BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



12A, CALLEVA CLOSE, BASINGSTOKE, RG22 4TD

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

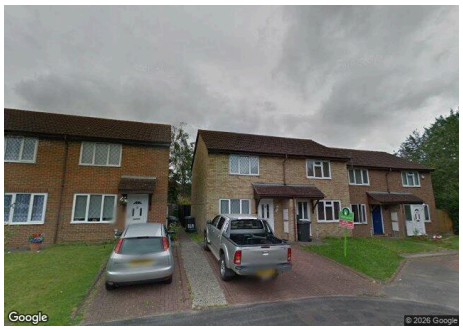
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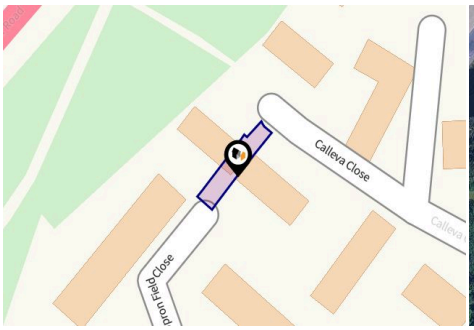
basingstoke@brockenhurst.info

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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	30/07/2021
Bedrooms:	2	**Last Sold Price:**	£240,000
Floor Area:	592 ft^2 / 55 m^2	**Last Sold £/ft^2:**	£405
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP346137		
UPRN:	100060219455		
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)

