BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



44, THE SMITHY, BRAMLEY, TADLEY, RG26 5AY

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

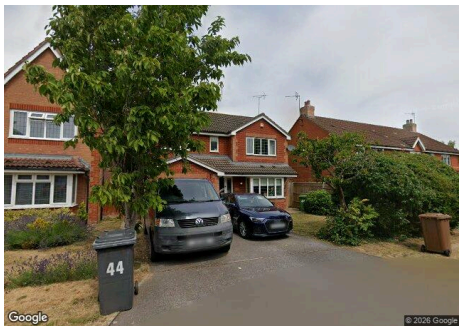
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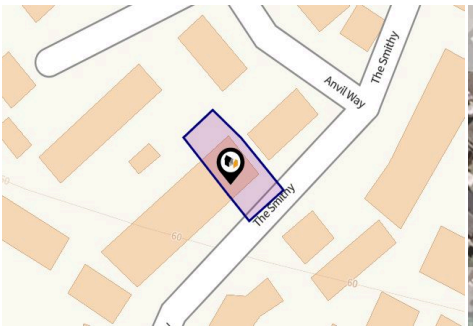
basingstoke@brockenhurst.info

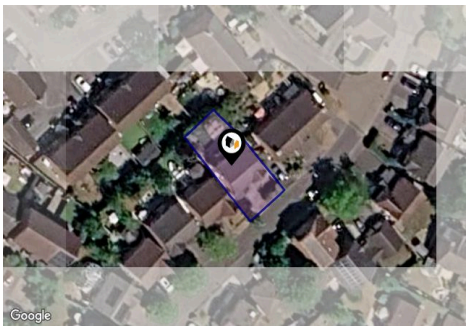
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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	03/10/2014
Bedrooms:	4	**Last Sold Price:**	£395,000
Floor Area:	1,399 ft^2 / 130 m^2	**Last Sold £/ft^2:**	£282
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1999	**Latest FENSA Work:**	27/06/2021 - 1 door
Council Tax :	Band F		04/01/2016 - 2 doors
Annual Estimate:	£3,258		
Title Number:	HP573203		
UPRN:	10000456817		
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)

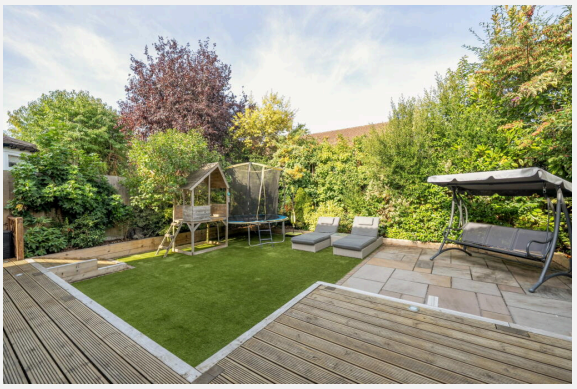
5 mb/s **80** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos



