BROCKENHURST
estate agents

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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Tuesday 17th November 2026**



## 13, GREENKEEPERS AVENUE, BASINGSTOKE, RG23 7PZ


**Brockenhurst**

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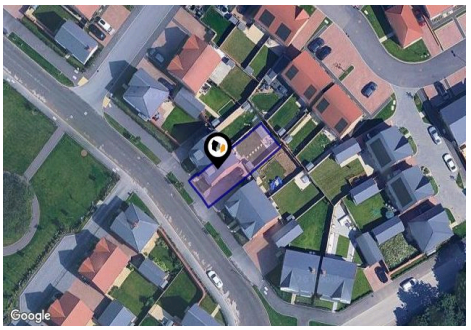


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# Property
# Overview






## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Last Sold Date:** | 28/04/2023 |
| **Bedrooms:** | 3 | **Last Sold Price:** | £450,000 |
| **Floor Area:** | 1,065 ft$^2$ / 99 m$^2$ | **Last Sold £/ft$^2$:** | £422 |
| **Plot Area:** | 0.05 acres | **Tenure:** | Freehold |
| **Council Tax :** | Band D | | |
| **Annual Estimate:** | £2,255 | | |
| **Title Number:** | HP878470 | | |
| **UPRN:** | 10008095810 | | |
| **Restrictive Covenants:** | No | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Hampshire |
| **Conservation Area:** | No |
| **Flood Risk:** | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 2 mb/s | 44 mb/s | 10000 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

