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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



5, CROFTERS MEADOW, LYCHPIT, BASINGSTOKE, RG24 8RX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

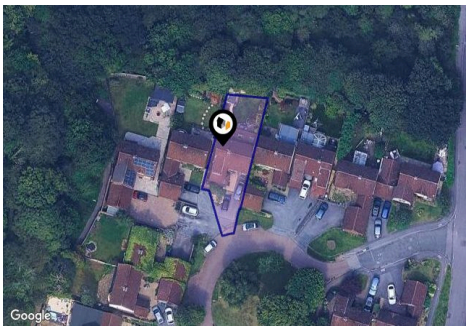
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	07/01/2022
Bedrooms:	5	**Last Sold Price:**	£507,550
Floor Area:	1,657 ft^2 / 154 m^2	**Last Sold £/ft^2:**	£322
Plot Area:	0.08 acres	**Tenure:**	Freehold
Year Built :	1976-1982	**Latest FENSA Work:**	03/08/2025 - 1 door 16/03/2015 - 2 windows, 1 door
Council Tax :	Band E		
Annual Estimate:	£2,756		
Title Number:	HP633016		
UPRN:	100060222728		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s **35** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***5, Crofters Meadow, Lychpit, Basingstoke, RG24 8RX***

Reference - 24/01050/HSE	
Decision:	Decided
Date:	08th May 2024
Description:	
Proposed single storey rear extension.	