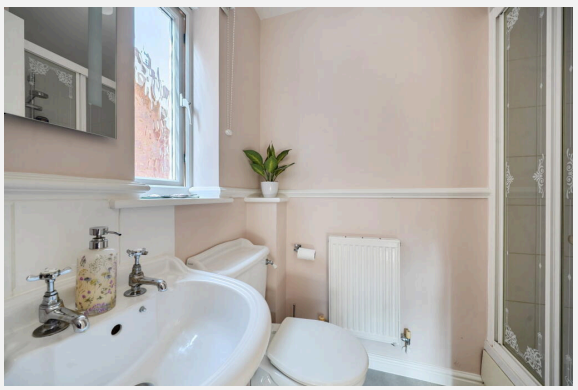


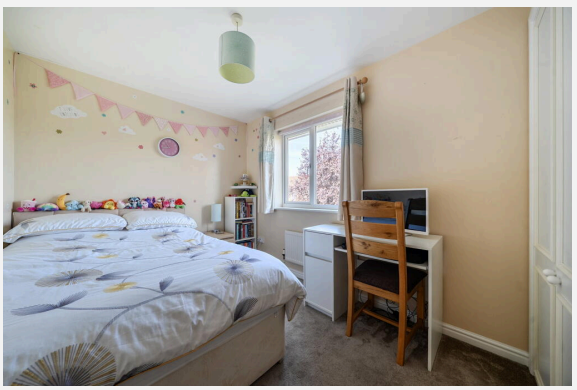












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Gallery
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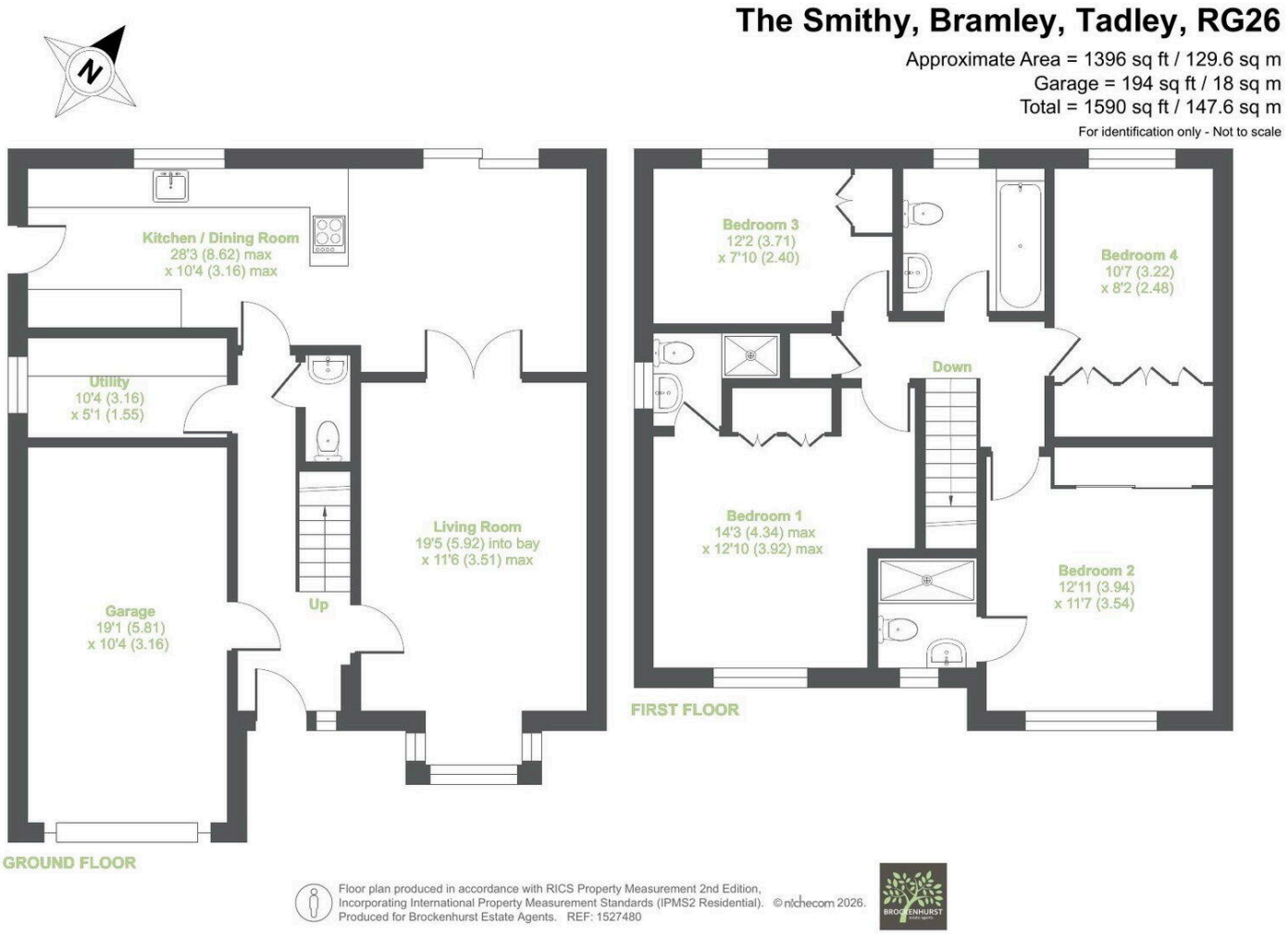
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Gallery
Floorplan

