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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th November 2026



44, PECCHE PLACE, CHINEHAM, BASINGSTOKE, RG24 8AA

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

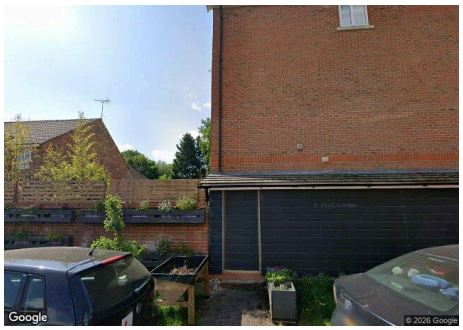
basingstoke@brockenhurst.info

www.brockenhurst.info

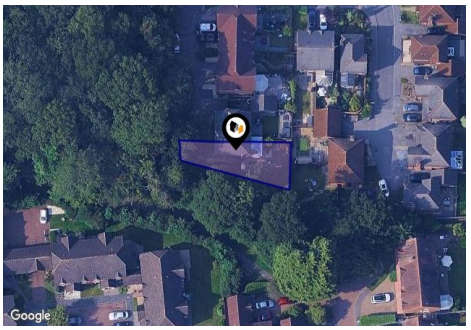
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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	12/04/2024
Bedrooms:	2	**Last Sold Price:**	£325,000
Floor Area:	968 ft^2 / 90 m^2	**Last Sold £/ft^2:**	£335
Plot Area:	0.06 acres	**Tenure:**	Freehold
Year Built :	2004		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP649296		
UPRN:	10002463077		
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)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

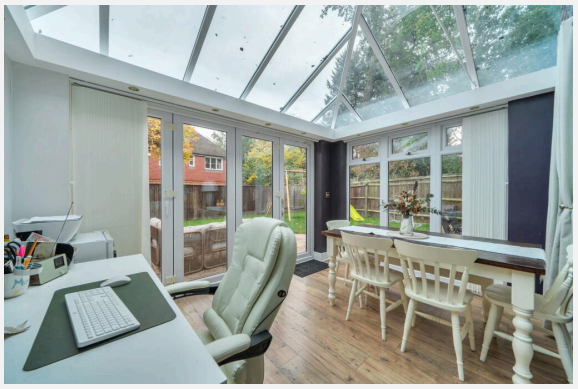
BT sky Virgin media

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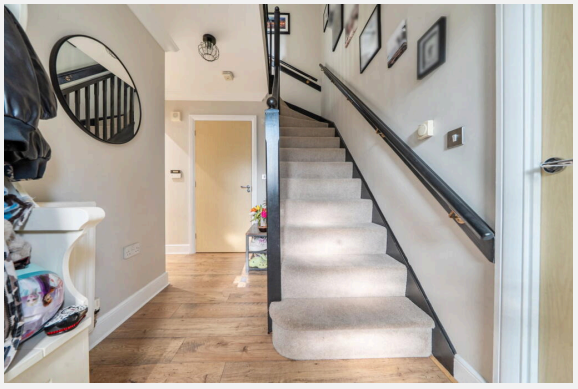
Gallery
Photos





