BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



9, HIGH DRIVE, BASINGSTOKE, RG22 6JT

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

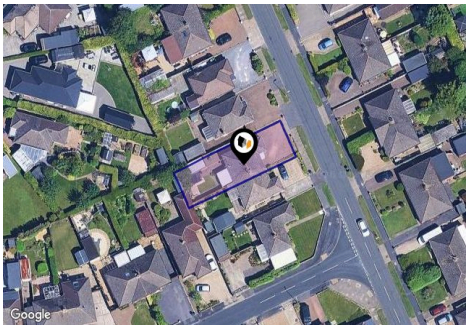
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	30/05/2003
Bedrooms:	2	**Last Sold Price:**	£174,995
Floor Area:	635 ft^2 / 59 m^2	**Last Sold £/ft^2:**	£275
Plot Area:	0.07 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP12106		
UPRN:	100060229063		
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)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















Gallery
Photos



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Gallery
Floorplan

9, HIGH DRIVE, BASINGSTOKE, RG22 6JT

High Drive, Basingstoke, RG22

Approximate Area = 791 sq ft / 73.4 sq m
Garage = 126 sq ft / 11.7 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 971 sq ft / 90.1 sq m
For identification only - Not to scale0



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: 1527257

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Property
EPC - Certificate

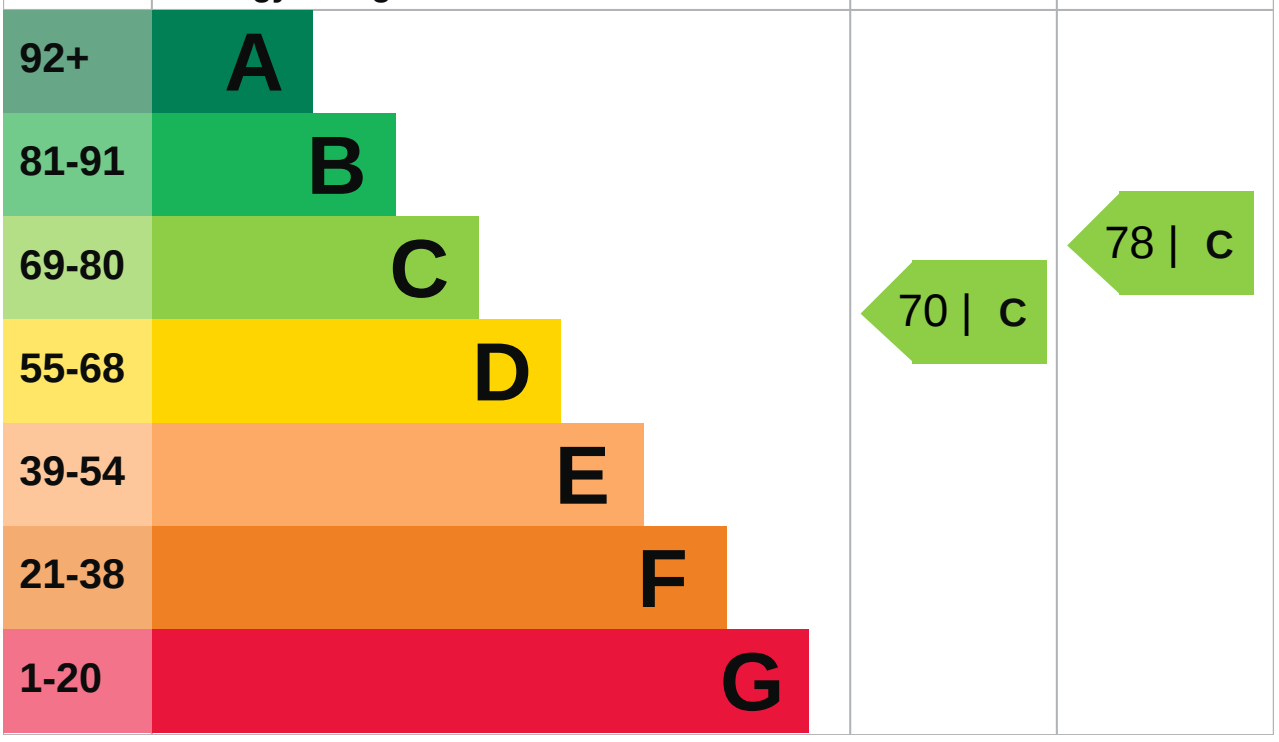
9 High Drive, BASINGSTOKE, RG22 6JT

Energy rating

C

Valid until 28.09.2036

Certificate number
7600-5887-0822-0629-3163



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Property

EPC - Additional Data

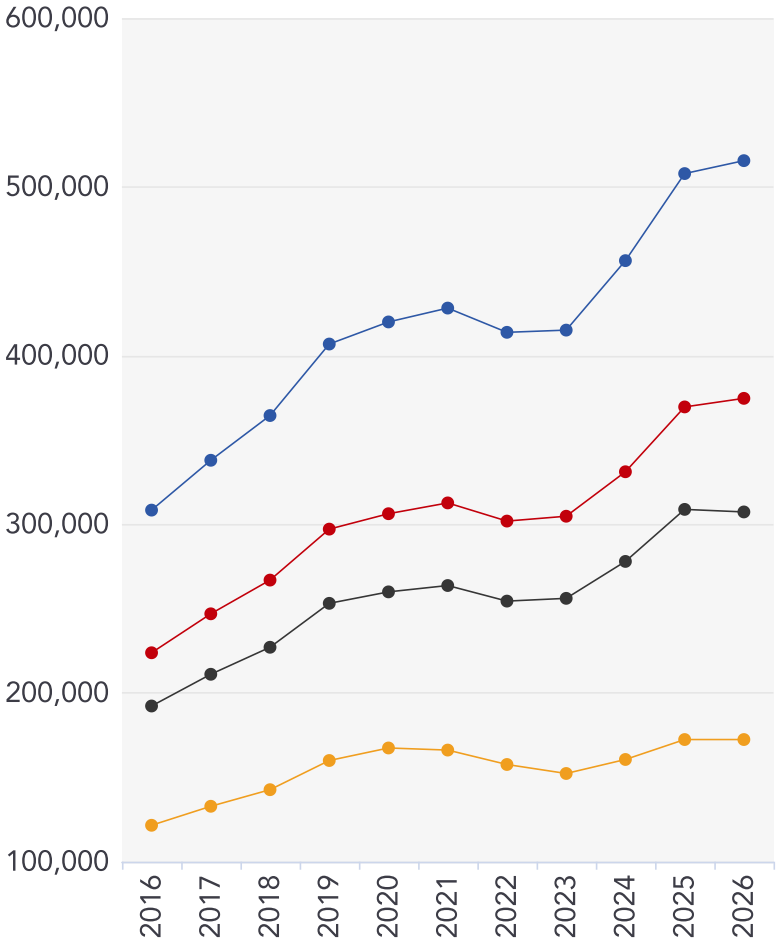
Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	59 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

