

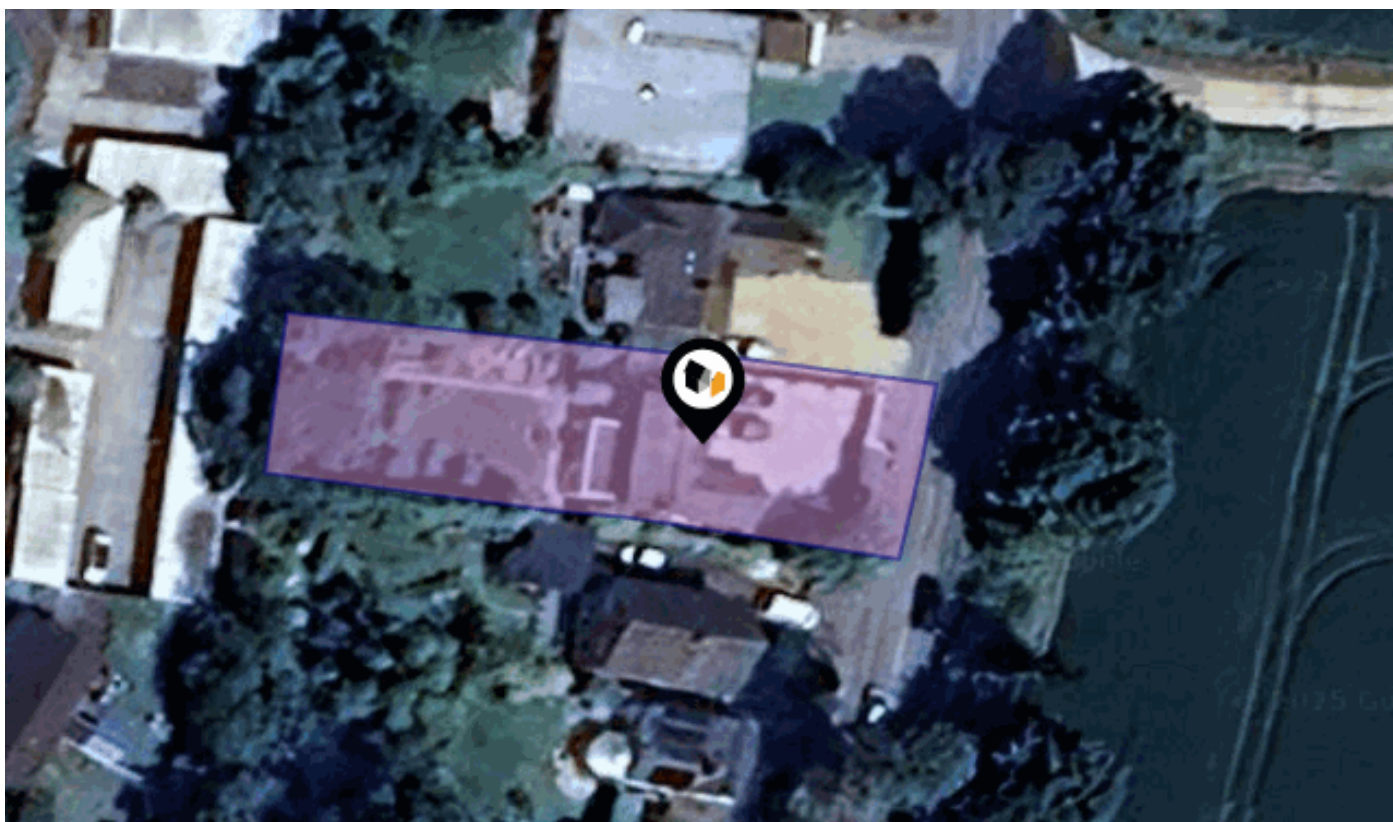


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



14, ST. JOHNS ROAD, OAKLEY, BASINGSTOKE, RG23 7DX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

