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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



56, READING ROAD, CHINEHAM, BASINGSTOKE, RG24 8LT

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

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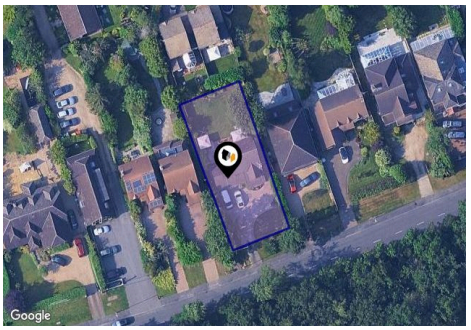
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Property
Overview







Property

Type:	Detached	**Last Sold Date:**	30/06/2004
Bedrooms:	4	**Last Sold Price:**	£340,000
Floor Area:	1,367 ft^2 / 127 m^2	**Last Sold £/ft^2:**	£248
Plot Area:	0.15 acres	**Tenure:**	Freehold
Council Tax :	Band F	**Latest FENSA Work:**	04/07/2021 - 3 doors
Annual Estimate:	£3,258		20/12/2017 - 9 windows
Title Number:	HP292372		
UPRN:	100060240519		
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)

4 mb/s	53 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***56, Reading Road, Chineham, Basingstoke, RG24 8LT***

Reference - T/00128/24/TPO

Decision: Decided

Date: 26th February 2024

Description:
T3 Oak: fell.

Reference - 24/00421/RET

Decision: Registered

Date: 26th February 2024

Description:
Retrospective application for the erection of a pergola

Reference - BDB/73483

Decision: Decided

Date: 10th November 2010

Description:
Crown reduce 1 no. oak by 40%

Reference - BDB/59916

Decision: Decided

Date: 08th December 2004

Description:
Erection of a part two storey, part first floor side extension and first floor front extension

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Planning History
This Address

Planning records for: ***56, Reading Road, Chineham, Basingstoke, RG24 8LT***

Reference - T/00932/10/TPO

Decision: Decided

Date: 10th November 2010

Description:
Fell 1 Oak PLEASE NOTE THIS APPLICATION WAS AMENDED SEE EVENTS TAB

Reference - BDB/71989

Decision: Decided

Date: 11th February 2010

Description:
Erection of a part two storey, part first floor side extension and first floor front extension