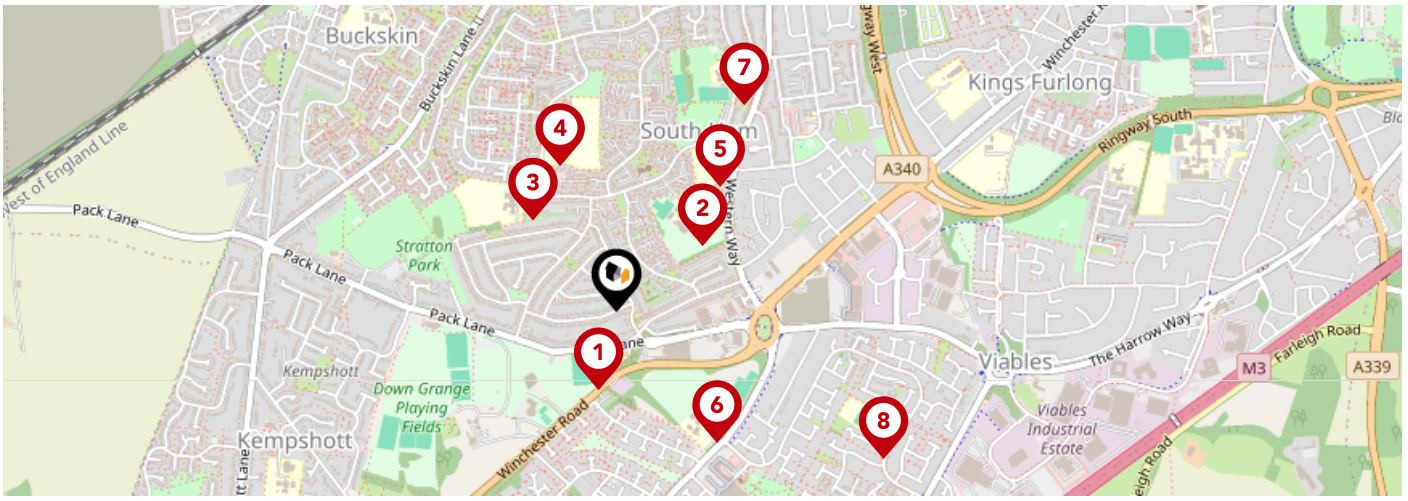
+59.82%

Flat

+41.79%

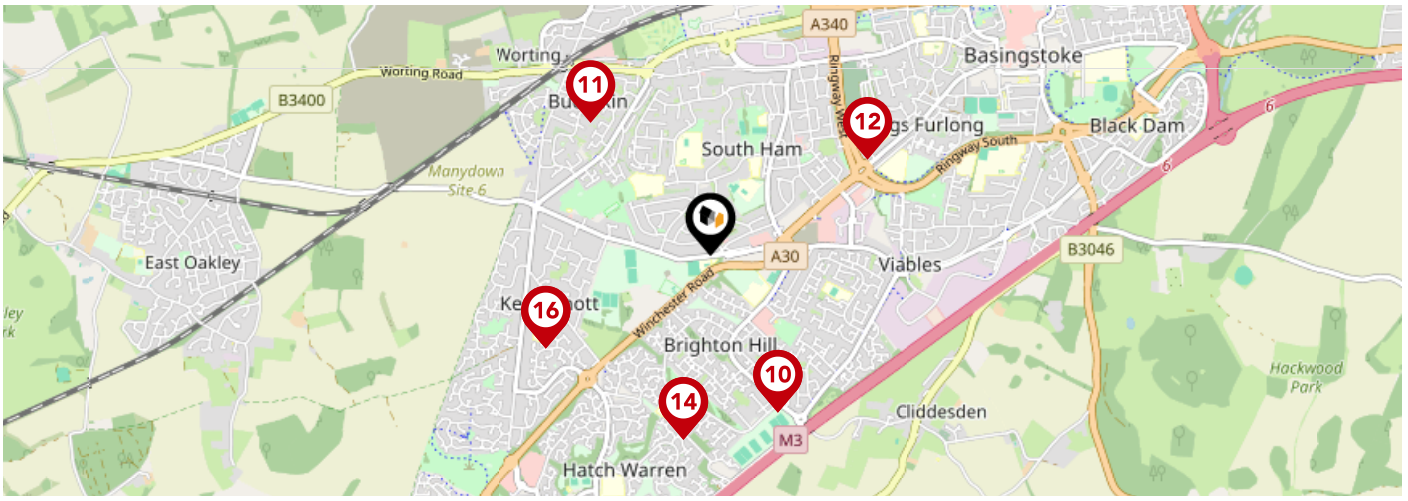
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.19	☐	☐	☑	☐	☐
2	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.25	☐	☐	☑	☐	☐
3	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.29	☐	☑	☐	☐	☐
4	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:0.36	☐	☐	☑	☐	☐
5	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:0.38	☐	☑	☐	☐	☐
6	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.38	☐	☐	☑	☐	☐
7	Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:0.57	☐	☐	☑	☐	☐
8	Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.71	☐	☑	☐	☐	☐

Area
Schools

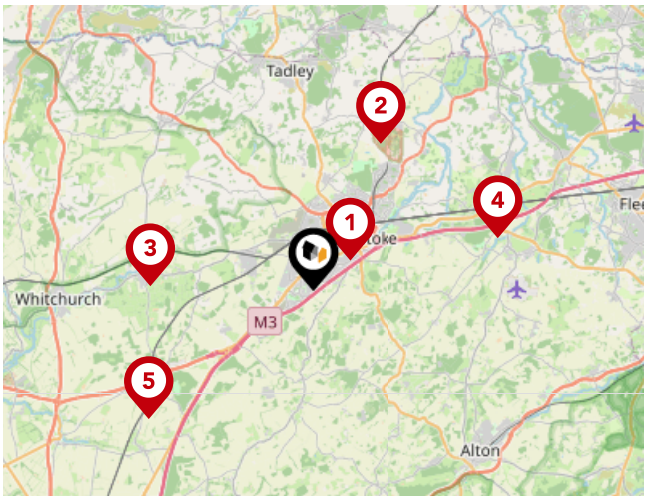


	Nursery	Primary	Secondary	College	Private
9 Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.79	☐	☑	☐	☐	☐
10 Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.79	☐	☑	☐	☐	☐
11 Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.83	☐	☑	☐	☐	☐
12 Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:0.85	☐	☑	☐	☐	☐
13 Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.87	☐	☑	☐	☐	☐
14 Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.87	☐	☑	☐	☐	☐
15 Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.88	☐	☑	☐	☐	☐
16 Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.88	☐	☑	☐	☐	☐