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Gallery
Photos

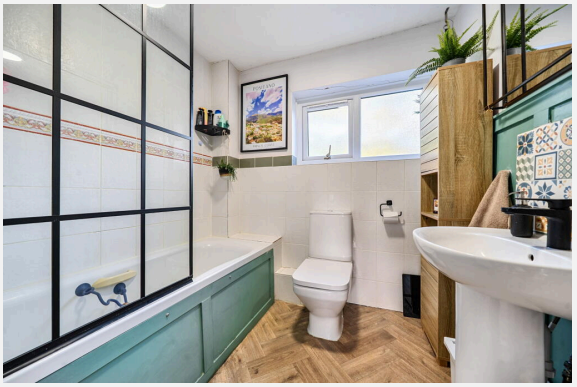




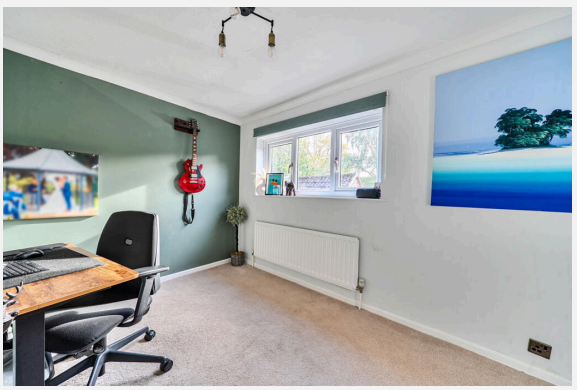








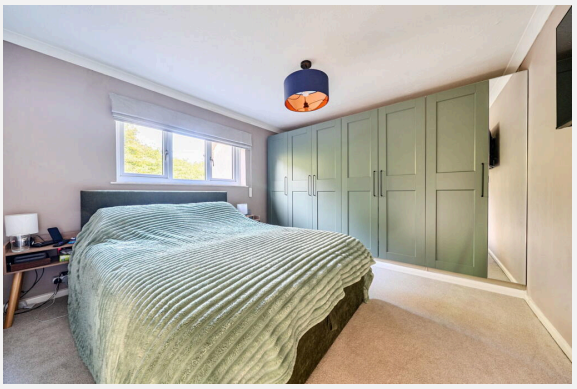




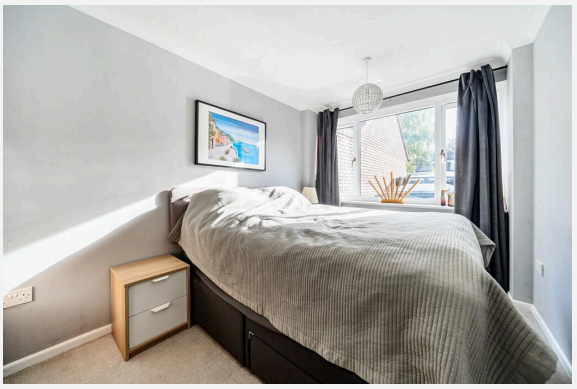
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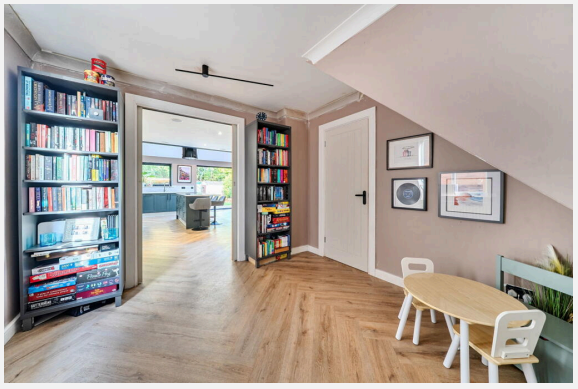
Gallery
Photos



