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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



55, AMBROSE ROAD, TADLEY, RG26 4JS

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

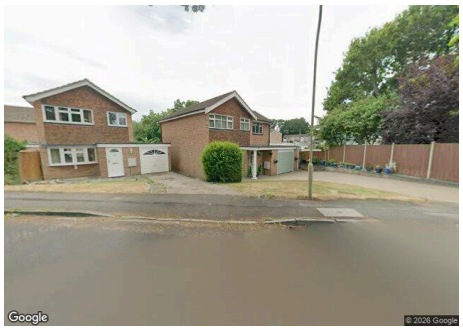
01256 224808

basingstoke@brockenhurst.info

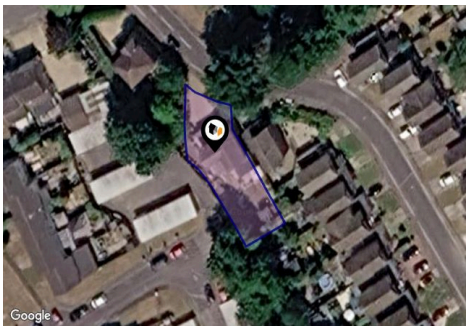
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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4	**Latest FENSA Work:**	23/11/2015 - 1 door
Floor Area:	1,399 ft^2 / 130 m^2		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,756		
Title Number:	HP89817		
UPRN:	100060252158		
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)

14 mb/s **65** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***55, Ambrose Road, Tadley, RG26 4JS***

Reference - BDB/63538

Decision: Decided

Date: 09th May 2006

Description:

Erection of 1 no. four bedroom detached dwelling with parking and creation of new vehicular access

Reference - BDB/62380

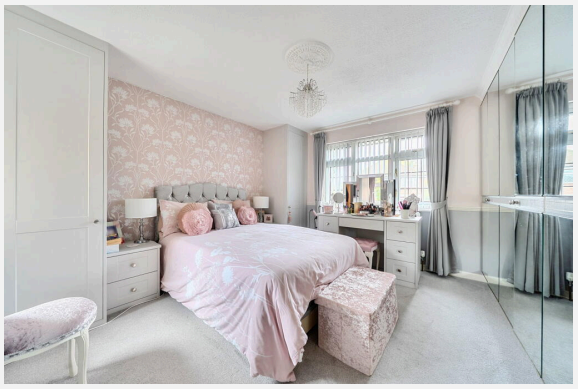
Decision: Decided

Date: 05th December 2005

Description:

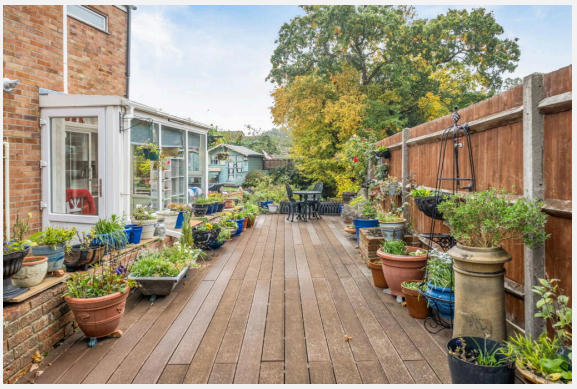
Erection of 1 no. four bedroom detached dwelling with parking and creation of new vehicular access

