

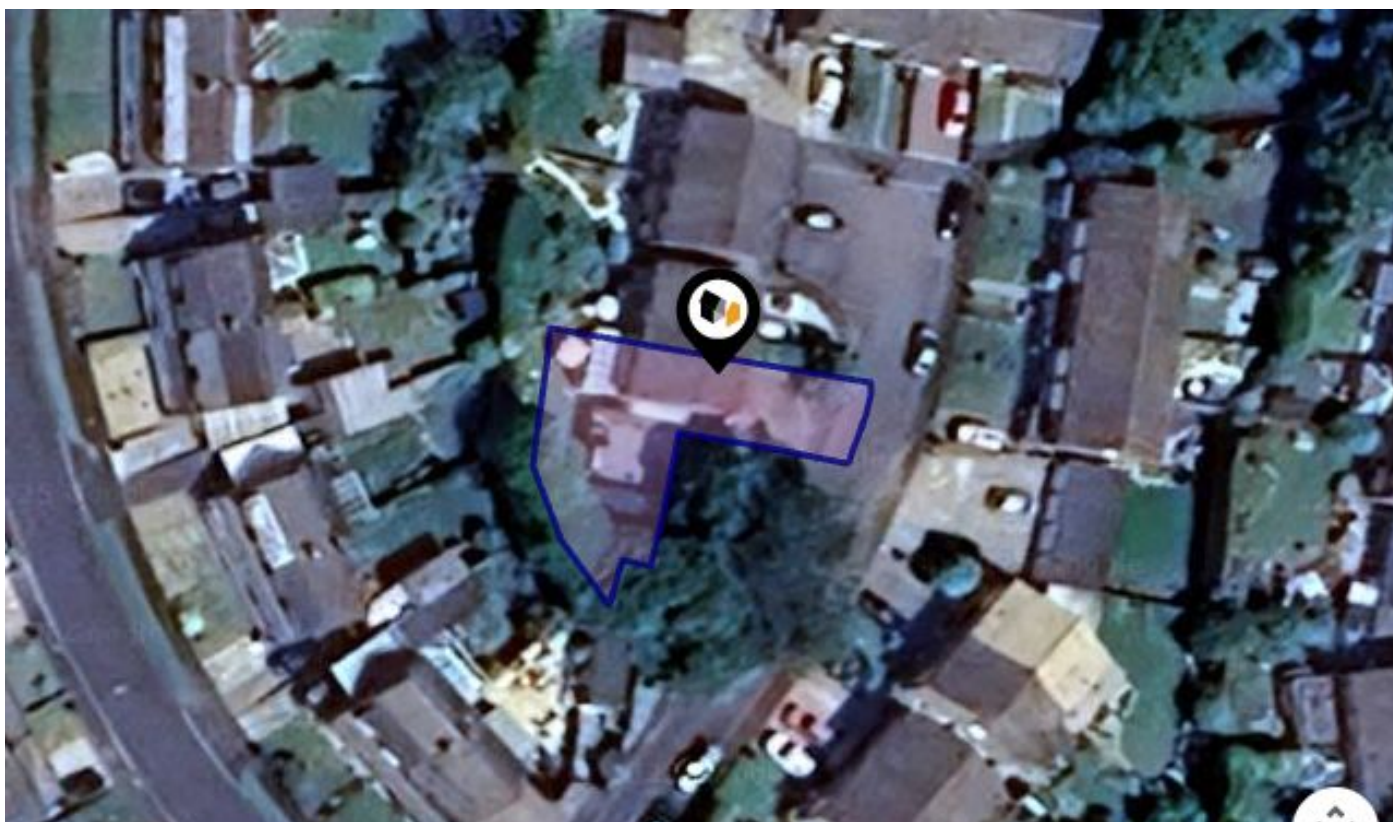


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



21, LIGHTSFIELD, OAKLEY, BASINGSTOKE, RG23 7BL

Brockenhurst

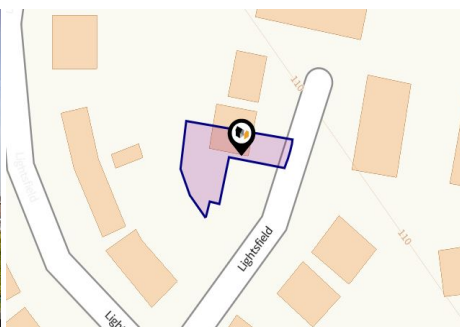
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP221179
UPRN:	100060232377

Last Sold Date:	21/12/2016
Last Sold Price:	£290,000
Last Sold £/ft ² :	£316
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