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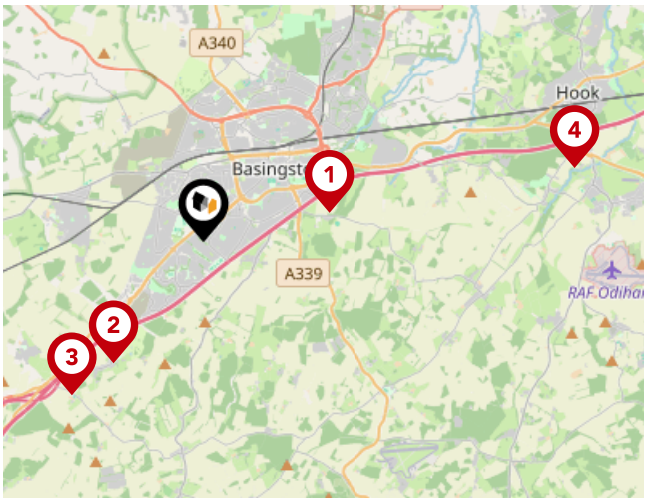
Area

Transport (National)



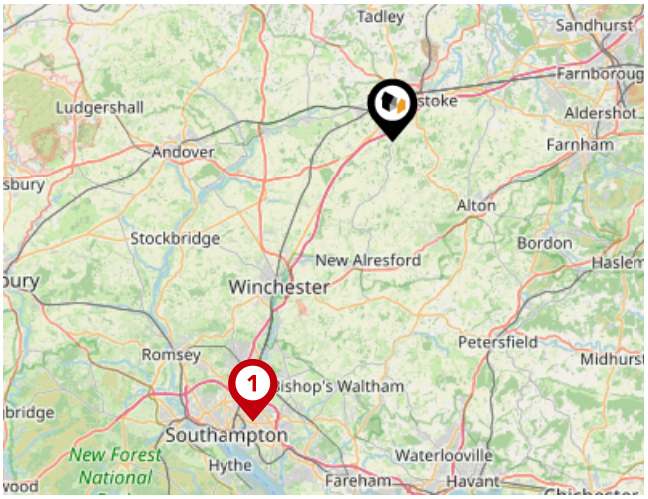
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.82 miles
2	Bramley (Hants) Rail Station	6 miles
3	Overton Rail Station	6.03 miles
4	Hook Rail Station	7.11 miles
5	Micheldever Rail Station	7.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.39 miles
2	M3 J7	2.8 miles
3	M3 J8	3.75 miles
4	M3 J5	7.01 miles

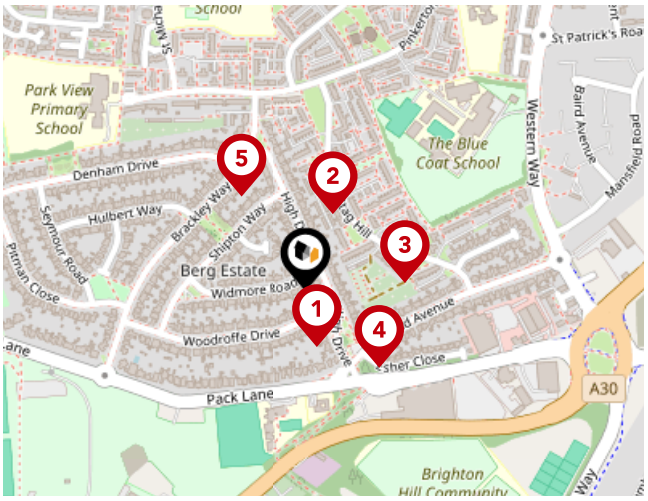


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.28 miles

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Area
Transport (Local)



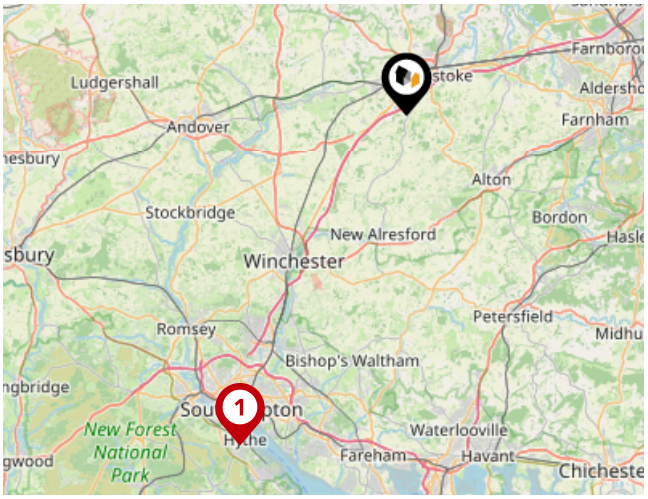
Bus Stops/Stations

Pin	Name	Distance
1	High Drive	0.06 miles
2	Portsmouth Way	0.09 miles
3	Portsmouth Walk	0.11 miles
4	Buckland Parade	0.12 miles
5	High Drive	0.13 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.54 miles
2	Medstead & Four Marks (Mid Hants Railway)	10.05 miles
3	Ropley (Mid-Hants Railway)	11.35 miles
4	Alresford (Mid Hants Railway)	11.41 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	27.55 miles

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.

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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

Royal Mail