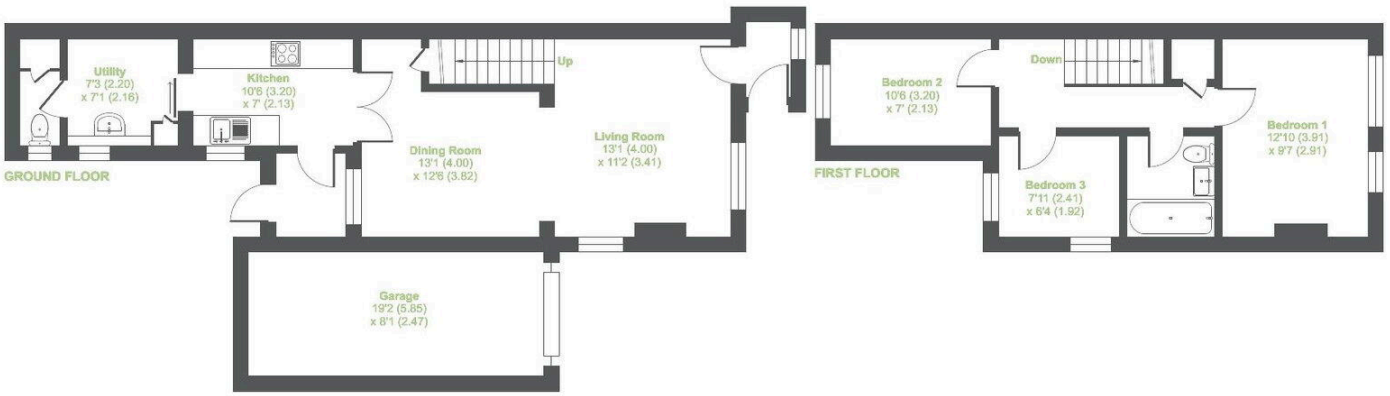


Gallery
Floorplan

421, WORTING ROAD, BASINGSTOKE, RG23 8PT

Worting Road, Basingstoke, RG23

Approximate Area = 910 sq ft / 84.5 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1067 sq ft / 99 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: 1528766

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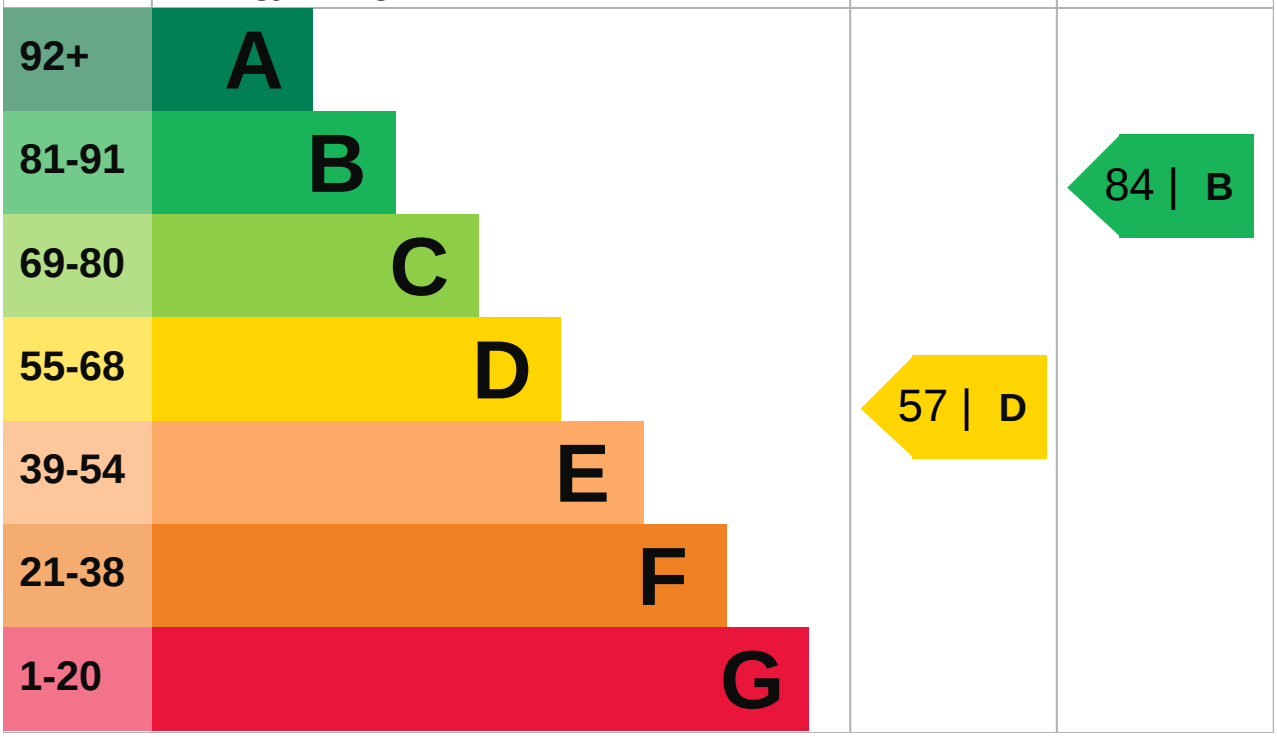
Property
EPC - Certificate

