BROCKENHURST
estate agents

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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Tuesday 17th November 2026**



## 1, WALTON CLOSE, BASINGSTOKE, RG22 4NW


**Brockenhurst**

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

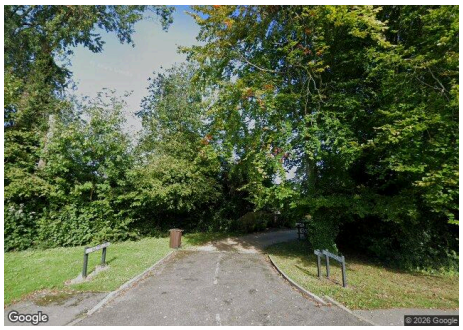
basingstoke@brockenhurst.info

www.brockenhurst.info



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# Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Last Sold Date:** | 30/06/2006 |
| **Bedrooms:** | 4 | **Last Sold Price:** | £285,000 |
| **Floor Area:** | 1,151 ft$^2$ / 107 m$^2$ | **Last Sold £/ft$^2$:** | £247 |
| **Plot Area:** | 0.08 acres | **Tenure:** | Freehold |
| **Year Built :** | 2006 | **Latest FENSA Work:** | 02/06/2014 - 1 door |
| **Council Tax :** | Band E | | 18/12/2006 - 1 door |
| **Annual Estimate:** | £2,756 | | |
| **Title Number:** | HP677233 | | |
| **UPRN:** | 10008486550 | | |
| **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 **1800** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

# Gallery
# **Photos**



















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# Gallery
# **Photos**

















# Gallery
# **Photos**





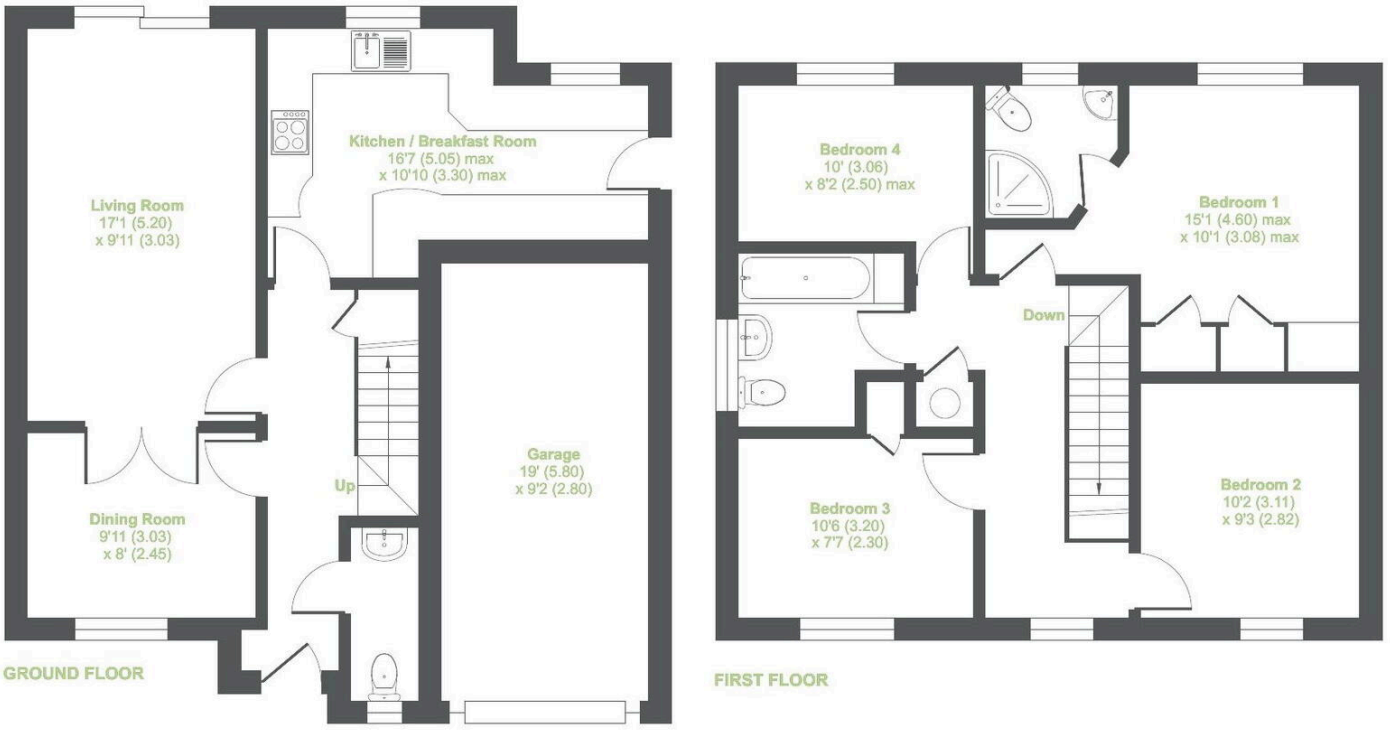
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Gallery
**Floorplan**

