BROCKENHURST
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



48A, HATCH LANE, OLD BASING, BASINGSTOKE, RG24 7EB

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:**	18/11/2010
Bedrooms:	4	**Last Sold Price:**	£350,000
Floor Area:	1,485 ft^2 / 138 m^2	**Last Sold £/ft^2:**	£392
Plot Area:	0.17 acres	**Tenure:**	Freehold
Year Built :	1967-1975	**Latest FENSA Work:**	06/10/2019 - 1 window
Council Tax :	Band F		15/07/2013 - 8 windows
Annual Estimate:	£3,258		18/02/2013 - 1 door
Title Number:	HP412971		
UPRN:	10000457604		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

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:

Planning History
This Address

Planning records for: ***48a, Hatch Lane, Old Basing, Basingstoke, RG24 7EB***

Reference - BDB/70767

Decision: Decided

Date: 26th May 2009

Description:

Erection of a front extension with room in the roof space, enlarge existing dormer to side elevation and installation of 2 no. rooflights

Reference - BDB/70386

Decision: Decided

Date: 09th March 2009

Description:

Erection of a front extension with room in the roof space, construction of side gable with roof lights following removal of side dormer and the installation of 2 no. roof lights in the side elevation

Gallery
Photos

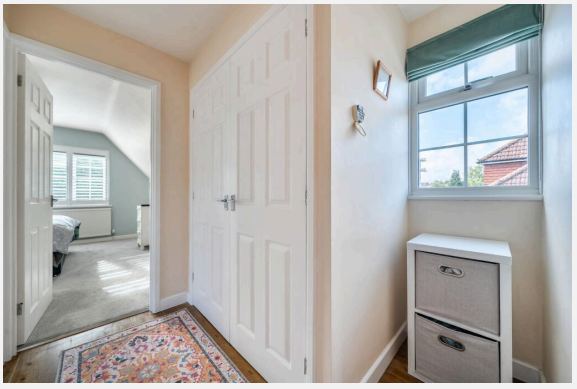




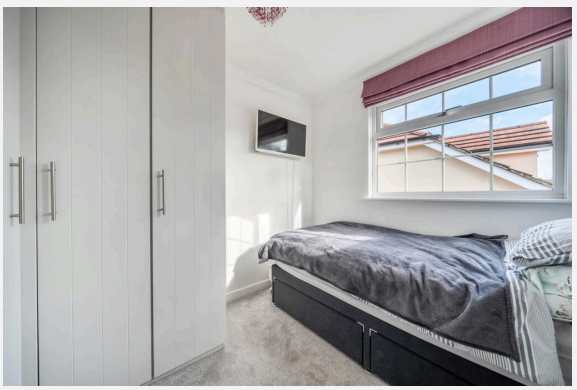






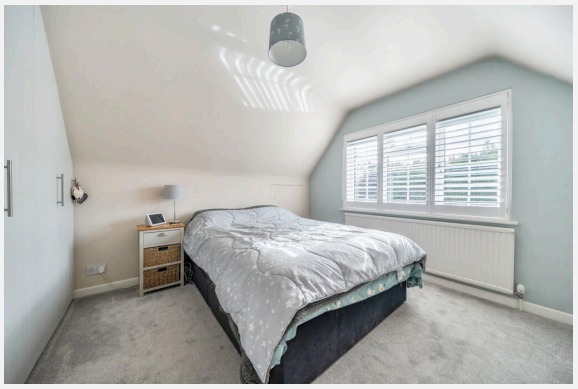






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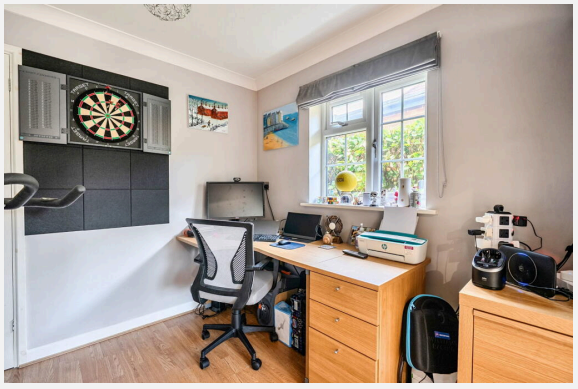
Gallery
Photos

















