BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



3, BECKET COURT, BASINGSTOKE, RG23 8PW

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property
Overview







Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,151 ft^2 / 107 m^2
Plot Area:	0.58 acres
Council Tax :	Band D
Annual Estimate:	£2,255
Title Number:	HP392992
UPRN:	100061979874
Restrictive Covenants:	No

Tenure:	Leasehold
Latest FENSA Work:	23/05/2021 - 2 doors 02/05/2021 - 7 windows 24/01/2021 - 2 windows

Local Area

Local Authority:	Hampshire
Conservation Area:	Worting
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

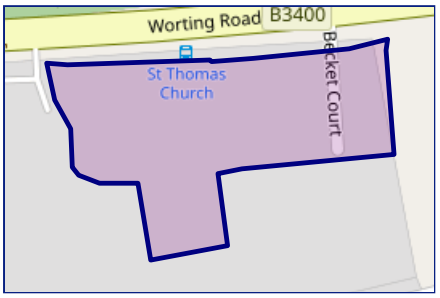
4	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

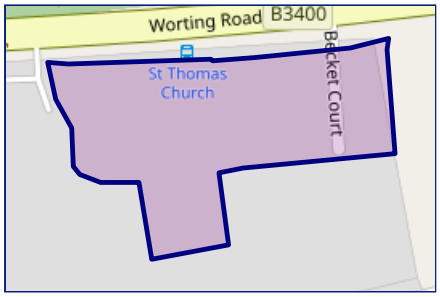
Property
Multiple Title Plans

Freehold Title Plan



HP319261

Leasehold Title Plan

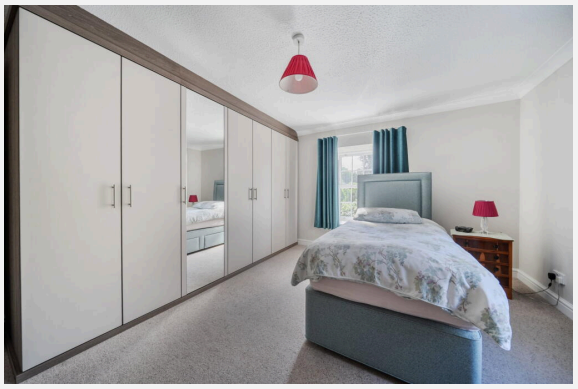


HP392992

Start Date:	06/07/1989
End Date:	25/03/2987
Lease Term:	999 years from 25 March 1988
Term Remaining:	961 years