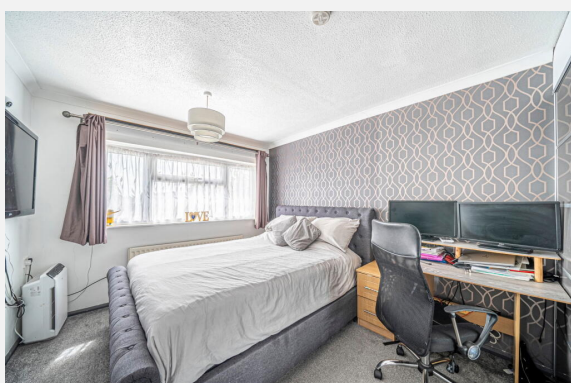
9 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









21, LIGHTSFIELD, OAKLEY, BASINGSTOKE, RG23 7BL

Lightsfield, RG23

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft (excludes lean to)

Approximate Garage Internal Area = 24.6 sq m / 265 sq ft

Approximate Total Internal Area = 129.9 sq m / 1398 sq ft

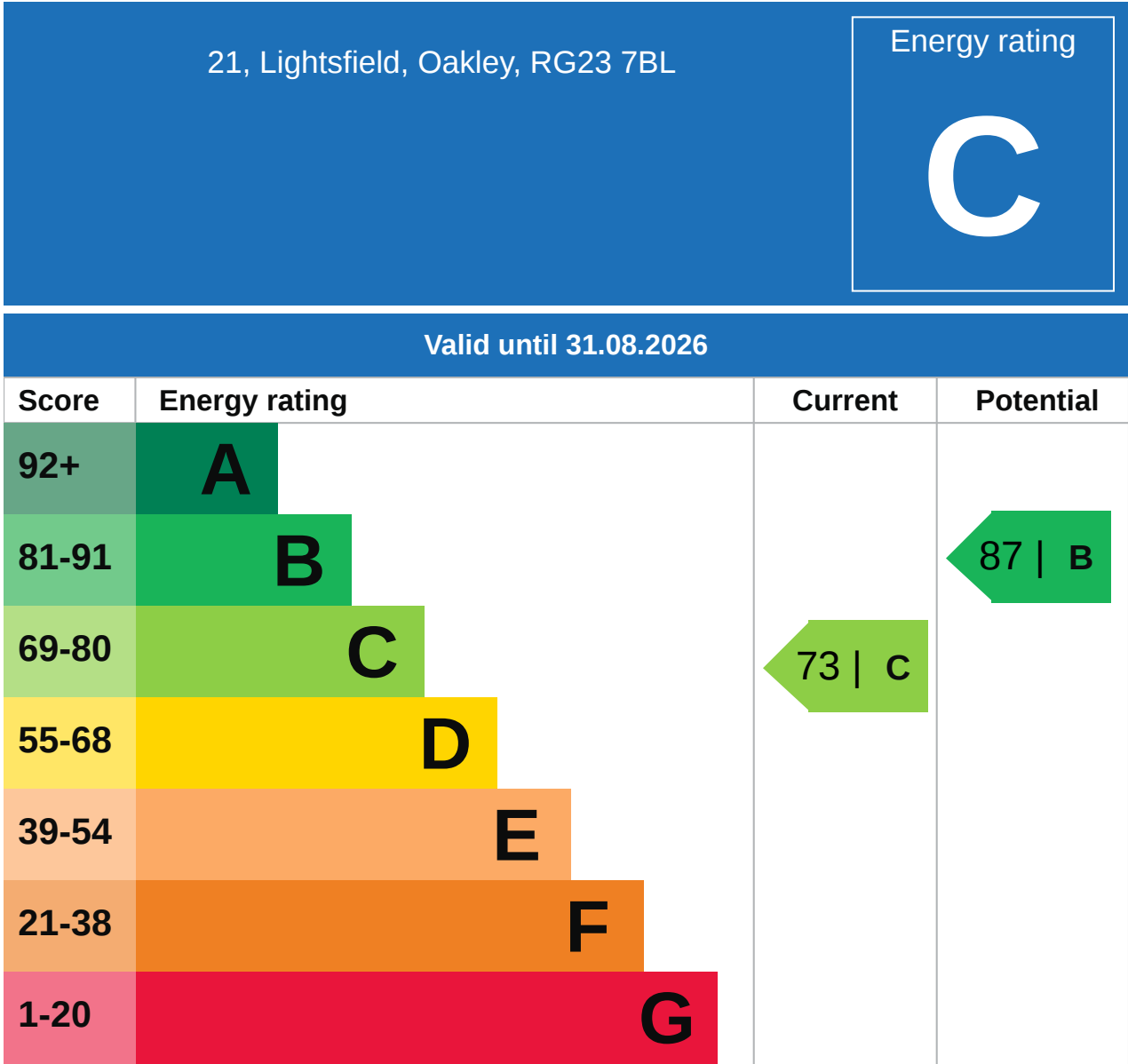


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Brockenhurst Estate Agents