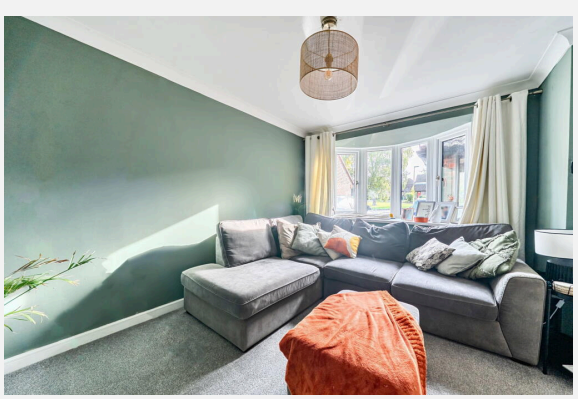








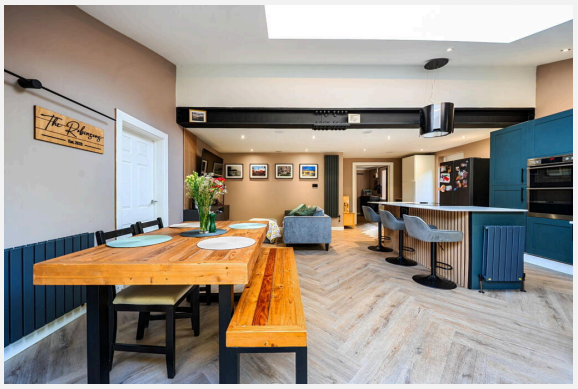






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Gallery
Photos







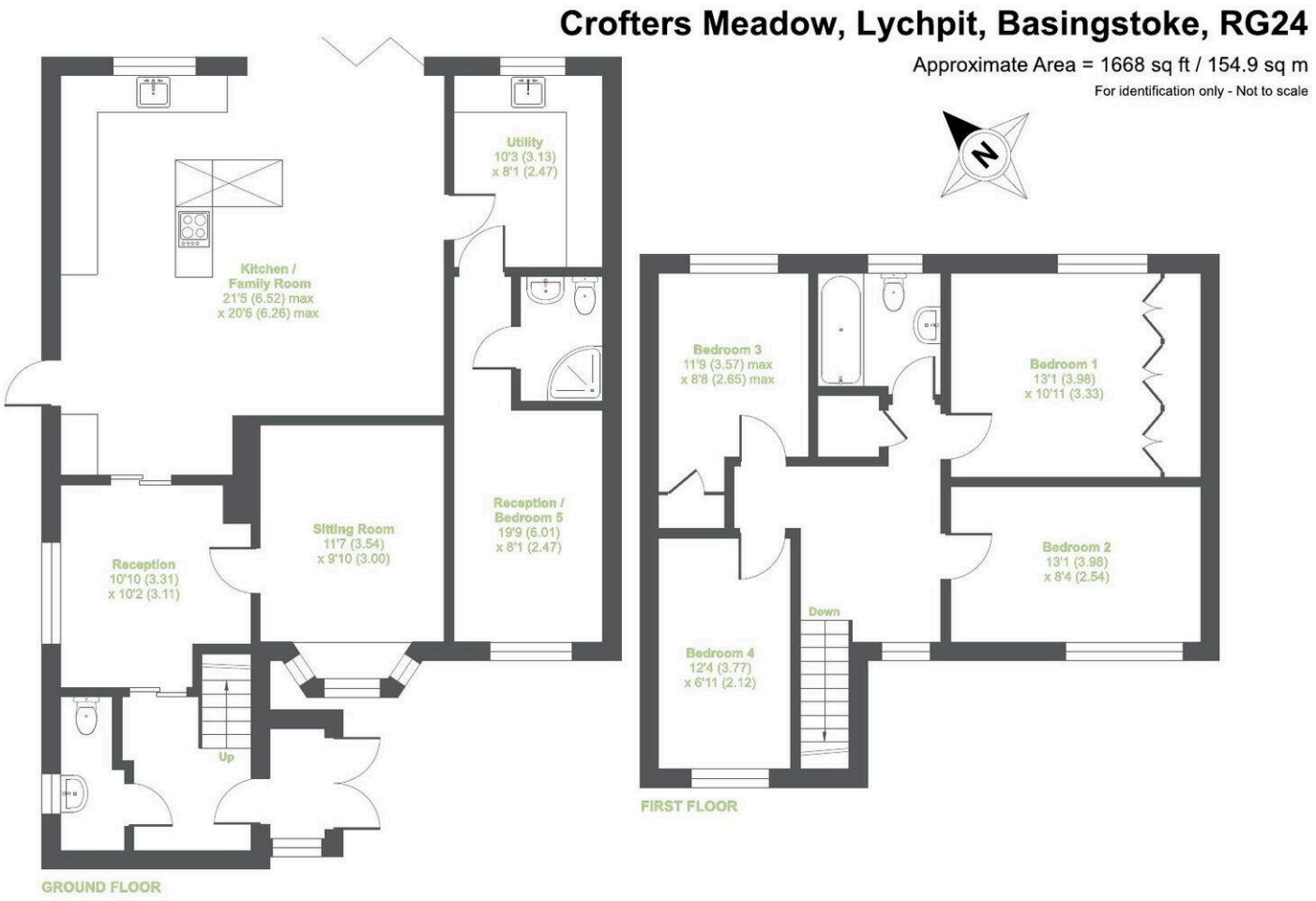




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Gallery
Floorplan

5, CROFTERS MEADOW, LYCHPIT, BASINGSTOKE, RG24 8RX



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: 1538446

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Property

EPC - Certificate