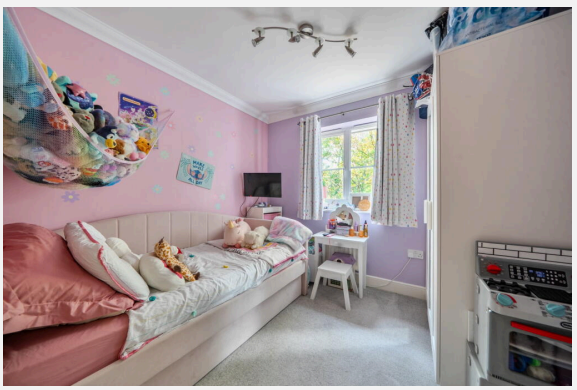




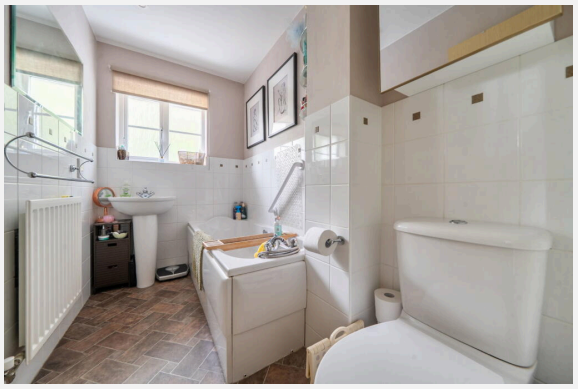








Gallery
Photos









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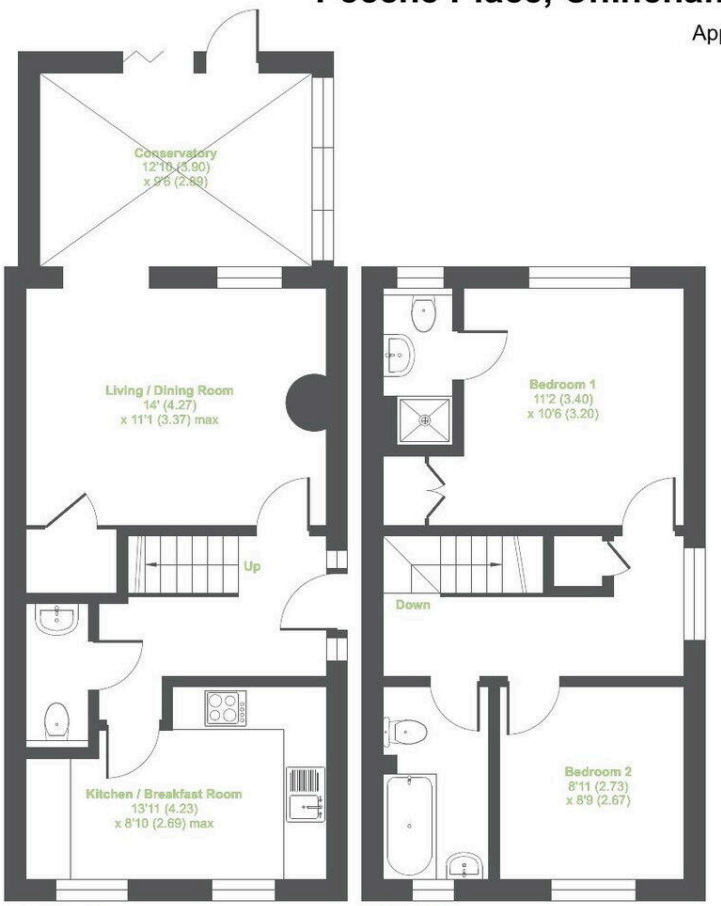
Gallery
Floorplan