Gallery
Photos





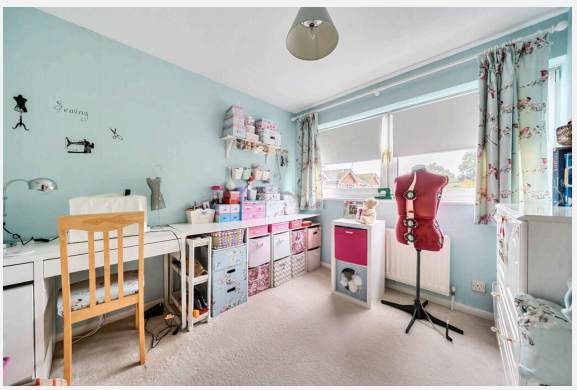












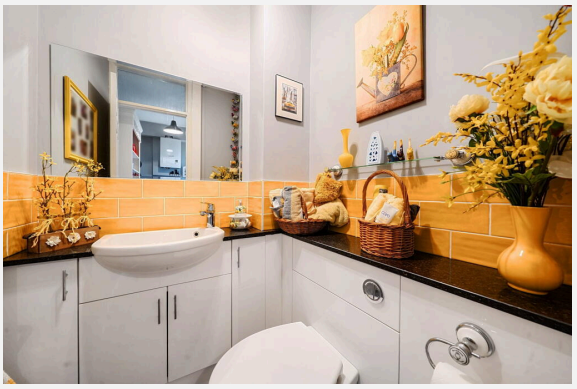
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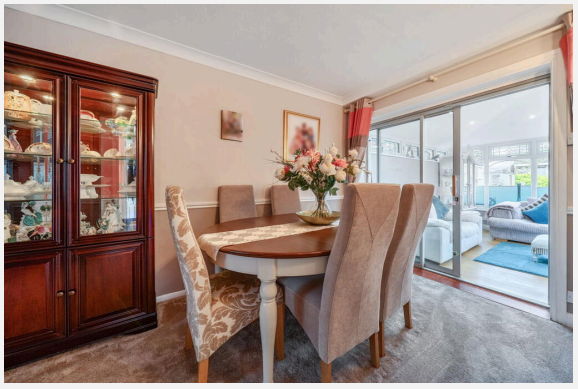
Gallery
Photos