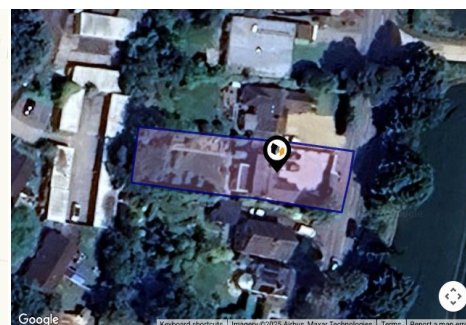
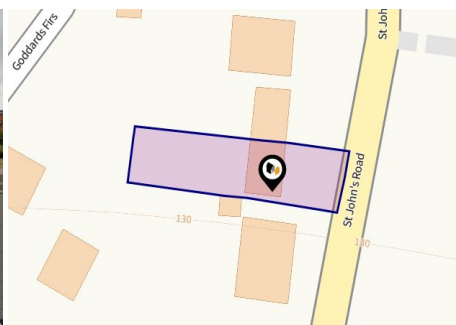
01256 224808

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,539 ft ² / 143 m ²
Plot Area:	0.2 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,102
Title Number:	HP26508
UPRN:	100060243454

Last Sold Date:	21/08/2020
Last Sold Price:	£531,000
Last Sold £/ft ² :	£344
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)

15	79	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



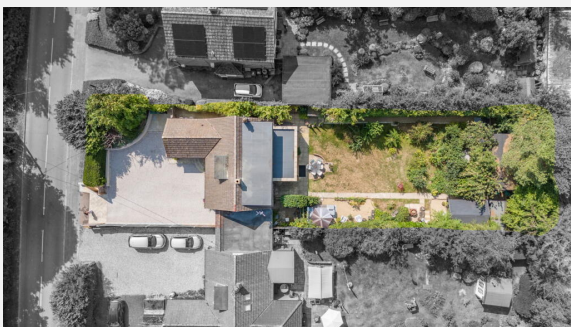
Planning records for: **14, St. Johns Road, Oakley, Basingstoke, RG23 7DX**

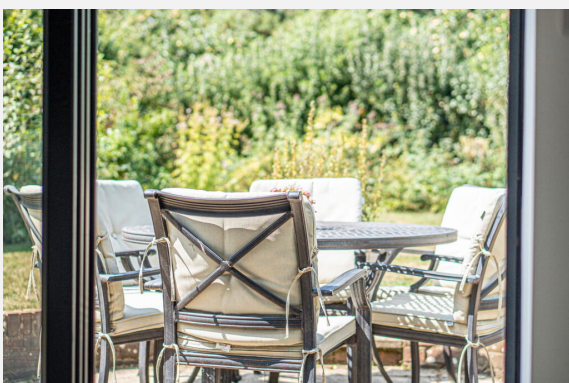
Reference - T/00295/22/TPO
Decision: Decided
Date: 26th July 2022
Description: T1 - Oak - Prune.

Reference - 21/00086/GPDAA
Decision: Decided
Date: 11th January 2021
Description: Erection of a first floor extension to a maximum height of 8.6 metres to an existing dwelling (permitted development notification)

Reference - 22/02078/HSE
Decision: Decided
Date: 26th July 2022
Description: Erection of 1.8m. high gate with brick piers (amended)

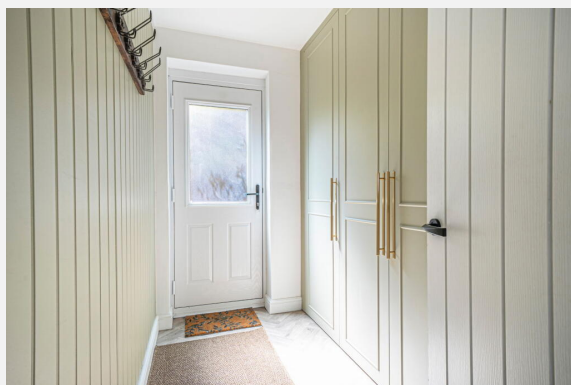
Reference - 21/00773/HSE
Decision: Decided
Date: 03rd March 2021
Description: Erection of a first floor extension, involving raising of the roof with front and rear dormer windows. alterations to the roof of the existing single storey rear extension and front porch.