44, THE SMITHY, BRAMLEY, TADLEY, RG26 5AY



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: 1527480

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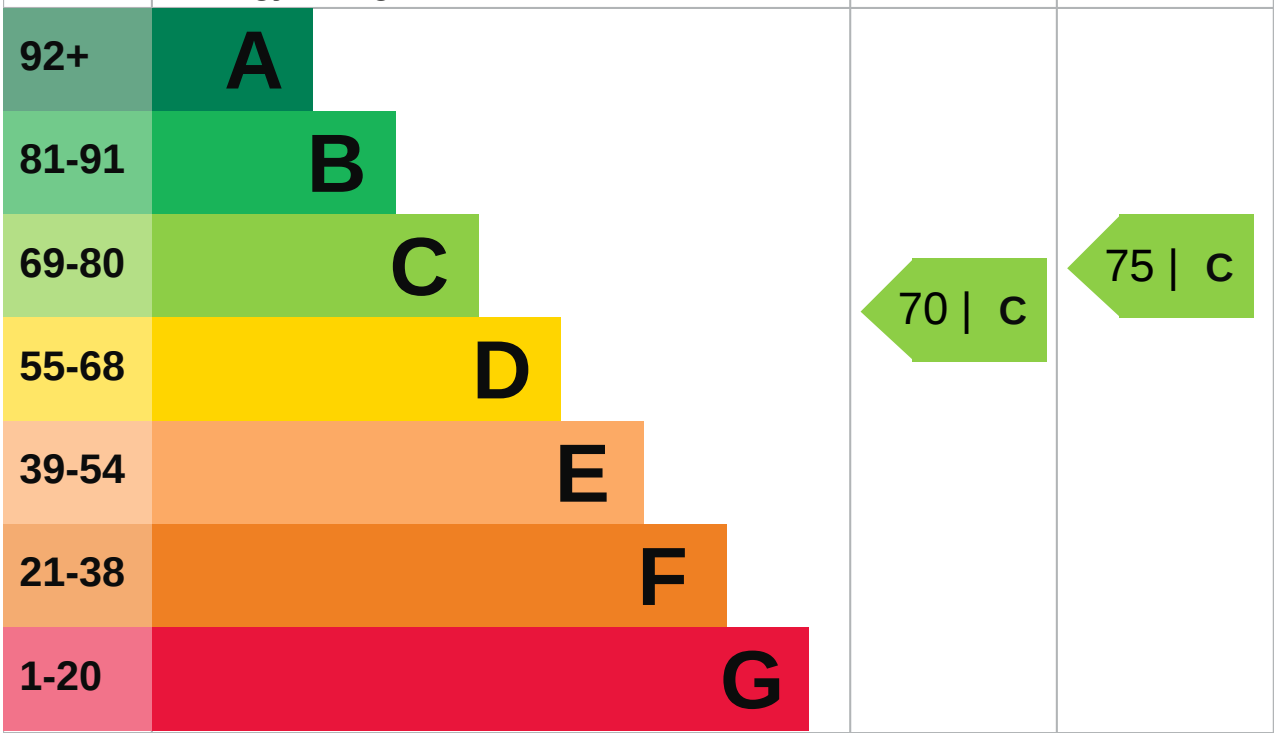
Property
EPC - Certificate