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

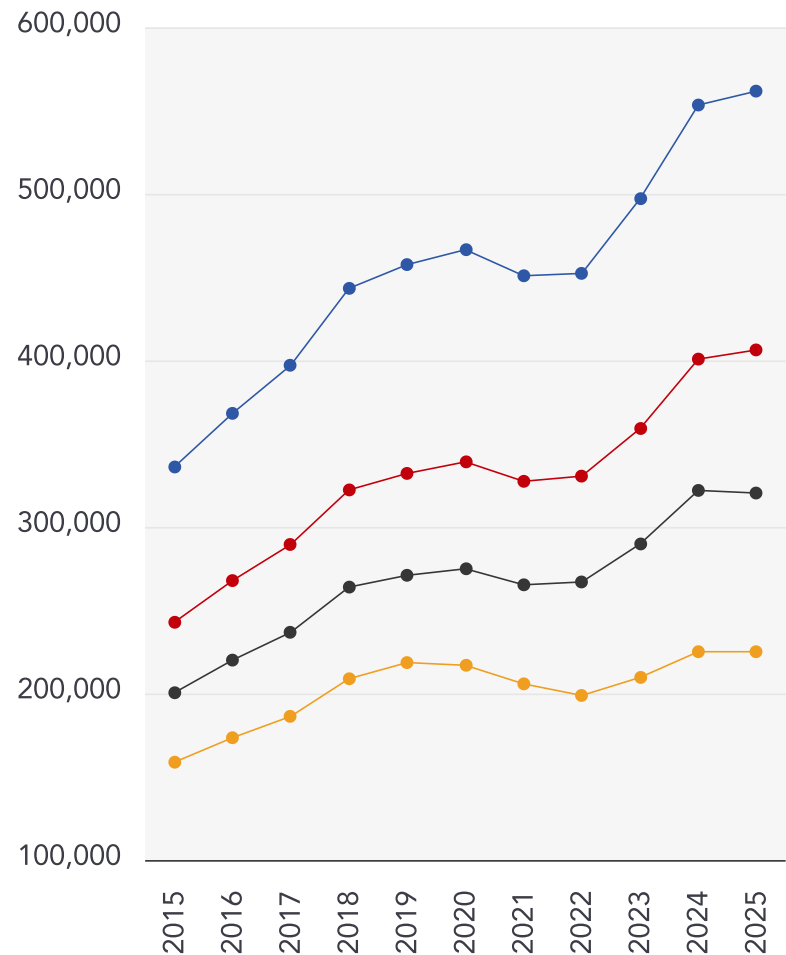
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 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 59% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 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

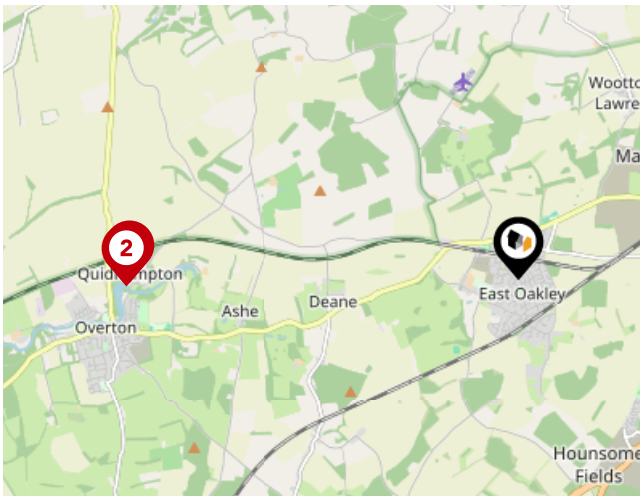
+59.82%

Flat

+41.79%

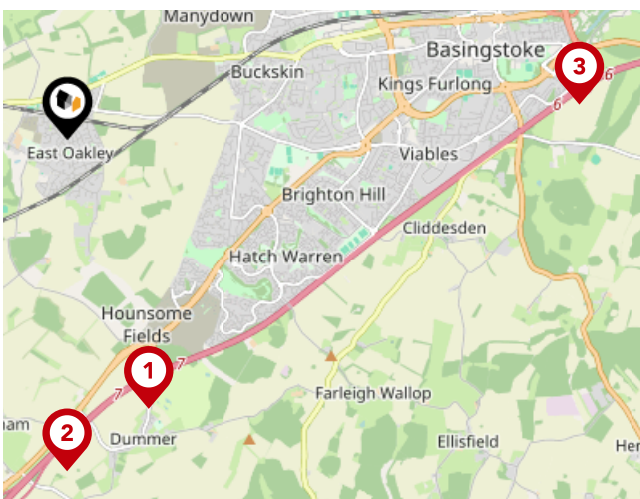
Area

Transport (National)