# Gallery
# **Photos**





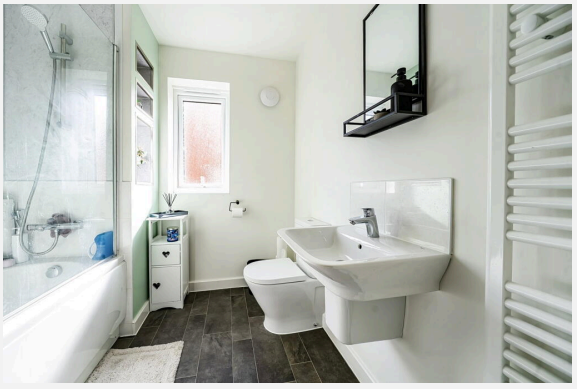






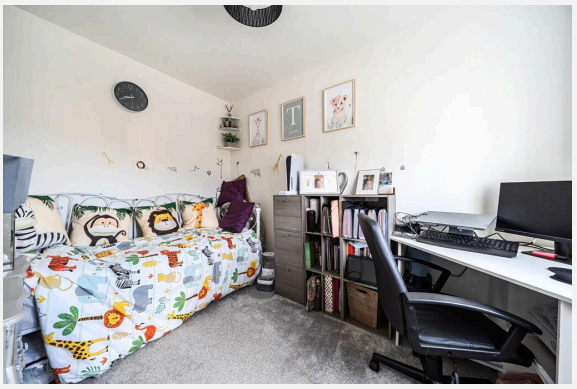


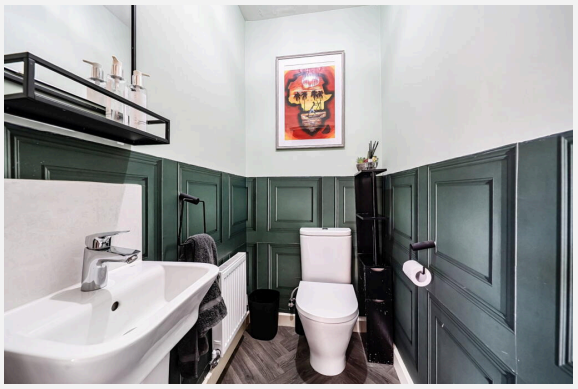


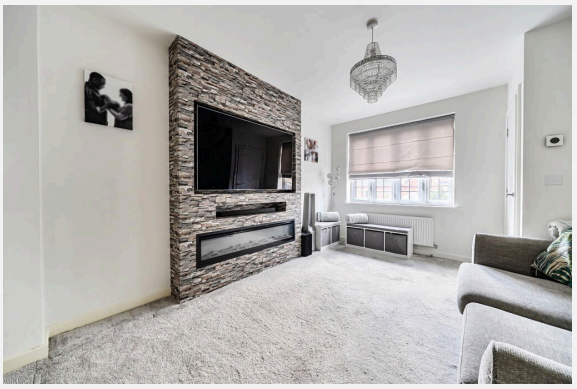


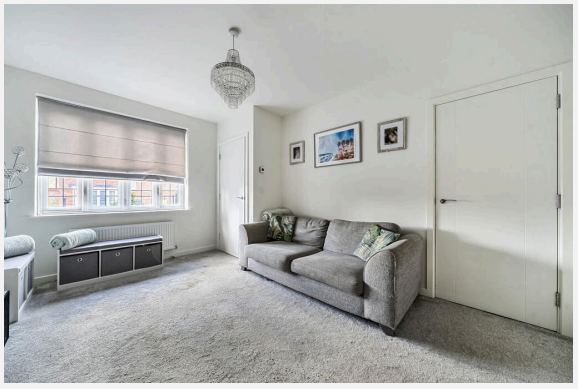
# Gallery
# **Photos**





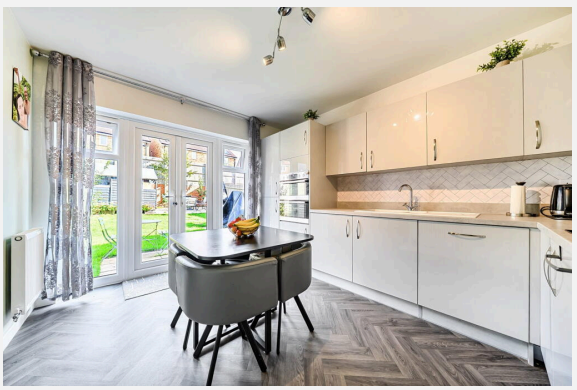














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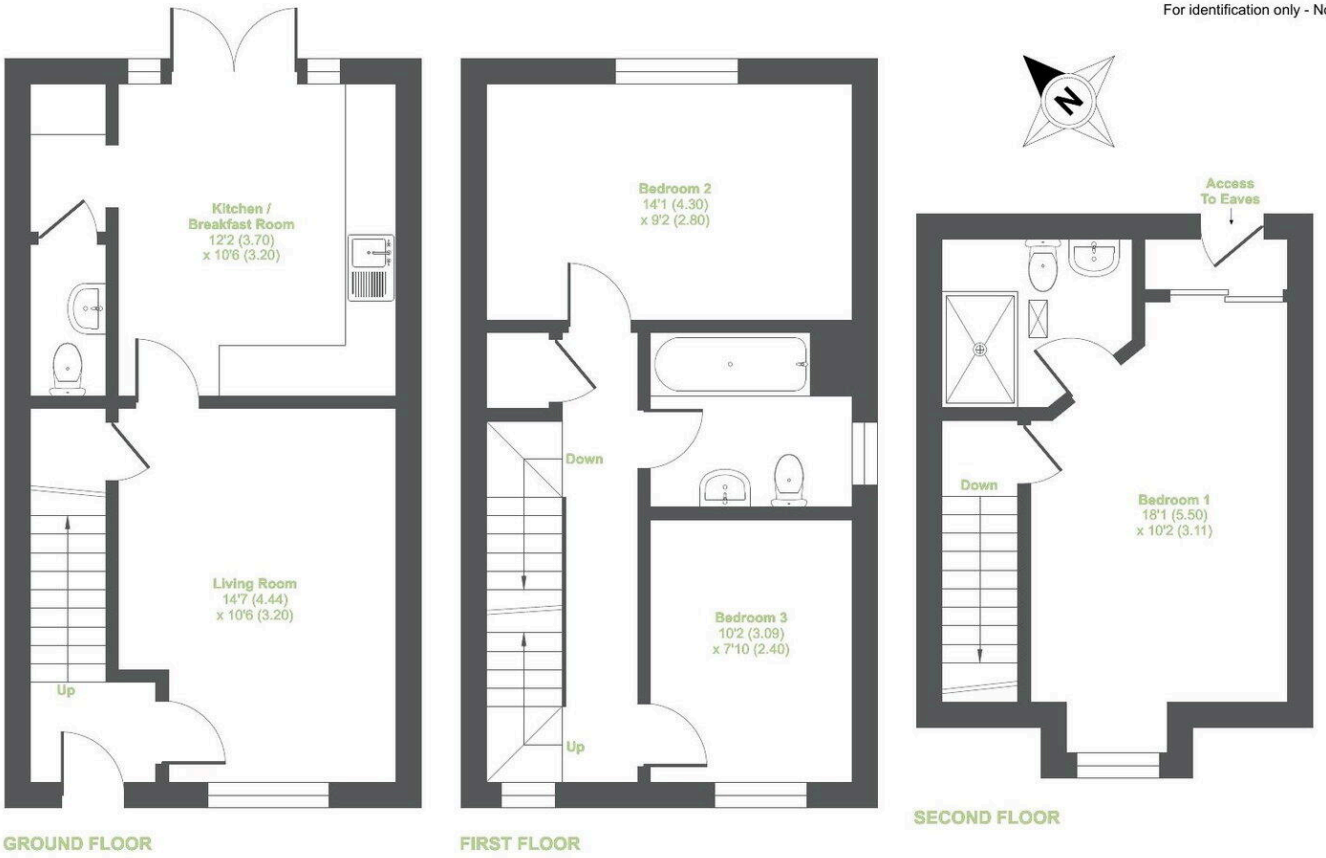
Gallery
**Floorplan**