Reference - T/00061/20/TPO

Decision: Decided

Date: 07th February 2020

Description:
Oak (T1): Crown reduce Oak to previously reduced points

Reference - H/24/96963

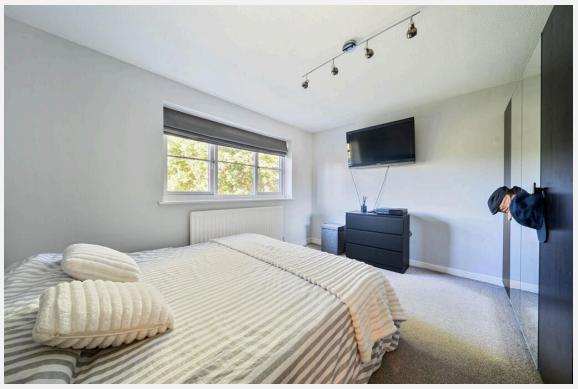
Decision: Registered

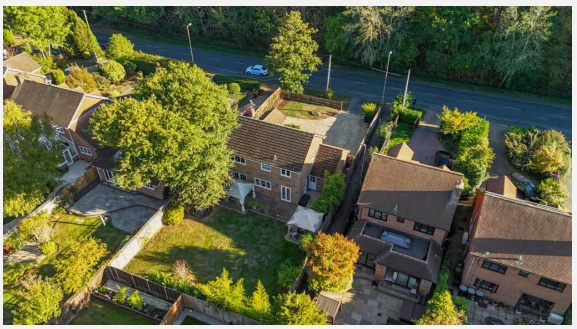
Date: 26th February 2024

Description:
Replacement garage with home office in roof space

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Gallery
Photos













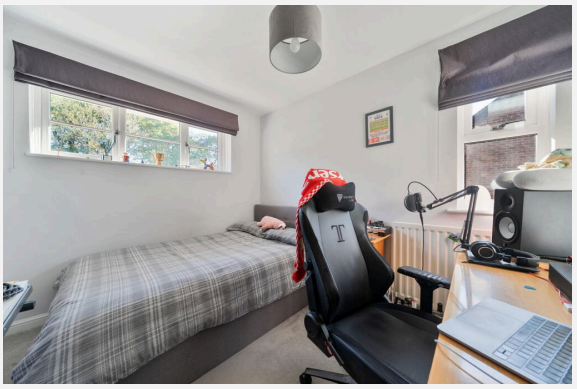




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Gallery
Photos



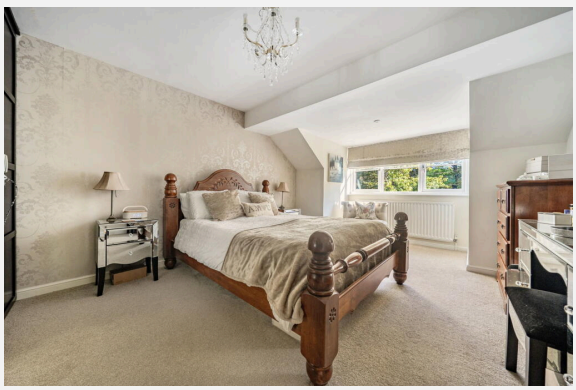


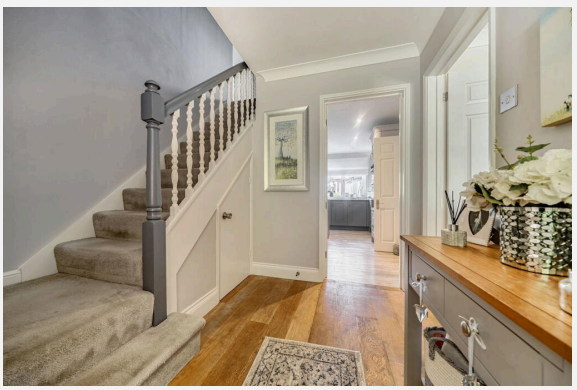












Gallery
Photos















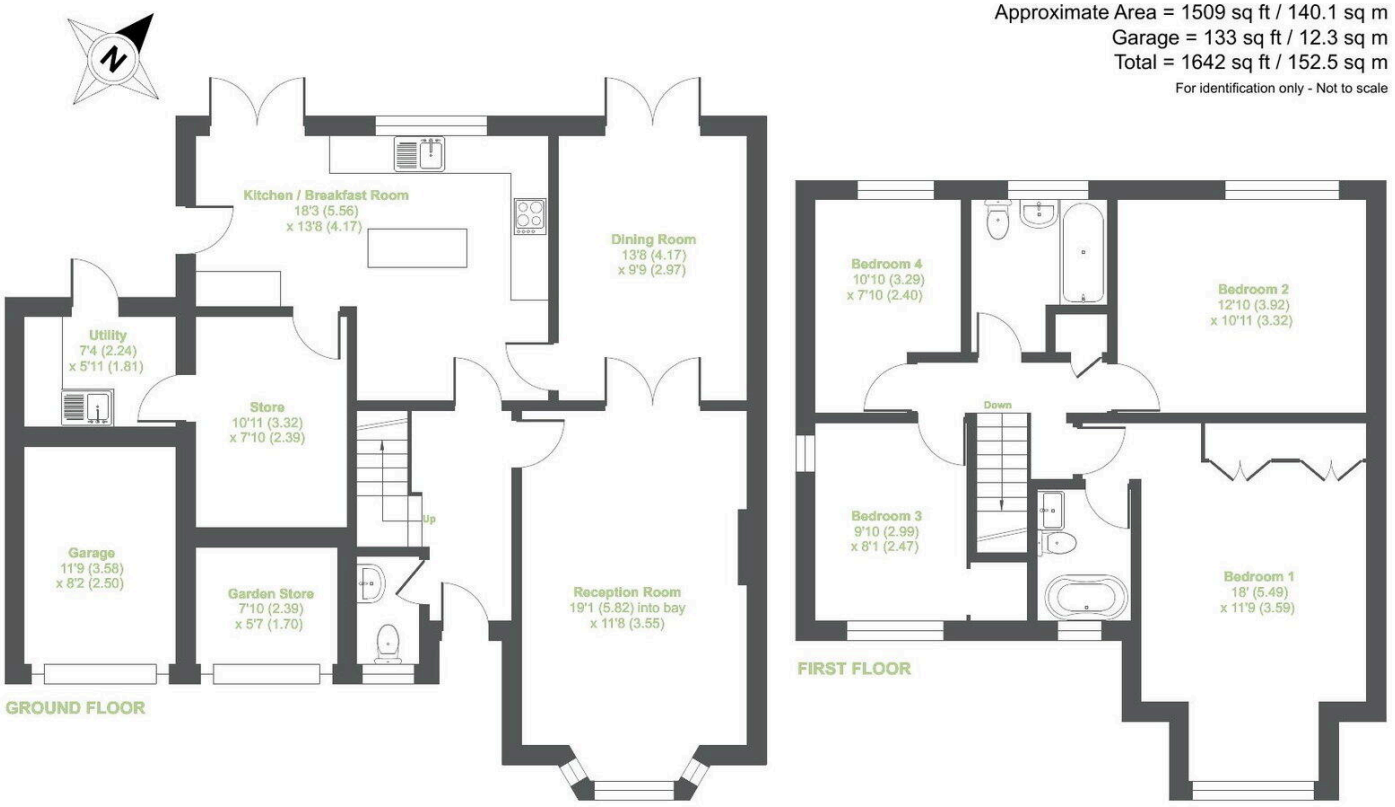
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Gallery
Floorplan