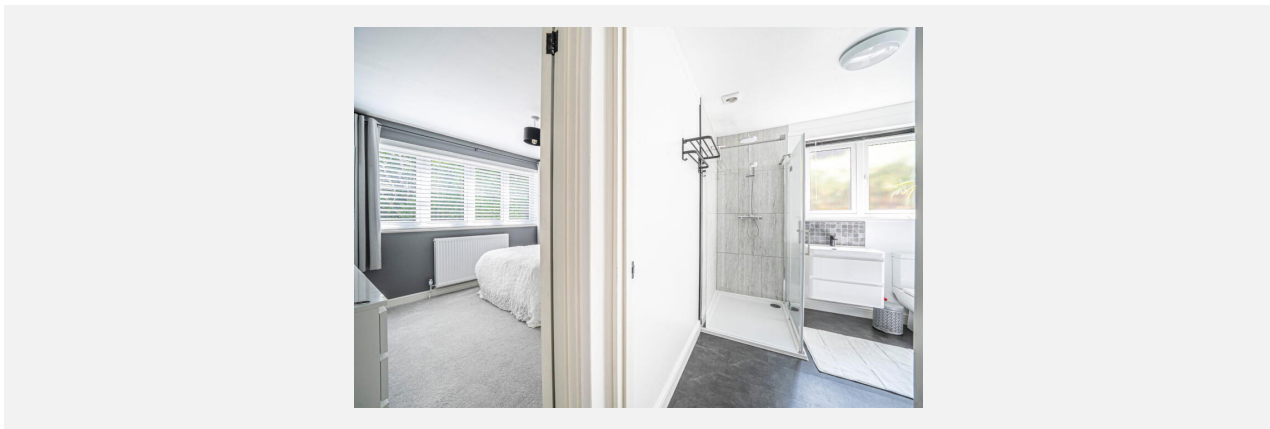




Gallery Photos







14, ST. JOHNS ROAD, OAKLEY, BASINGSTOKE, RG23 7DX

St Johns Road, RG23

Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft
 Approximate Garage Internal Area = 16.9 sq m / 182 sq ft
 Approximate Outbuildings Internal Area = 29.9 sq m / 322 sq ft
 Approximate Total Internal Area = 193.1 sq m / 2079 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



14, St. Johns Road, Oakley, RG23 7DX

Energy rating

E

Valid until 05.06.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

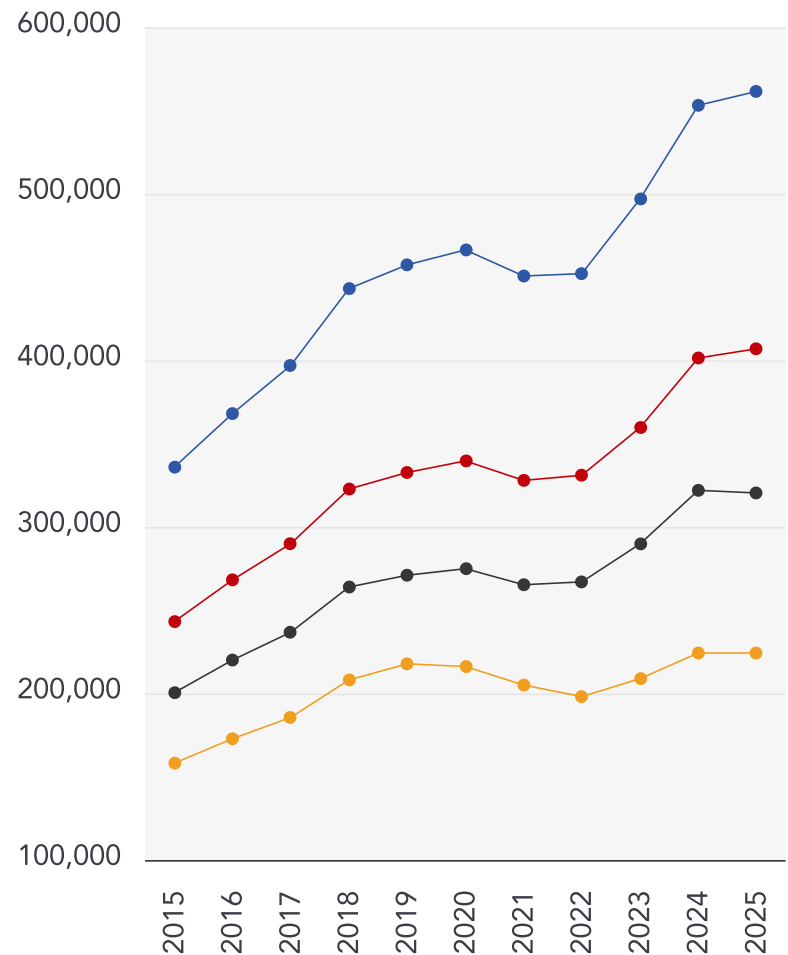
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 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 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	143 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%