# 13, GREENKEEPERS AVENUE, BASINGSTOKE, RG23 7PZ

## Greenkeepers Avenue, Basingstoke, RG23

Approximate Area = 1027 sq ft / 95.4 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: 1535697



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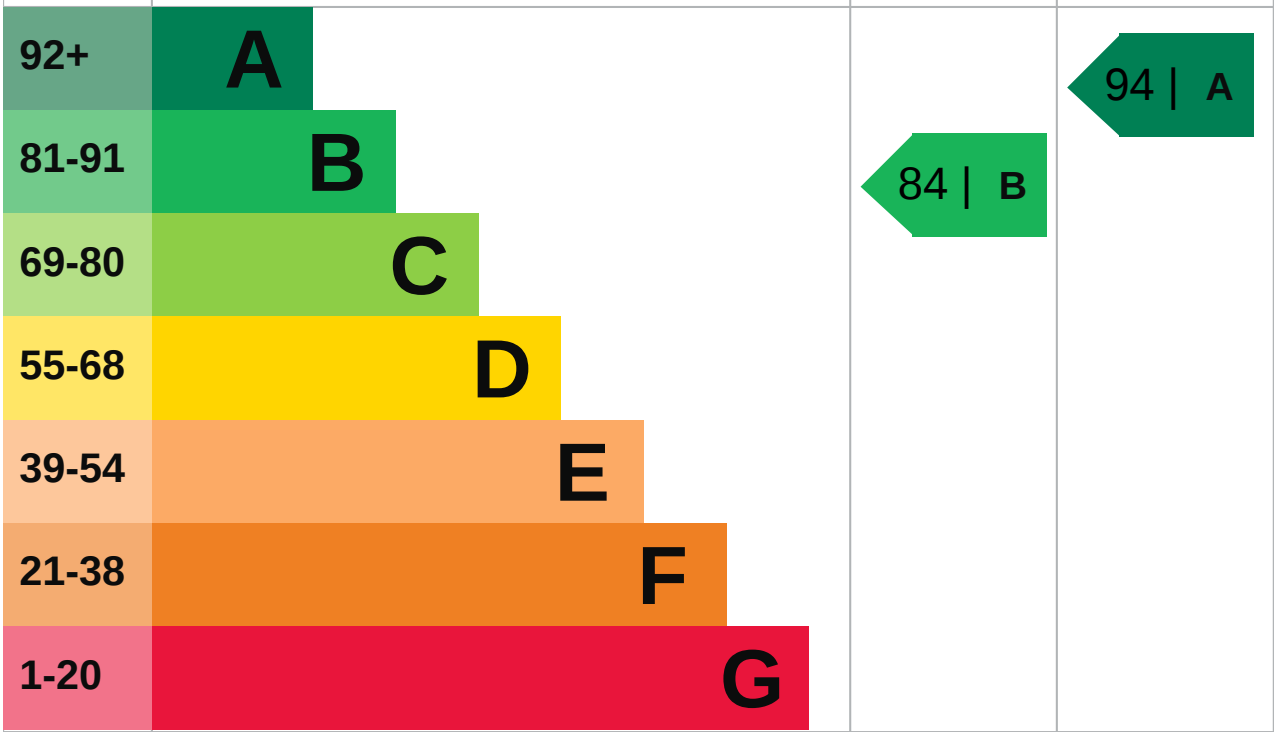
Property
# EPC - Certificate

13 Greenkeepers Avenue, RG23 7PZ

Energy rating

**B**

| Valid until 26.03.2033 | Certificate number 9237-4337-3000-0663-5222 |
|---|---|






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Property

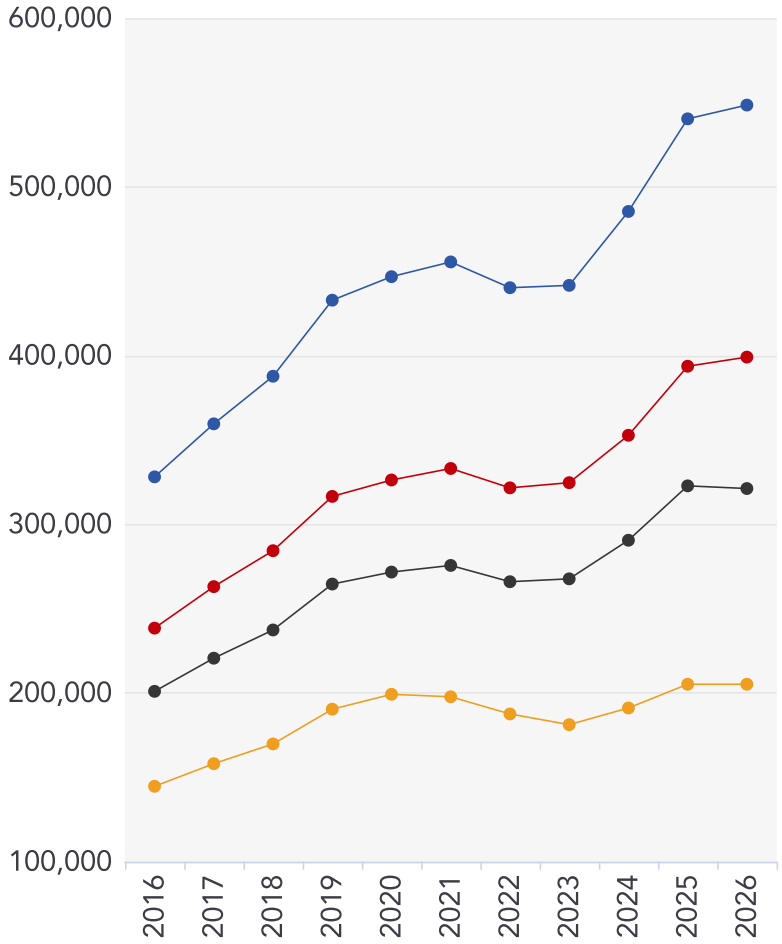
# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | New dwelling |
| **Energy Tariff:** | Standard tariff |
| **Main Fuel:** | Gas: mains gas |
| **Flat Top Storey:** | No |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Average thermal transmittance 0.24 W/mÂ²K |
| **Walls Energy:** | Very Good |
| **Roof:** | Average thermal transmittance 0.20 W/mÂ²K |
| **Roof Energy:** | Good |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Time and temperature zone control |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | Average thermal transmittance 0.22 W/mÂ²K |
| **Total Floor Area:** | 99 $m^2$ |

# 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%**

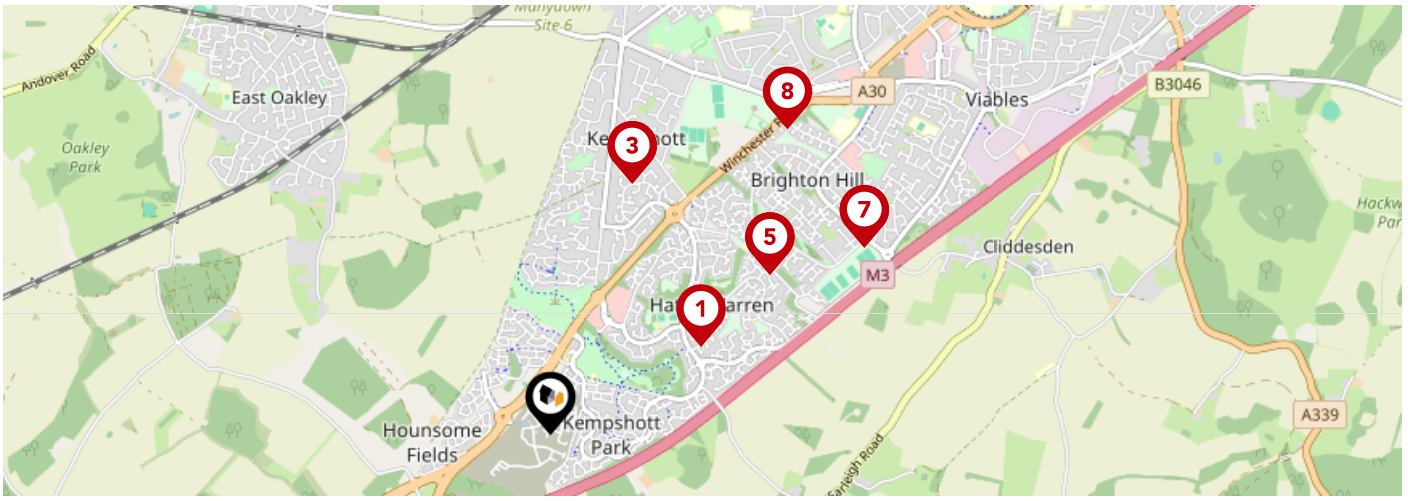
Flat

**+41.79%**



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# Area
# Schools

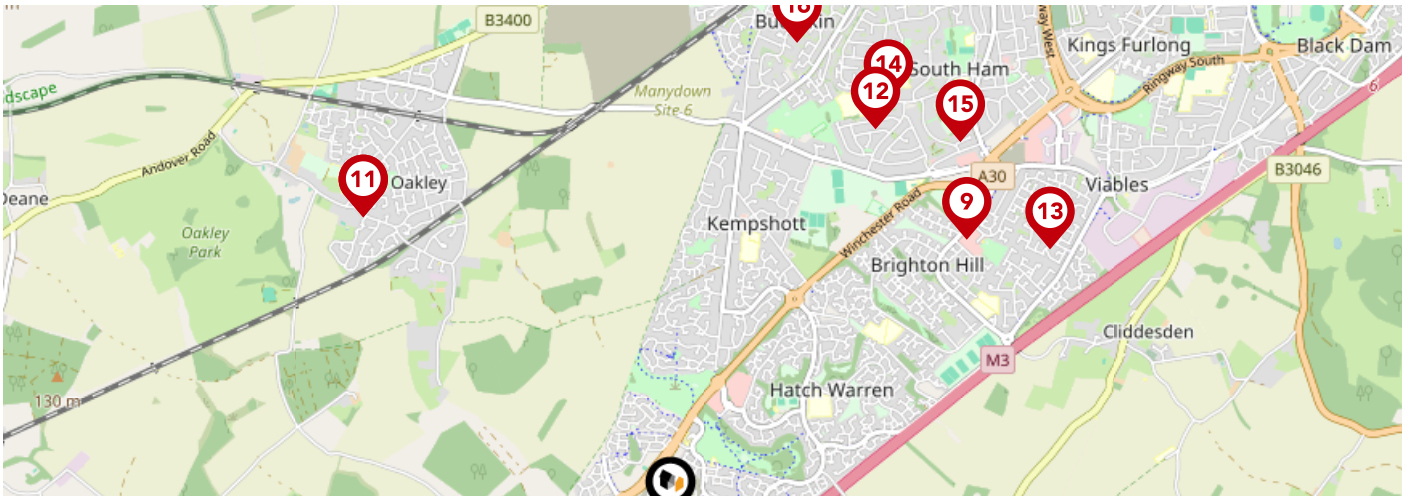



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | St Mark's Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 622 \| Distance:0.81 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | Kempshott Junior School<br>Ofsted Rating: Good \| Pupils: 367 \| Distance:1.23 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | Kempshott Infant School<br>Ofsted Rating: Good \| Pupils: 270 \| Distance:1.23 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | Hatch Warren Junior School<br>Ofsted Rating: Good \| Pupils: 354 \| Distance:1.26 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | Hatch Warren Infant School<br>Ofsted Rating: Good \| Pupils: 249 \| Distance:1.26 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | Manor Field Junior School<br>Ofsted Rating: Good \| Pupils: 211 \| Distance:1.7 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | Manor Field Infant School<br>Ofsted Rating: Good \| Pupils: 164 \| Distance:1.7 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | Chiltern Way Academy Basingstoke<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:1.8 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Area
# Schools



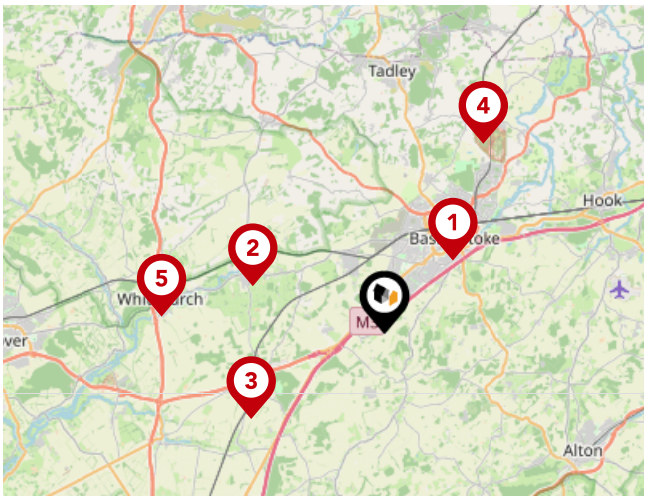

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Brighton Hill Community School<br>Ofsted Rating: Good \| Pupils: 1271 \| Distance:1.89 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10** Oakley Church of England Junior School<br>Ofsted Rating: Good \| Pupils: 245 \| Distance:2 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Oakley Infant School<br>Ofsted Rating: Good \| Pupils: 172 \| Distance:2 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Park View Primary School<br>Ofsted Rating: Good \| Pupils: 444 \| Distance:2.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Chalk Ridge Primary School<br>Ofsted Rating: Good \| Pupils: 322 \| Distance:2.17 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Bishop Challoner Catholic Secondary School<br>Ofsted Rating: Good \| Pupils: 887 \| Distance:2.19 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **15** The Blue Coat School Basingstoke<br>Ofsted Rating: Requires improvement \| Pupils:0 \| Distance:2.21 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **16** Chiltern Primary School<br>Ofsted Rating: Good \| Pupils: 198 \| Distance:2.29 | ☐ | ☑ | ☐ | ☐ | ☐ |



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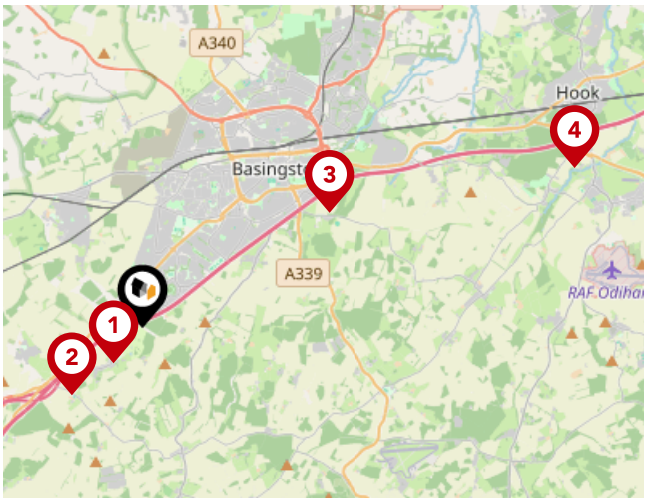
Area

# Transport (National)



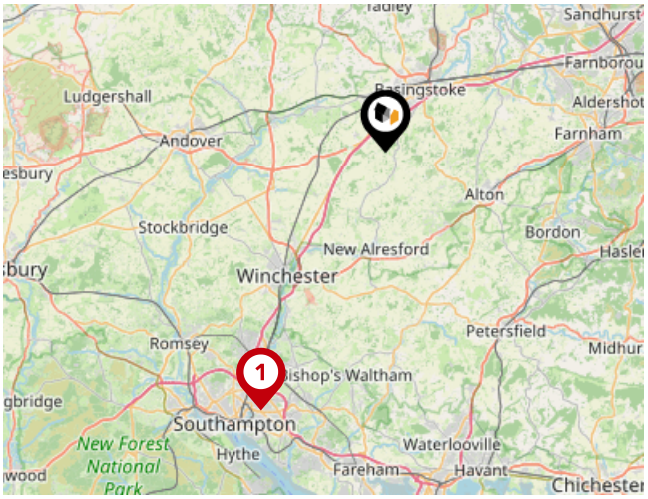

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Basingstoke Rail Station | 3.75 miles |
| 2 | Overton Rail Station | 5.21 miles |
| 3 | Micheldever Rail Station | 5.88 miles |
| 4 | Bramley (Hants) Rail Station | 7.94 miles |
| 5 | Whitchurch (Hants) Rail Station | 8.31 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M3 J7 | 0.84 miles |
| 2 | M3 J8 | 1.8 miles |
| 3 | M3 J6 | 4.08 miles |
| 4 | M3 J5 | 8.55 miles |




## Airports/Helipads

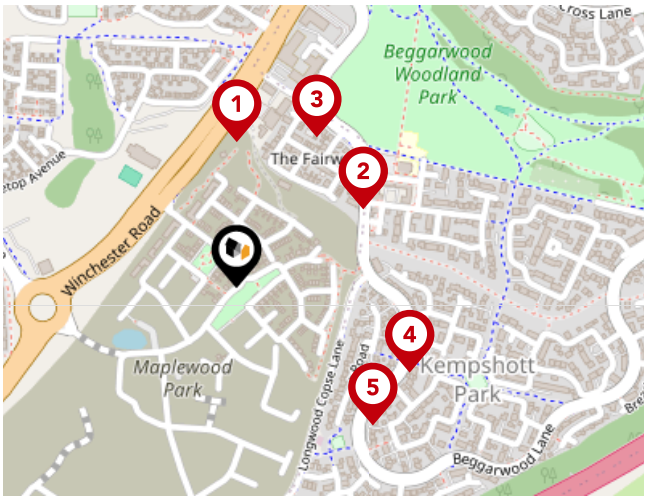
| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Airport | 21.34 miles |



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Area

# Transport (Local)



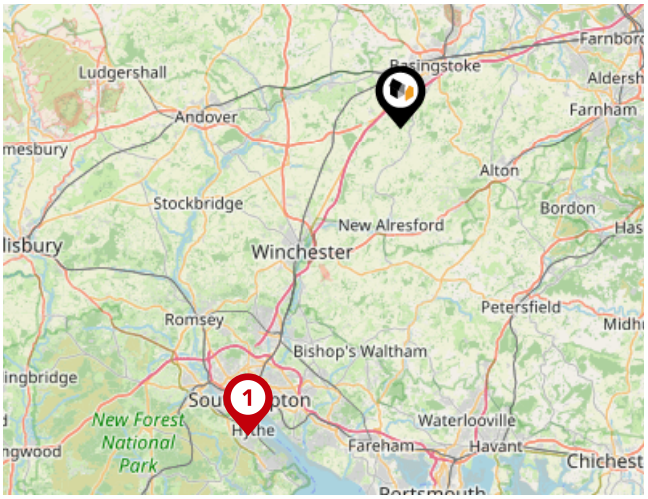

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Beggarwood Lane | 0.16 miles |
| 2 | Broadmere Road | 0.17 miles |
| 3 | Shortwood Copse Lane | 0.19 miles |
| 4 | Rycroft Meadow | 0.22 miles |
| 5 | Blunt Road | 0.22 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Medstead & Four Marks (Mid Hants Railway) | 9.04 miles |
| 2 | Alton (Mid-Hants Railway) | 9.38 miles |
| 3 | Alresford (Mid Hants Railway) | 9.69 miles |
| 4 | Ropley (Mid-Hants Railway) | 9.91 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Southampton Vehicle Ferry Terminal | 25.61 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

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