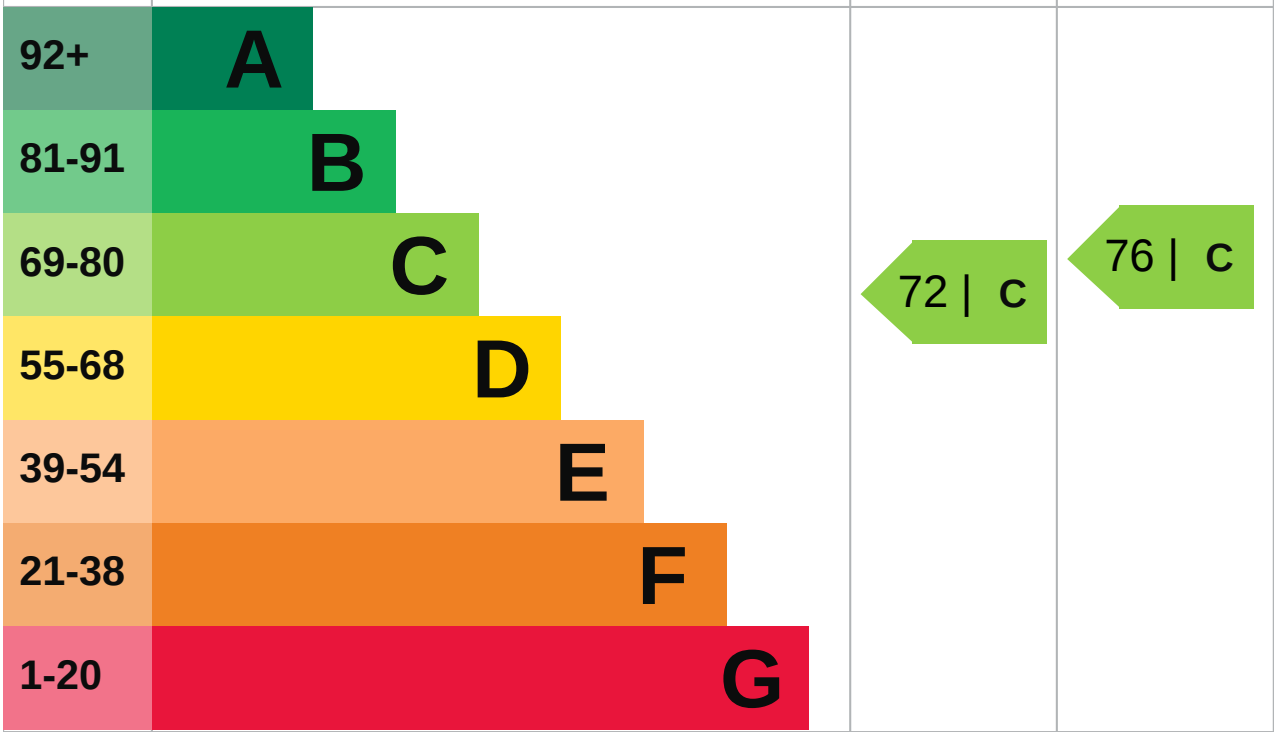
5 CROFTERS MEADOW, LYCHPIT, RG24 8RX

Energy rating

C

Valid until 22.10.2036

Certificate number
9370-2972-0600-2626-2755



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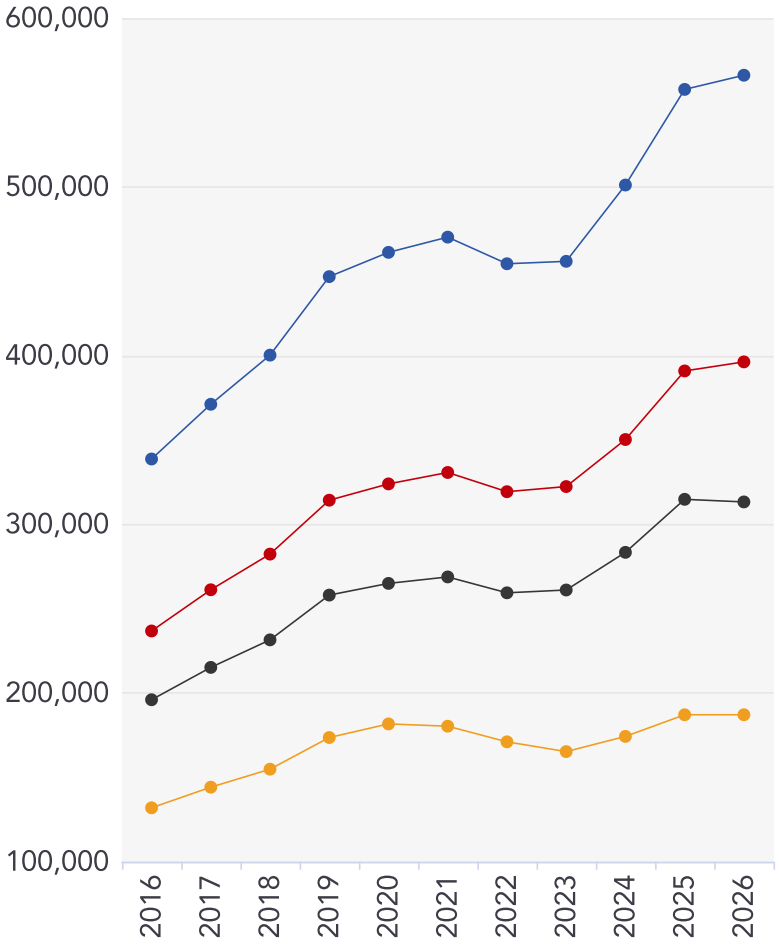
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	High performance glazing
Window Energy:	Good
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:	154 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