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Gallery
Photos

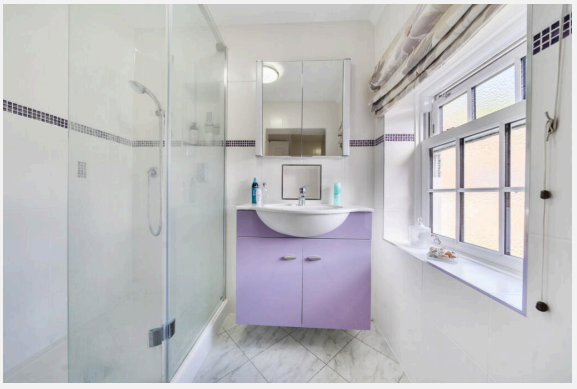
















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Gallery
Photos











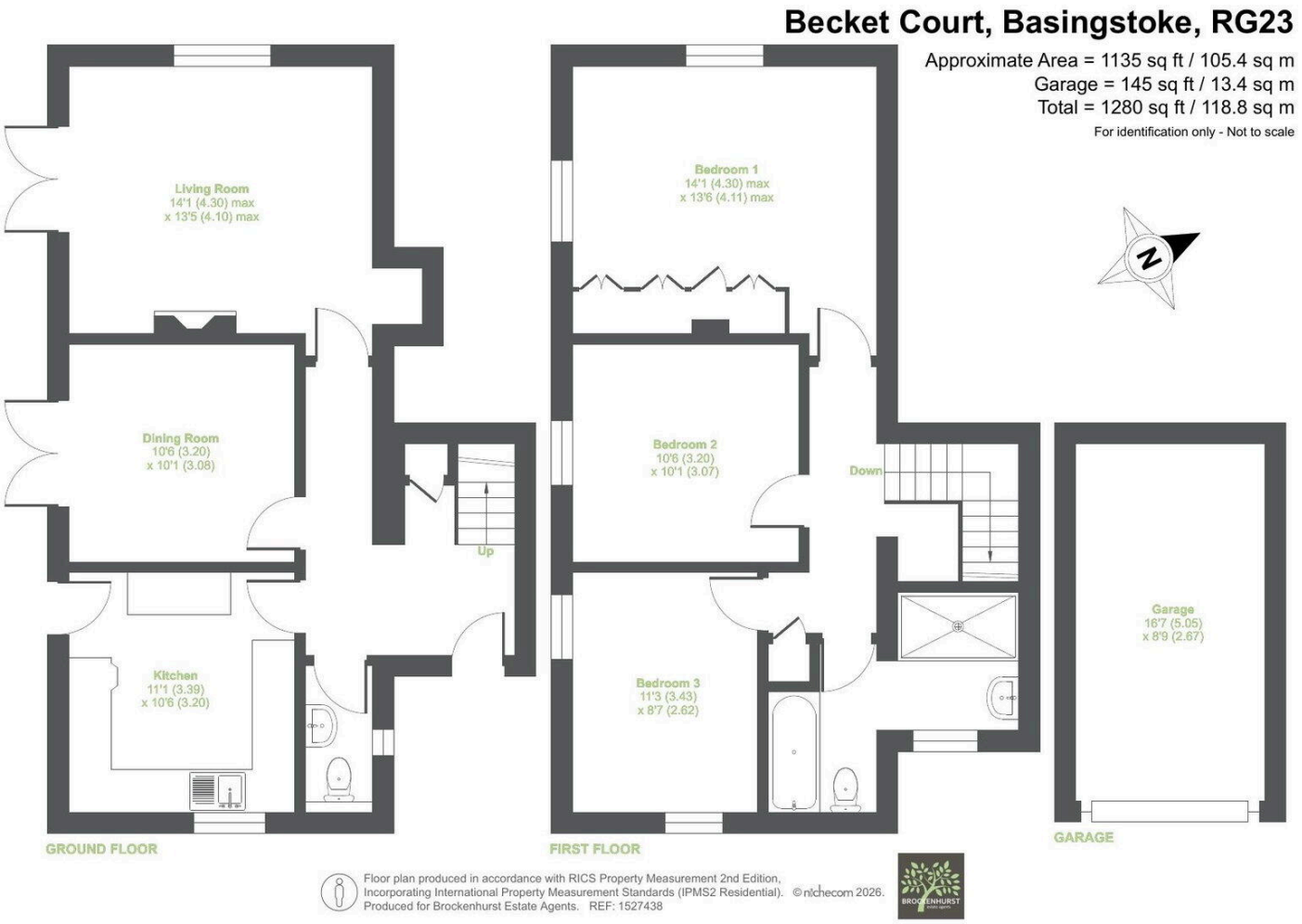






Gallery
Floorplan

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Property

EPC - Certificate

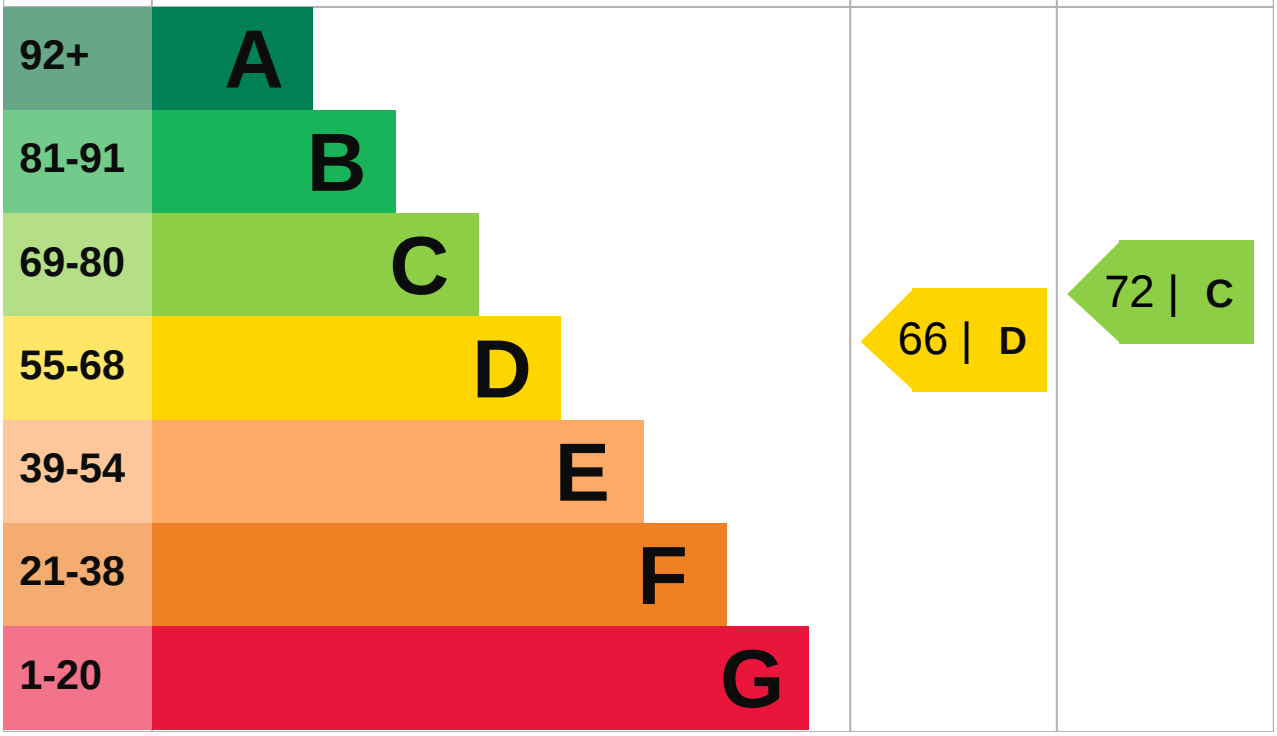
3 Becket Court, BASINGSTOKE, RG23 8PW

