BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



3 DOWN GRANGE FARM COTTAGES, PACK LANE, BASINGSTOKE, RG22 5SN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

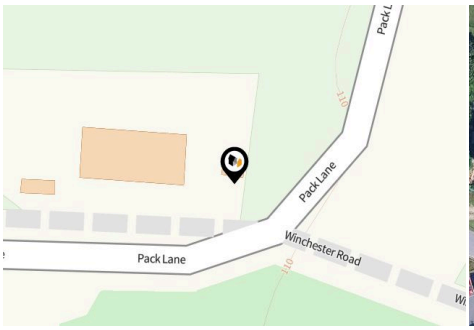
basingstoke@brockenhurst.info

www.brockenhurst.info

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Property
Overview







Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,528 ft^2 / 142 m^2
Council Tax :	Band F
Annual Estimate:	£3,258
UPRN:	10008097025
Restrictive Covenants:	No

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

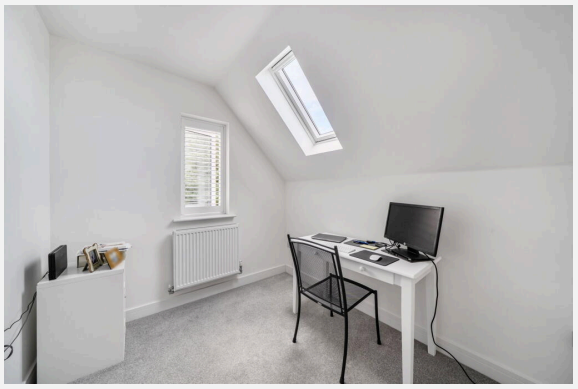
4 mb/s	58 mb/s	- mb/s

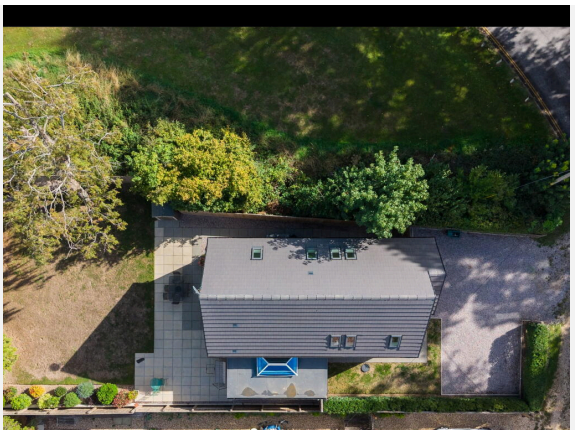
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















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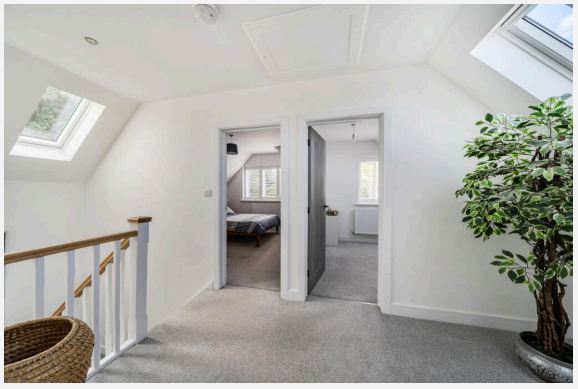
Gallery
Photos