Gallery
Photos







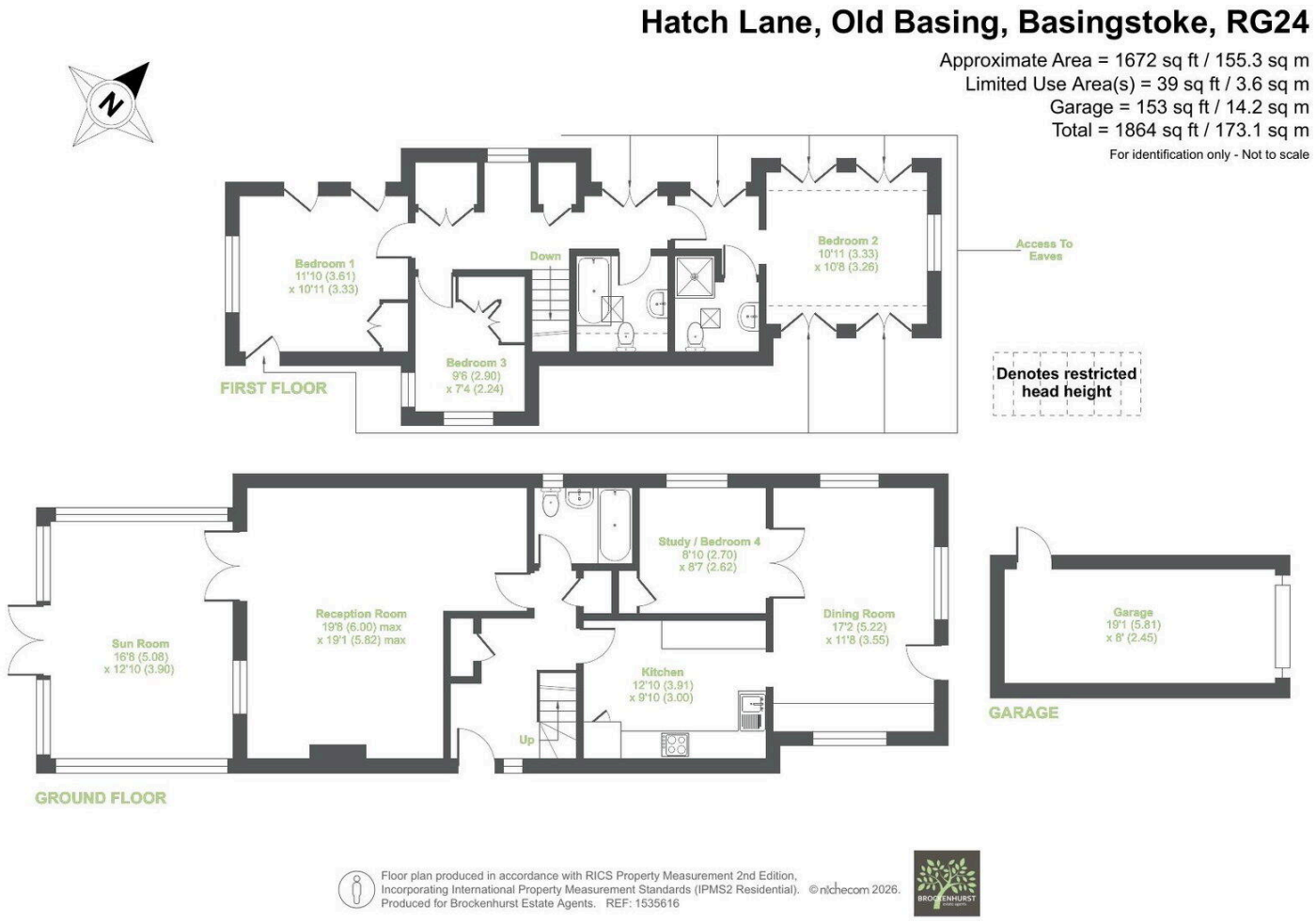




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Gallery
Floorplan

48A, HATCH LANE, OLD BASING, BASINGSTOKE, RG24 7EB



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: 1535616

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Property
EPC - Certificate

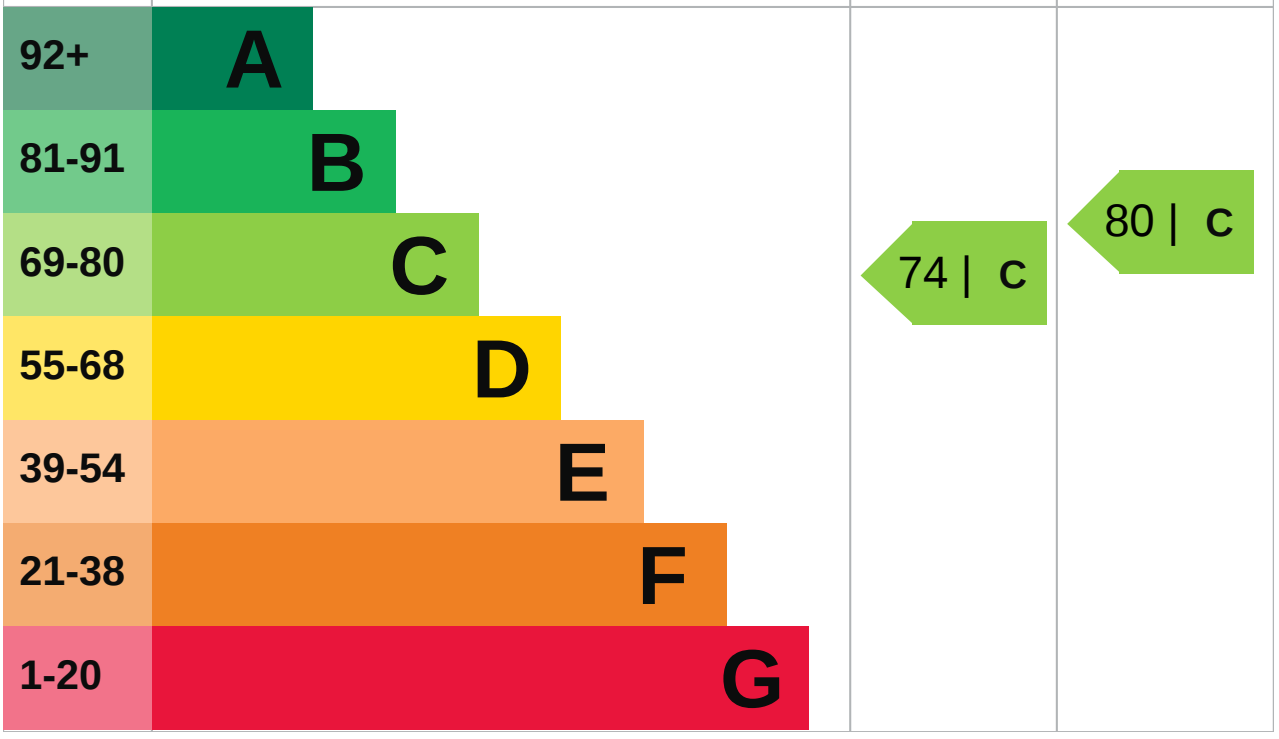