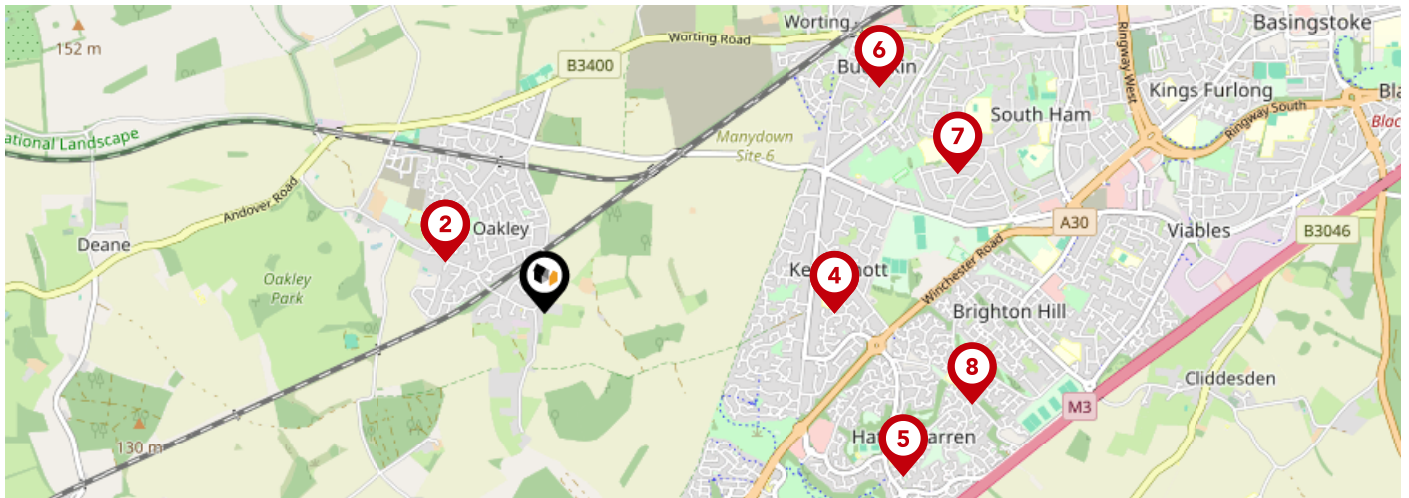
Terraced

+59.82%

Flat

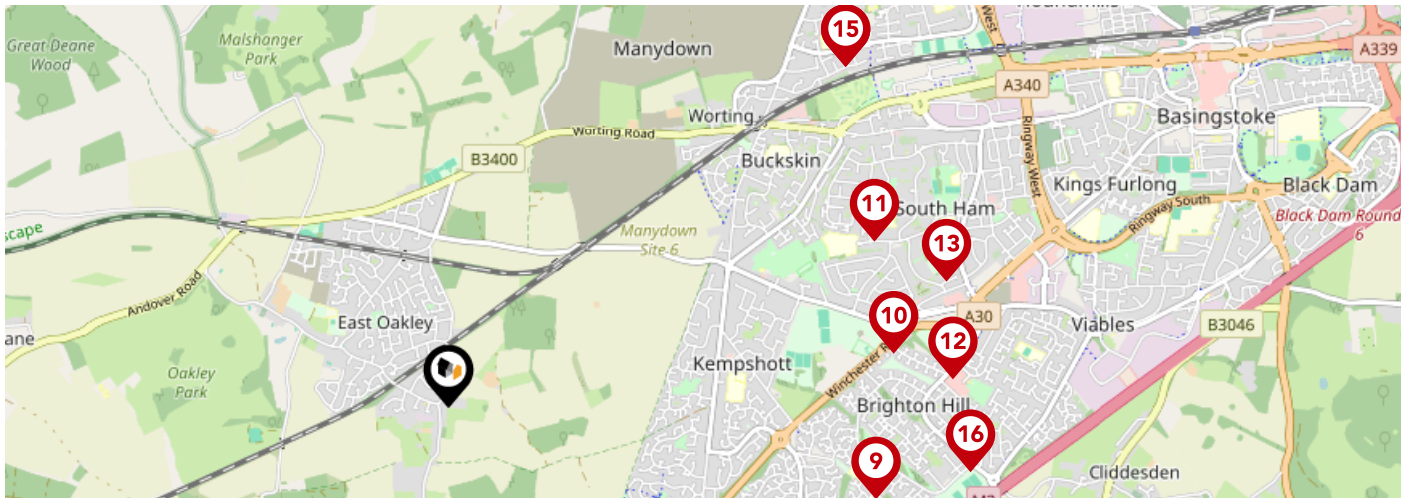
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:0.51	☐	☒	☐	☐	☐
2	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:0.51	☐	☒	☐	☐	☐
3	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.35	☐	☒	☐	☐	☐
4	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.35	☐	☒	☐	☐	☐
5	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:1.84	☐	☒	☐	☐	☐
6	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:1.87	☐	☒	☐	☐	☐
7	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:2.02	☐	☒	☐	☐	☐
8	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:2.04	☐	☒	☐	☐	☐