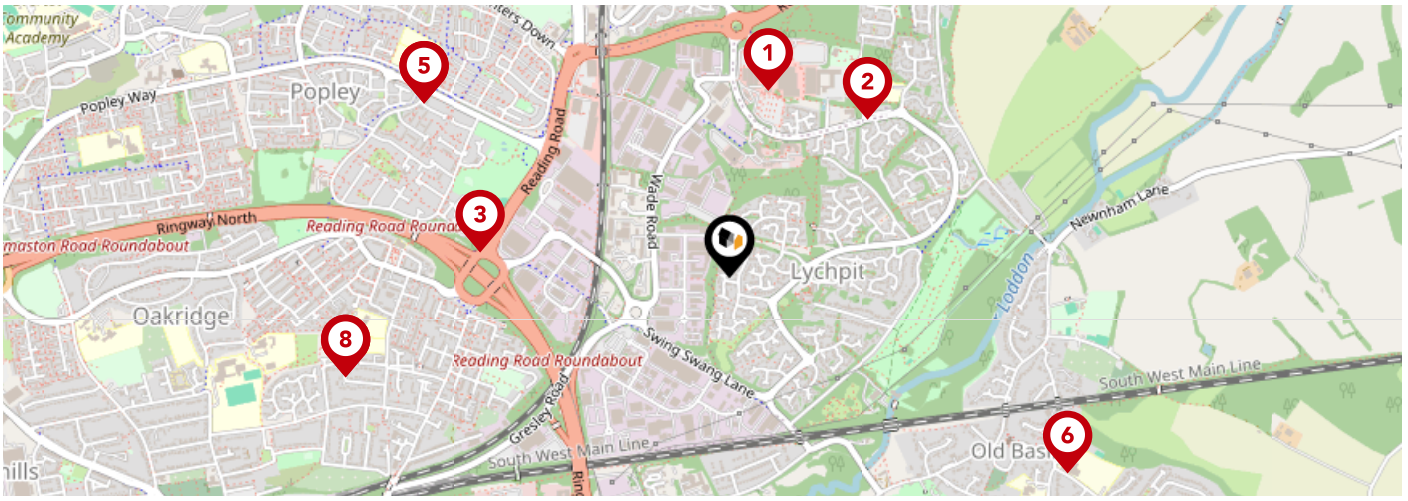
+59.82%

Flat

+41.79%

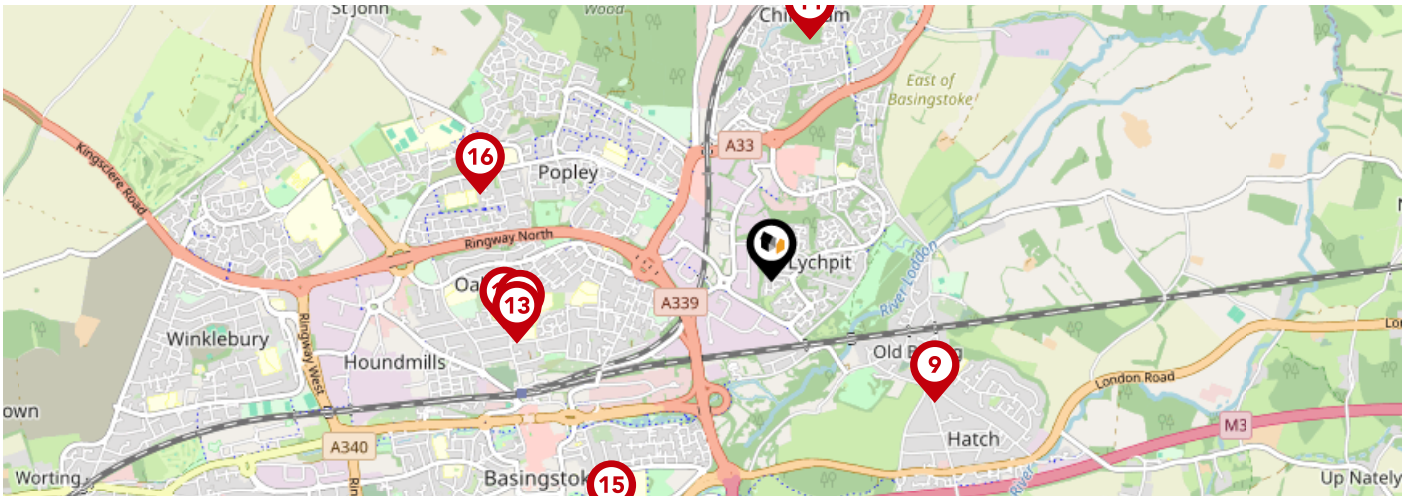
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:0.44	☐	☐	☑	☐	☐
2	Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.49	☐	☑	☐	☐	☐
3	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:0.59	☐	☐	☑	☐	☐
4	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:0.82	☐	☑	☐	☐	☐
5	Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:0.82	☐	☑	☐	☐	☐
6	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:0.9	☐	☑	☐	☐	☐
7	South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:0.92	☐	☑	☐	☐	☐
8	South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:0.92	☐	☑	☐	☐	☐