# 1, WALTON CLOSE, BASINGSTOKE, RG22 4NW

## Walton Close, Basingstoke, RG22

Approximate Area = 1157 sq ft / 107.4 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1329 sq ft / 123.3 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: 1521164



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Property
# EPC - Certificate

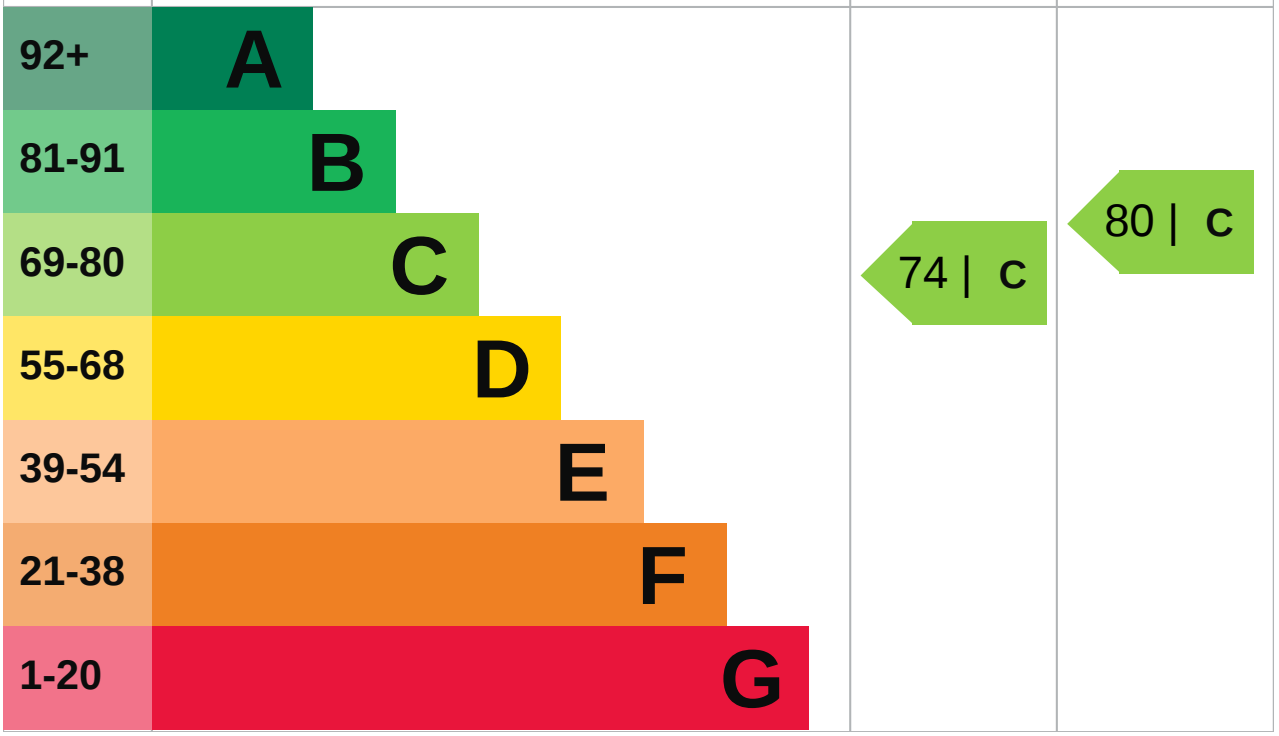
1 Walton Close BASINGSTOKE RG22 4NW

Energy rating

C

**Valid until 16.09.2036**

**Certificate number 03902603561025960681**






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Property

# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Detached house |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Cavity wall, as built, insulated (assumed) |
| **Roof:** | Pitched, 100 mm loft insulation |
| **Roof Energy:** | Pitched, 100 mm loft insulation |
| **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:** | From main system |
| **Lighting:** | Below average lighting efficiency |
| **Floors:** | Solid, insulated (assumed) |
| **Total Floor Area:** | 107 $m^2$ |