6 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

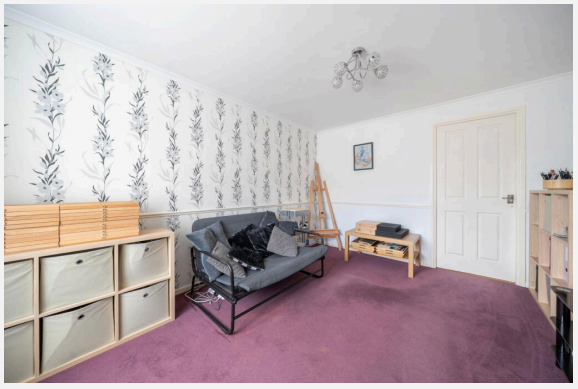
Gallery
Photos





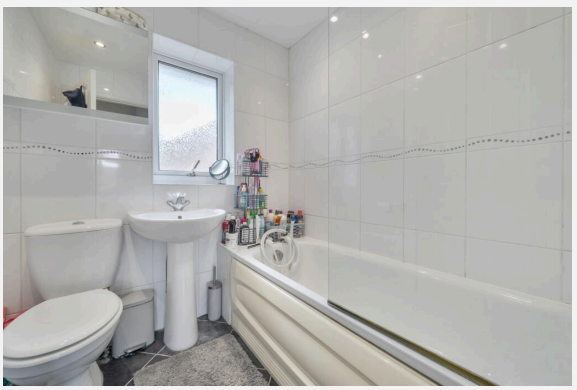












Gallery
Photos







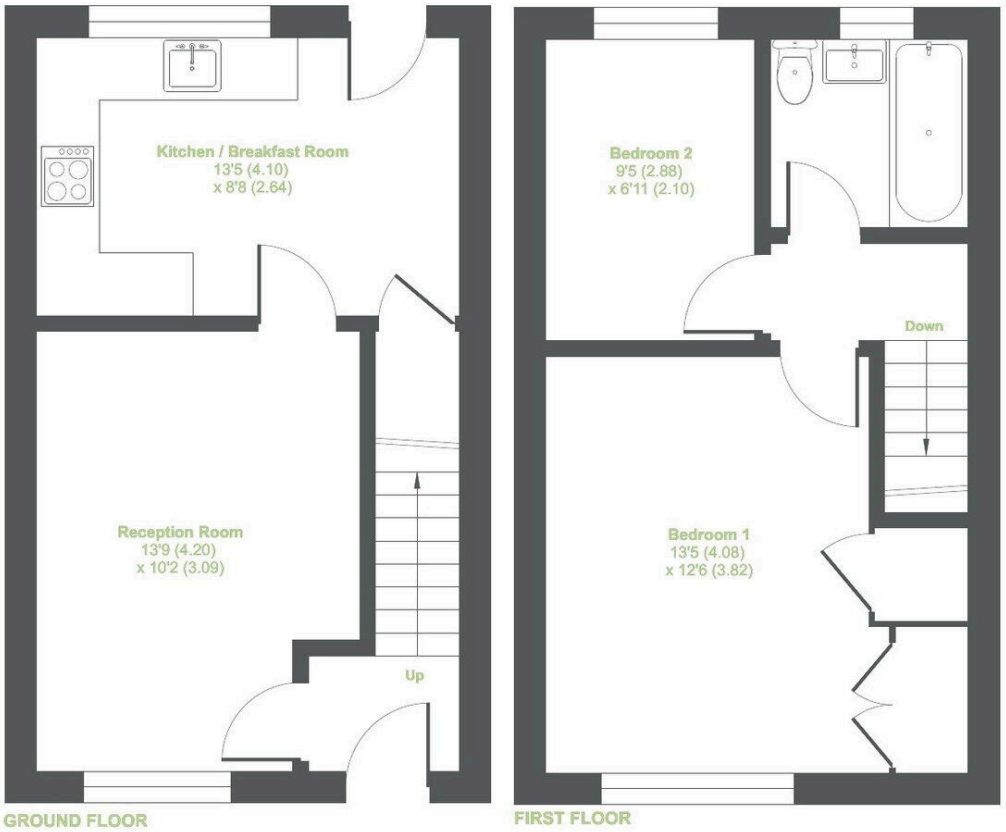
Gallery
Floorplan

12A, CALLEVA CLOSE, BASINGSTOKE, RG22 4TD

Calleva Close, Basingstoke, RG22

Approximate Area = 610 sq ft / 56.6 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: 1482233

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Property
EPC - Certificate

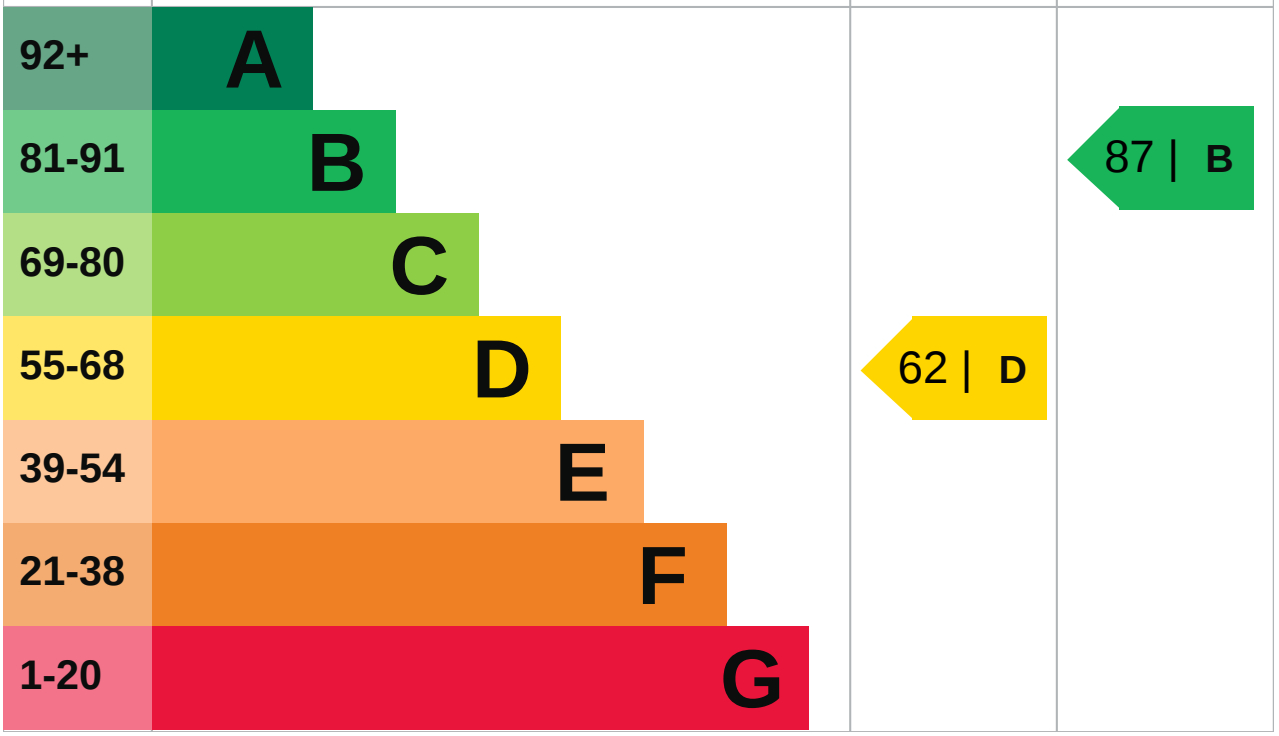
12a, Calleva Close, BASINGSTOKE, RG22 4TD