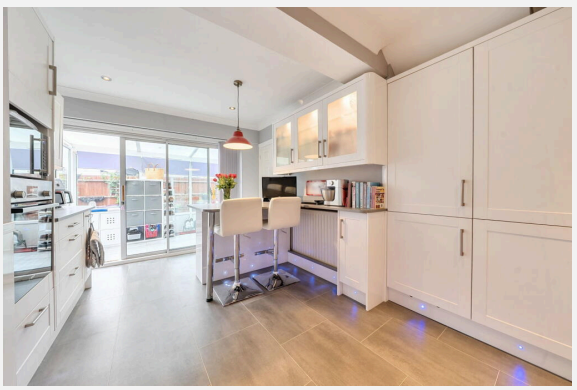












Gallery
Photos

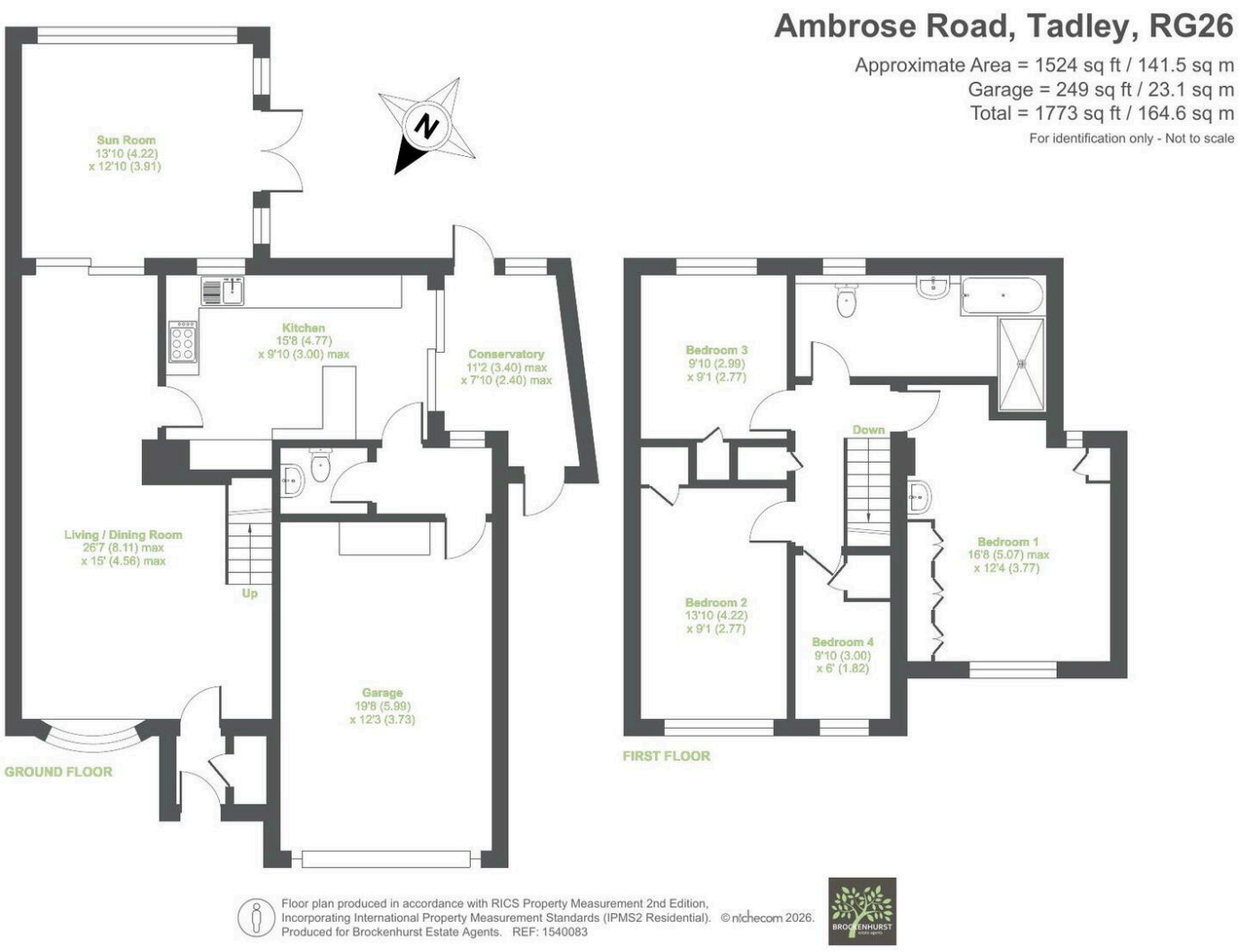




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Gallery
Floorplan

55, AMBROSE ROAD, TADLEY, RG26 4JS



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: 1540083

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Property
EPC - Certificate