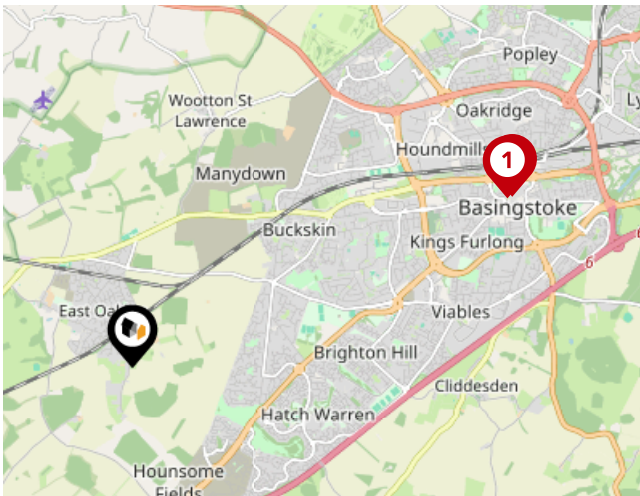
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:2.04	☐	☒	☐	☐	☐
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:2.09	☐	☐	☒	☐	☐
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:2.13	☐	☐	☒	☐	☐
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:2.35	☐	☐	☒	☐	☐
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:2.39	☐	☐	☒	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:2.43	☐	☒	☐	☐	☐
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:2.43	☐	☒	☐	☐	☐
	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:2.45	☐	☒	☐	☐	☐

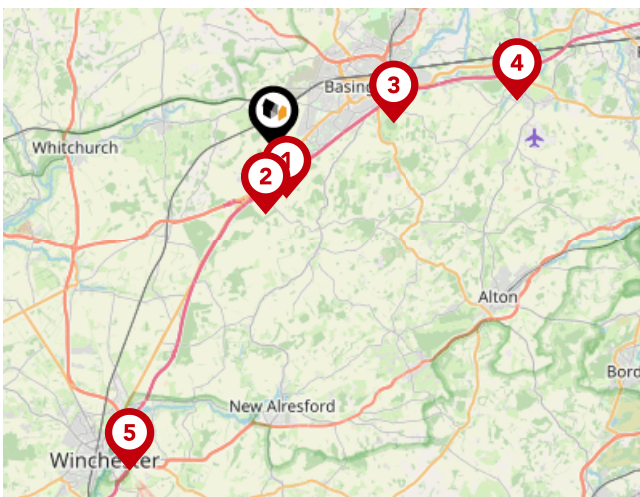
Area

Transport (National)