48a Hatch Lane, Old Basing, BASINGSTOKE, RG24 7EB

Energy rating

C

Valid until 22.10.2036

Certificate number 3136-0620-7609-0762-7226



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Property

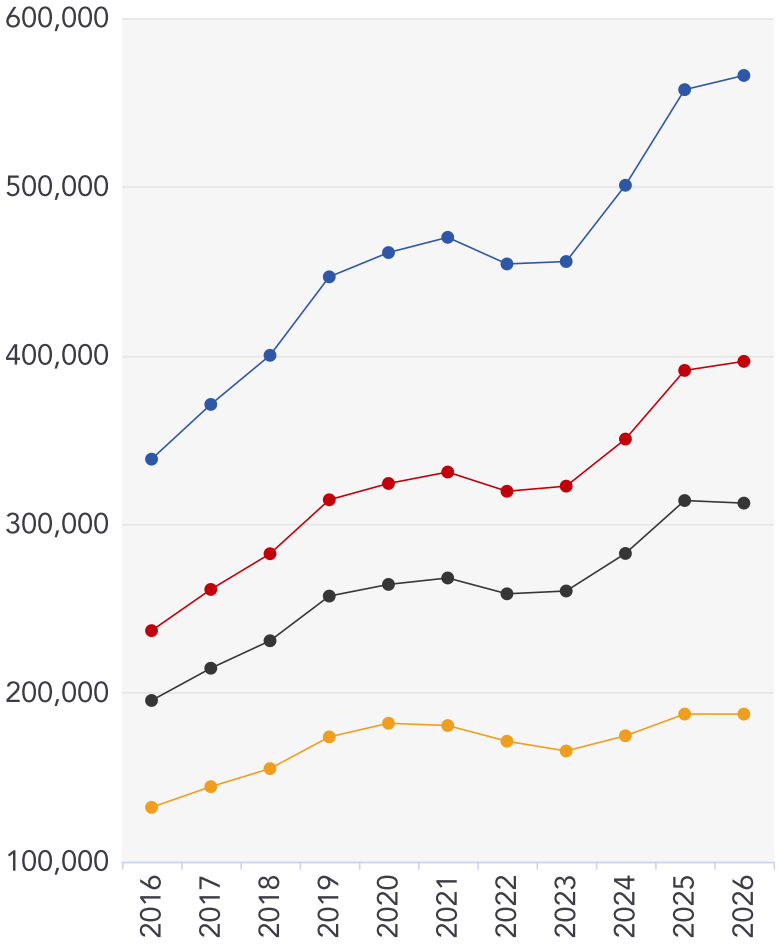
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	138 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG24