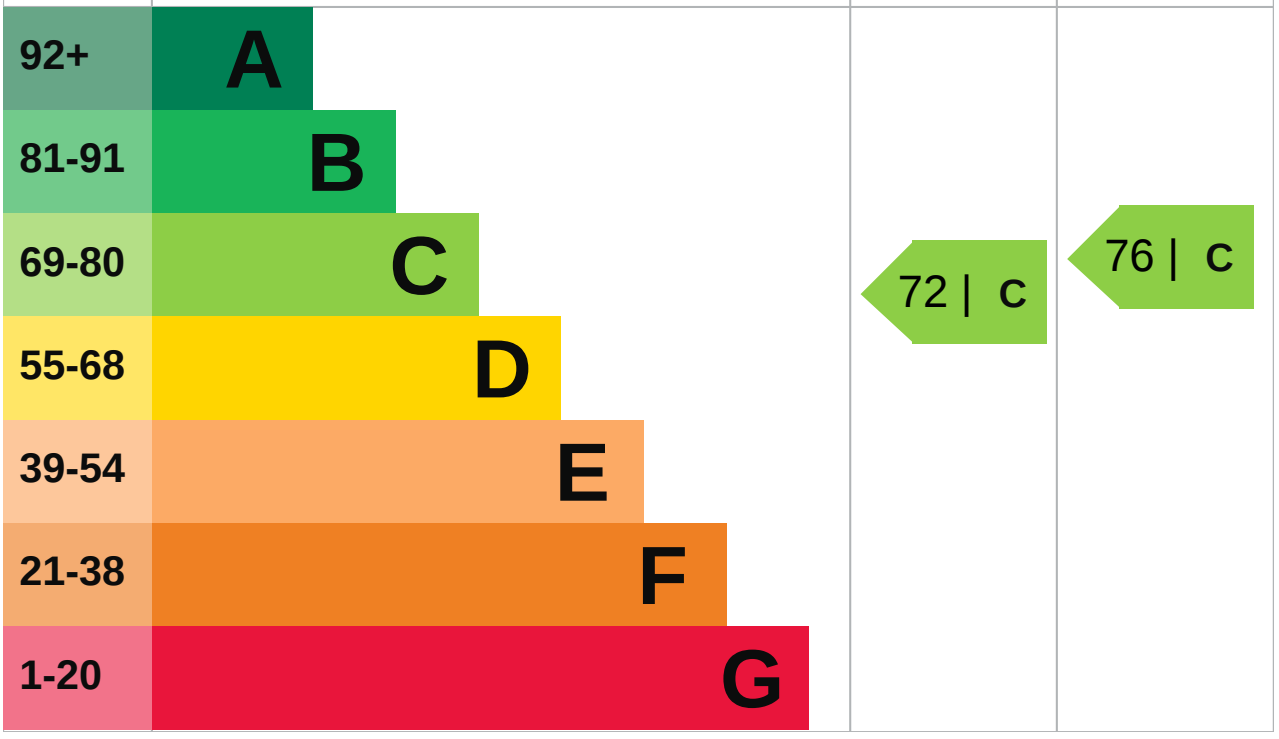
55 Ambrose Road, TADLEY, RG26 4JS

Energy rating

C

Valid until 01.11.2036

Certificate number
7408-3967-9200-4236-9204



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Property

EPC - Additional Data

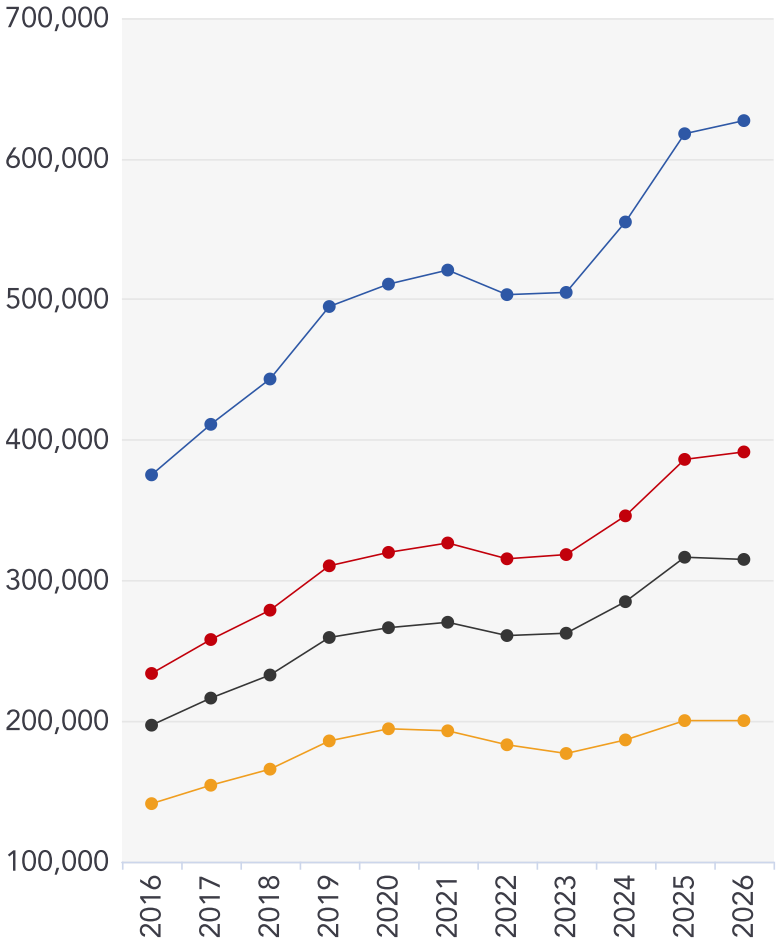
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	130 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG26