421, Worting Road, RG23 8PT

Energy rating

D

Valid until 19.06.2030



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Property

EPC - Additional Data

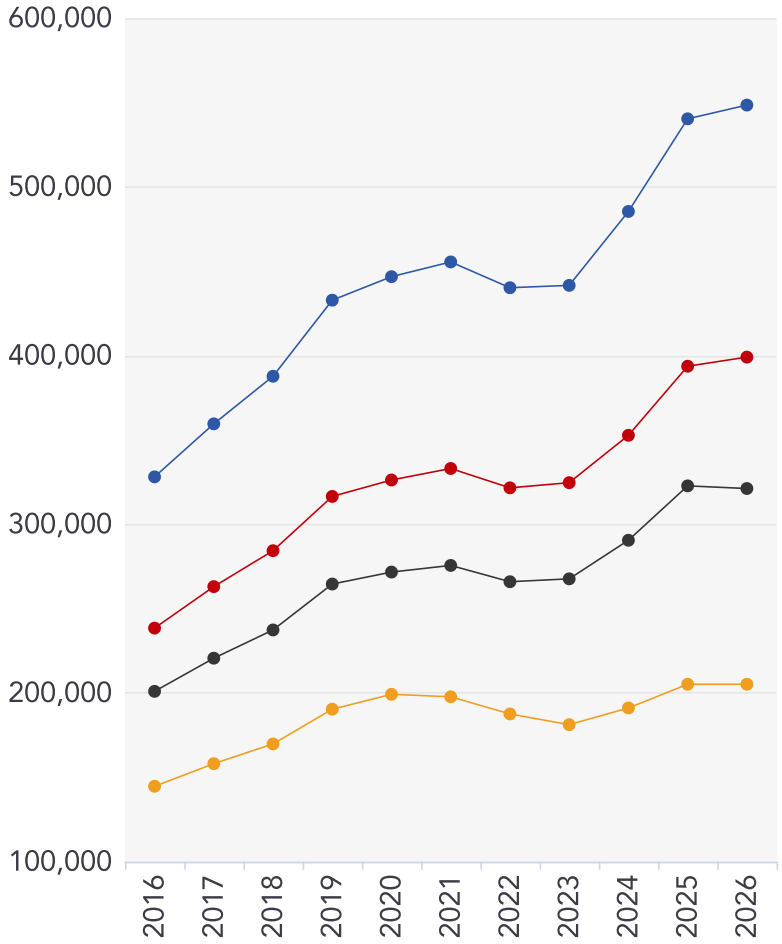
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG23