56, READING ROAD, CHINEHAM, BASINGSTOKE, RG24 8LT

Reading Road, Chineham, Basingstoke, RG24

Approximate Area = 1509 sq ft / 140.1 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1642 sq ft / 152.5 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: 1529013

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Property
EPC - Certificate

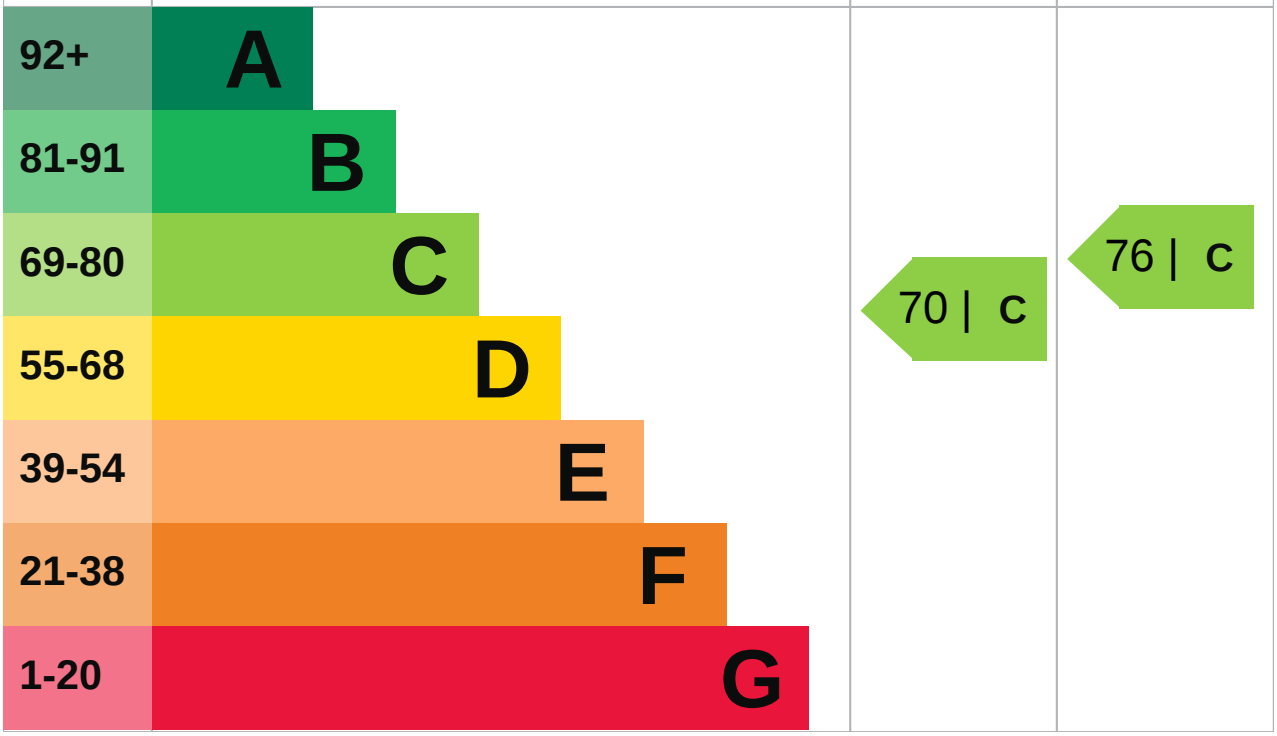
56 Reading Road Chineham BASINGSTOKE RG24 8LT