44, The Smithy, Bramley, RG26 5AY

Energy rating

C

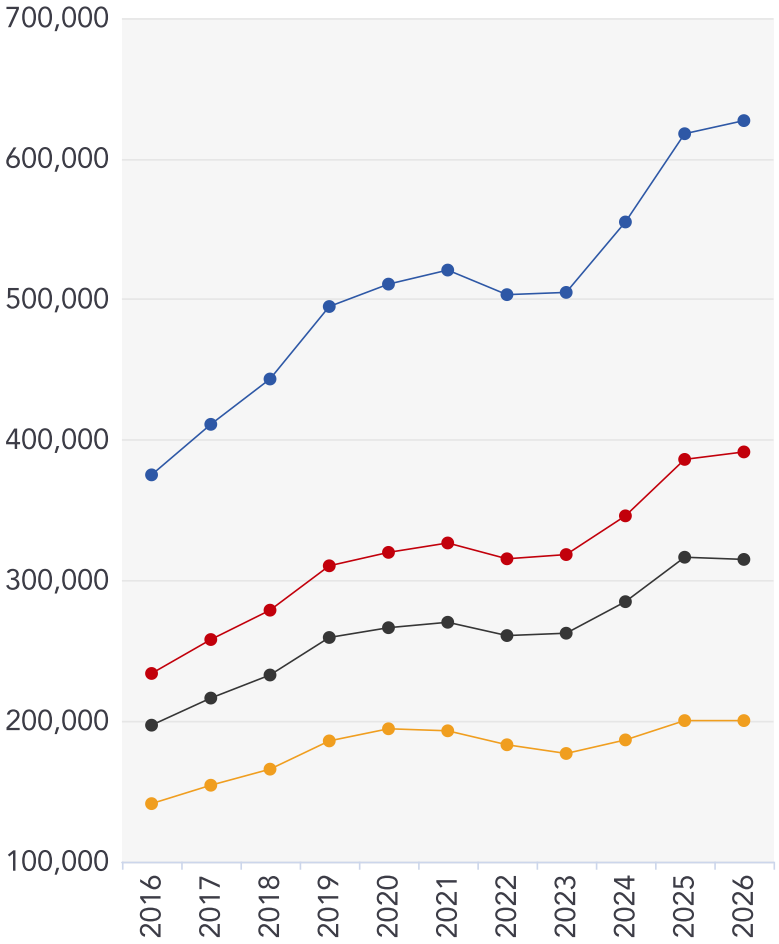
Valid until 04.04.2021



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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG26