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

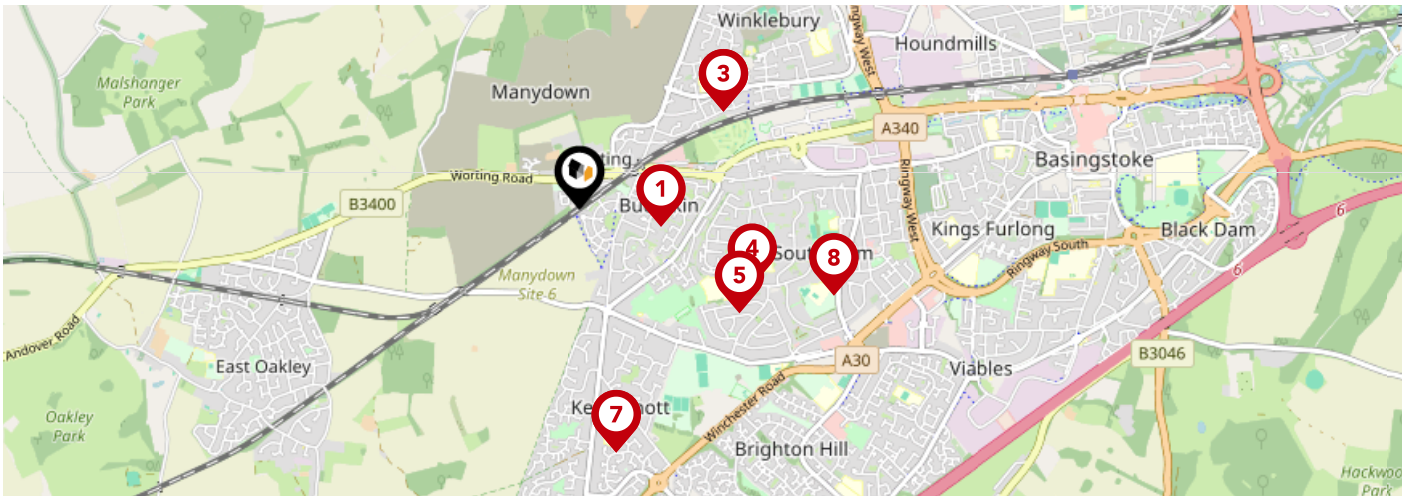
+59.82%

Flat

+41.79%

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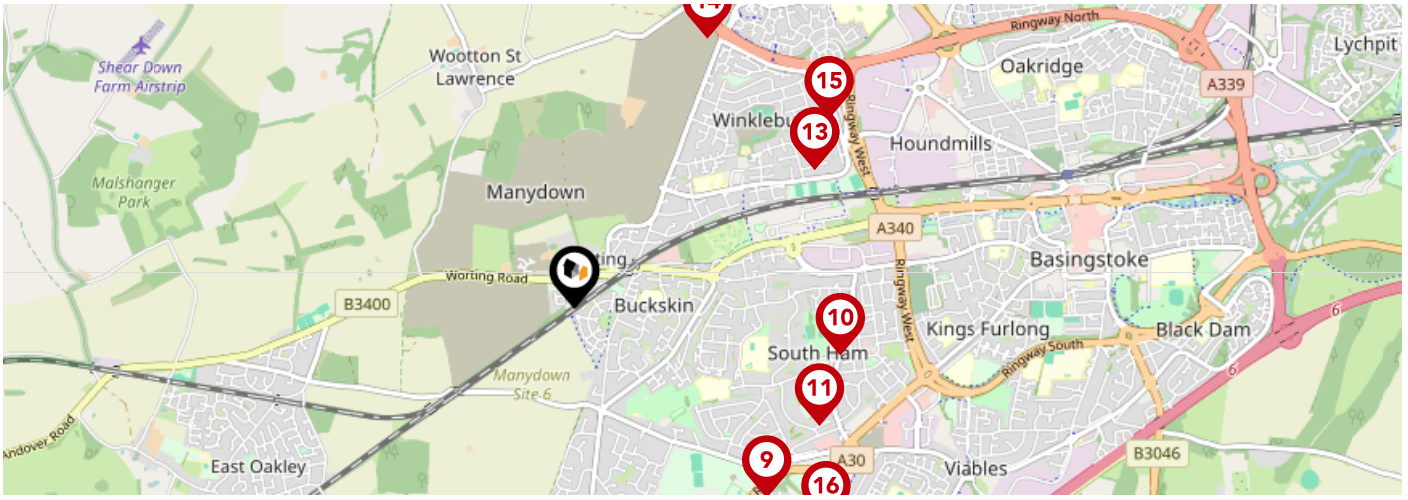
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.38	☐	☑	☐	☐	☐
2	Castle Hill Primary School Ofsted Rating: Good | Pupils: 648 | Distance:0.81	☐	☑	☐	☐	☐
3	Castle Hill Infant School Ofsted Rating: Good | Pupils: 181 | Distance:0.81	☐	☑	☐	☐	☐
4	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:0.88	☐	☐	☑	☐	☐
5	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.88	☐	☑	☐	☐	☐
6	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:1.14	☐	☑	☐	☐	☐
7	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:1.14	☐	☑	☐	☐	☐
8	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.24	☐	☑	☐	☐	☐

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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:1.25	☐	☐	☑	☐	☐
10 Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:1.25	☐	☐	☑	☐	☐
11 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.26	☐	☐	☑	☐	☐
12 Winklebury Junior School Ofsted Rating: Good | Pupils: 212 | Distance:1.28	☐	☑	☐	☐	☐
13 Winklebury Infant School Ofsted Rating: Good | Pupils: 175 | Distance:1.28	☐	☑	☐	☐	☐
14 Saxon Wood School Ofsted Rating: Good | Pupils: 42 | Distance:1.4	☐	☑	☐	☐	☐
15 Chiltern Way Academy Futures Ofsted Rating: Not Rated | Pupils:0 | Distance:1.47	☐	☐	☑	☐	☐
16 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:1.53	☐	☐	☑	☐	☐