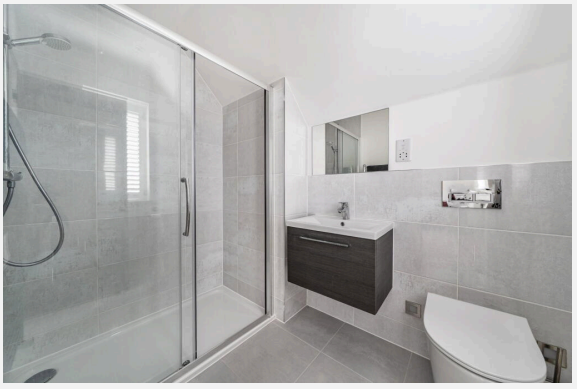


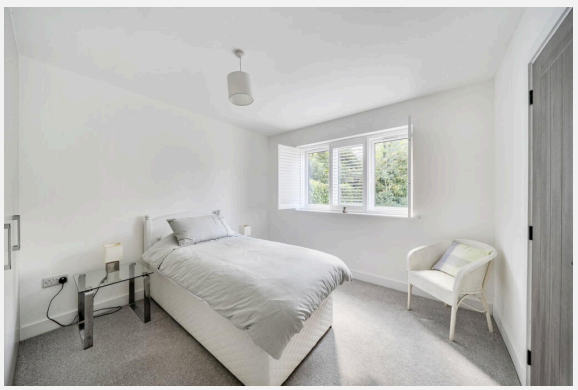


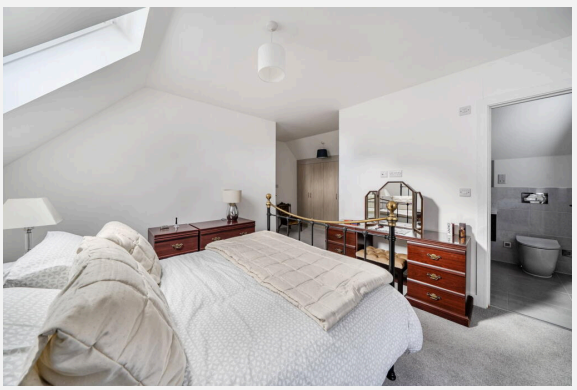






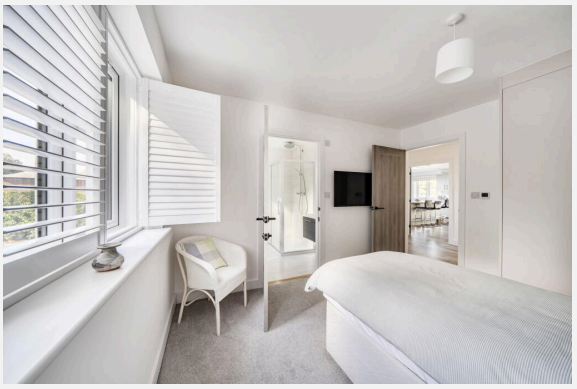






Gallery
Photos















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Gallery
Floorplan

3 DOWN GRANGE FARM COTTAGES, PACK LANE, BASINGSTOKE, RG22 5SN

Down Grange Farm Cottages, Pack Lane, Basingstoke, RG22

Approximate Area = 1442 sq ft / 133.9 sq m
Limited Use Area(s) = 40 sq ft / 3.7 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1505 sq ft / 139.7 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: 1525479

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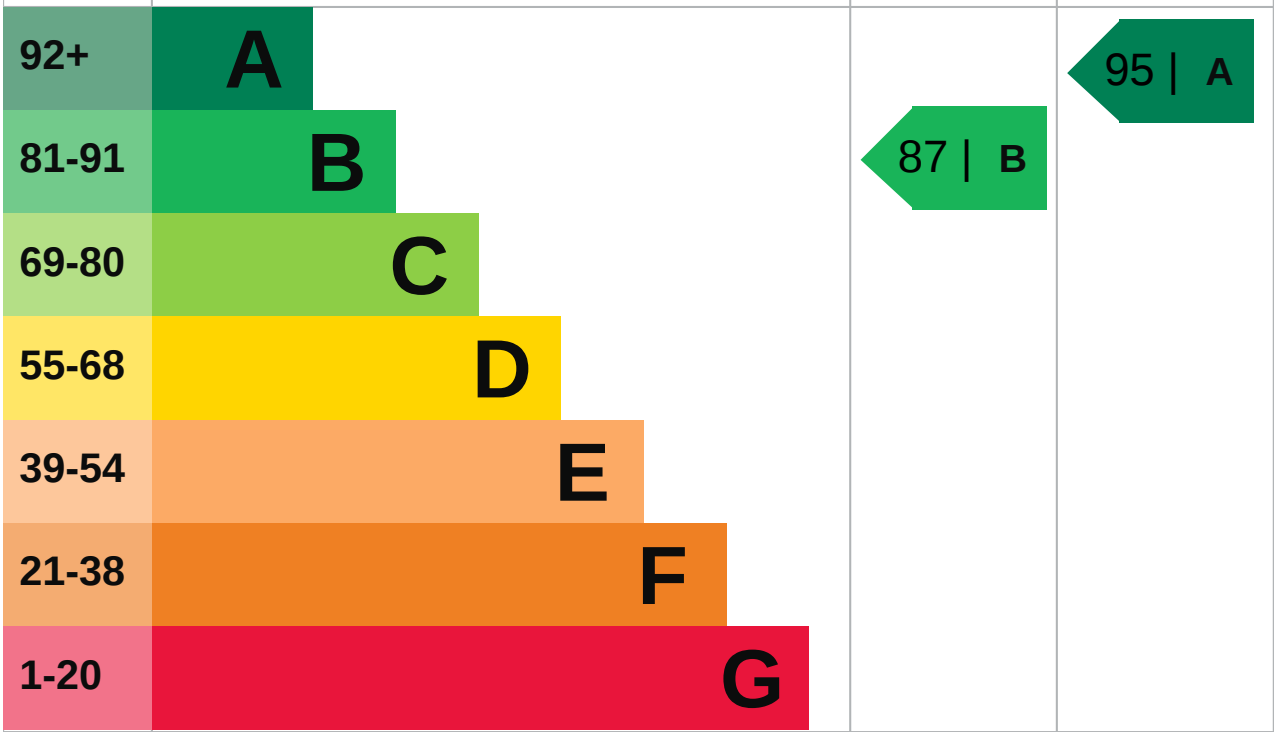
Property
EPC - Certificate