Energy rating

D

Valid until 12.11.2029

Certificate number
8681-6129-4359-6822-9992



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Property

EPC - Additional Data

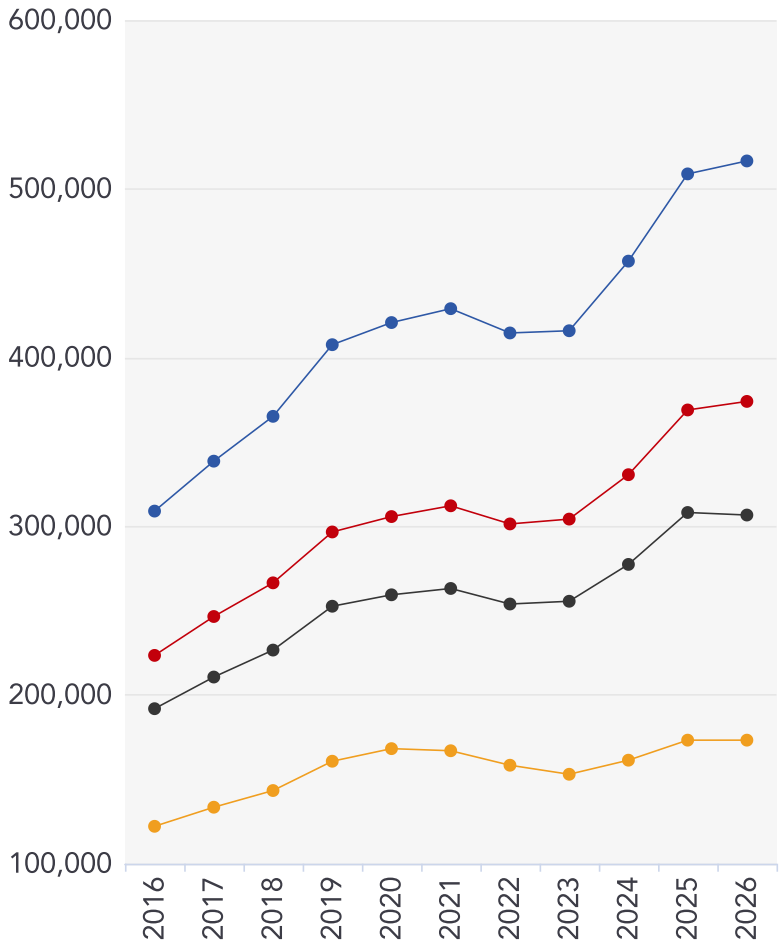
Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
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 and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	55 m^2

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Market
House Price Statistics