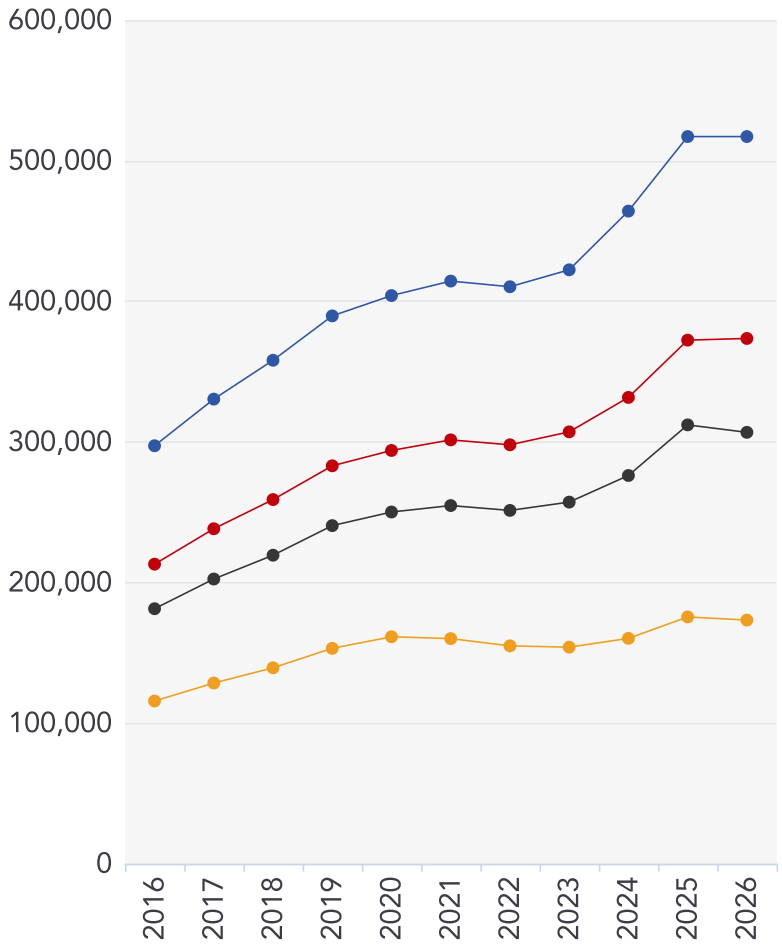


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# Market
# House Price Statistics

