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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



90, OAKLEY LANE, OAKLEY, BASINGSTOKE, RG23 7JX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

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www.brockenhurst.info

Property Overview

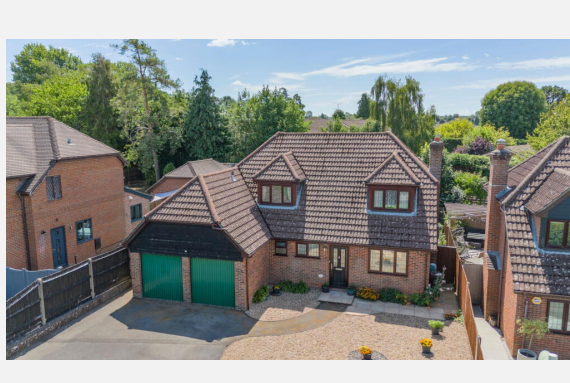
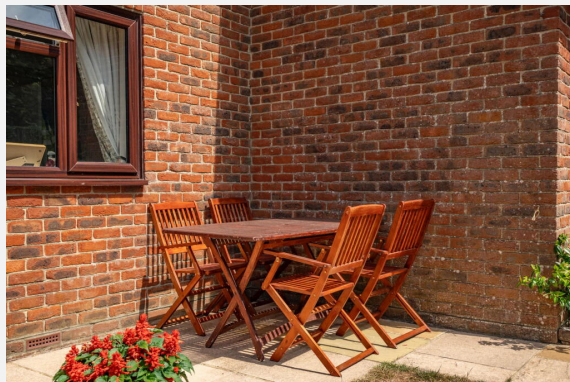


Property

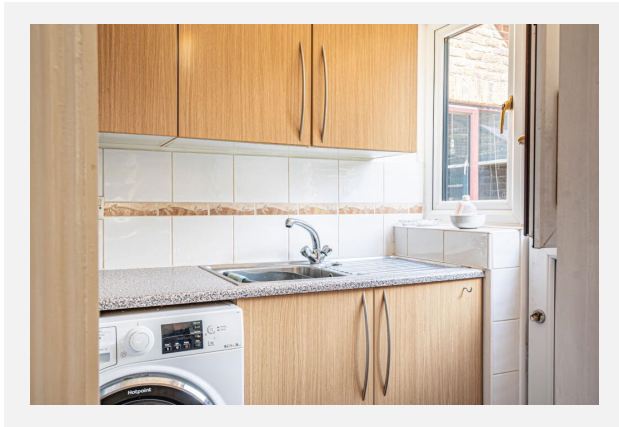
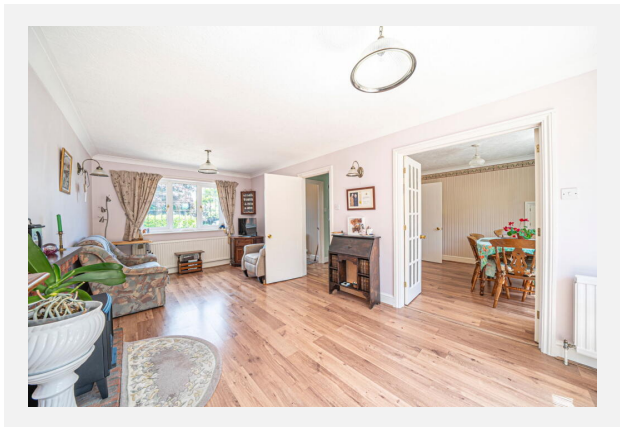
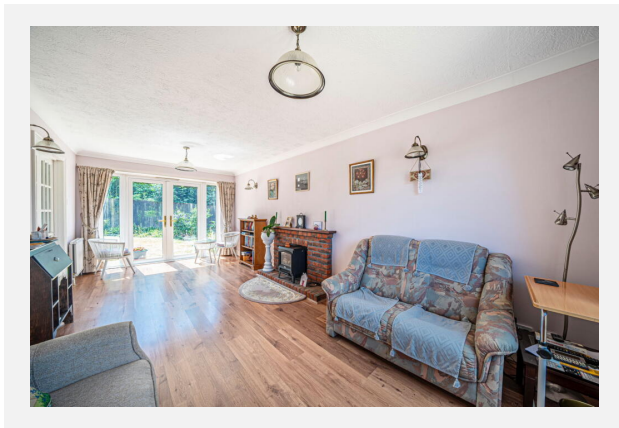
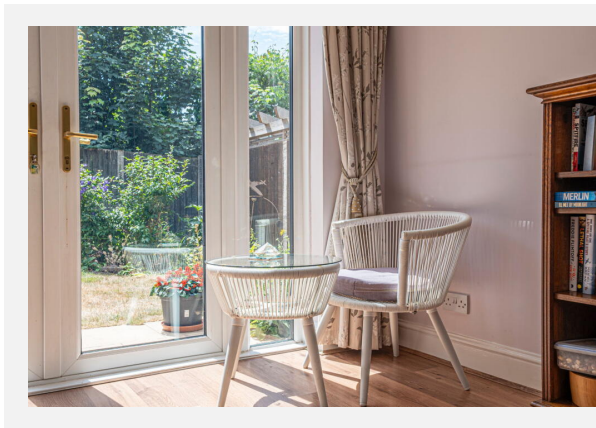
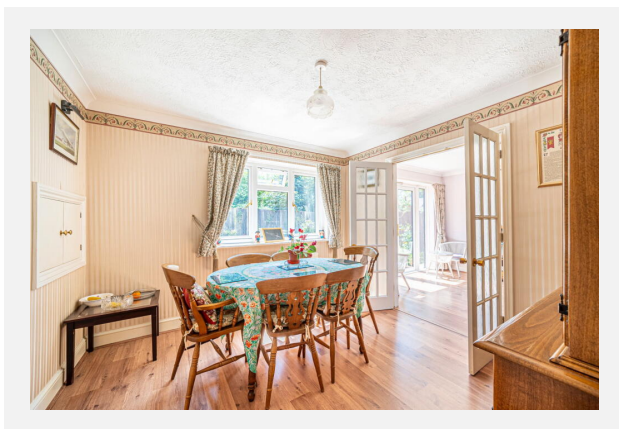
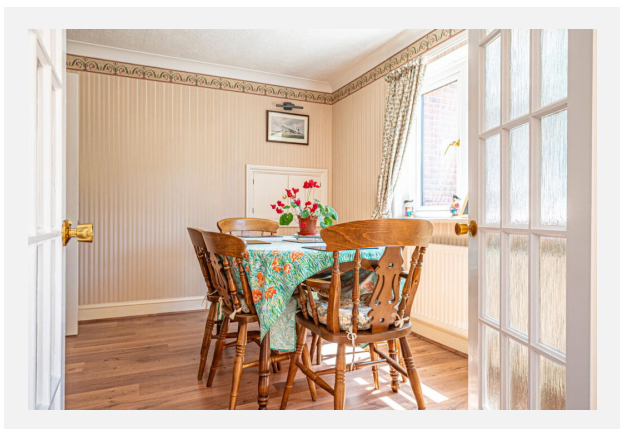
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,002 ft ² / 186 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP328495		
UPRN:	100060236888		

Local Area

Local Authority:	Basingstoke and deane	Estimated Broadband Speeds		
Conservation Area:	Kirkton	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	71	1000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				









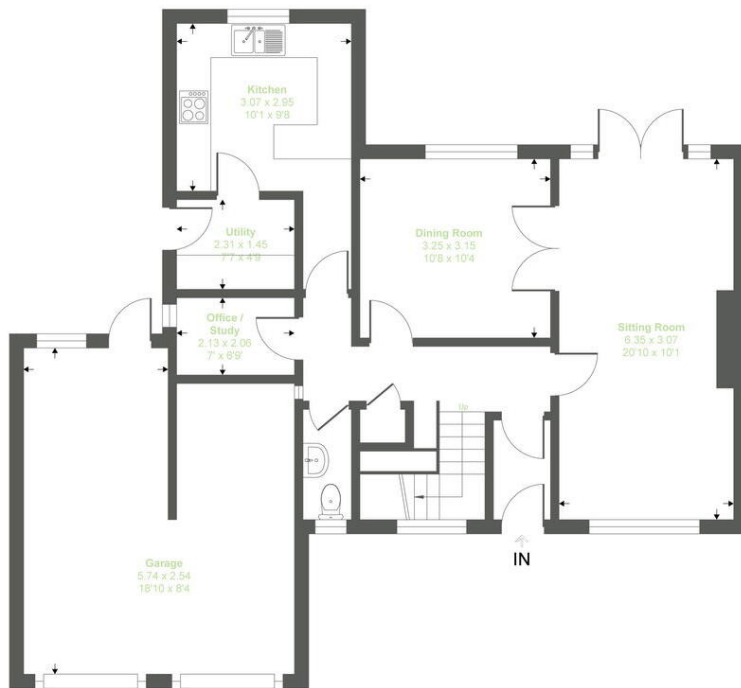
90, OAKLEY LANE, OAKLEY, BASINGSTOKE, RG23 7JX

Oakley Lane, RG23

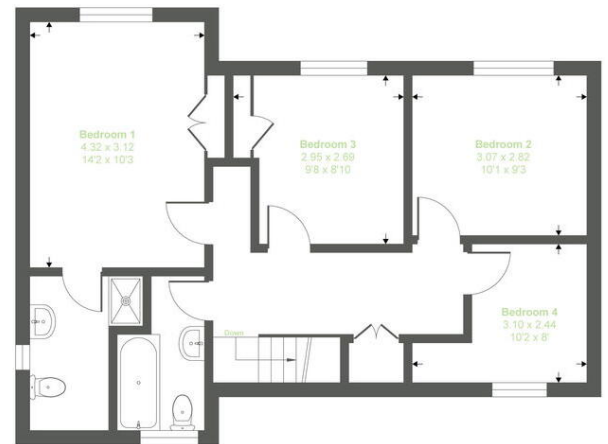
Approximate Gross Internal Area = 122.2 sq m / 1316 sq ft

Approximate Garage Internal Area = 25.9 sq m / 279 sq ft

Approximate Total Internal Area = 148.1 sq m / 1595 sq ft



Ground Floor



First Floor

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



90 Oakley Lane, Oakley, RG23 7JX

Energy rating

D

Valid until 04.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

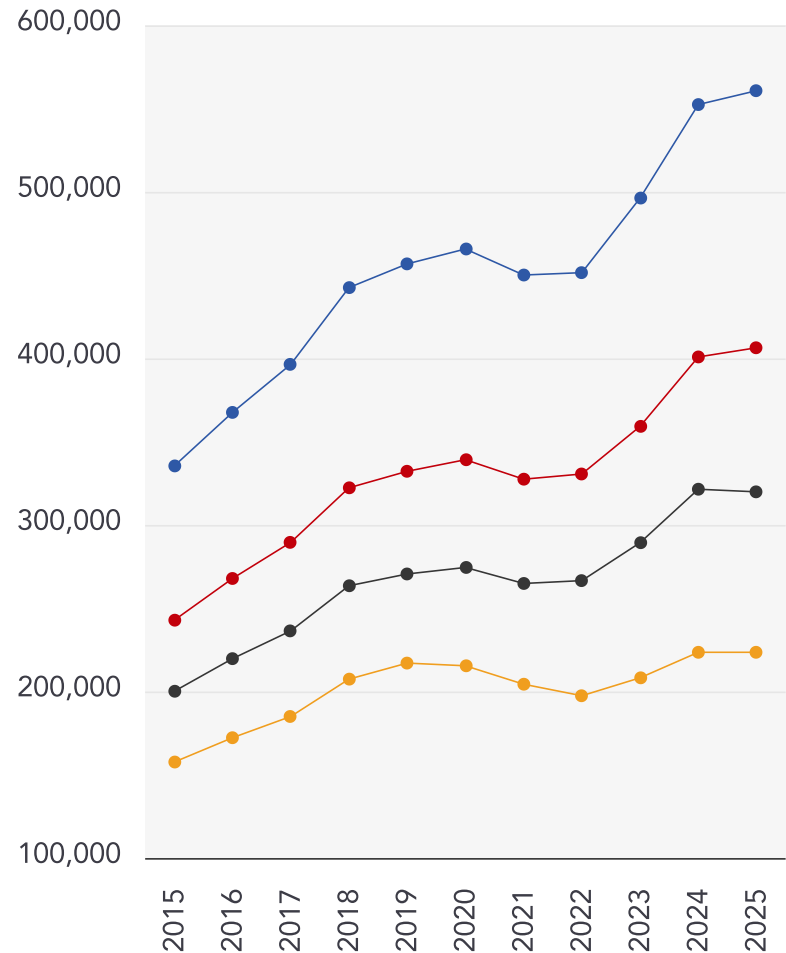
Property Type:	House
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	186 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%

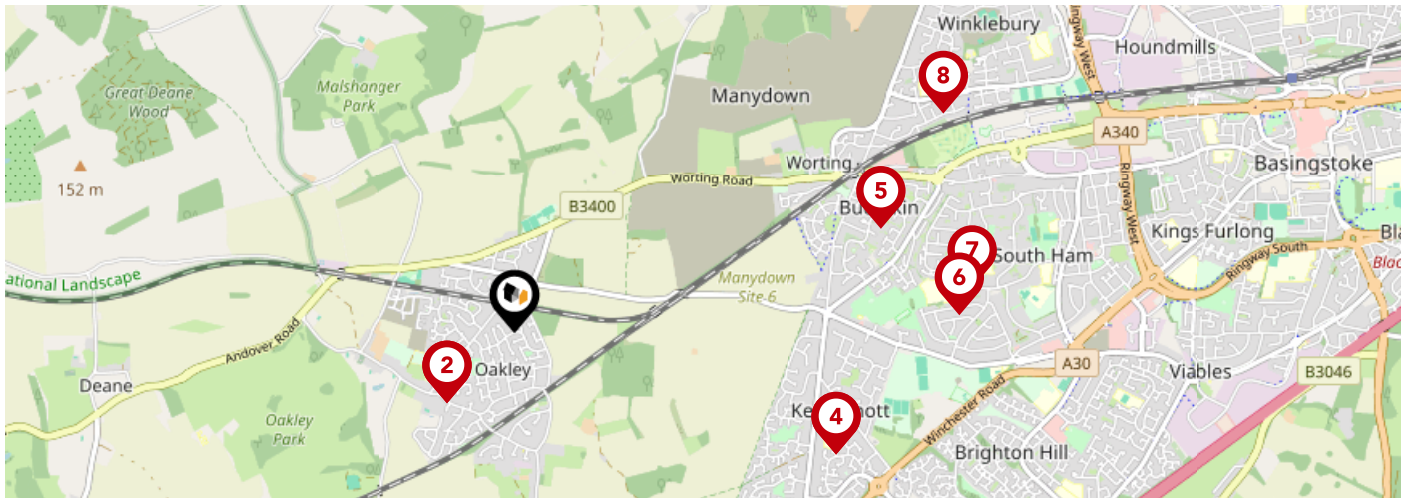
Terraced

+59.82%

Flat

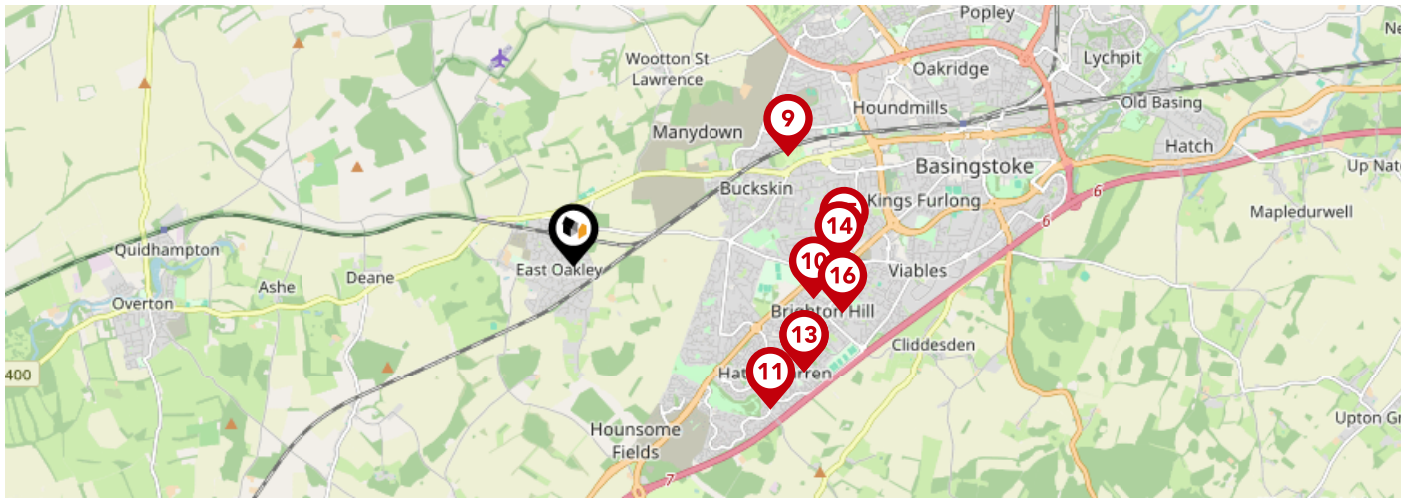
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

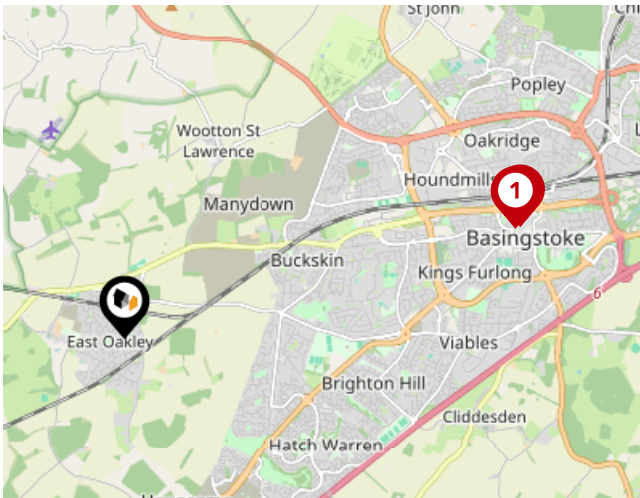
Area Schools



		Nursery	Primary	Secondary	College	Private
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

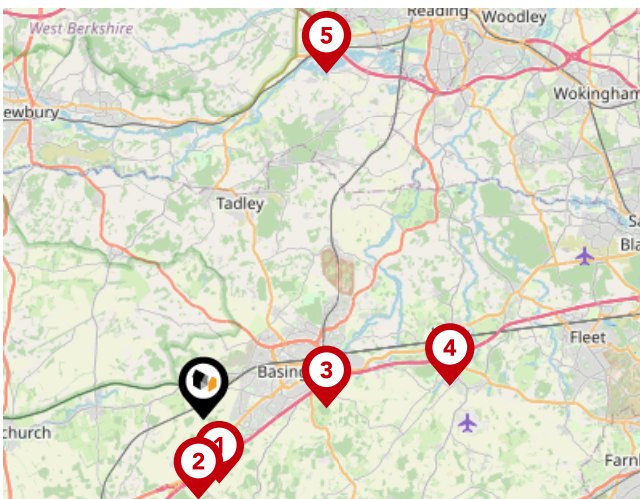
Area

Transport (National)