44, PECCHE PLACE, CHINEHAM, BASINGSTOKE, RG24 8AA

Pecche Place, Chineham, Basingstoke, RG24

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale

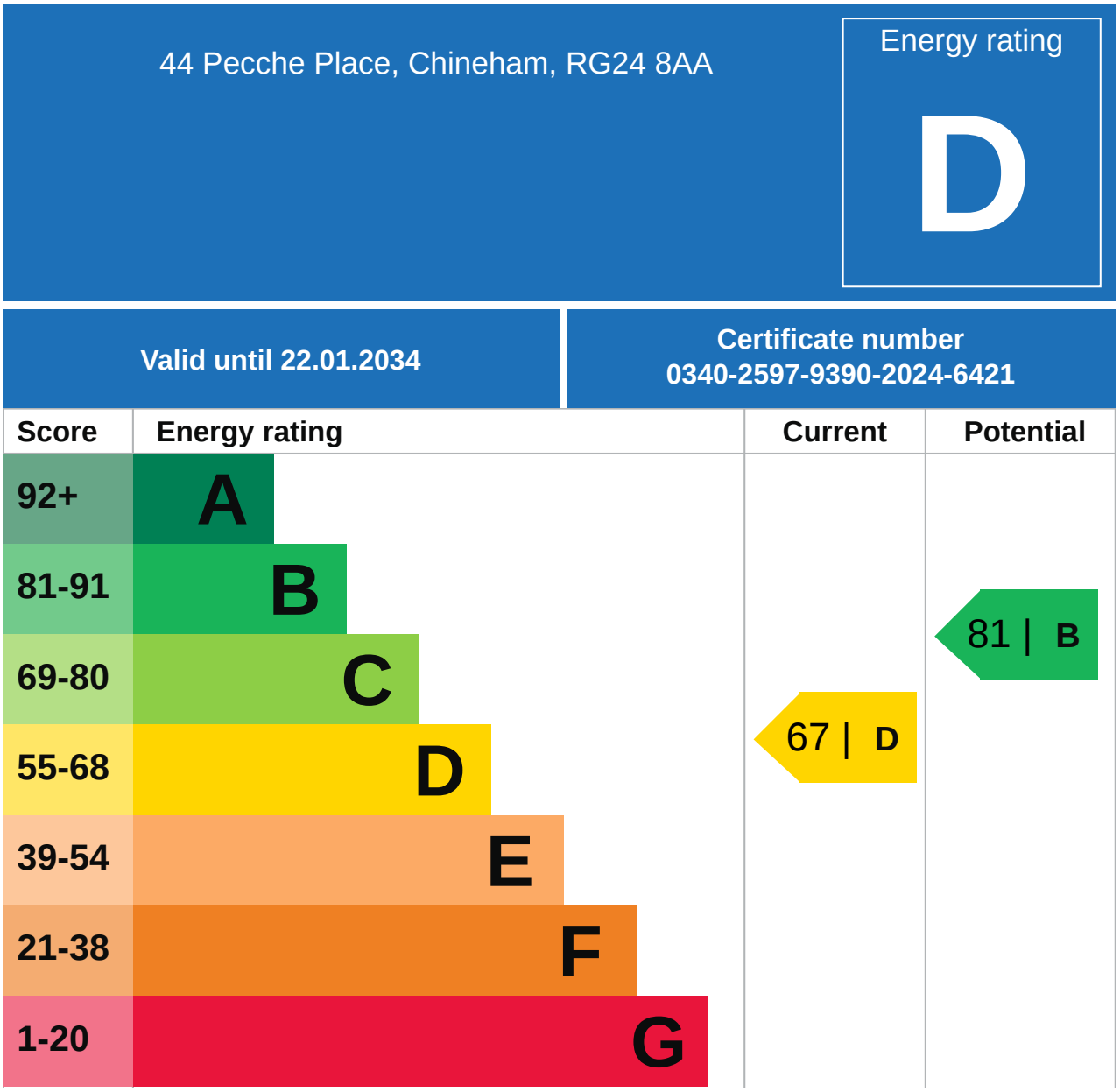


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brockenhurst Estate Agents. REF: 1541145

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Property

EPC - Certificate



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Property

EPC - Additional Data

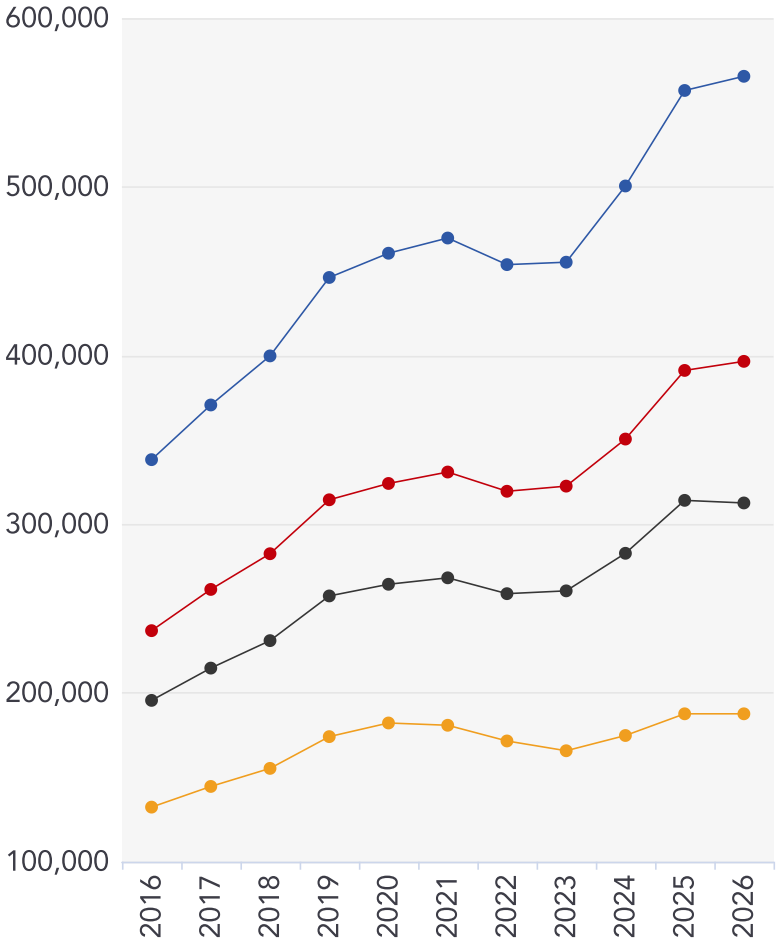
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	90 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

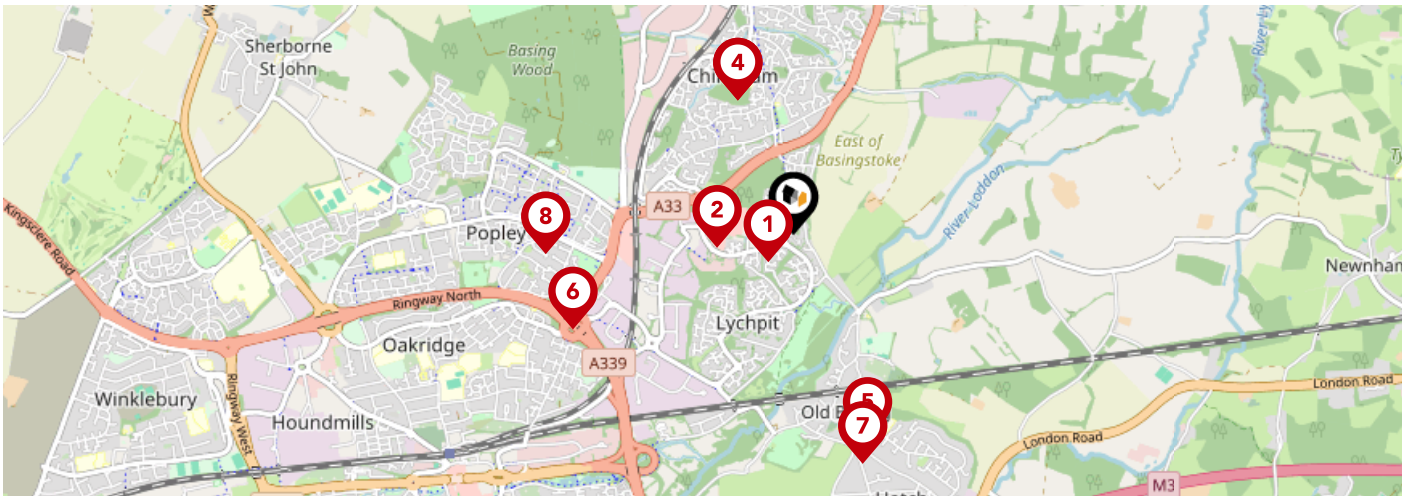
+59.82%

Flat

+41.79%

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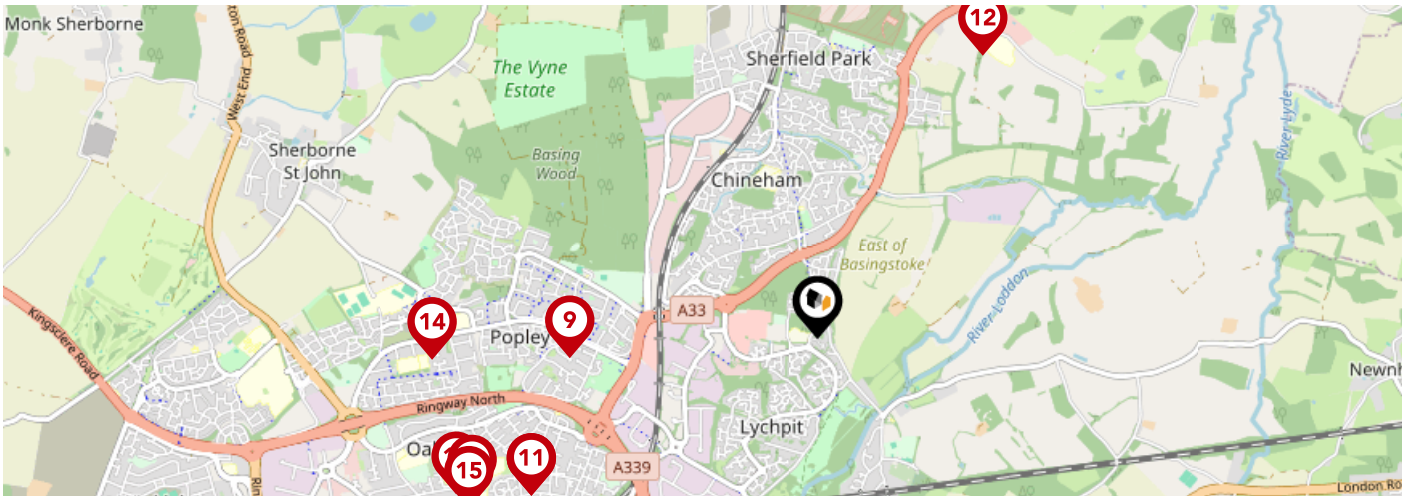
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Great Binfields Primary School Ofsted Rating: Good | Pupils: 416 | Distance:0.18	☐	☑	☐	☐	☐
2	Inclusion Hampshire Ofsted Rating: Not Rated | Pupils:0 | Distance:0.36	☐	☐	☑	☐	☐
3	Four Lanes Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.67	☐	☑	☐	☐	☐
4	Four Lanes Community Junior School Ofsted Rating: Good | Pupils: 352 | Distance:0.67	☐	☑	☐	☐	☐
5	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding | Pupils: 349 | Distance:1.01	☐	☑	☐	☐	☐
6	Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.11	☐	☐	☑	☐	☐
7	Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:1.11	☐	☑	☐	☐	☐
8	Marnel Junior School Ofsted Rating: Outstanding | Pupils: 438 | Distance:1.15	☐	☑	☐	☐	☐

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Area
Schools

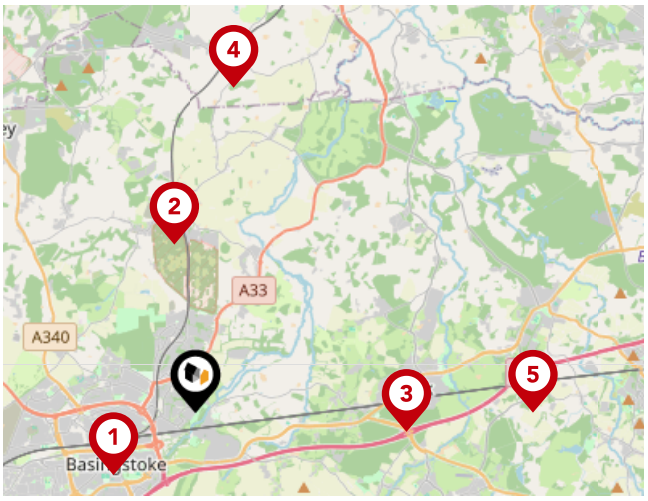


	Nursery	Primary	Secondary	College	Private
9 Marnel Community Infant School Ofsted Rating: Outstanding | Pupils: 358 | Distance:1.15	☐	☑	☐	☐	☐
10 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.51	☐	☑	☐	☐	☐
11 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.51	☐	☑	☐	☐	☐
12 The Loddon School Ofsted Rating: Outstanding | Pupils: 29 | Distance:1.52	☐	☐	☑	☐	☐
13 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.76	☐	☐	☑	☐	☐
14 St Bede's Catholic Primary School Ofsted Rating: Good | Pupils: 435 | Distance:1.79	☐	☑	☐	☐	☐
15 The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:1.8	☐	☐	☑	☐	☐
16 Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:1.82	☐	☑	☐	☐	☐

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Area

Transport (National)



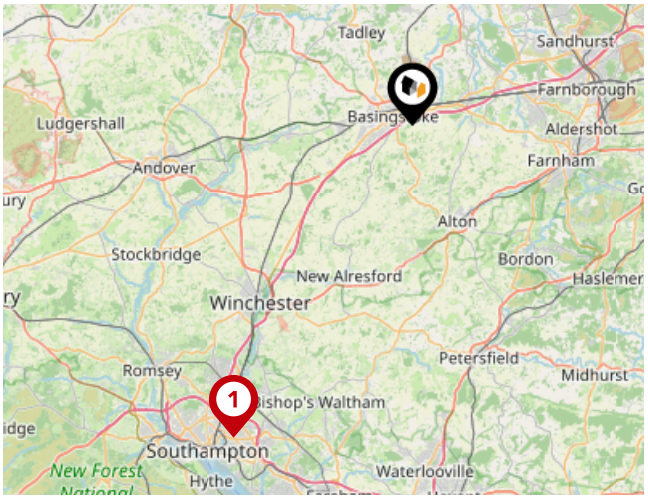
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.93 miles
2	Bramley (Hants) Rail Station	3.13 miles
3	Hook Rail Station	3.9 miles
4	Mortimer Rail Station	6.03 miles
5	Winchfield Rail Station	6.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.88 miles
2	M3 J5	4.05 miles
3	M3 J7	6.5 miles
4	M3 J8	7.47 miles
5	M4 J11	9.43 miles

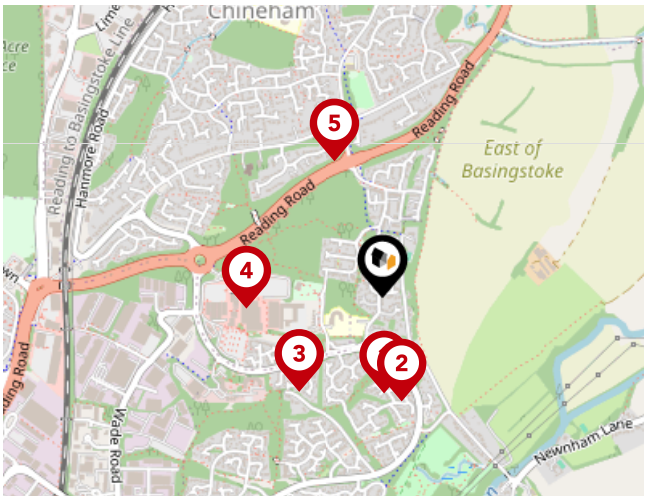


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	26.73 miles

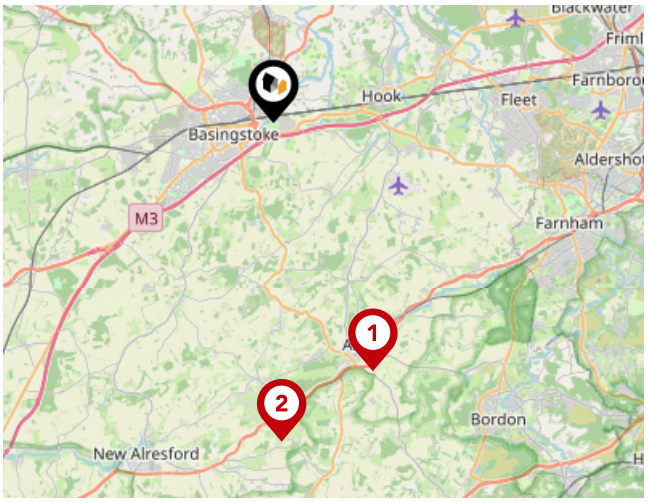
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Area
Transport (Local)



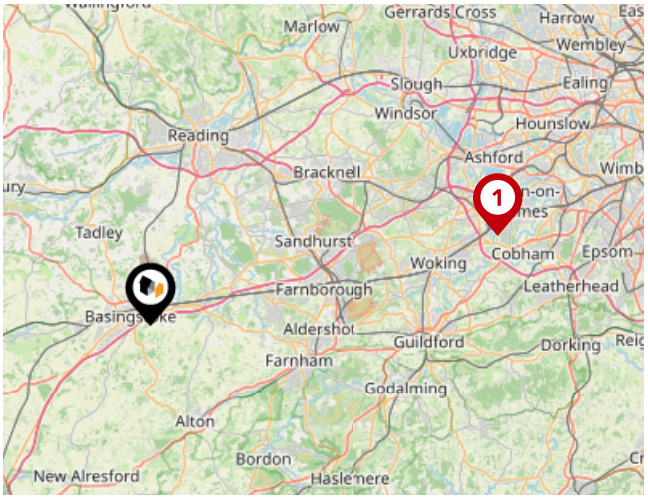
Bus Stops/Stations

Pin	Name	Distance
1	Pyotts Copse	0.22 miles
2	Pyotts Copse	0.24 miles
3	Centre Court	0.29 miles
4	Chineham Centre	0.31 miles
5	Merrydown Lane	0.33 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.91 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.87 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.53 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.

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Brockenhurst

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Brockenhurst

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

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