Energy rating

C

Valid until 05.10.2036

Certificate number 63369120560901757202



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Property

EPC - Additional Data

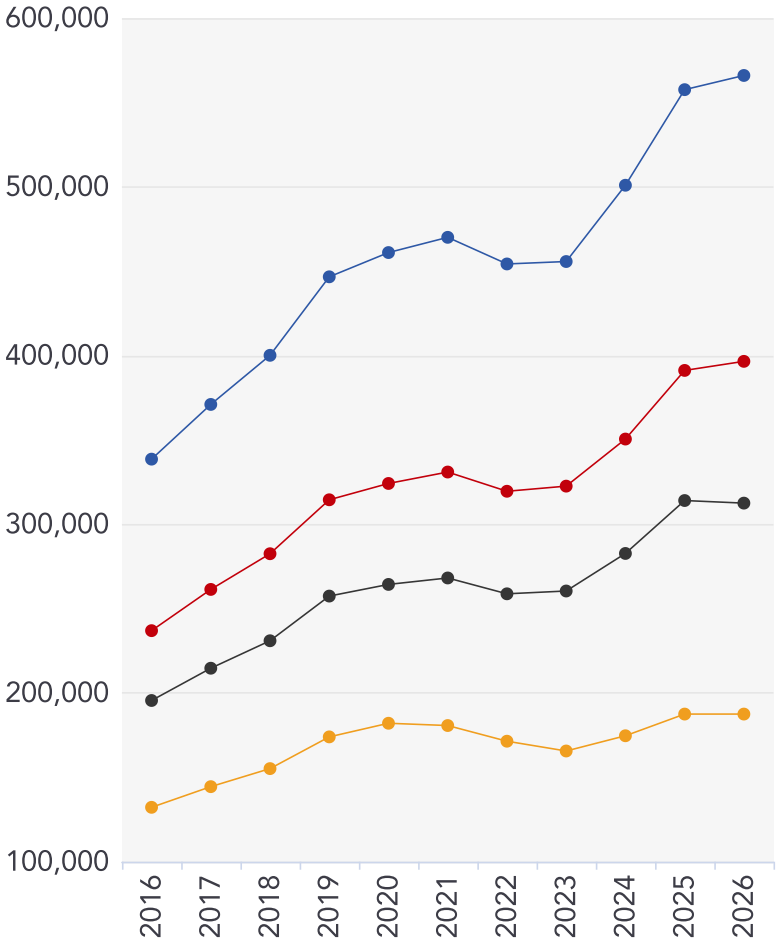
Additional EPC Data

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, 150 mm loft insulation
Roof Energy:	Pitched, 150 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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	127 m^2

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Market
House Price Statistics