BROCKENHURST estate agents

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




Detached

**+73.97%**

Semi-Detached

**+75.35%**

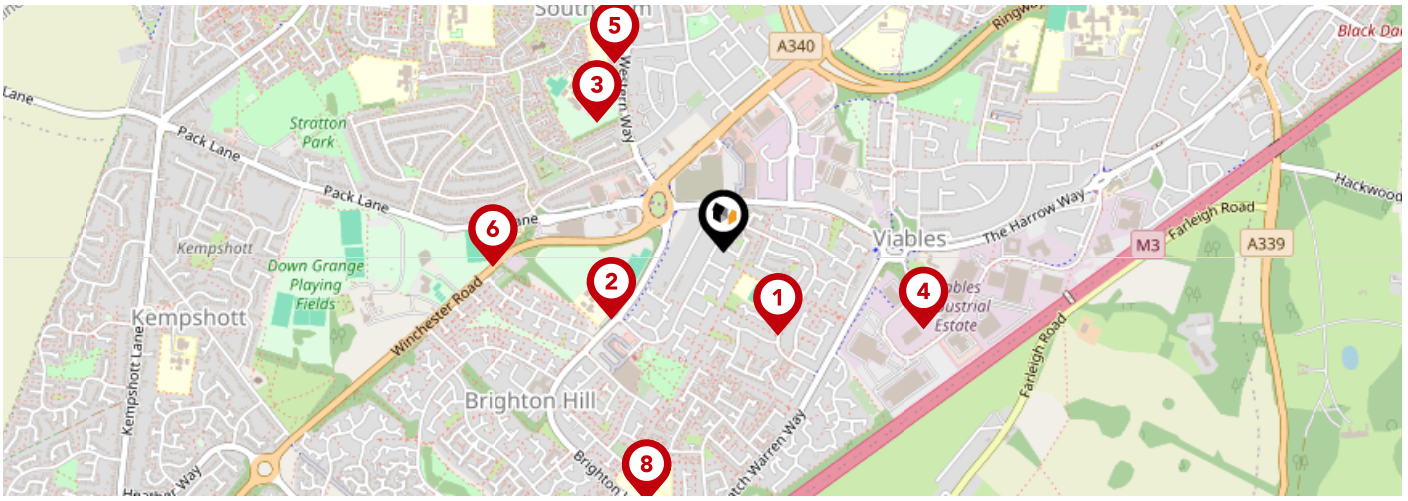
Terraced

**+69.17%**

Flat

**+49.74%**

# Area
# Schools

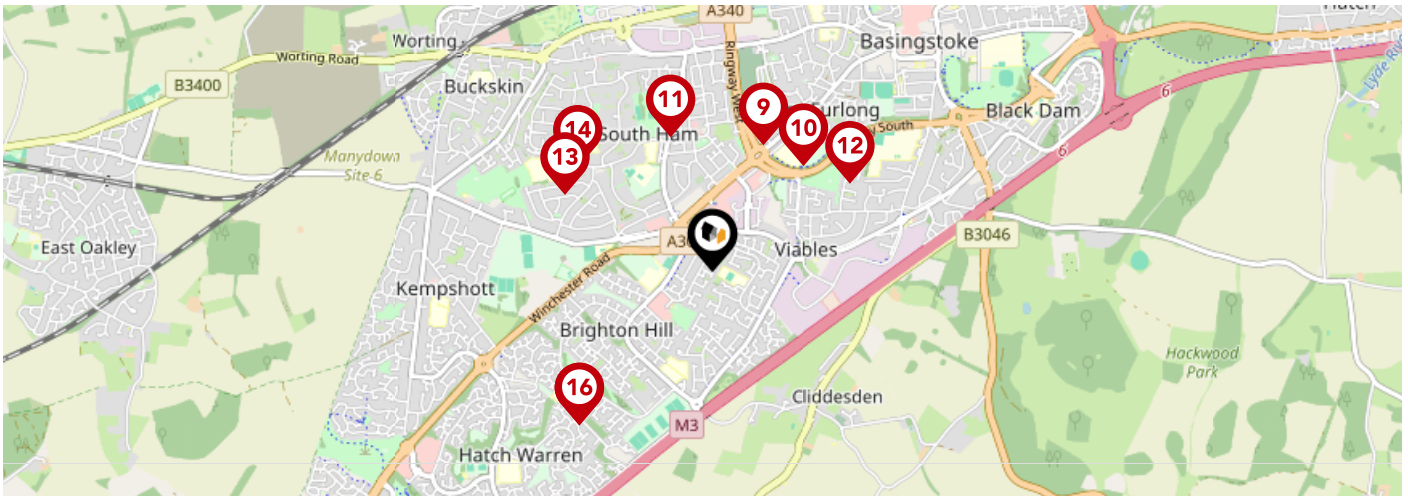



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | Chalk Ridge Primary School<br>Ofsted Rating: Good \| Pupils: 322 \| Distance:0.23 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | Brighton Hill Community School<br>Ofsted Rating: Good \| Pupils: 1271 \| Distance:0.3 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | The Blue Coat School Basingstoke<br>Ofsted Rating: Requires improvement \| Pupils:0 \| Distance:0.42 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | Inclusion School<br>Ofsted Rating: Good \| Pupils: 28 \| Distance:0.5 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 5 | St Anne's Catholic Primary School<br>Ofsted Rating: Good \| Pupils: 217 \| Distance:0.51 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | Chiltern Way Academy Basingstoke<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:0.54 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 | Manor Field Junior School<br>Ofsted Rating: Good \| Pupils: 211 \| Distance:0.61 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | Manor Field Infant School<br>Ofsted Rating: Good \| Pupils: 164 \| Distance:0.61 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