Energy rating

D

Valid until 05.04.2036

Certificate number
0427-3060-7204-4806-8200



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Property

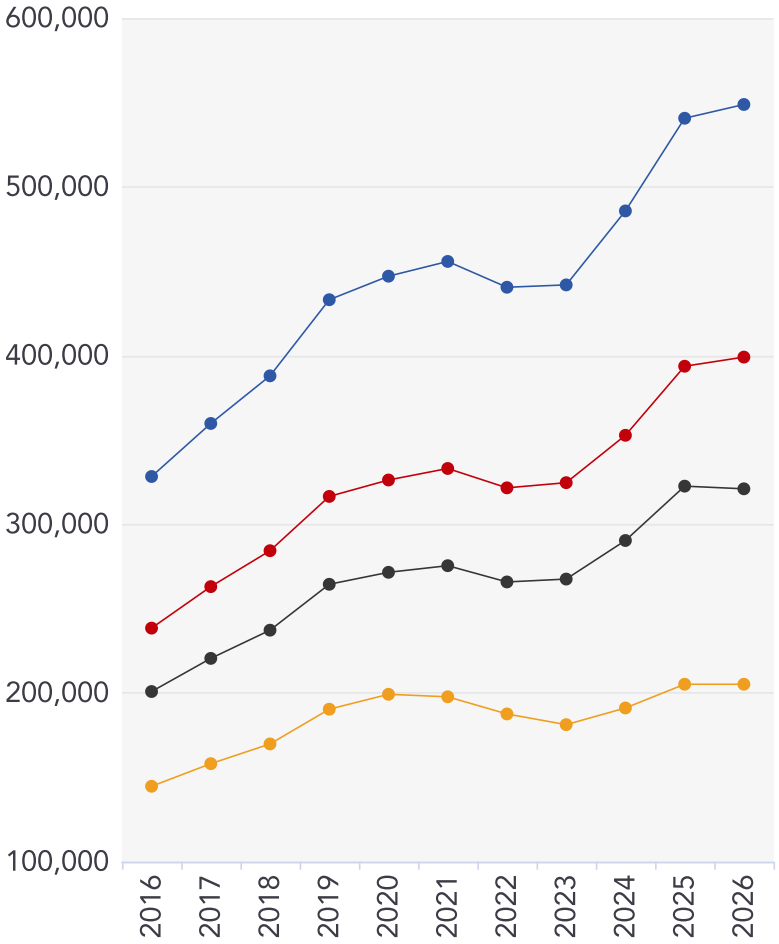
EPC - Additional Data

Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
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:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	107 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG23



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

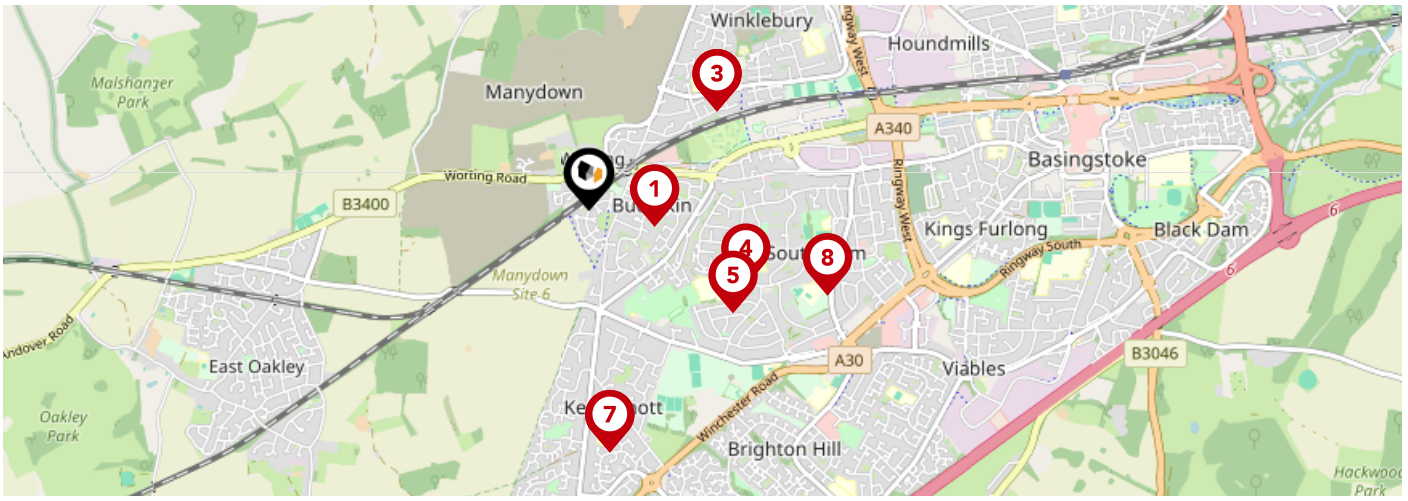
+59.82%

Flat

+41.79%

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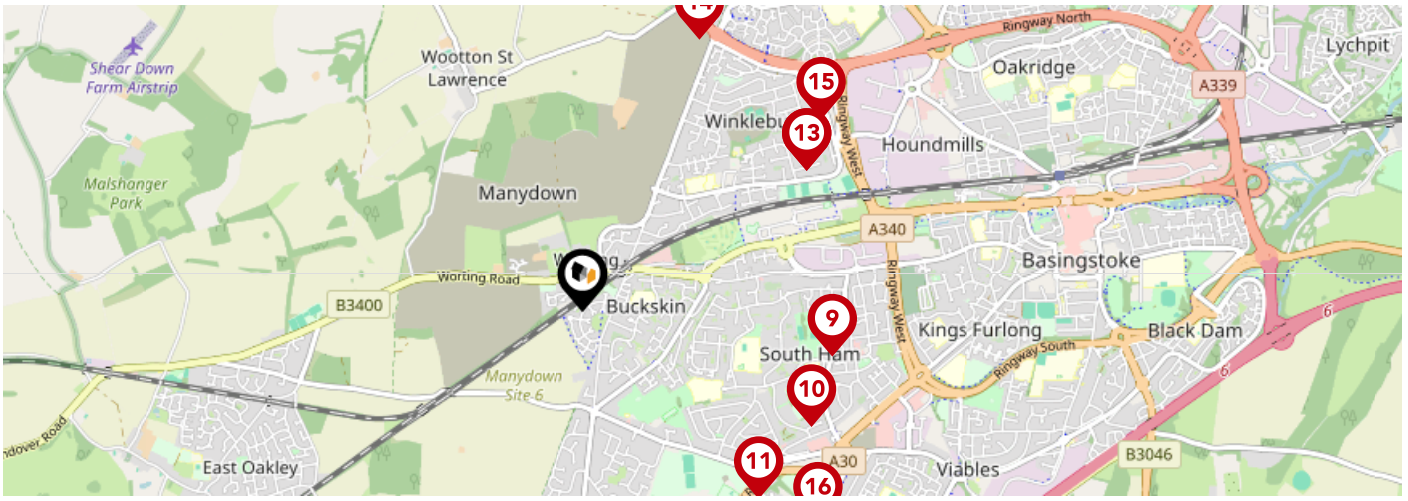
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:0.32	☐	☑	☐	☐	☐
2	Castle Hill Primary School Ofsted Rating: Good | Pupils: 648 | Distance:0.75	☐	☑	☐	☐	☐
3	Castle Hill Infant School Ofsted Rating: Good | Pupils: 181 | Distance:0.75	☐	☑	☐	☐	☐
4	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:0.81	☐	☐	☑	☐	☐
5	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:0.82	☐	☑	☐	☐	☐
6	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:1.13	☐	☑	☐	☐	☐
7	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:1.13	☐	☑	☐	☐	☐
8	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.18	☐	☑	☐	☐	☐

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:1.18	☐	☐	☑	☐	☐
10	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.19	☐	☐	☑	☐	☐
11	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:1.2	☐	☐	☑	☐	☐
12	Winklebury Junior School Ofsted Rating: Good | Pupils: 212 | Distance:1.23	☐	☑	☐	☐	☐
13	Winklebury Infant School Ofsted Rating: Good | Pupils: 175 | Distance:1.23	☐	☑	☐	☐	☐
14	Saxon Wood School Ofsted Rating: Good | Pupils: 42 | Distance:1.38	☐	☑	☐	☐	☐
15	Chiltern Way Academy Futures Ofsted Rating: Not Rated | Pupils:0 | Distance:1.42	☐	☐	☑	☐	☐
16	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:1.48	☐	☐	☑	☐	☐

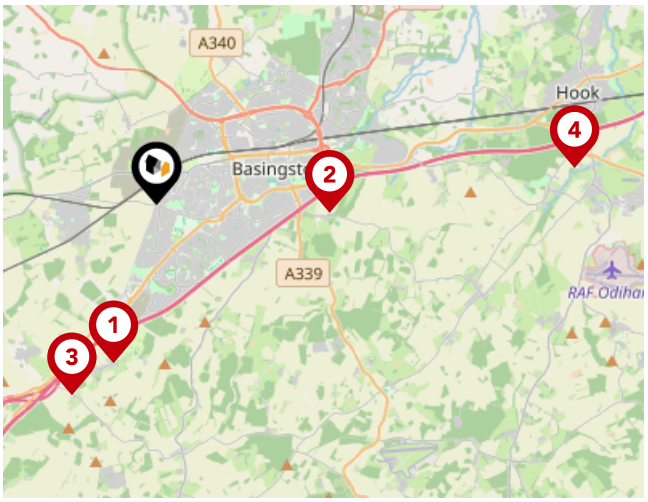
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Area
Transport (National)