3 Down Grange Farm Cottages, Pack Lane, RG22 5SN

Energy rating

B

Valid until 10.01.2034	Certificate number 0300-3859-6090-2194-1785



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Property

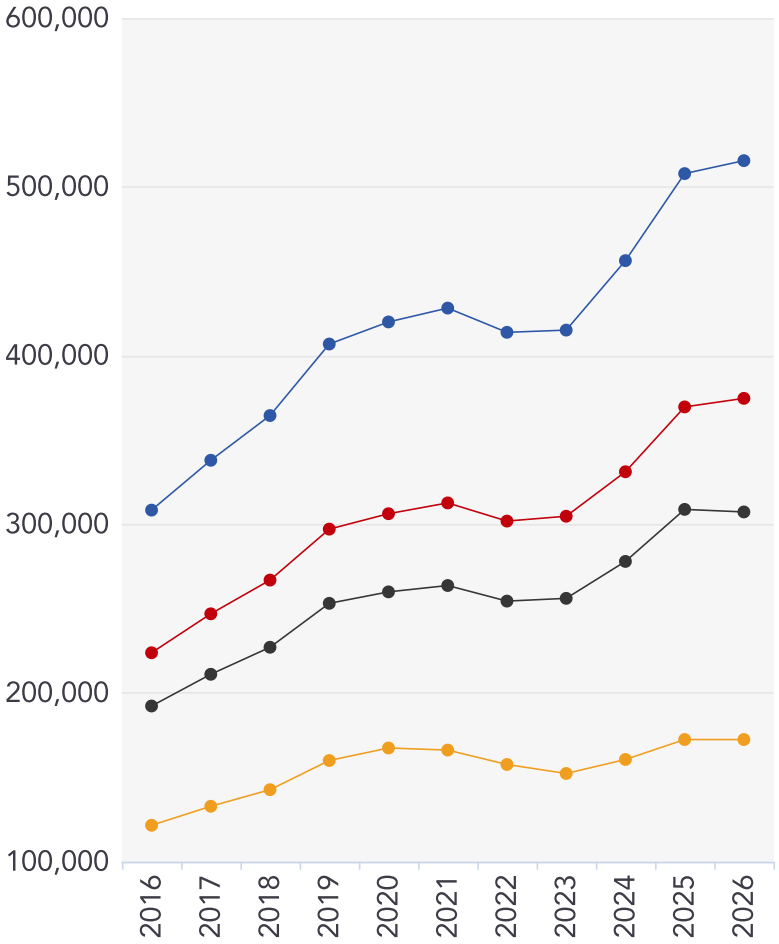
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/mÂ²K
Total Floor Area:	142 m^2