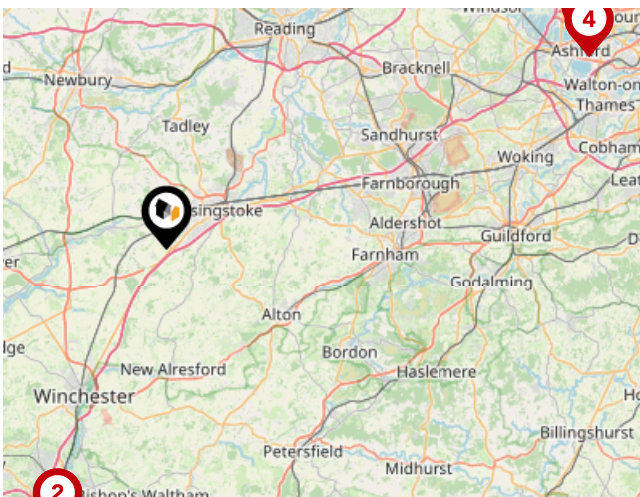
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	3.76 miles
2	Basingstoke Rail Station	3.81 miles
3	Overton Rail Station	3.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.47 miles
2	M3 J8	2.99 miles
3	M3 J6	4.61 miles
4	M3 J5	9.23 miles
5	M4 J12	13.63 miles

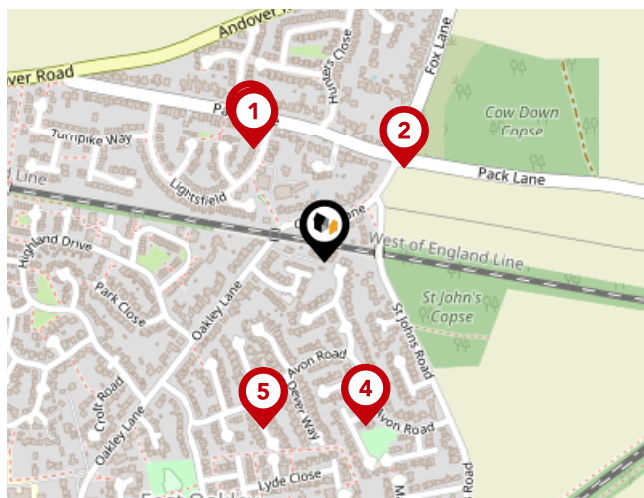


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.51 miles
2	Southampton Airport	22.51 miles
3	Heathrow Airport	34.61 miles
4	Heathrow Airport Terminal 4	34.39 miles

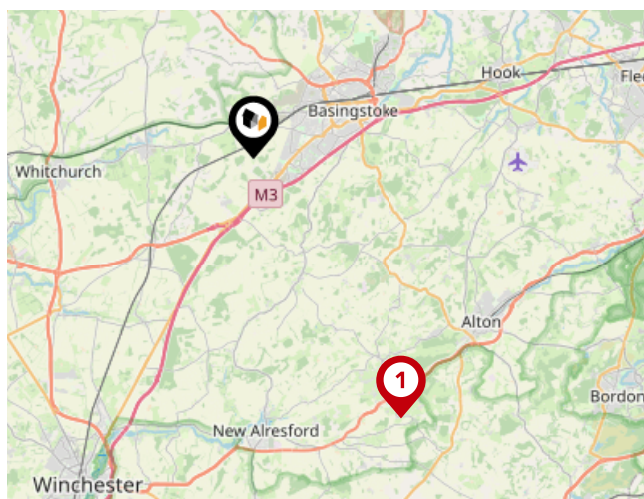
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tollgate Close	0.16 miles
2	Pack Lane Crossroads	0.15 miles
3	Tollgate Close	0.16 miles
4	Itchen Close	0.19 miles
5	Anton Close	0.21 miles



Local Connections

Pin	Name	Distance
1	Medstead & Four Marks (Mid Hants Railway)	11.12 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

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Brockenhurst

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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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