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

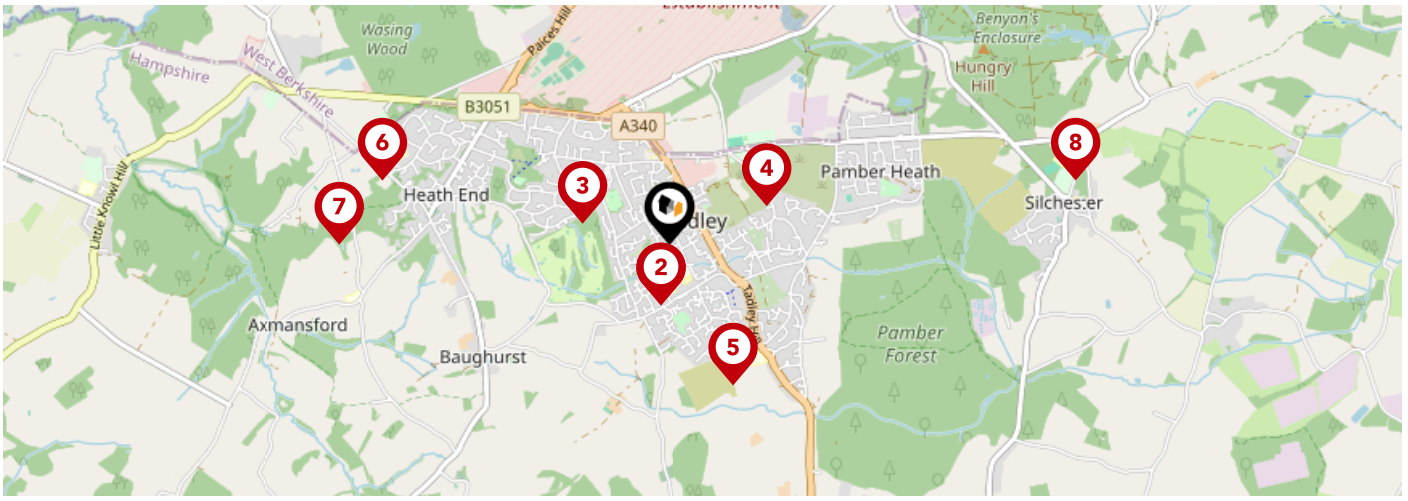
+59.82%

Flat

+41.79%

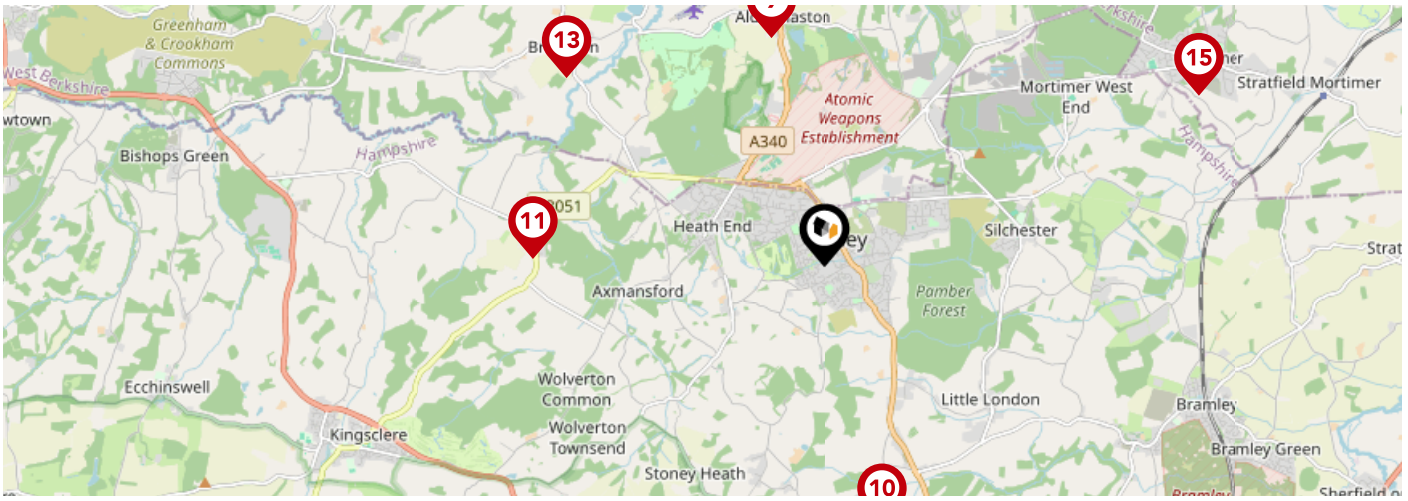
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Bishopswood Junior School Ofsted Rating: Good | Pupils: 246 | Distance:0.28	☐	☑	☐	☐	☐
2	Bishopswood Infant School Ofsted Rating: Good | Pupils: 175 | Distance:0.28	☐	☑	☐	☐	☐
3	Burnham Copse Primary School Ofsted Rating: Good | Pupils: 310 | Distance:0.41	☐	☑	☐	☐	☐
4	Tadley Court School Ofsted Rating: Good | Pupils: 68 | Distance:0.49	☐	☐	☑	☐	☐
5	Tadley Community Primary School Ofsted Rating: Good | Pupils: 240 | Distance:0.72	☐	☑	☐	☐	☐
6	The Hurst School Ofsted Rating: Good | Pupils: 1014 | Distance:1.37	☐	☐	☑	☐	☐
7	Grantham Farm Montessori School Ofsted Rating: Good | Pupils: 37 | Distance:1.53	☐	☑	☐	☐	☐
8	Silchester Church of England Primary School Ofsted Rating: Good | Pupils: 178 | Distance:1.91	☐	☑	☐	☐	☐