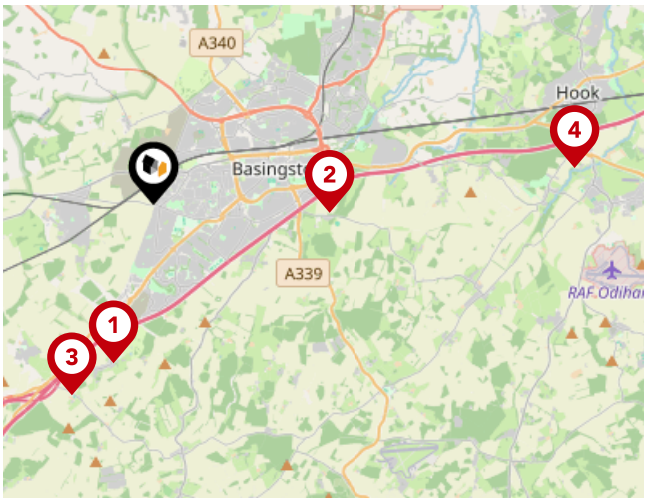
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Area
Transport (National)



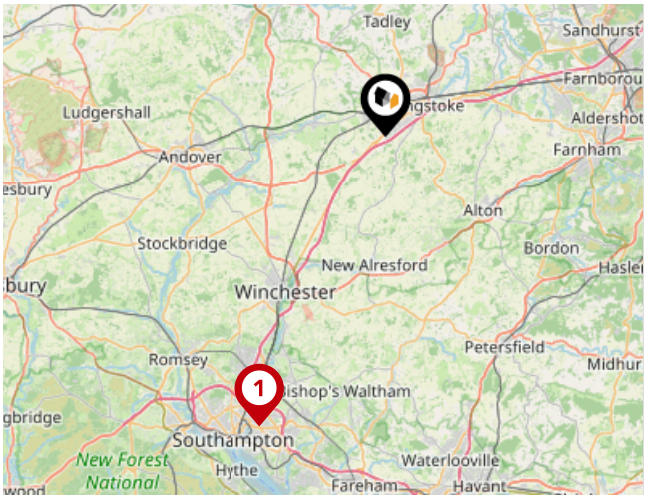
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.38 miles
2	Overton Rail Station	5.12 miles
3	Bramley (Hants) Rail Station	5.88 miles
4	Micheldever Rail Station	7.52 miles
5	Hook Rail Station	7.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	3.04 miles
2	M3 J6	3.26 miles
3	M3 J8	3.84 miles
4	M3 J5	7.84 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.51 miles

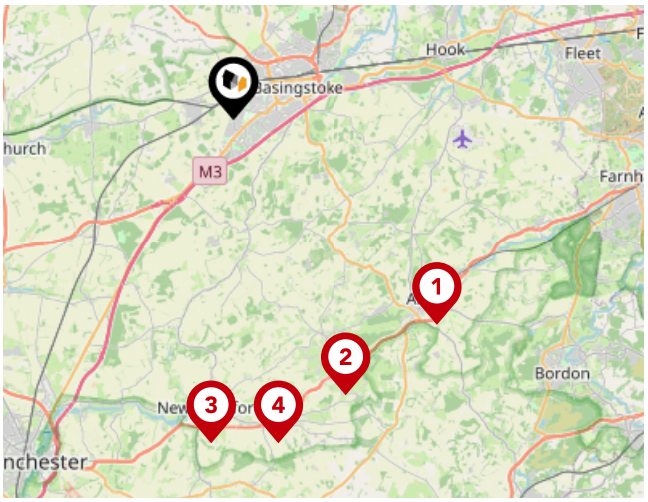
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Area
Transport (Local)



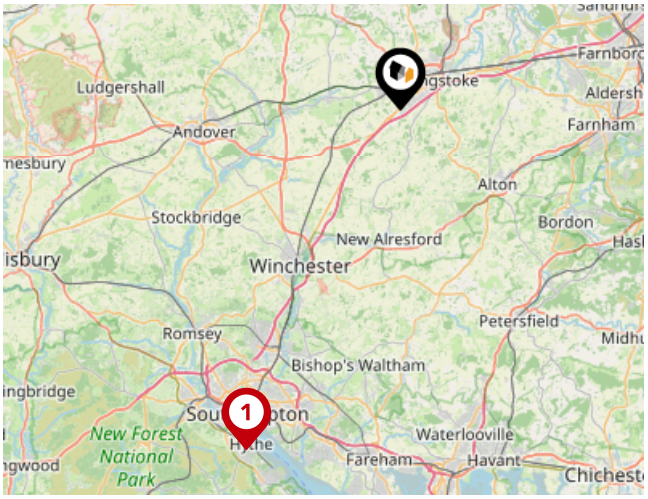
Bus Stops/Stations

Pin	Name	Distance
1	Roman Way	0.07 miles
2	Roman Way	0.13 miles
3	Wykeham Drive	0.2 miles
4	Wykeham Drive	0.23 miles
5	Manydown Farm	0.28 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.68 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.03 miles
3	Alresford (Mid Hants Railway)	11.99 miles
4	Ropley (Mid-Hants Railway)	12.13 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	27.77 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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Land Registry

Environment Agency

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