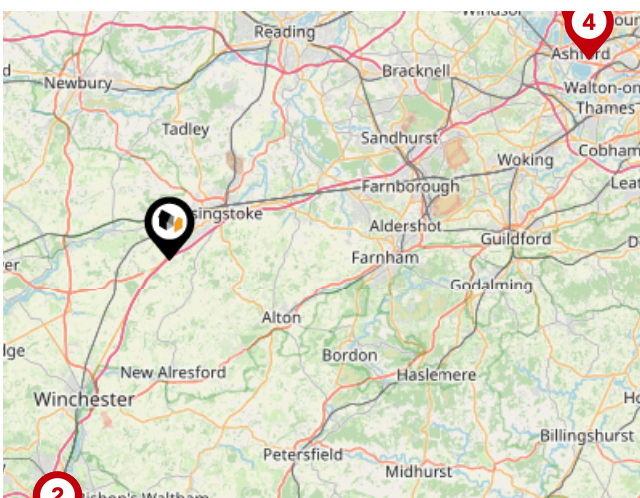
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	3.82 miles
2	Basingstoke Rail Station	3.86 miles
3	Overton Rail Station	3.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	1.89 miles
2	M3 J8	2.45 miles
3	M3 J6	4.55 miles
4	M3 J5	9.18 miles
5	M3 J9	13.13 miles

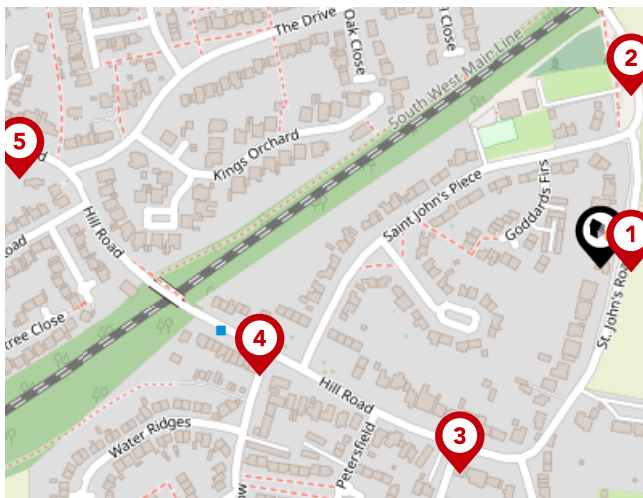


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.04 miles
2	Southampton Airport	22.04 miles
3	Heathrow Airport	34.74 miles
4	Heathrow Airport Terminal 4	34.5 miles

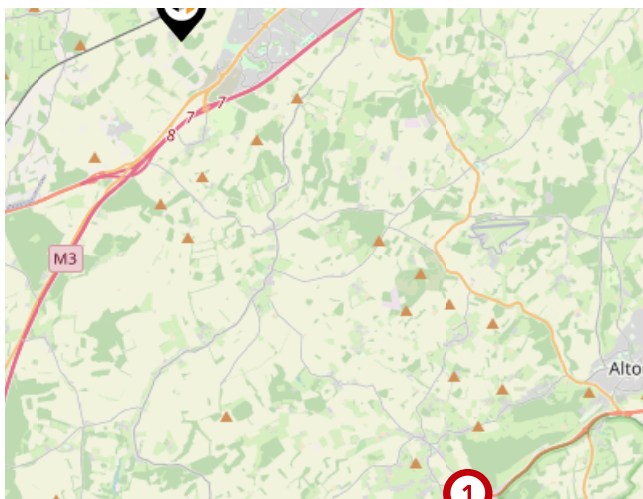
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Breach Farm	0.02 miles
	St Johns Church	0.1 miles
	Woodcroft	0.14 miles
	Sainfoin Lane	0.21 miles
	The Drive	0.34 miles



Local Connections

Pin	Name	Distance
	Medstead & Four Marks (Mid Hants Railway)	10.56 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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