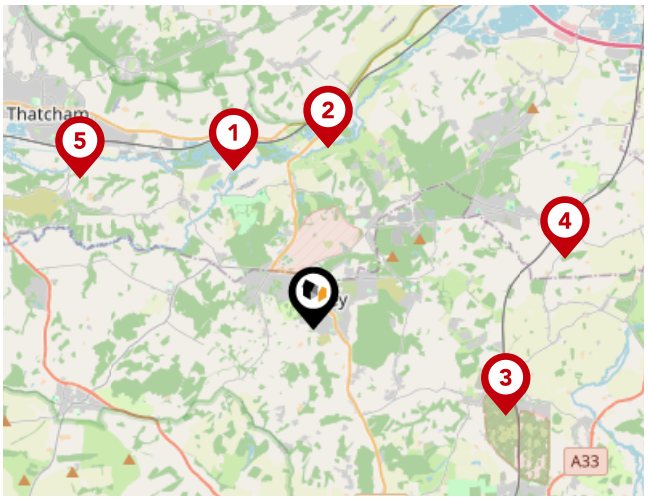
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Aldermaston C.E. Primary School Ofsted Rating: Good | Pupils: 106 | Distance:2.17	☐	☑	☐	☐	☐
10 The Priory Primary School Ofsted Rating: Good | Pupils: 188 | Distance:2.46	☐	☑	☐	☐	☐
11 Ashford Hill Primary School Ofsted Rating: Not Rated | Pupils: 112 | Distance:2.7	☐	☑	☐	☐	☐
12 Padworth College Ofsted Rating: Not Rated | Pupils: 92 | Distance:2.86	☐	☐	☑	☐	☐
13 Brimpton C.E. Primary School Ofsted Rating: Good | Pupils: 52 | Distance:2.95	☐	☑	☐	☐	☐
14 Elstree School Ofsted Rating: Not Rated | Pupils: 306 | Distance:3.72	☐	☐	☑	☐	☐
15 Mortimer St. John's C.E. Infant School Ofsted Rating: Good | Pupils: 173 | Distance:3.82	☐	☑	☐	☐	☐
16 Woolhampton C.E. Primary School Ofsted Rating: Good | Pupils: 102 | Distance:3.83	☐	☑	☐	☐	☐

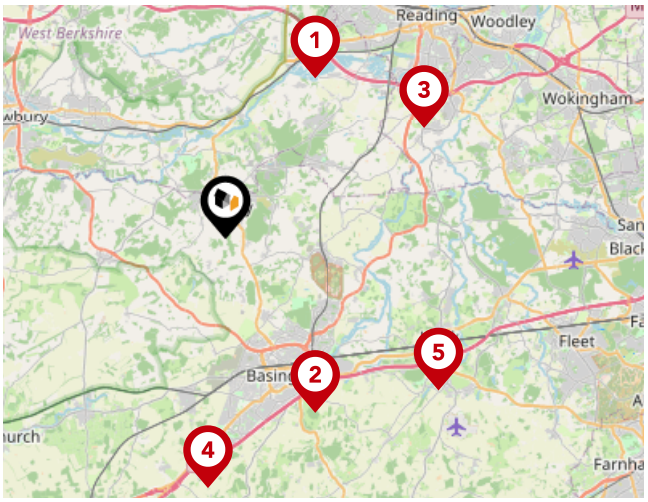
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Area
Transport (National)