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

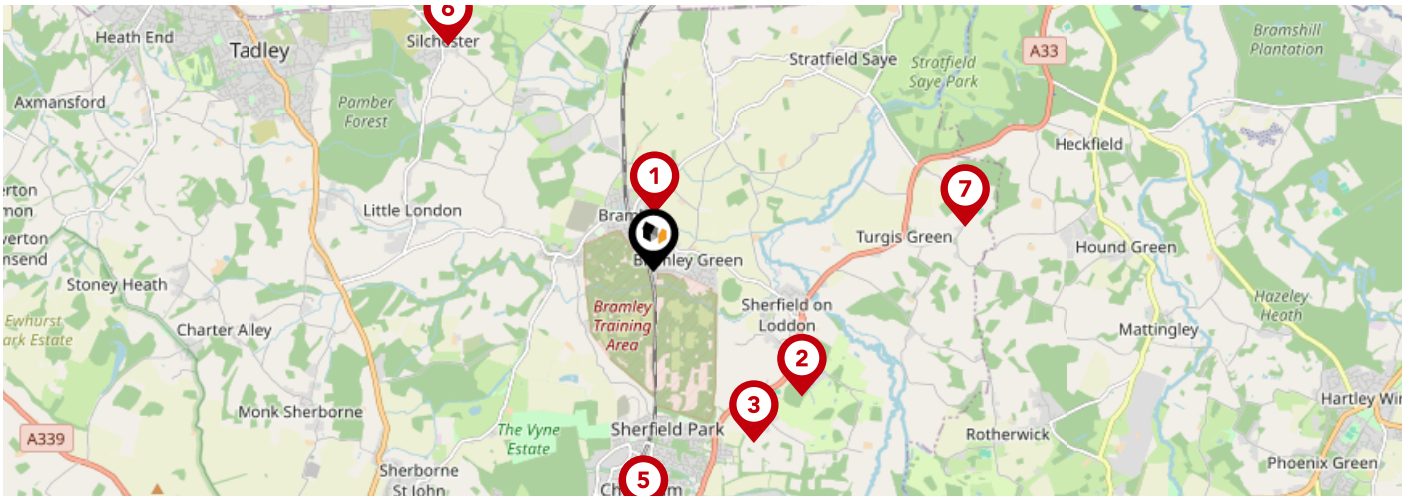
+59.82%

Flat

+41.79%

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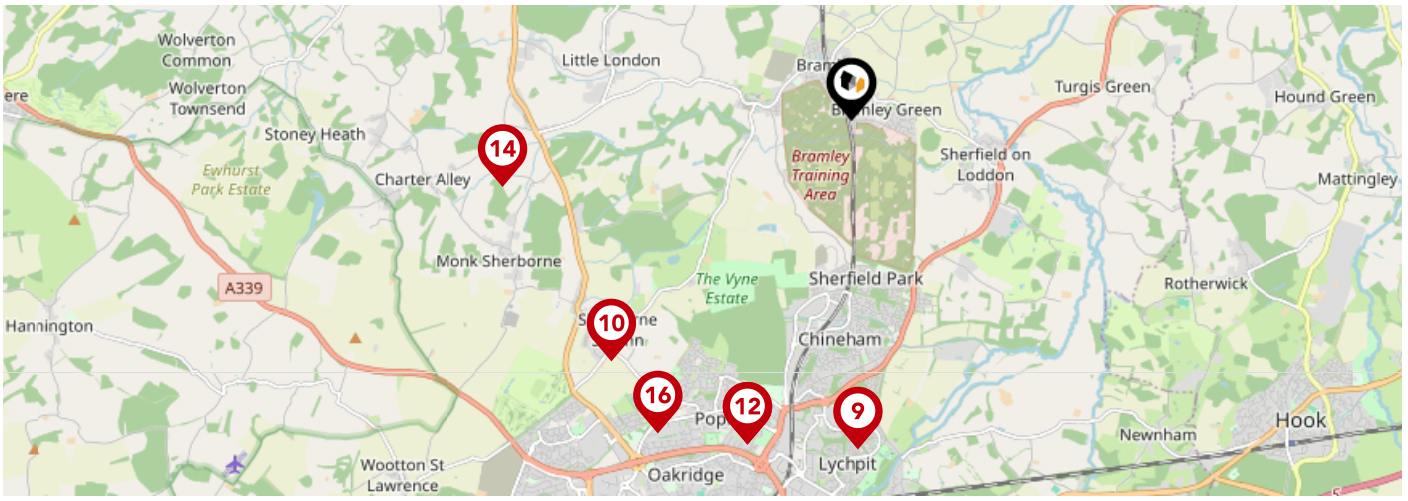
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Bramley Church of England Primary School** Ofsted Rating: Good | Pupils: 452 | Distance:0.53	☐	☑	☐	☐	☐
2 **Sherfield School** Ofsted Rating: Not Rated | Pupils: 667 | Distance:1.81	☐	☐	☑	☐	☐
3 **The Loddon School** Ofsted Rating: Outstanding | Pupils: 29 | Distance:1.85	☐	☐	☑	☐	☐
4 **Four Lanes Infant School** Ofsted Rating: Good | Pupils: 270 | Distance:2.29	☐	☑	☐	☐	☐
5 **Four Lanes Community Junior School** Ofsted Rating: Good | Pupils: 352 | Distance:2.29	☐	☑	☐	☐	☐
6 **Silchester Church of England Primary School** Ofsted Rating: Good | Pupils: 178 | Distance:2.82	☐	☑	☐	☐	☐
7 **Wellesley Prep School** Ofsted Rating: Not Rated | Pupils: 292 | Distance:2.93	☐	☐	☑	☐	☐
8 **Inclusion Hampshire** Ofsted Rating: Not Rated | Pupils:0 | Distance:2.98	☐	☐	☑	☐	☐