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



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

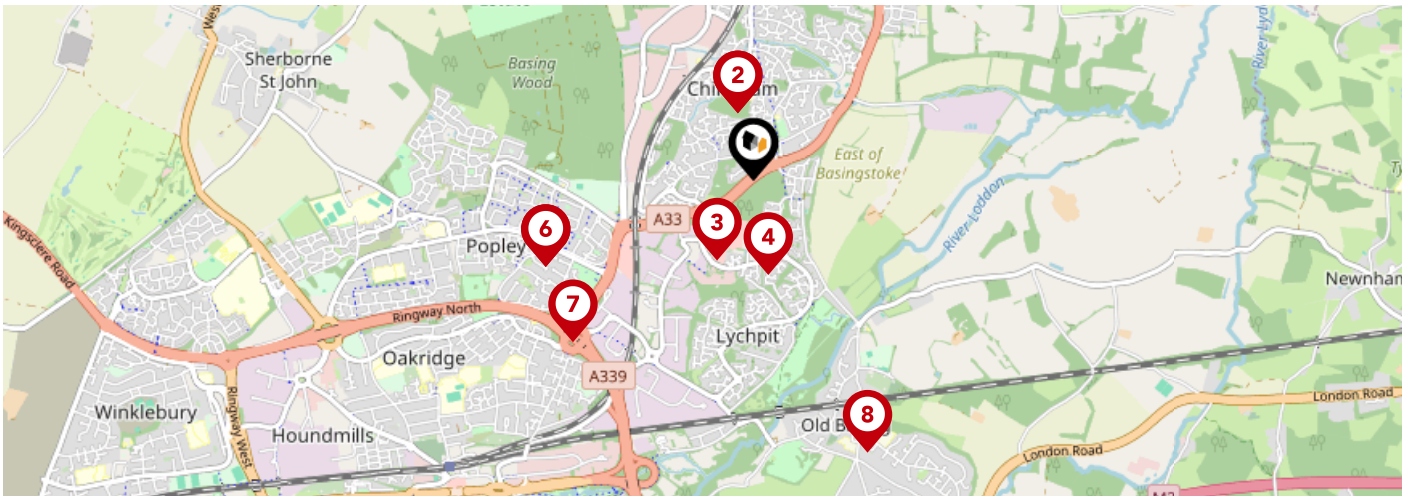
+59.82%

Flat

+41.79%

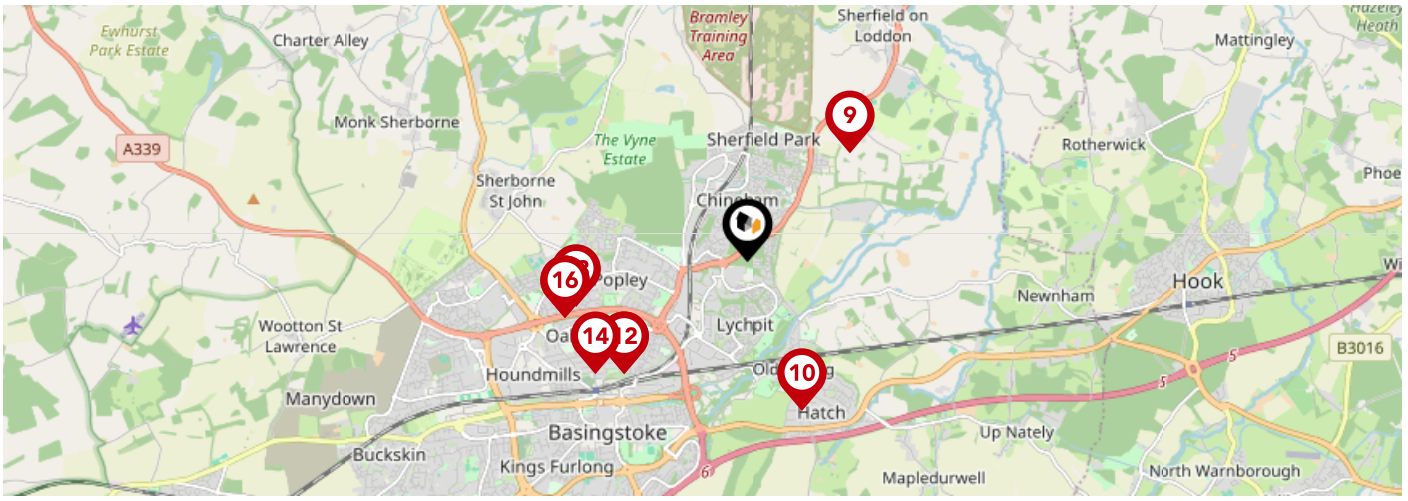
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.32	☐	☑	☐	☐	☐
2	Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:0.32	☐	☑	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:0.41	☐	☐	☑	☐	☐
4	Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.44	☐	☑	☐	☐	☐
5	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:1.04	☐	☑	☐	☐	☐
6	Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:1.04	☐	☑	☐	☐	☐
7	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.12	☐	☐	☑	☐	☐
8	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:1.37	☐	☑	☐	☐	☐