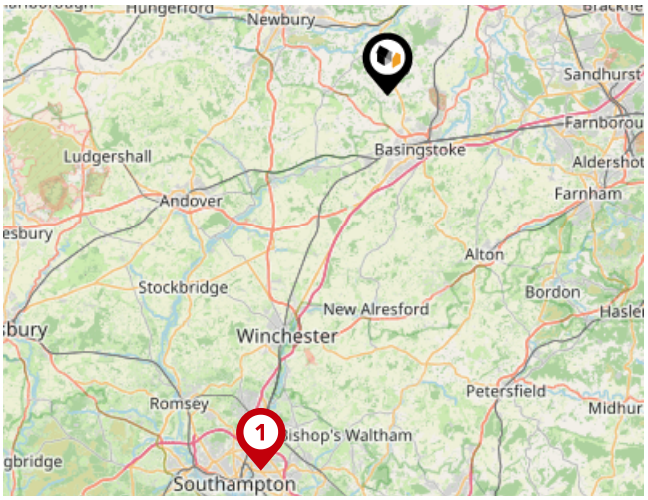
National Rail Stations

Pin	Name	Distance
1	Midgham Rail Station	3.3 miles
2	Aldermaston Rail Station	3.37 miles
3	Bramley (Hants) Rail Station	3.88 miles
4	Mortimer Rail Station	4.81 miles
5	Thatcham Rail Station	5.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	6.79 miles
2	M3 J6	7.28 miles
3	M4 J11	8.43 miles
4	M3 J7	9.31 miles
5	M3 J5	9.71 miles

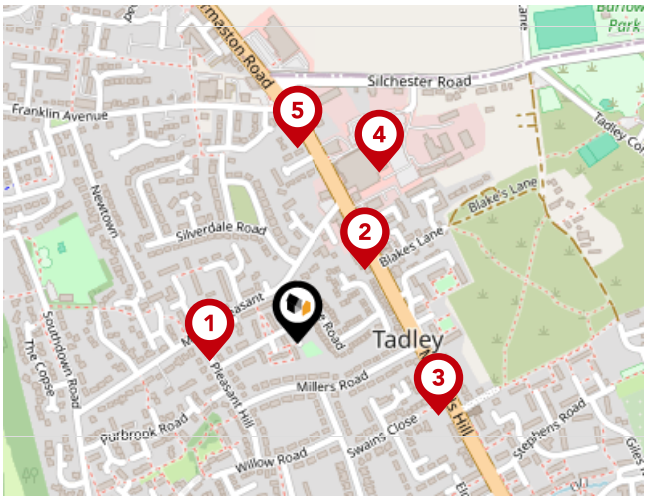


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	29.39 miles

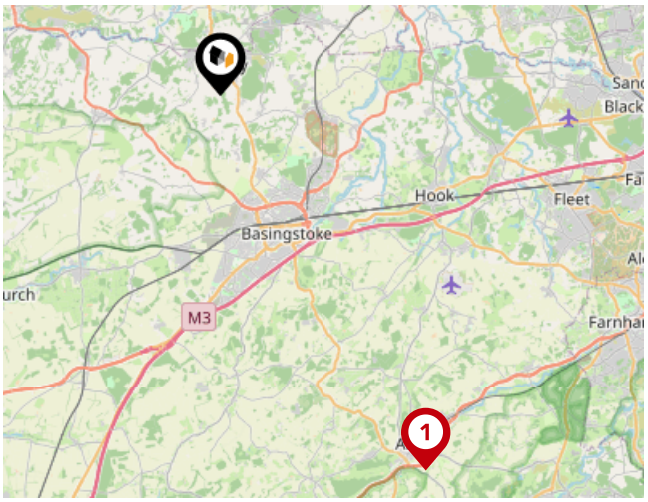
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Area
Transport (Local)



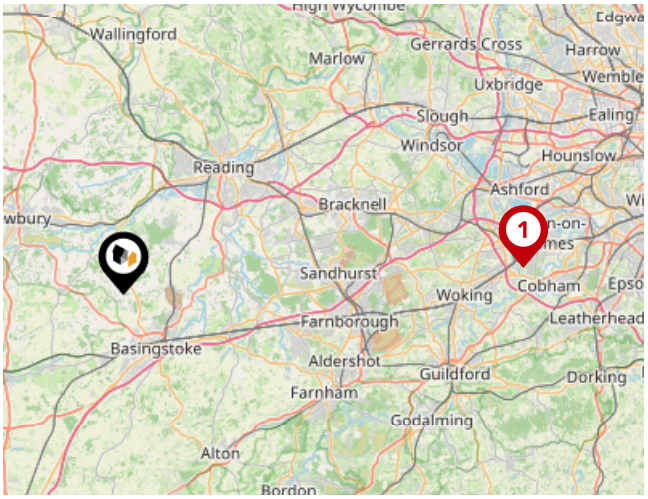
Bus Stops/Stations

Pin	Name	Distance
1	Pleasant Hill	0.1 miles
2	The Parade	0.11 miles
3	Mulfords Hill	0.18 miles
4	Sainsbury	0.21 miles
5	Silchester Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	15.85 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	29.65 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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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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Environment Agency

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