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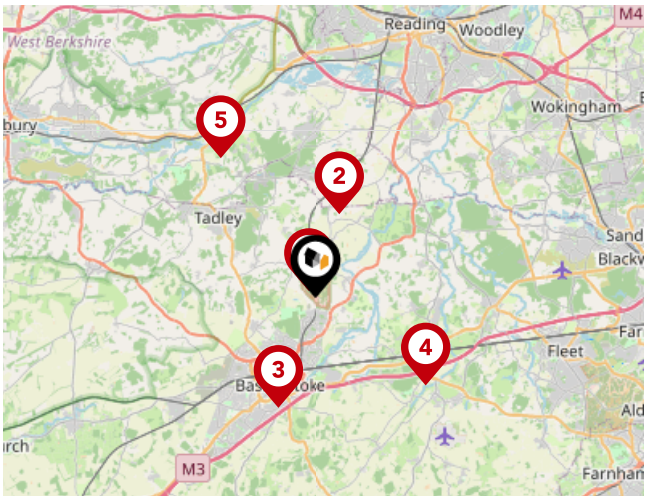
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:3.04	☐	☑	☐	☐	☐
10 Sherborne St John Church of England Primary School Ofsted Rating: Good | Pupils: 117 | Distance:3.15	☐	☑	☐	☐	☐
11 Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:3.15	☐	☑	☐	☐	☐
12 Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:3.15	☐	☑	☐	☐	☐
13 Mortimer St Mary's C.E. Junior School Ofsted Rating: Good | Pupils: 242 | Distance:3.23	☐	☑	☐	☐	☐
14 The Priory Primary School Ofsted Rating: Good | Pupils: 188 | Distance:3.29	☐	☑	☐	☐	☐
15 Mortimer St. John's C.E. Infant School Ofsted Rating: Good | Pupils: 173 | Distance:3.39	☐	☑	☐	☐	☐
16 Everest Community Academy Ofsted Rating: Good | Pupils: 691 | Distance:3.4	☐	☐	☑	☐	☐

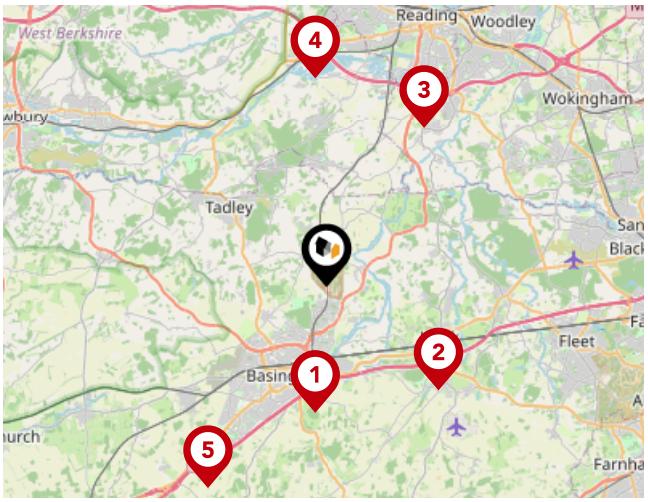
Area

Transport (National)



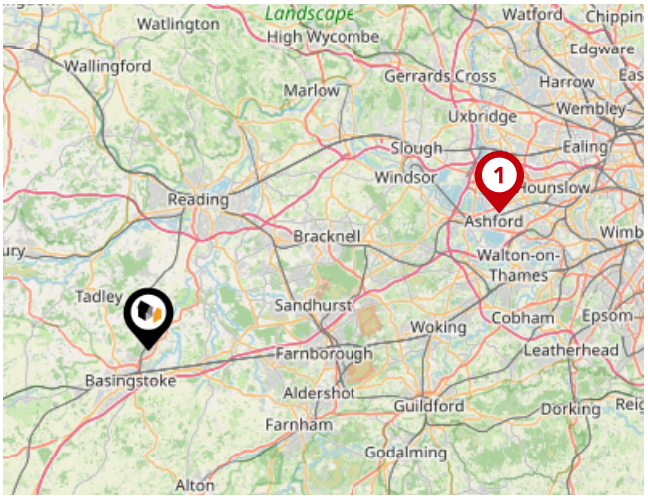
National Rail Stations

Pin	Name	Distance
1	Bramley (Hants) Rail Station	0.3 miles
2	Mortimer Rail Station	3.2 miles
3	Basingstoke Rail Station	4.3 miles
4	Hook Rail Station	5.22 miles
5	Aldermaston Rail Station	6.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	4.7 miles
2	M3 J5	5.65 miles
3	M4 J11	6.89 miles
4	M4 J12	7.71 miles
5	M3 J7	8.71 miles