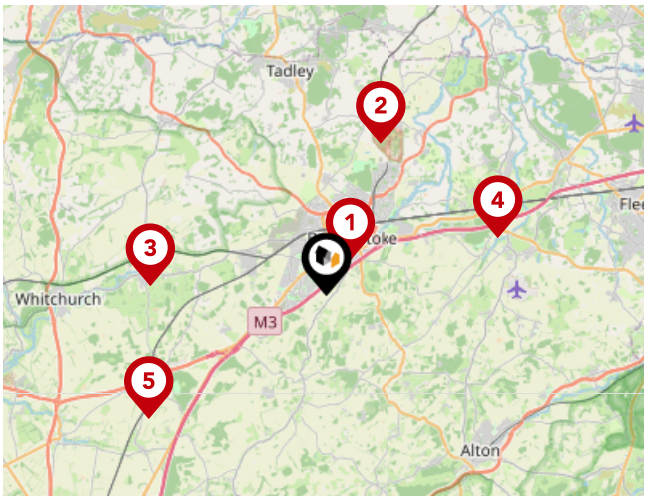



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | Kings Furlong Junior School<br>Ofsted Rating: Good \| Pupils: 261 \| Distance:0.63 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | Cranbourne<br>Ofsted Rating: Good \| Pupils: 809 \| Distance:0.64 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 | Limington House School<br>Ofsted Rating: Good \| Pupils: 102 \| Distance:0.66 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 12 | St John's Church of England Voluntary Aided Primary School<br>Ofsted Rating: Good \| Pupils: 312 \| Distance:0.76 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | Park View Primary School<br>Ofsted Rating: Good \| Pupils: 444 \| Distance:0.78 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | Bishop Challoner Catholic Secondary School<br>Ofsted Rating: Good \| Pupils: 887 \| Distance:0.79 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 15 | Hatch Warren Junior School<br>Ofsted Rating: Good \| Pupils: 354 \| Distance:0.94 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | Hatch Warren Infant School<br>Ofsted Rating: Good \| Pupils: 249 \| Distance:0.94 | ☐ | ☑ | ☐ | ☐ | ☐ |



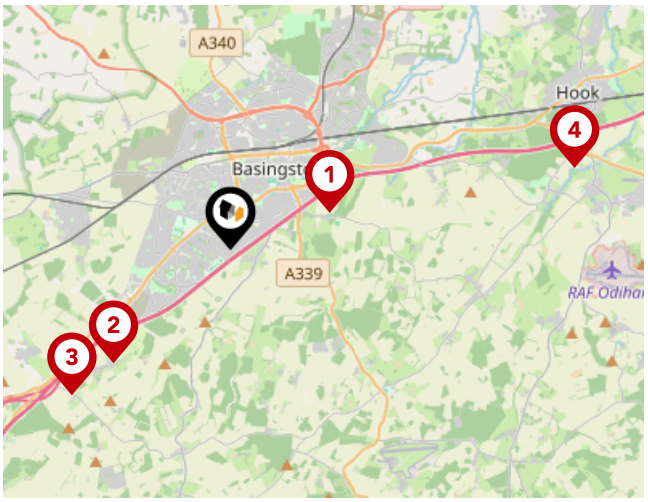
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# Area
# Transport (National)



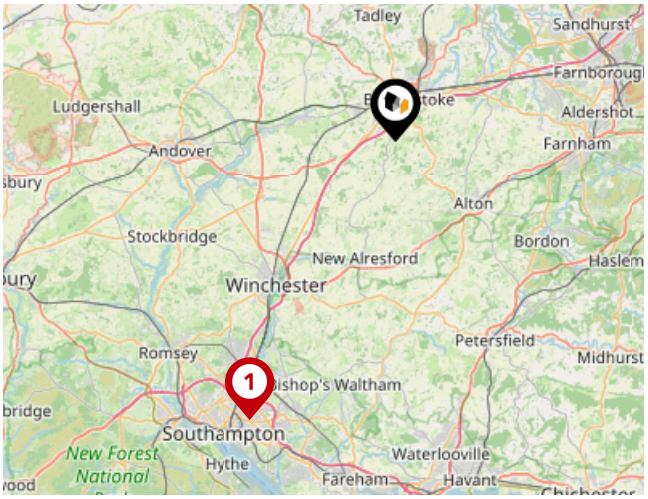

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Basingstoke Rail Station | 1.59 miles |
| 2 | Bramley (Hants) Rail Station | 5.95 miles |
| 3 | Overton Rail Station | 6.53 miles |
| 4 | Hook Rail Station | 6.68 miles |
| 5 | Micheldever Rail Station | 8.05 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M3 J6 | 1.96 miles |
| 2 | M3 J7 | 3.02 miles |
| 3 | M3 J8 | 3.98 miles |
| 4 | M3 J5 | 6.56 miles |