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



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

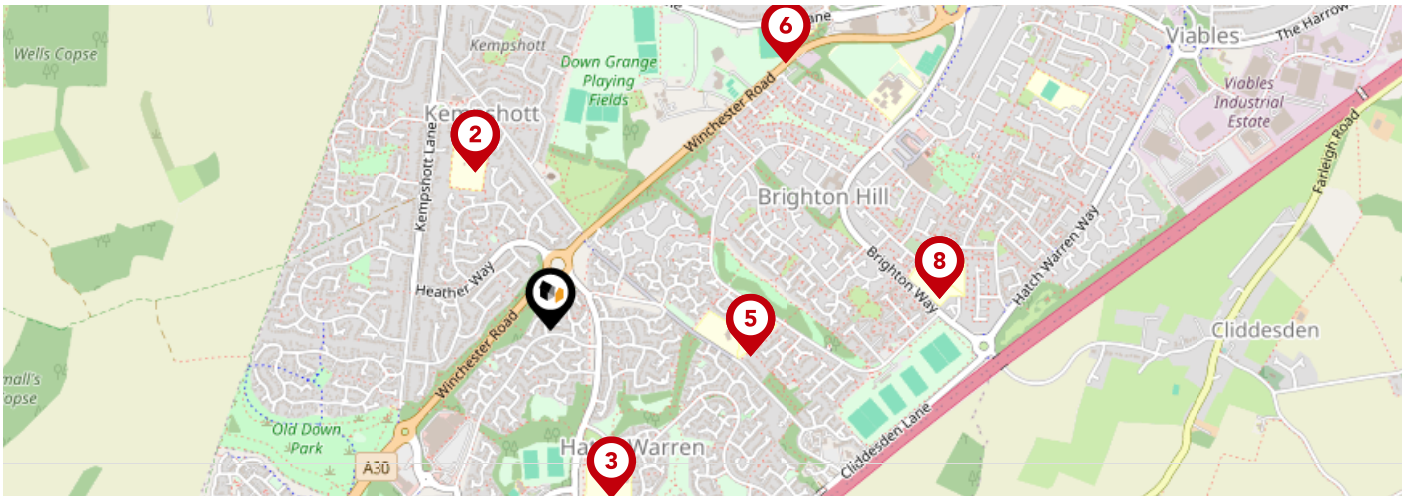
+59.82%

Flat

+41.79%

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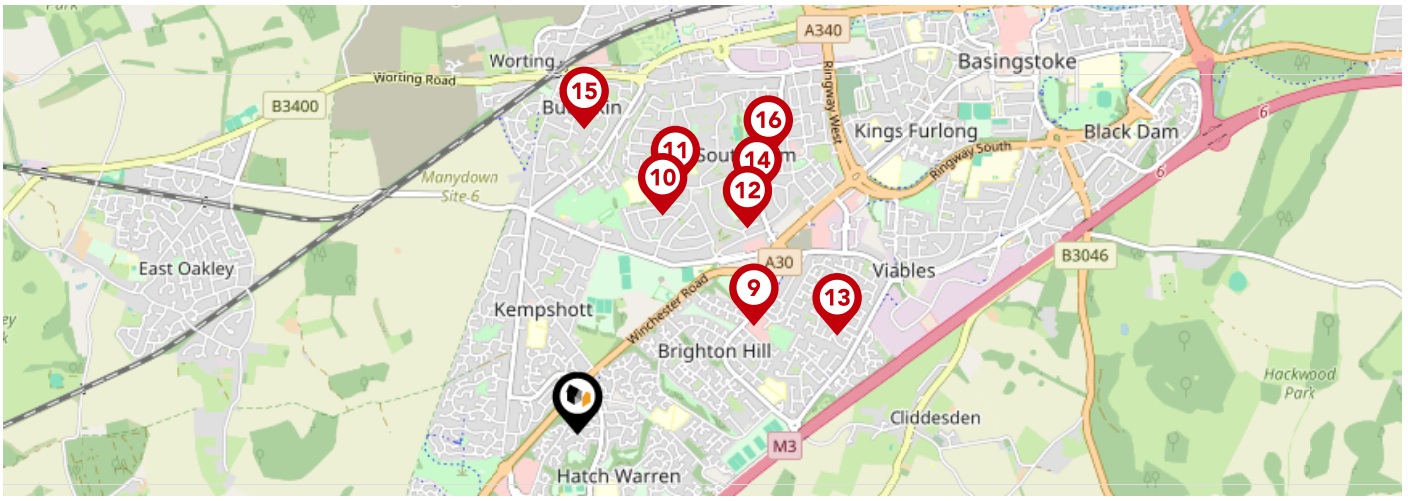
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:0.41	☐	☑	☐	☐	☐
2 Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.41	☐	☑	☐	☐	☐
3 St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.42	☐	☑	☐	☐	☐
4 Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.47	☐	☑	☐	☐	☐
5 Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.47	☐	☑	☐	☐	☐
6 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.83	☐	☐	☑	☐	☐
7 Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.91	☐	☑	☐	☐	☐
8 Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.91	☐	☑	☐	☐	☐