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

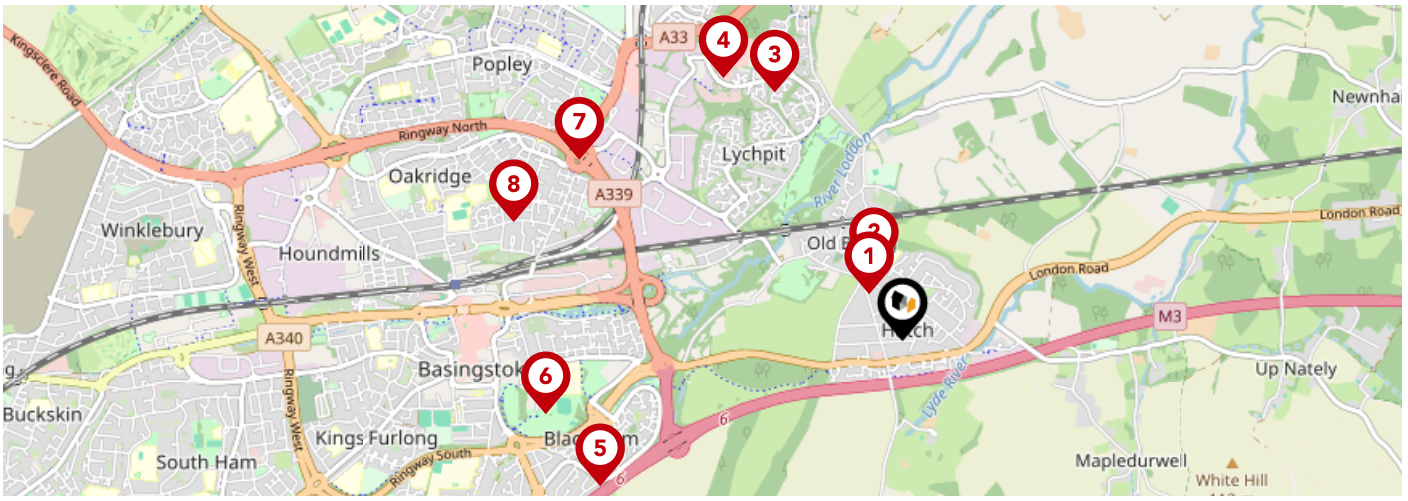
+59.82%

Flat

+41.79%

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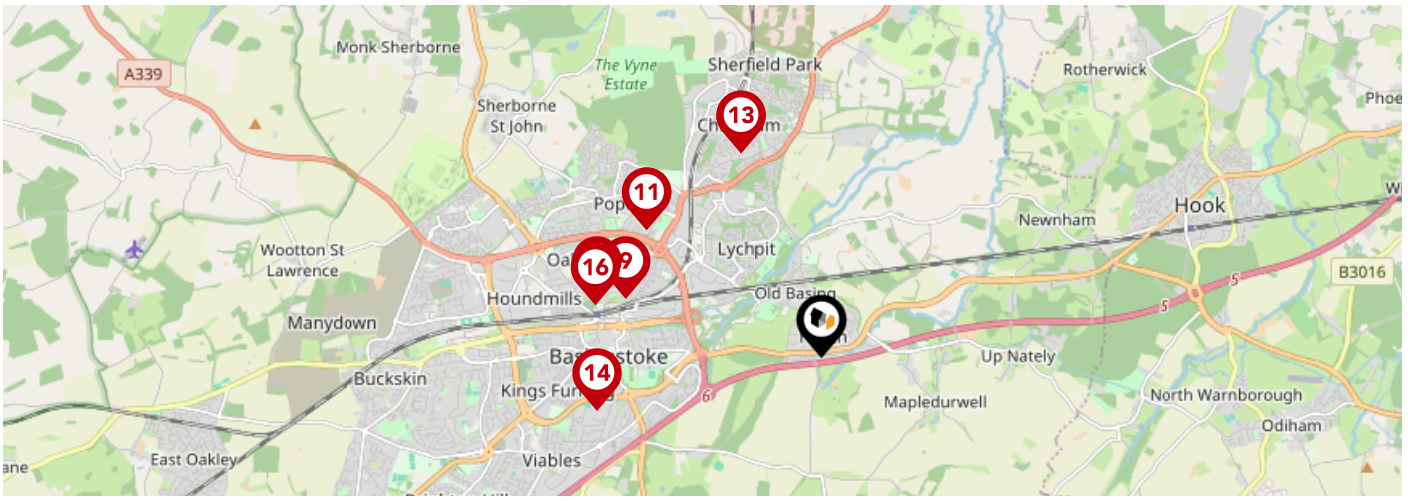
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:0.27	☐	☑	☐	☐	☐
2 St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:0.35	☐	☑	☐	☐	☐
3 Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:1.29	☐	☑	☐	☐	☐
4 Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:1.47	☐	☐	☑	☐	☐
5 Rucstall Primary School Ofsted Rating: Good | Pupils: 193 | Distance:1.56	☐	☑	☐	☐	☐
6 The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:1.69	☐	☐	☑	☐	☐
7 Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.72	☐	☐	☑	☐	☐
8 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.89	☐	☑	☐	☐	☐

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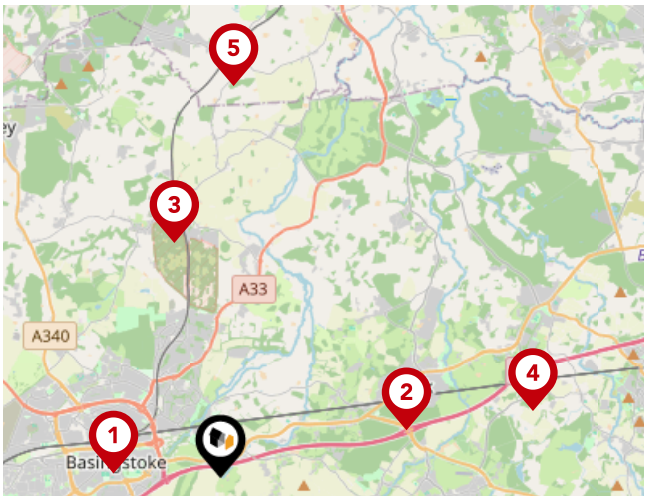
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.89	☐	☑	☐	☐	☐