Market
House Price Statistics

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



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

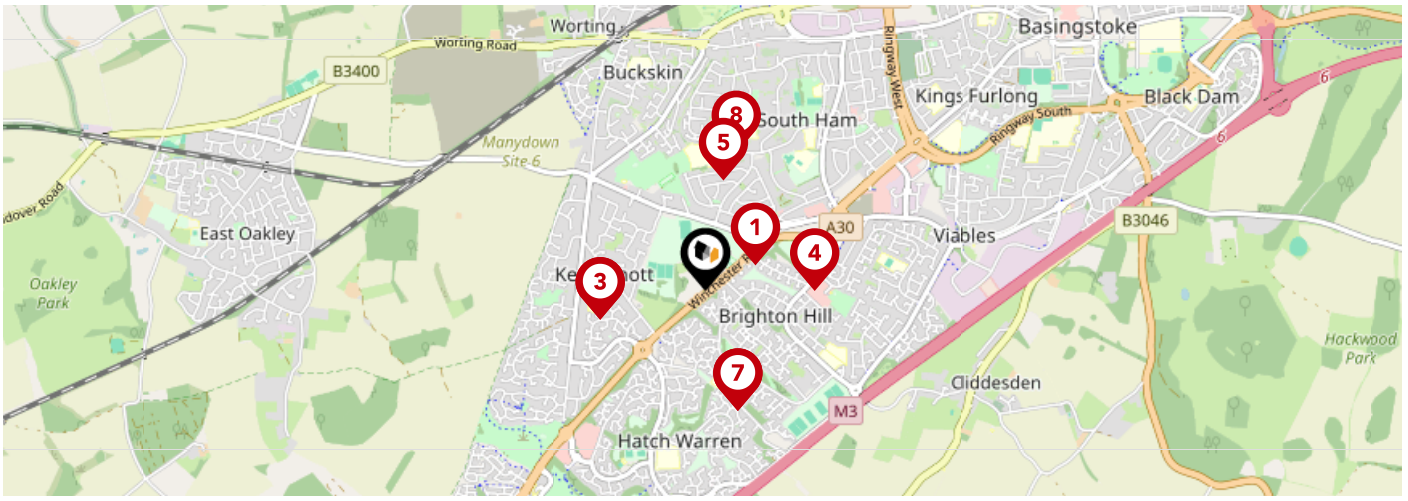
+59.82%

Flat

+41.79%

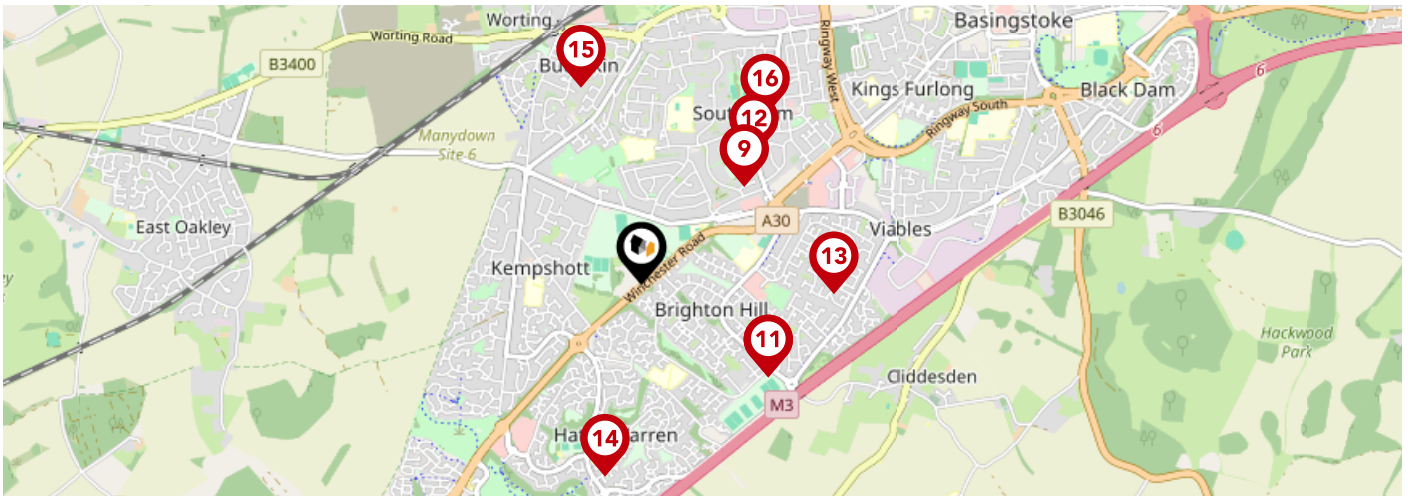
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Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.26	☐	☐	☑	☐	☐
2 Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.5	☐	☑	☐	☐	☐
3 Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.5	☐	☑	☐	☐	☐
4 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.51	☐	☐	☑	☐	☐
5 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.52	☐	☑	☐	☐	☐
6 Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.58	☐	☑	☐	☐	☐
7 Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.58	☐	☑	☐	☐	☐
8 Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:0.66	☐	☐	☑	☐	☐