Area
Schools

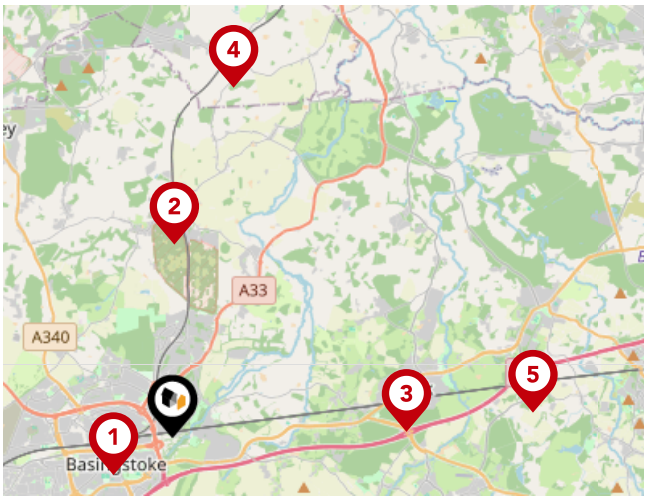


	Nursery	Primary	Secondary	College	Private
9 Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:0.95	☐	☑	☐	☐	☐
10 Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:1.14	☐	☑	☐	☐	☐
11 Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:1.14	☐	☑	☐	☐	☐
12 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.19	☐	☐	☑	☐	☐
13 The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:1.22	☐	☐	☑	☐	☐
14 Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:1.26	☐	☑	☐	☐	☐
15 The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:1.35	☐	☐	☑	☐	☐
16 St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:1.41	☐	☑	☐	☐	☐

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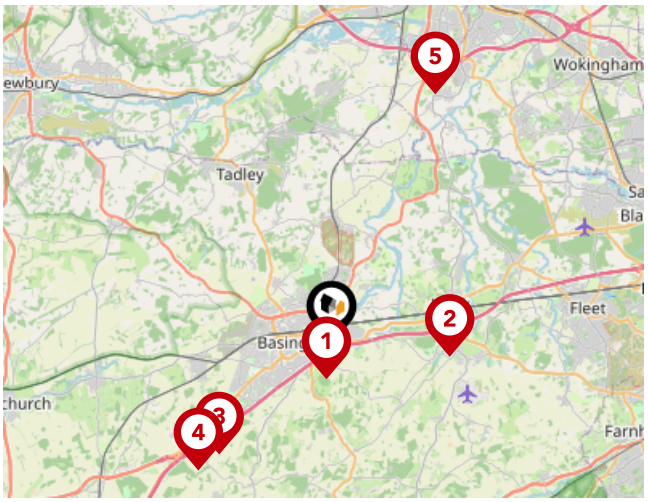
Area

Transport (National)



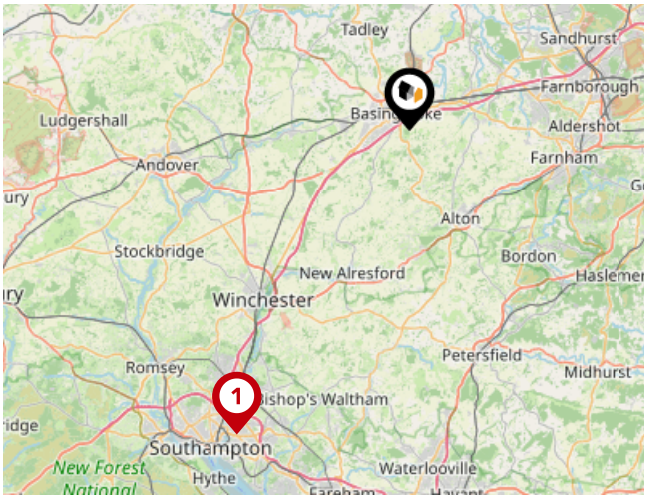
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.29 miles
2	Bramley (Hants) Rail Station	3.6 miles
3	Hook Rail Station	4.32 miles
4	Mortimer Rail Station	6.58 miles
5	Winchfield Rail Station	6.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.29 miles
2	M3 J5	4.4 miles
3	M3 J7	5.84 miles
4	M3 J8	6.81 miles
5	M4 J11	10.05 miles

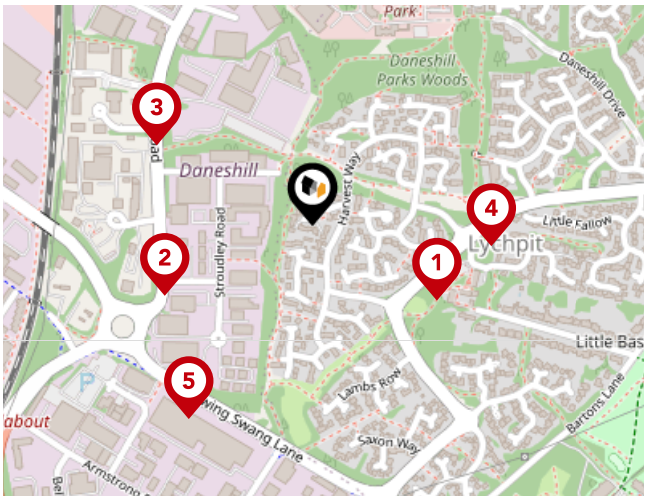


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	26.08 miles

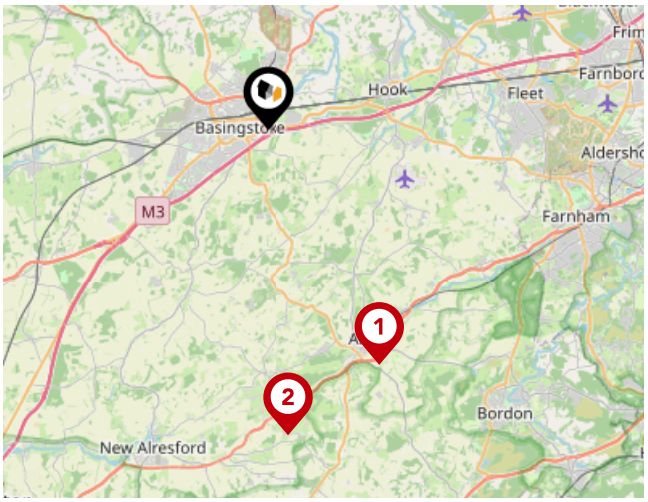
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Area
Transport (Local)



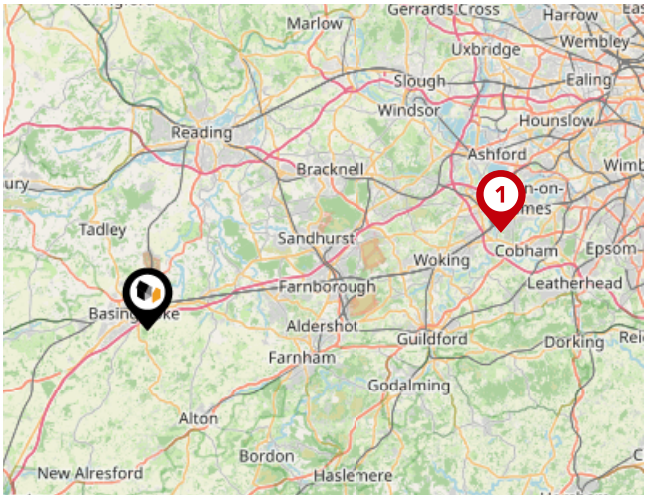
Bus Stops/Stations

Pin	Name	Distance
1	Cromwell Inn	0.16 miles
2	Stroudley Road	0.18 miles
3	Intec Business Centre	0.2 miles
4	Cromwell Inn	0.2 miles
5	Daneshill Roundabout	0.26 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.63 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.39 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	27.08 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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