Area
Schools

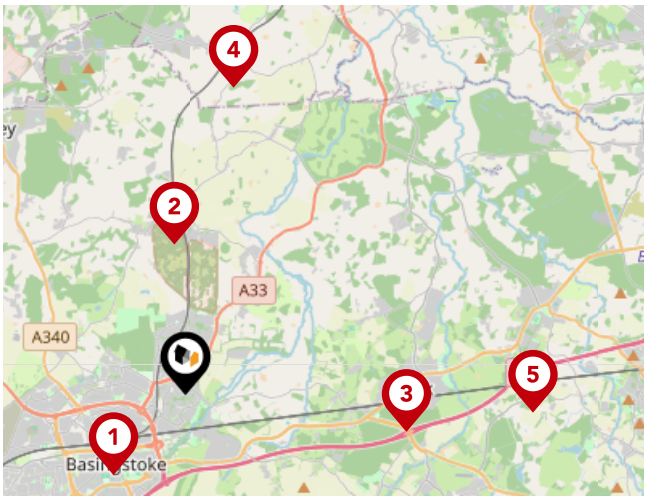


	Nursery	Primary	Secondary	College	Private
9 The Loddon School Ofsted Rating: Outstanding | Pupils: 29 | Distance:1.38	☐	☐	☑	☐	☐
10 Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:1.46	☐	☑	☐	☐	☐
11 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.54	☐	☑	☐	☐	☐
12 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.54	☐	☑	☐	☐	☐
13 St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:1.65	☐	☑	☐	☐	☐
14 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.76	☐	☐	☑	☐	☐
15 Merton Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.77	☐	☑	☐	☐	☐
16 Merton Infant School Ofsted Rating: Good | Pupils: 177 | Distance:1.77	☐	☑	☐	☐	☐

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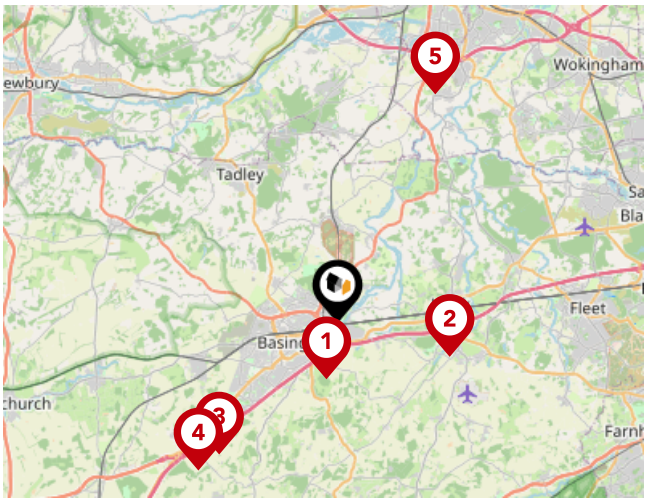
Area

Transport (National)



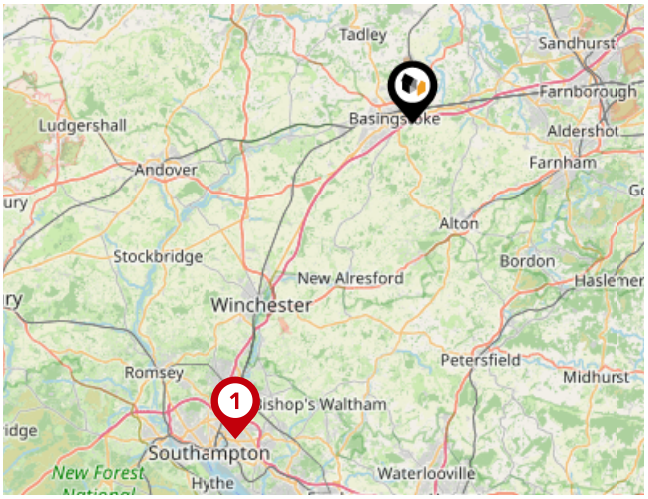
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2 miles
2	Bramley (Hants) Rail Station	2.8 miles
3	Hook Rail Station	4.13 miles
4	Mortimer Rail Station	5.75 miles
5	Winchfield Rail Station	6.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.13 miles
2	M3 J5	4.32 miles
3	M3 J7	6.6 miles
4	M3 J8	7.56 miles
5	M4 J11	9.21 miles