10 Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:2.01	☐	☑	☐	☐	☐
11 Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:2.01	☐	☑	☐	☐	☐
12 Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:2.04	☐	☑	☐	☐	☐
13 Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:2.04	☐	☑	☐	☐	☐
14 Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:2.14	☐	☑	☐	☐	☐
15 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:2.15	☐	☐	☑	☐	☐
16 The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:2.15	☐	☐	☑	☐	☐

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Area
Transport (National)



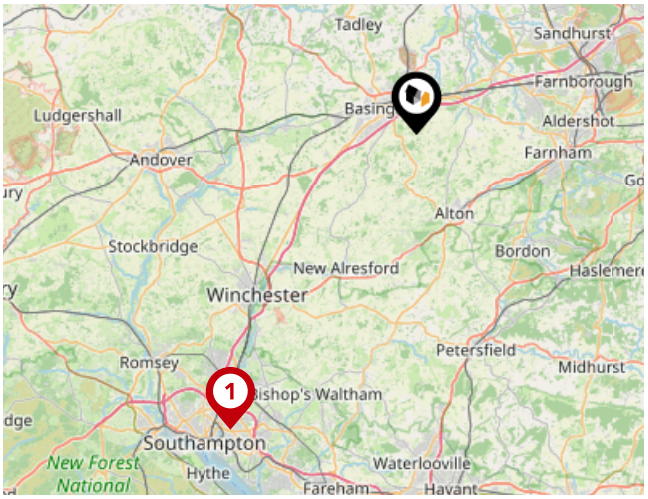
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.01 miles
2	Hook Rail Station	3.53 miles
3	Bramley (Hants) Rail Station	4.47 miles
4	Winchfield Rail Station	5.91 miles
5	Mortimer Rail Station	7.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.2 miles
2	M3 J5	3.47 miles
3	M3 J7	6.07 miles
4	M3 J8	7.04 miles
5	M4 J11	10.48 miles