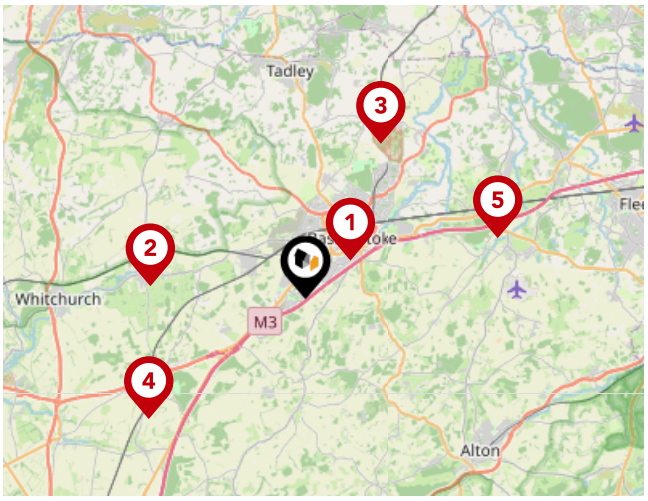
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.66	☐	☐	☑	☐	☐
10 Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.73	☐	☑	☐	☐	☐
11 Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.73	☐	☑	☐	☐	☐
12 St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:0.79	☐	☑	☐	☐	☐
13 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.9	☐	☑	☐	☐	☐
14 St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.91	☐	☑	☐	☐	☐
15 Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.95	☐	☑	☐	☐	☐
16 Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:0.97	☐	☐	☑	☐	☐

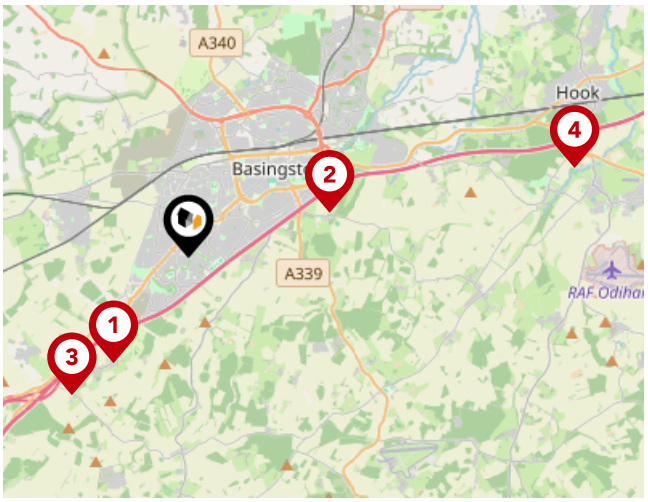
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Area
Transport (National)



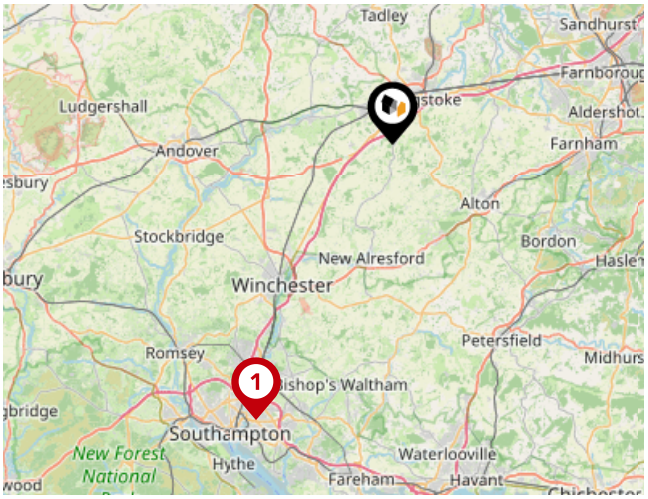
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.22 miles
2	Overton Rail Station	5.77 miles
3	Bramley (Hants) Rail Station	6.39 miles
4	Micheldever Rail Station	7.34 miles
5	Hook Rail Station	7.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.4 miles
2	M3 J6	2.74 miles
3	M3 J8	3.34 miles
4	M3 J5	7.35 miles