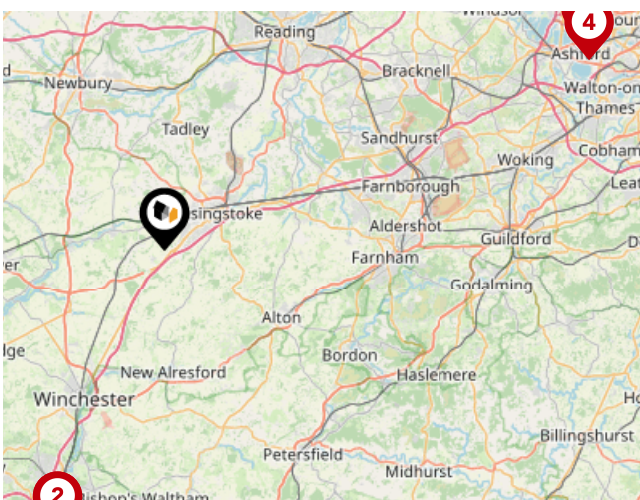
National Rail Stations

Pin	Name	Distance
1	Overton Rail Station	3.62 miles
2	Overton Rail Station	3.65 miles
3	Basingstoke Rail Station	3.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.6 miles
2	M3 J8	3.08 miles
3	M3 J6	4.77 miles
4	M4 J12	13.6 miles
5	M3 J5	9.39 miles

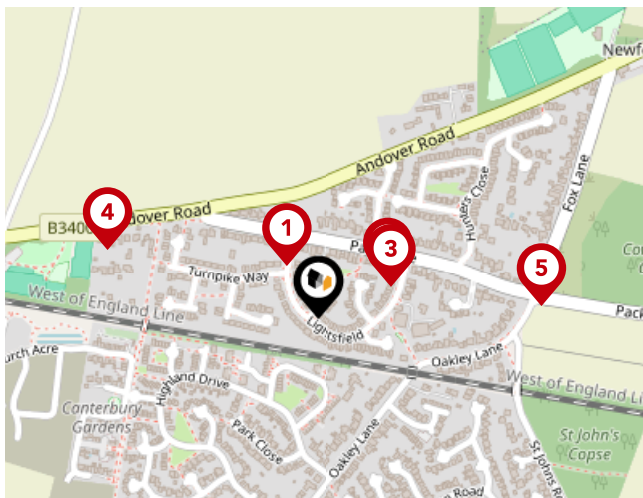


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.54 miles
2	Southampton Airport	22.54 miles
3	Heathrow Airport	34.72 miles
4	Heathrow Airport Terminal 4	34.5 miles

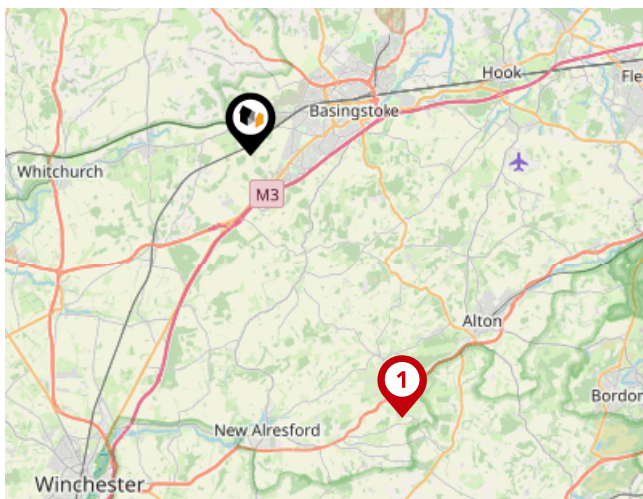
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lightsfield	0.07 miles
2	Tollgate Close	0.09 miles
3	Tollgate Close	0.09 miles
4	Station Road	0.26 miles
5	Pack Lane Crossroads	0.26 miles



Local Connections

Pin	Name	Distance
1	Medstead & Four Marks (Mid Hants Railway)	11.28 miles



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.



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 !

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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