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Area
Schools

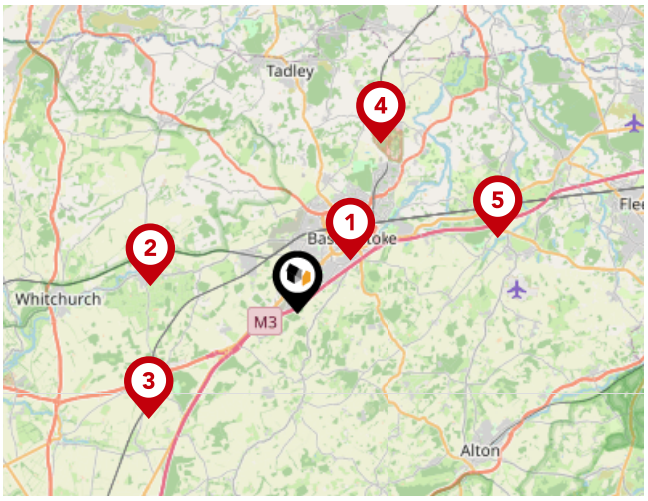


	Nursery	Primary	Secondary	College	Private
9 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.96	☐	☐	☑	☐	☐
10 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.09	☐	☑	☐	☐	☐
11 Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:1.23	☐	☐	☑	☐	☐
12 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.24	☐	☐	☑	☐	☐
13 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:1.29	☐	☑	☐	☐	☐
14 St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.37	☐	☑	☐	☐	☐
15 Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:1.42	☐	☑	☐	☐	☐
16 Limington House School Ofsted Rating: Good | Pupils: 102 | Distance:1.56	☐	☐	☑	☐	☐

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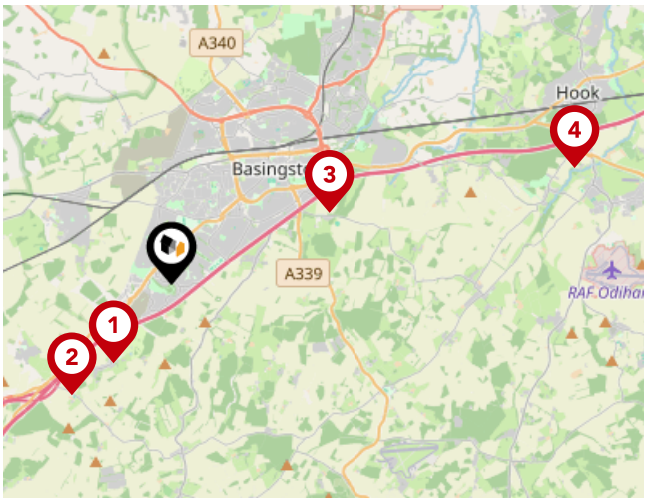
Area

Transport (National)



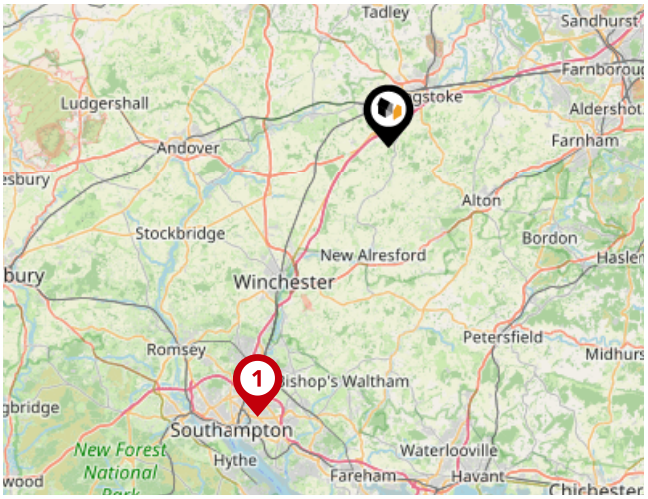
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.79 miles
2	Overton Rail Station	5.53 miles
3	Micheldever Rail Station	6.79 miles
4	Bramley (Hants) Rail Station	6.98 miles
5	Hook Rail Station	7.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	1.81 miles
2	M3 J8	2.76 miles
3	M3 J6	3.21 miles
4	M3 J5	7.77 miles

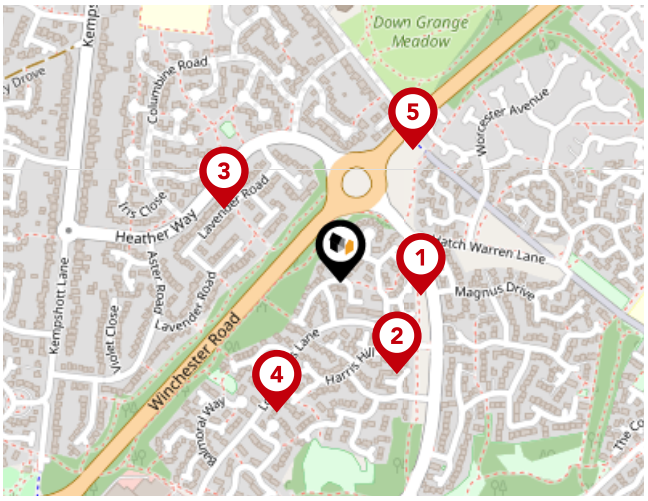


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.3 miles

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Area
Transport (Local)



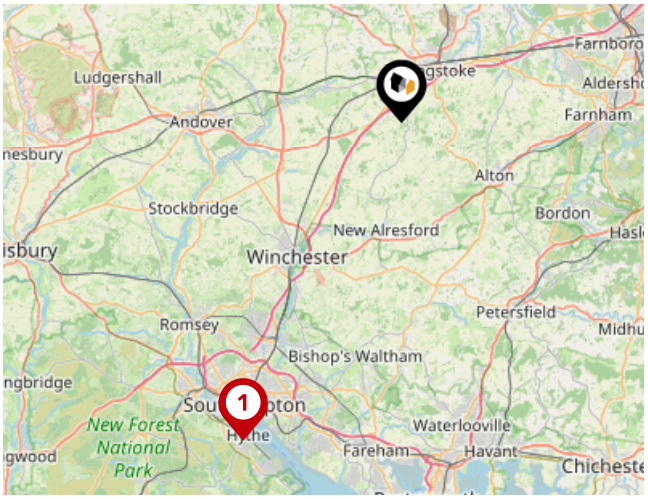
Bus Stops/Stations

Pin	Name	Distance
1	Magnus Drive	0.09 miles
2	Cropmark Way	0.12 miles
3	Lavender Road	0.15 miles
4	Hepplewhite Drive	0.16 miles
5	Down Grange Meadow	0.17 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.42 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.52 miles
3	Alresford (Mid Hants Railway)	10.54 miles
4	Ropley (Mid-Hants Railway)	10.61 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.57 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

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