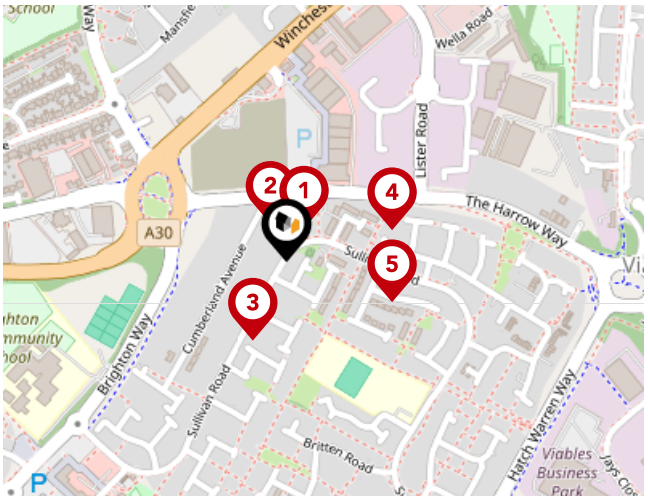

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Airport | 23.37 miles |



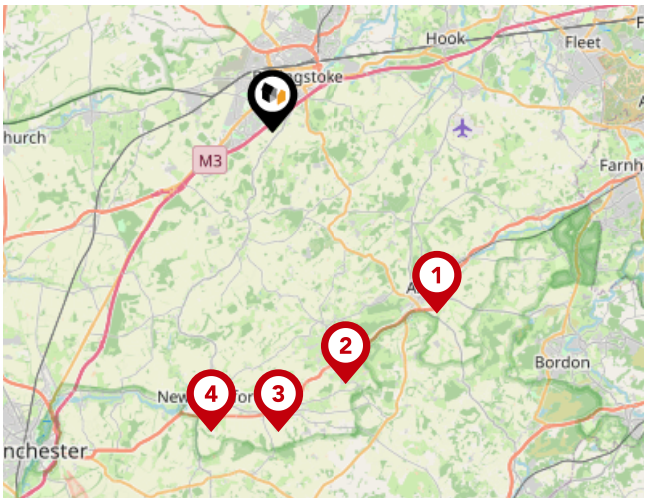
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# Area
# Transport (Local)



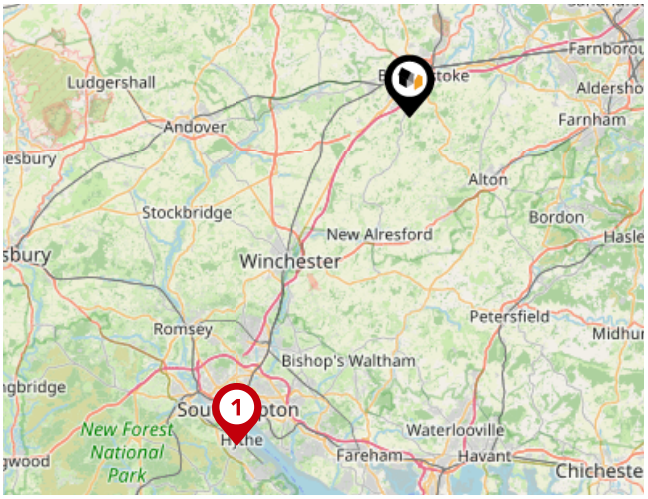

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Cumberland Avenue | 0.04 miles |
| 2 | Cumberland Avenue | 0.04 miles |
| 3 | Greig Close | 0.09 miles |
| 4 | Lister Road | 0.12 miles |
| 5 | Grainger Close | 0.13 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Alton (Mid-Hants Railway) | 9.09 miles |
| 2 | Medstead & Four Marks (Mid Hants Railway) | 9.77 miles |
| 3 | Ropley (Mid-Hants Railway) | 11.18 miles |
| 4 | Alresford (Mid Hants Railway) | 11.36 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Vehicle Ferry Terminal | 27.65 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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Royal Mail