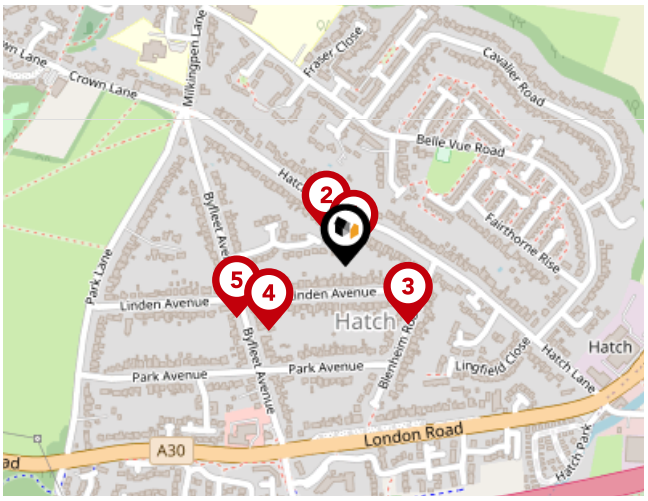


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	25.89 miles

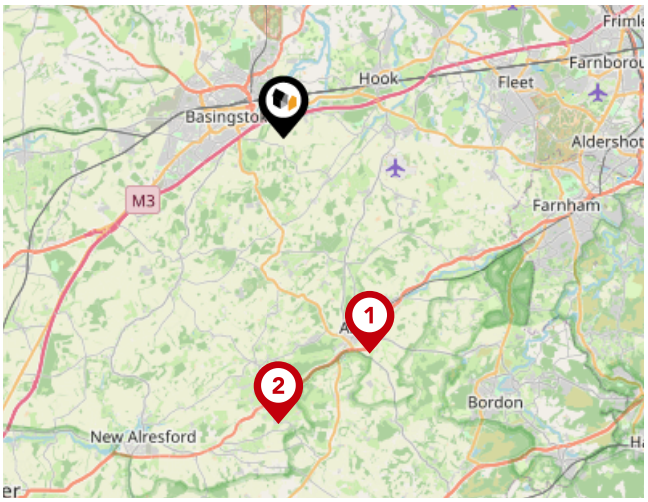
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Area
Transport (Local)



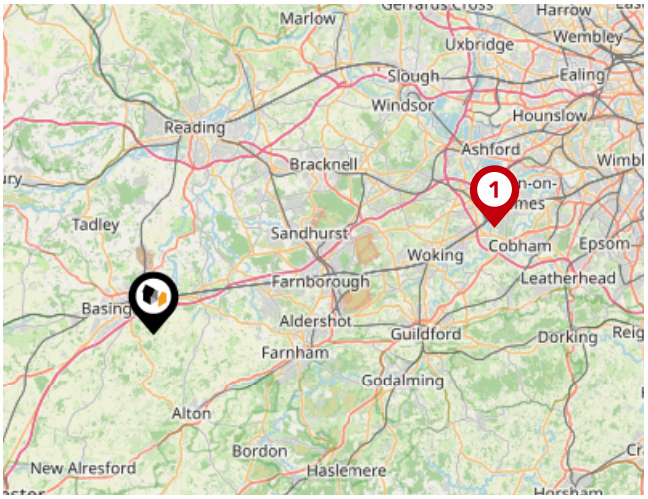
Bus Stops/Stations

Pin	Name	Distance
1	Blenheim Road	0.01 miles
2	Blenheim Road	0.04 miles
3	Blemheim Road	0.09 miles
4	Byfleet Avenue	0.11 miles
5	Linden Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.55 miles
2	Medstead & Four Marks (Mid Hants Railway)	10.59 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.43 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

8 Buckland Parade, Basingstoke RG22 6JN
01256 224808
basingstoke@brockenhurst.info
www.brockenhurst.info

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Environment Agency

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