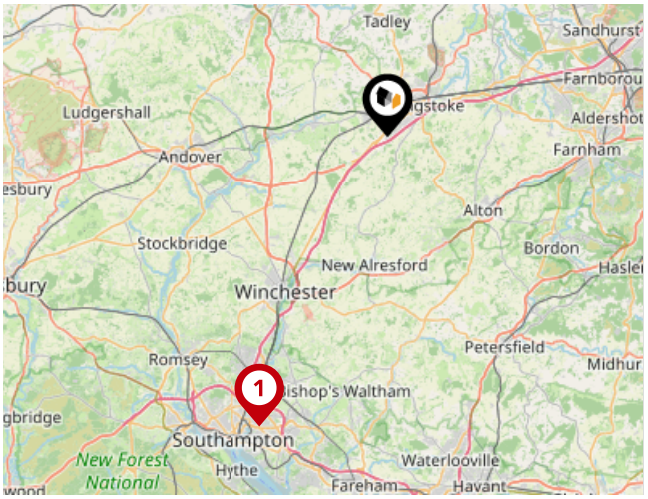
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.31 miles
2	Overton Rail Station	5.19 miles
3	Bramley (Hants) Rail Station	5.84 miles
4	Micheldever Rail Station	7.56 miles
5	Hook Rail Station	7.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	3.05 miles
2	M3 J6	3.19 miles
3	M3 J8	3.87 miles
4	M3 J5	7.77 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.53 miles

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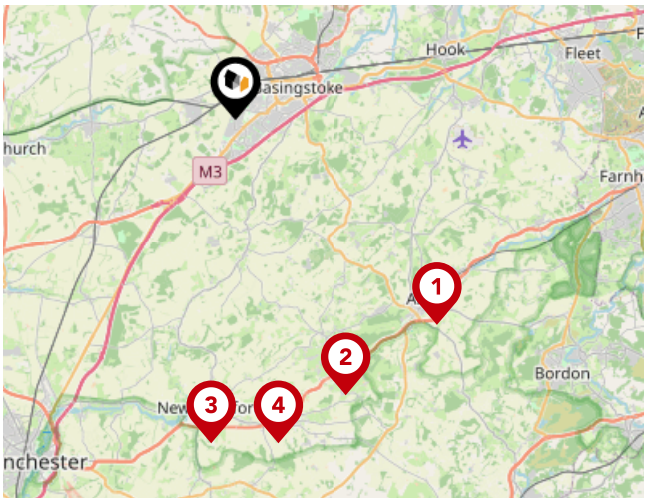
Area

Transport (Local)



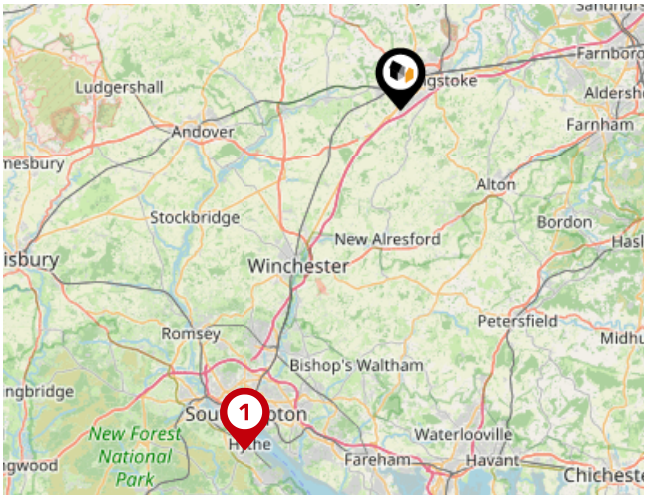
Bus Stops/Stations

Pin	Name	Distance
1	Roman Way	0.01 miles
2	Roman Way	0.07 miles
3	Wykeham Drive	0.15 miles
4	Wykeham Drive	0.19 miles
5	White Hart Inn	0.28 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.63 miles
2	Medstead & Four Marks (Mid Hants Railway)	11 miles
3	Alresford (Mid Hants Railway)	11.99 miles
4	Ropley (Mid-Hants Railway)	12.12 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	27.79 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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Brockenhurst

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Brockenhurst

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Environment Agency

Historic England

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