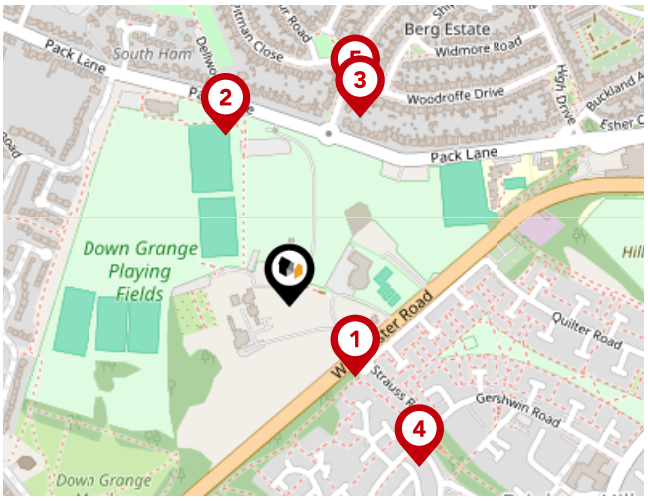
Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.89 miles

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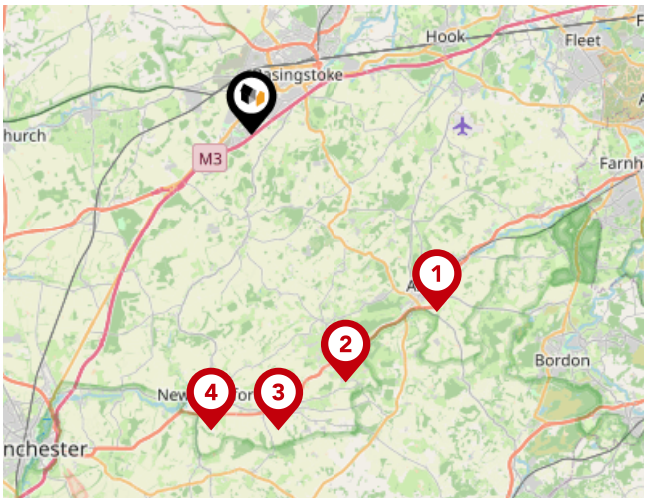
Area

Transport (Local)



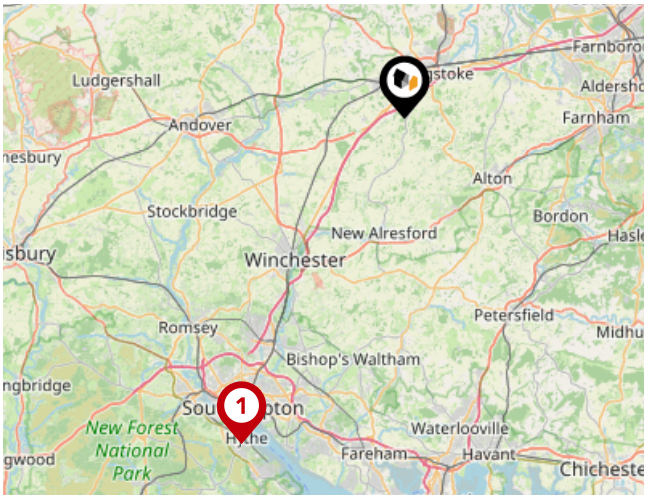
Bus Stops/Stations

Pin	Name	Distance
1	Beechdown Park	0.11 miles
2	Down Grange	0.21 miles
3	Shipton Way	0.23 miles
4	Stanford Road	0.23 miles
5	Pitman Close	0.25 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.52 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.87 miles
3	Ropley (Mid-Hants Railway)	11.07 miles
4	Alresford (Mid Hants Railway)	11.07 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	27.16 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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