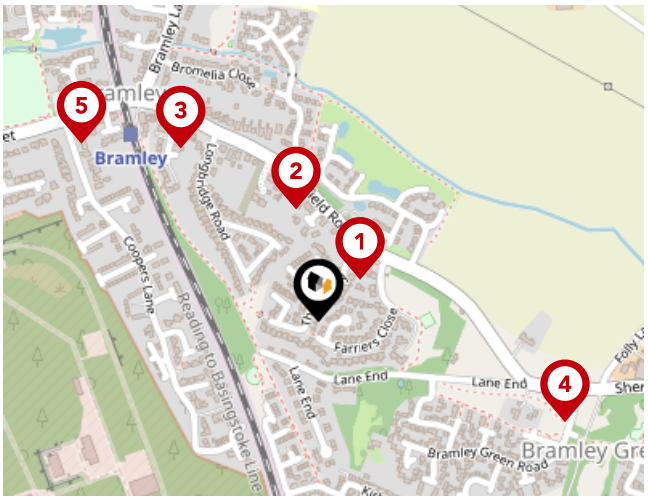


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	27.9 miles

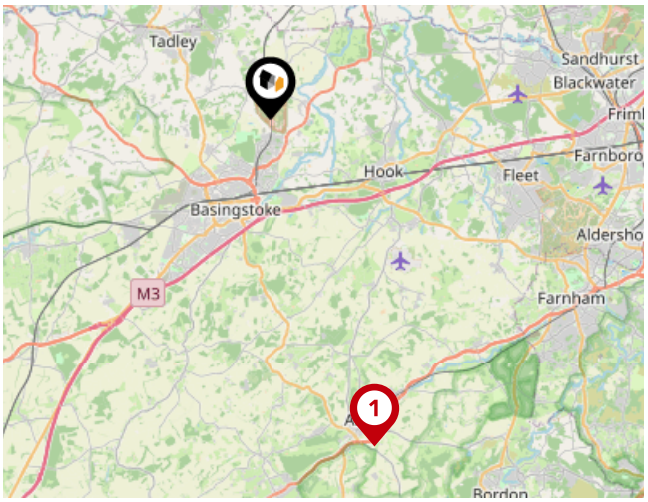
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Area
Transport (Local)



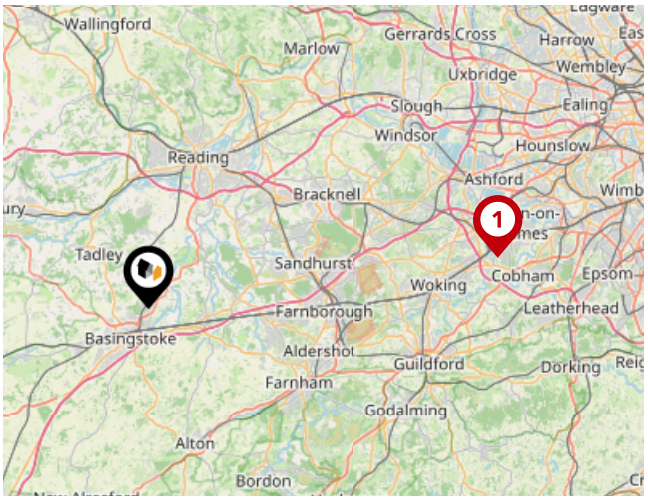
Bus Stops/Stations

Pin	Name	Distance
1	The Smithy	0.06 miles
2	Strawberry Fields	0.13 miles
3	Jibbs Meadow	0.25 miles
4	Bramley Green Road	0.3 miles
5	The Bramley Inn	0.34 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.71 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.11 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

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Brockenhurst

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