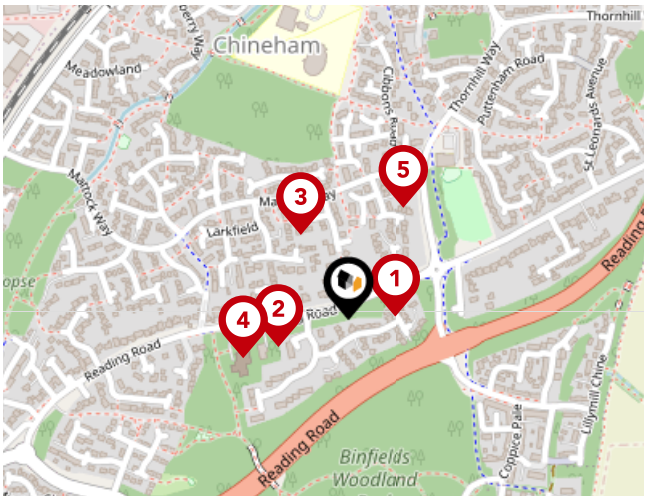


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	26.91 miles

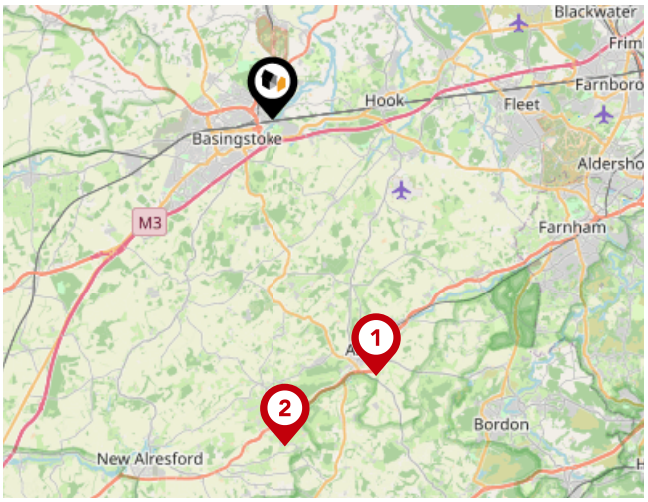
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Area
Transport (Local)



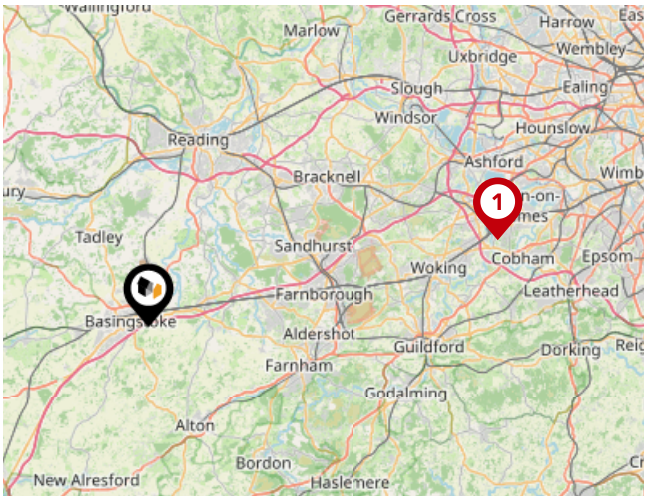
Bus Stops/Stations

Pin	Name	Distance
1	Merrydown Lane	0.05 miles
2	Chineham Surgery	0.08 miles
3	Kings Pightle	0.11 miles
4	Chineham Surgery	0.13 miles
5	Cibbons Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.27 miles
2	Medstead & Four Marks (Mid Hants Railway)	12.18 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.63 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

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.

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.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.

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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Ordnance Survey

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail