BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



20, CARNOUSTIE ROAD, BASINGSTOKE, RG23 7PT

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

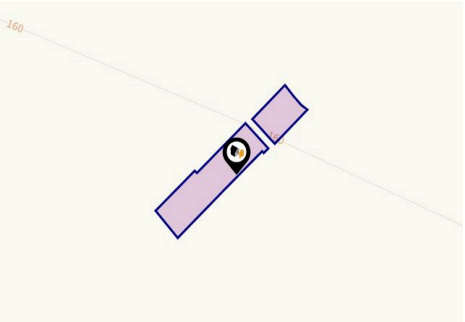
basingstoke@brockenhurst.info

www.brockenhurst.info

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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	20/12/2023
Bedrooms:	3	**Last Sold Price:**	£380,000
Floor Area:	753 ft^2 / 70 m^2	**Last Sold £/ft^2:**	£504
Plot Area:	0.04 acres	**Tenure:**	Freehold
Title Number:	HP883390		
UPRN:	10008095819		
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	46 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















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Gallery
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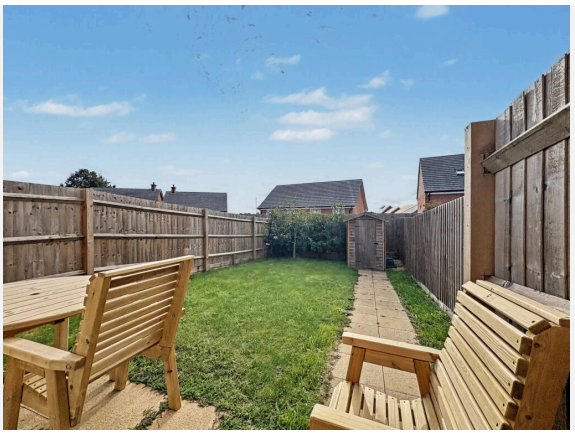










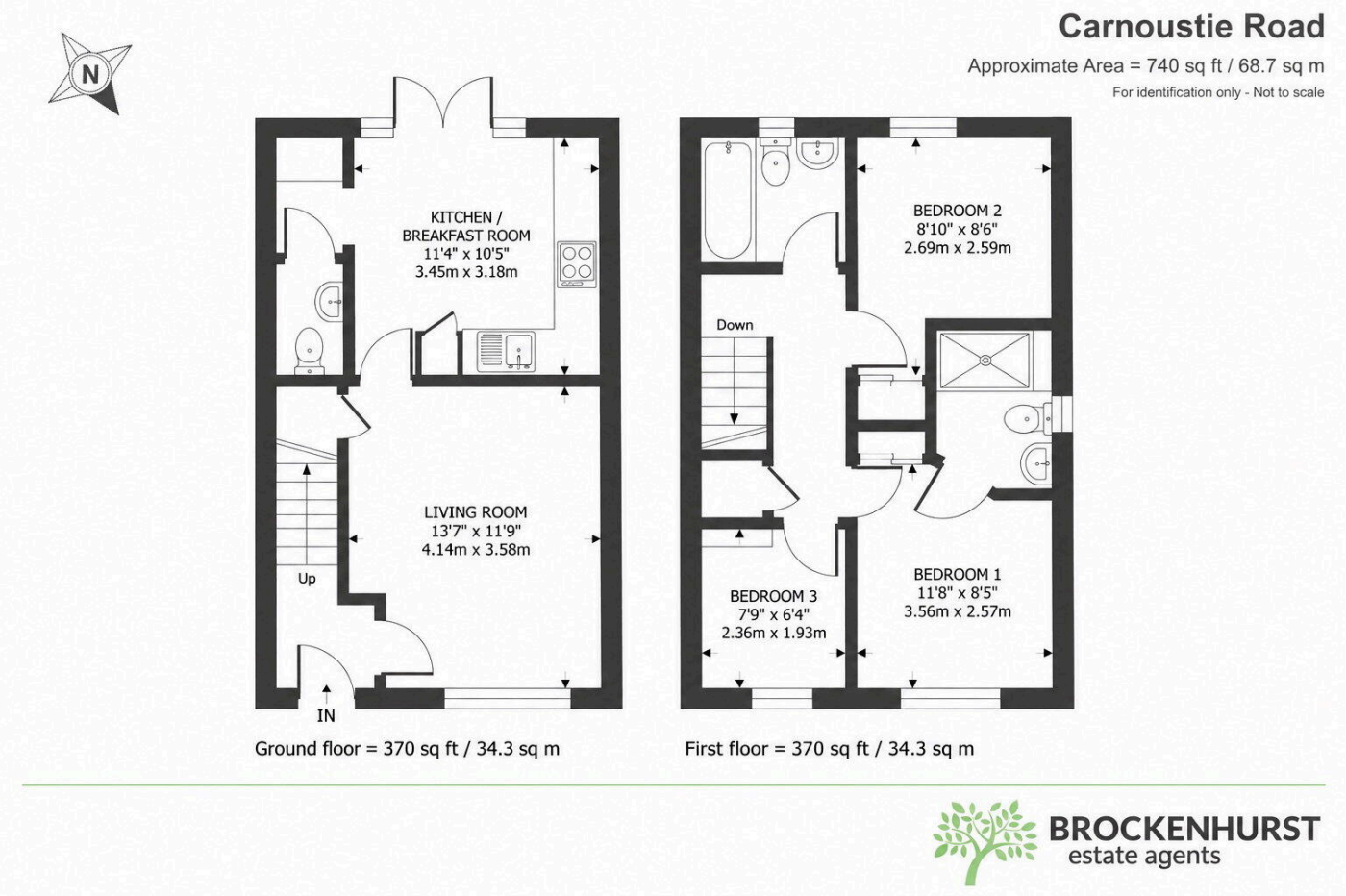


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Gallery
Floorplan

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Property
EPC - Certificate

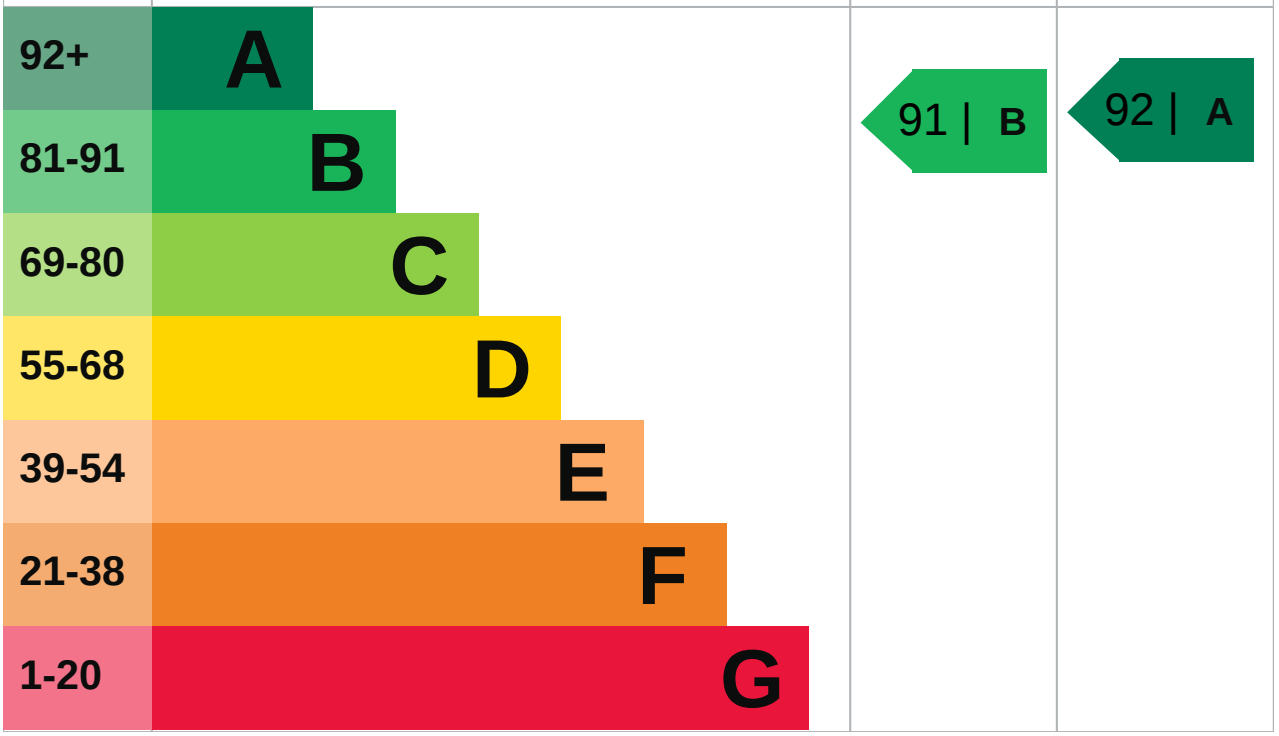
20 Carnoustie Road, RG23 7PT

Energy rating

B

Valid until 15.11.2033

Certificate number
9260-3906-9309-9547-8200



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Property

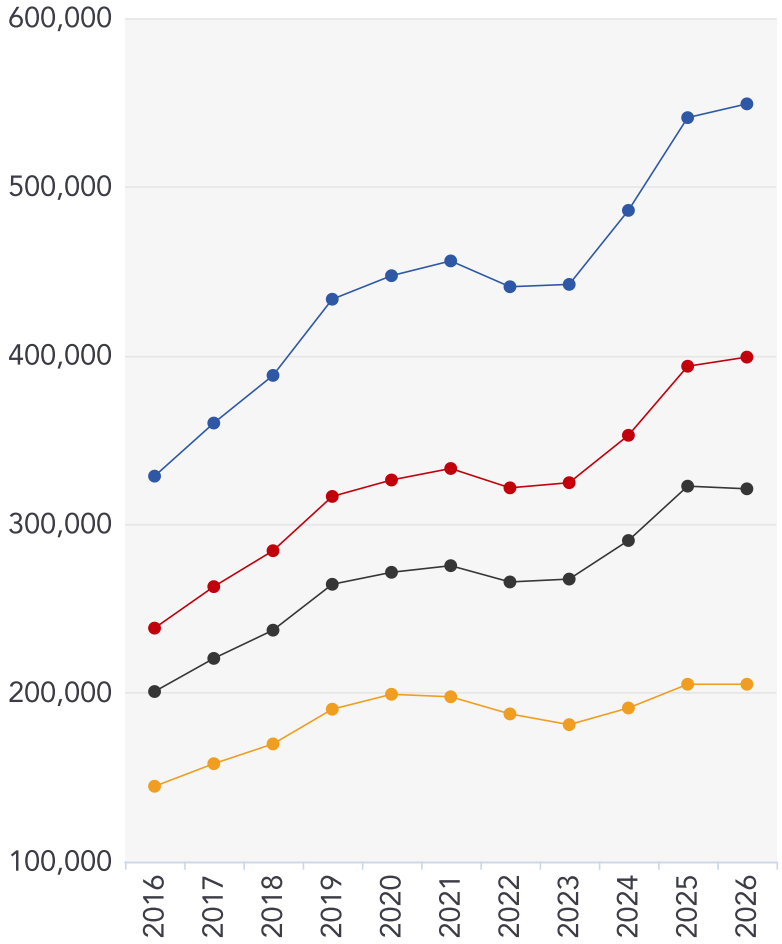
EPC - Additional Data

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 0.10 W/mÂ²K
Roof Energy:	Very 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 all fixed outlets
Floors:	Average thermal transmittance 0.22 W/mÂ²K
Total Floor Area:	70 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

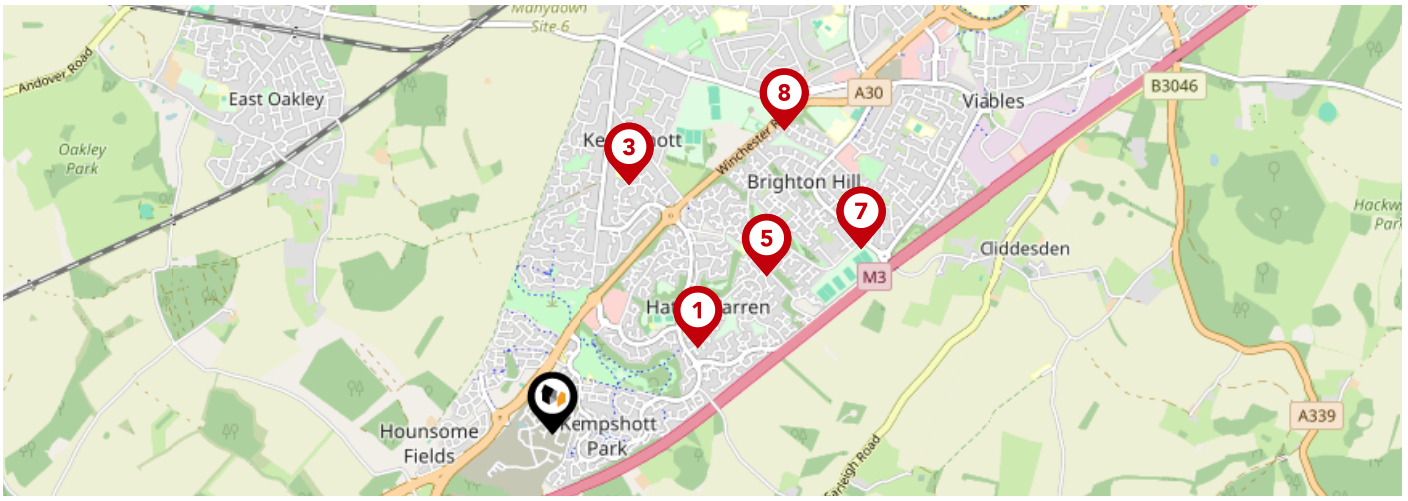
+59.82%

Flat

+41.79%

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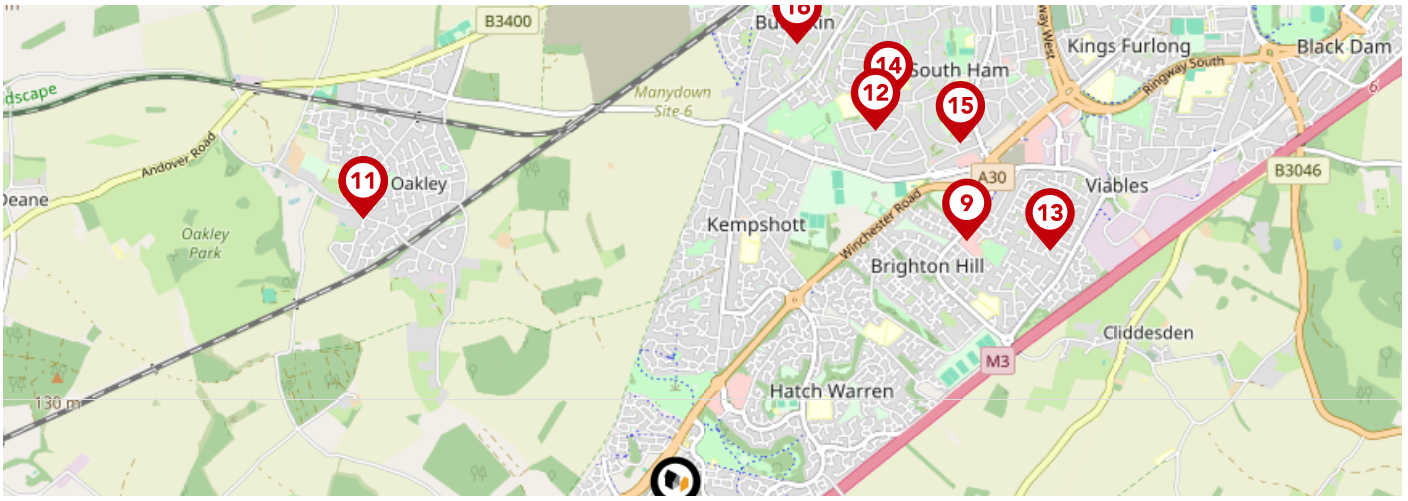
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.79	☐	☑	☐	☐	☐
2	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:1.21	☐	☑	☐	☐	☐
3	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:1.21	☐	☑	☐	☐	☐
4	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:1.24	☐	☑	☐	☐	☐
5	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:1.24	☐	☑	☐	☐	☐
6	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:1.68	☐	☑	☐	☐	☐
7	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:1.68	☐	☑	☐	☐	☐
8	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:1.78	☐	☐	☑	☐	☐

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Area
Schools

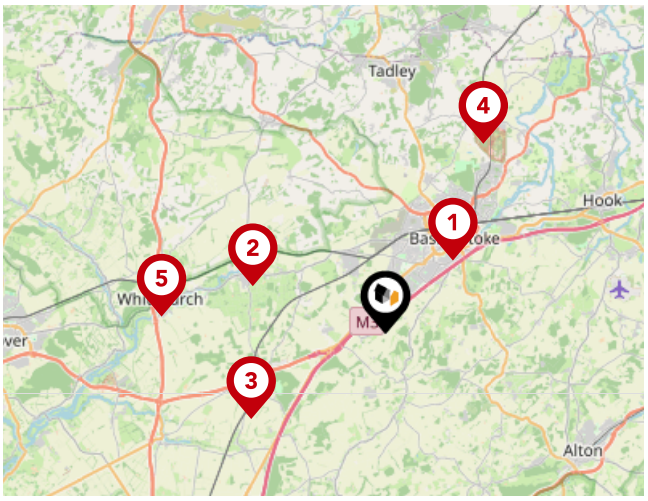


	Nursery	Primary	Secondary	College	Private
9 Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:1.87	☐	☐	☑	☐	☐
10 Oakley Church of England Junior School Ofsted Rating: Good | Pupils: 245 | Distance:2.01	☐	☑	☐	☐	☐
11 Oakley Infant School Ofsted Rating: Good | Pupils: 172 | Distance:2.01	☐	☑	☐	☐	☐
12 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:2.03	☐	☑	☐	☐	☐
13 Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:2.15	☐	☑	☐	☐	☐
14 Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:2.17	☐	☐	☑	☐	☐
15 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:2.19	☐	☐	☑	☐	☐
16 Chiltern Primary School Ofsted Rating: Good | Pupils: 198 | Distance:2.28	☐	☑	☐	☐	☐

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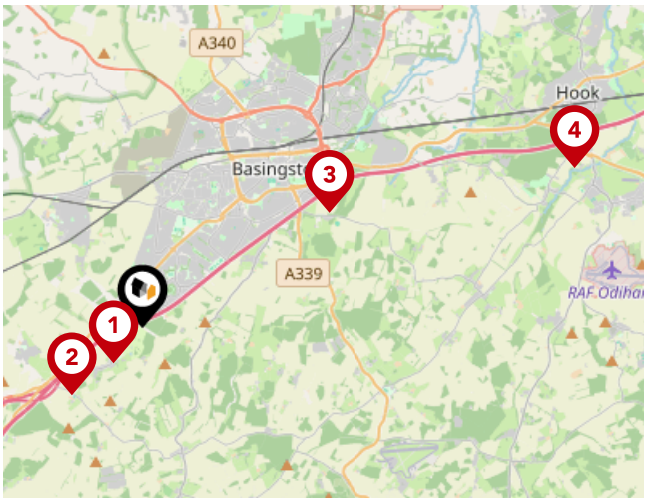
Area

Transport (National)



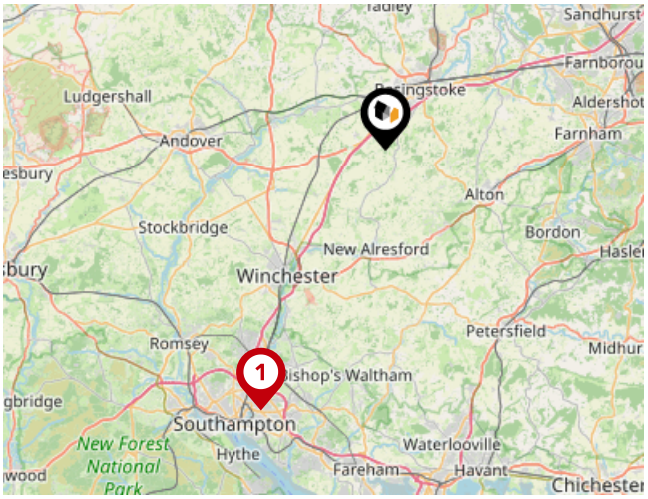
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	3.73 miles
2	Overton Rail Station	5.22 miles
3	Micheldever Rail Station	5.9 miles
4	Bramley (Hants) Rail Station	7.92 miles
5	Whitchurch (Hants) Rail Station	8.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	0.86 miles
2	M3 J8	1.82 miles
3	M3 J6	4.06 miles
4	M3 J5	8.53 miles

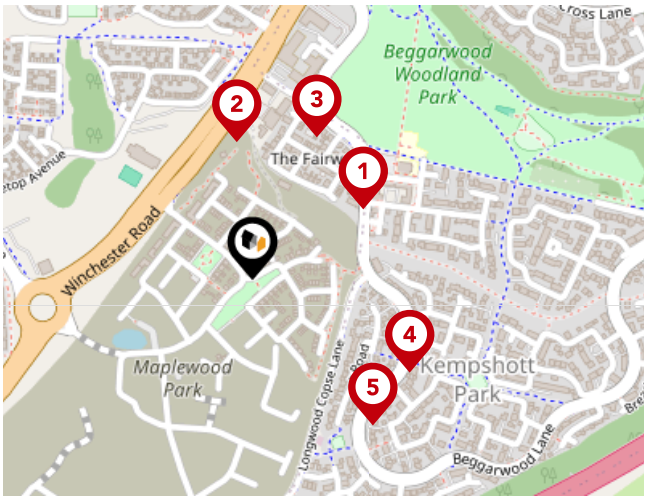


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	21.35 miles

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Area
Transport (Local)



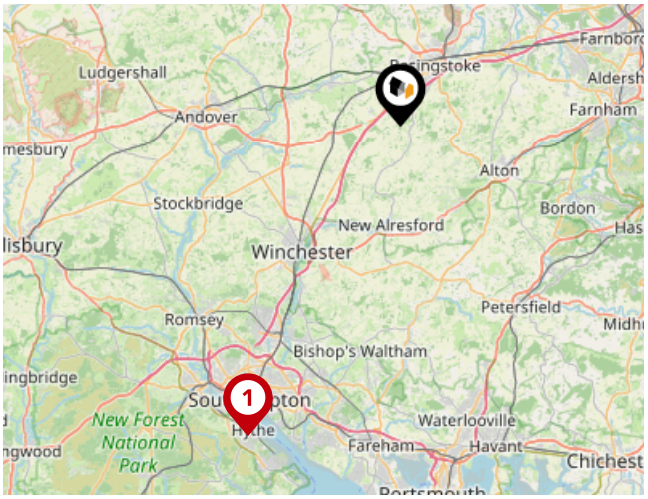
Bus Stops/Stations

Pin	Name	Distance
1	Broadmere Road	0.15 miles
2	Beggarwood Lane	0.15 miles
3	Shortwood Copse Lane	0.18 miles
4	Rycroft Meadow	0.21 miles
5	Blunt Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Medstead & Four Marks (Mid Hants Railway)	9.04 miles
2	Alton (Mid-Hants Railway)	9.37 miles
3	Alresford (Mid Hants Railway)	9.7 miles
4	Ropley (Mid-Hants Railway)	9.91 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	25.62 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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail