

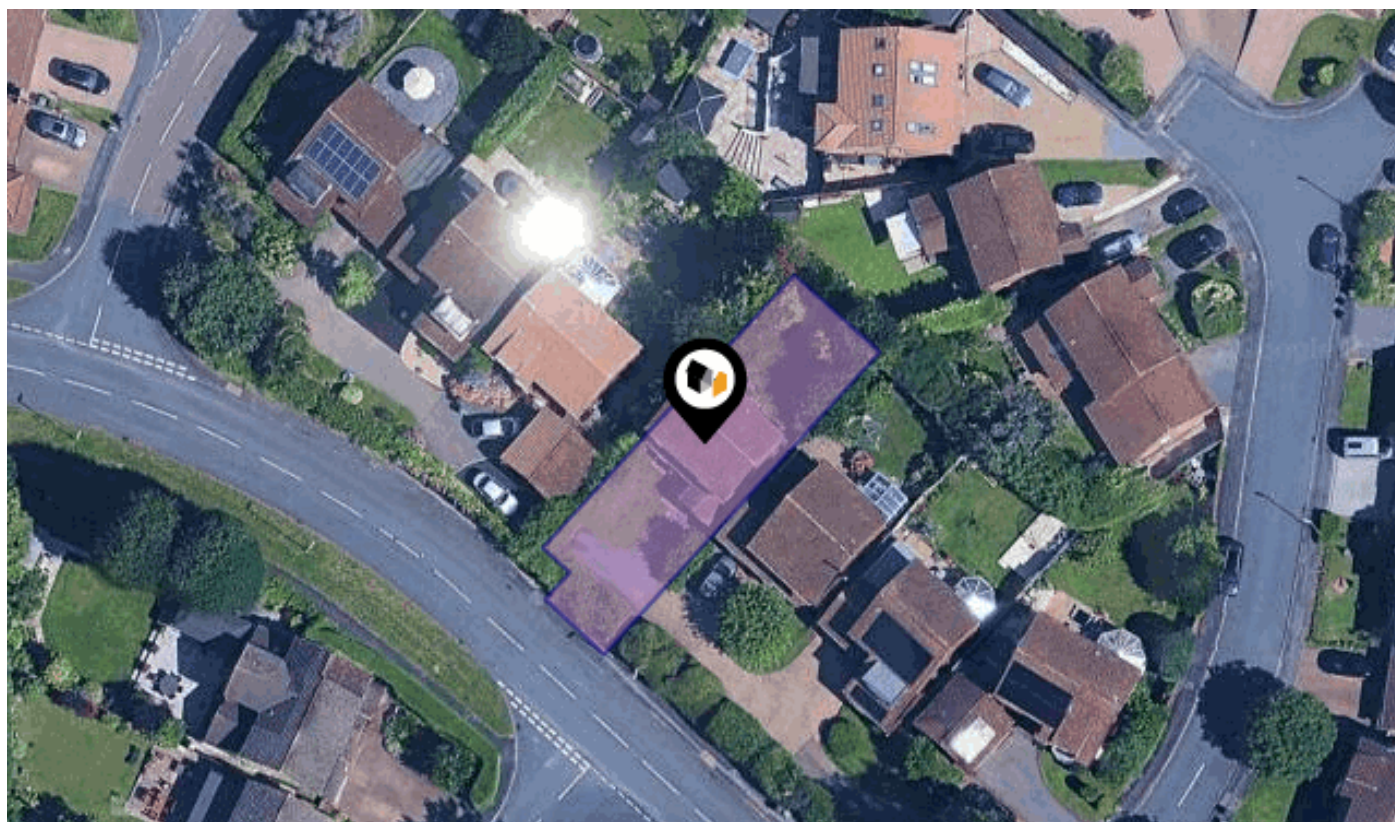


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



6, GRACEMERE CRESCENT, BASINGSTOKE, RG22 5JN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

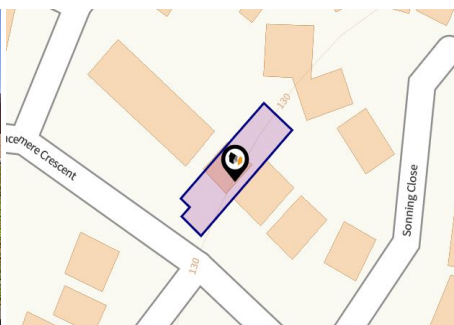
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Danielle@brockenhurst.info

www.brockenhurst.info

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aprift
Know any property instantly

Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	0.08 acres
Council Tax :	Band E
Annual Estimate:	£2,625
Title Number:	HP192552
UPRN:	100060227346

Last Sold Date:	31/05/2002
Last Sold Price:	£218,500
Last Sold £/ft ² :	£211
Tenure:	Freehold

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3	80	1800
mb/s	mb/s	mb/s

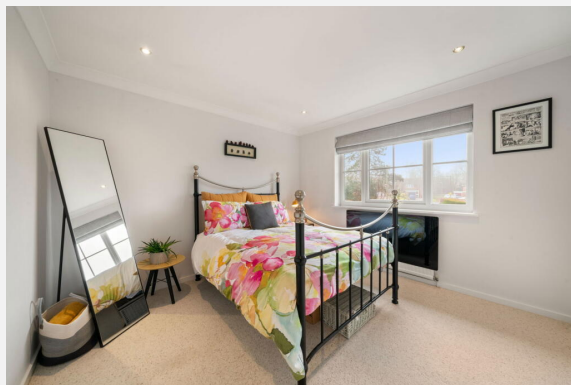
Mobile Coverage:

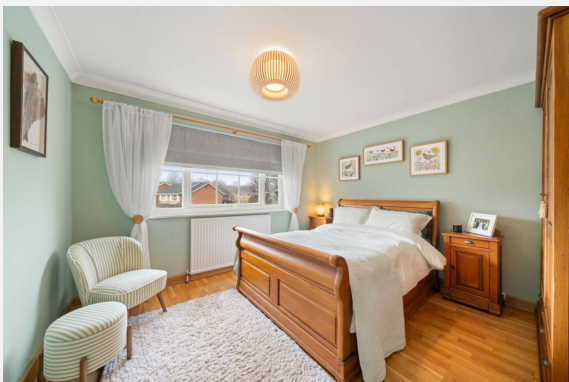
(based on calls indoors)



Satellite/Fibre TV Availability:





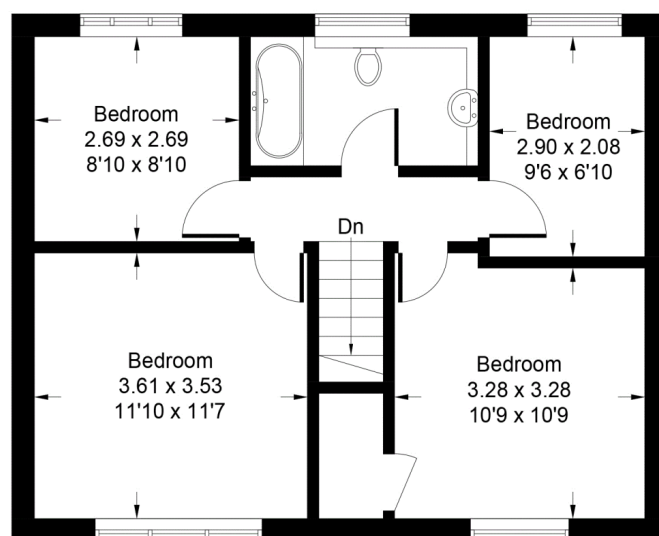
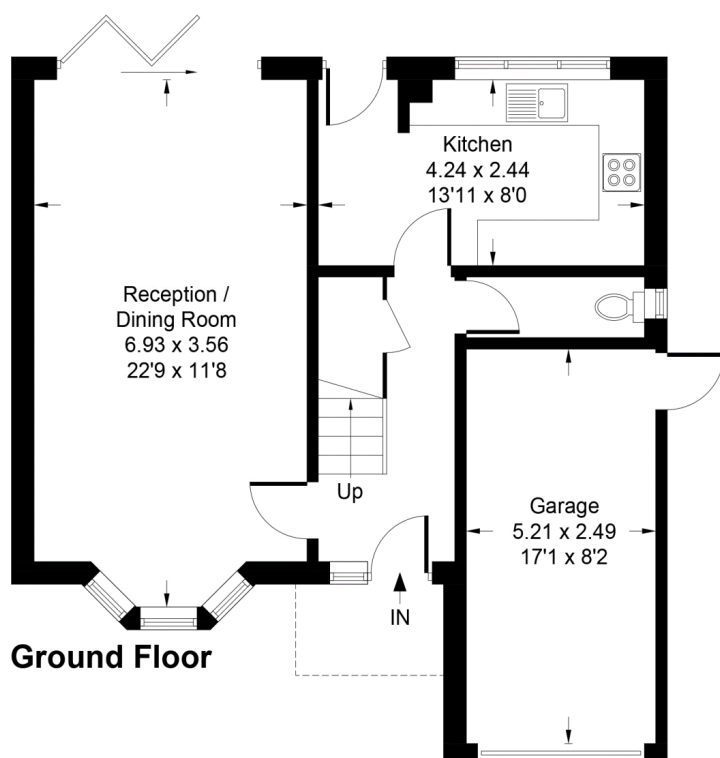
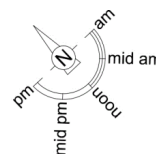




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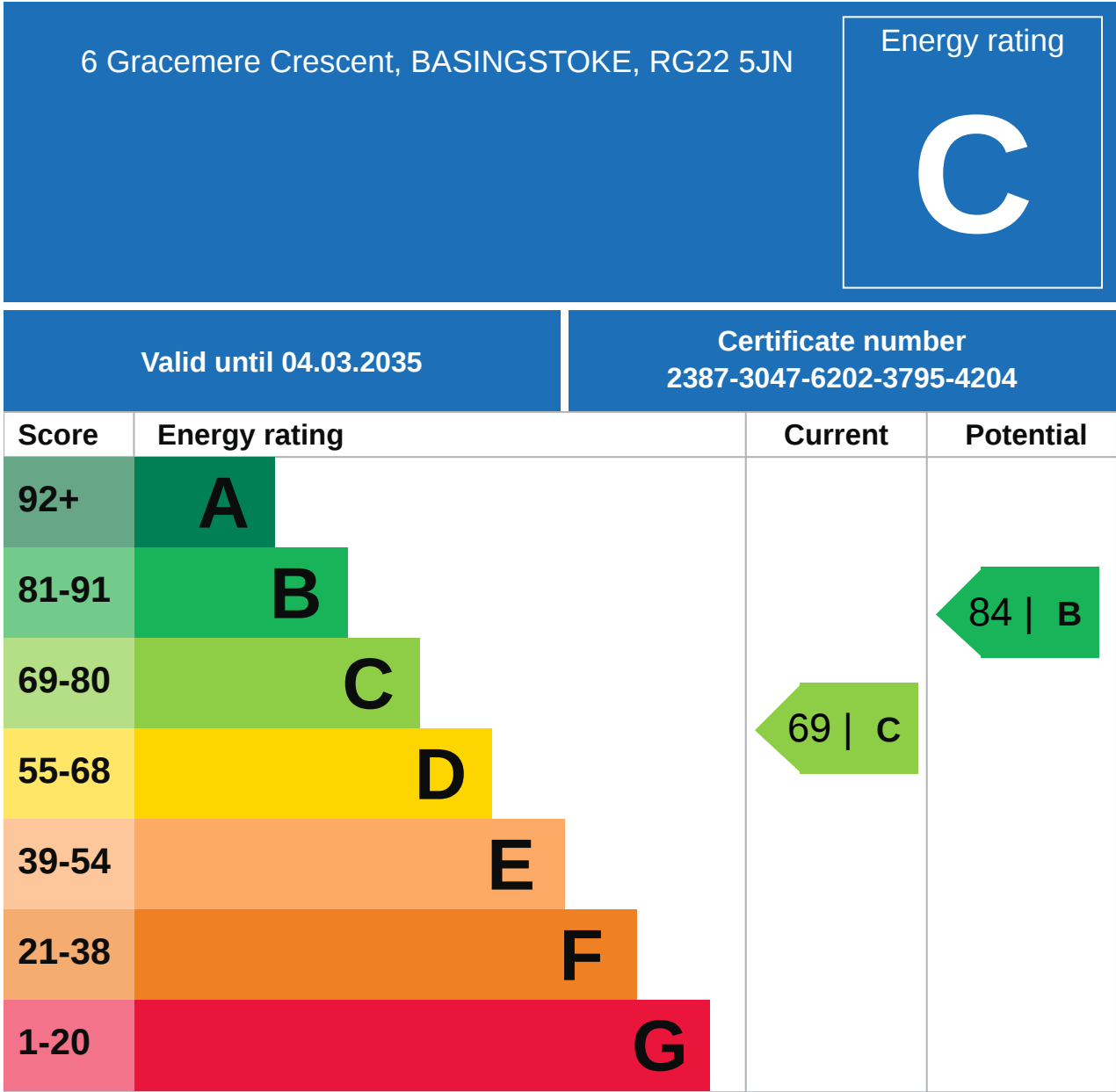
Gracemere Crescent, Basingstoke, Hampshire, RG22

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 109.6 sq m / 1180 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Brockenhurst Estate Agents by IDENTIKA LTD

Property
EPC - Certificate



Additional EPC Data

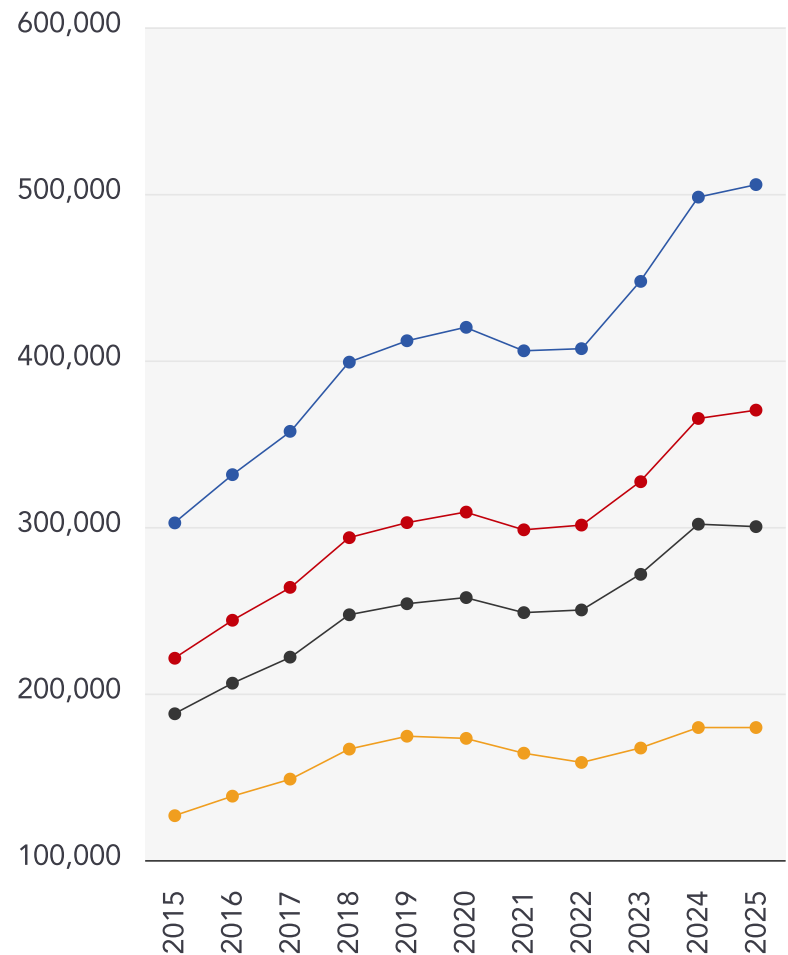
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	96 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

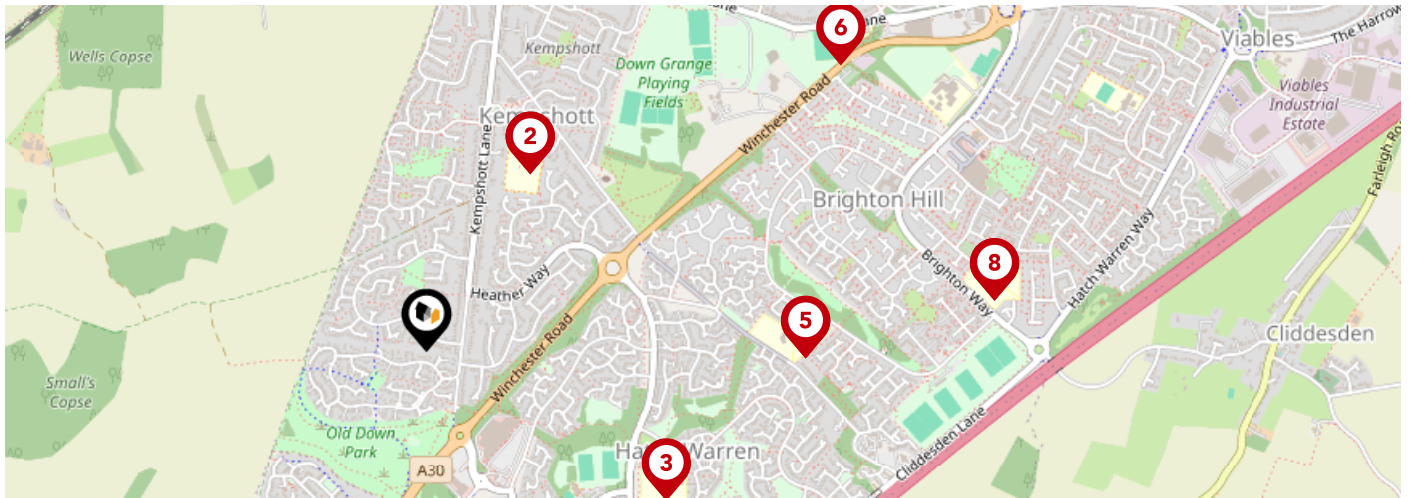
Terraced

+59.82%

Flat

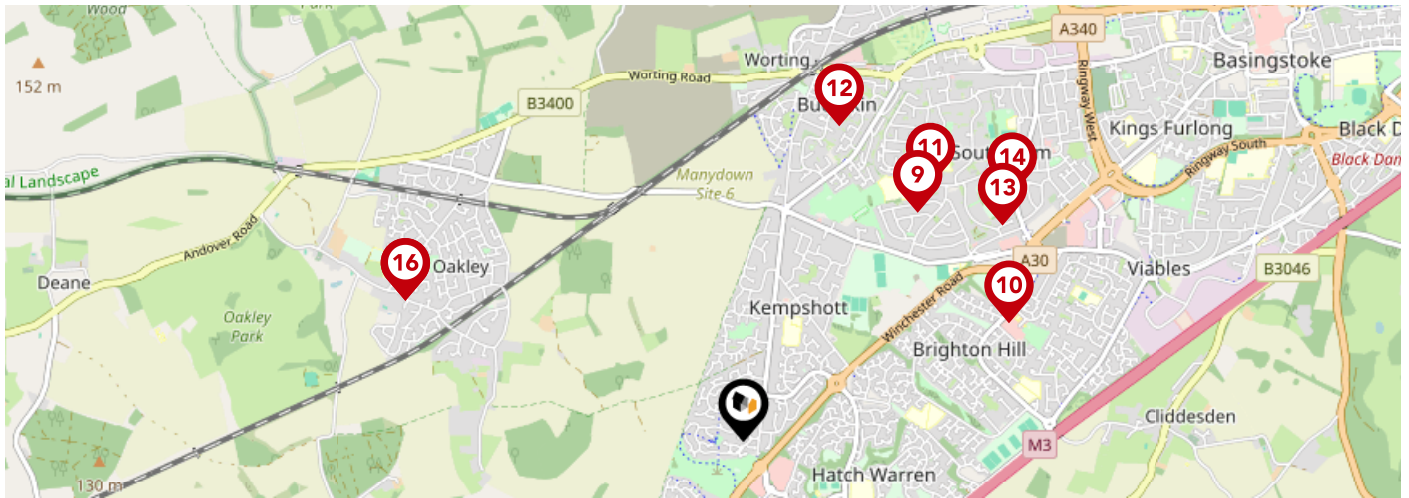
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

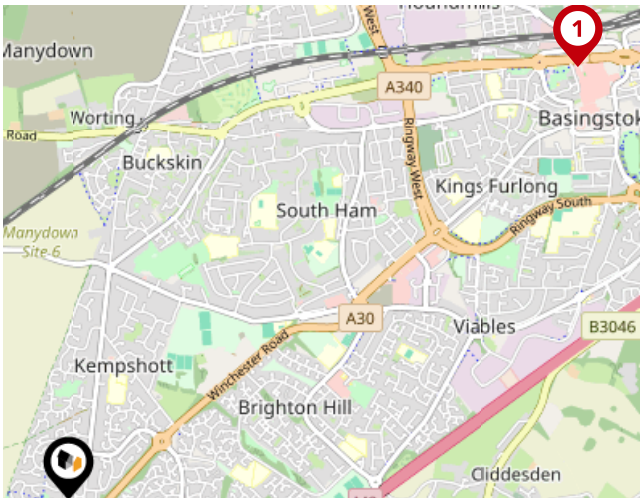
Area Schools





		Nursery	Primary	Secondary	College	Private
	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:1.33	<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:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:1.53	<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:1.56	<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:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

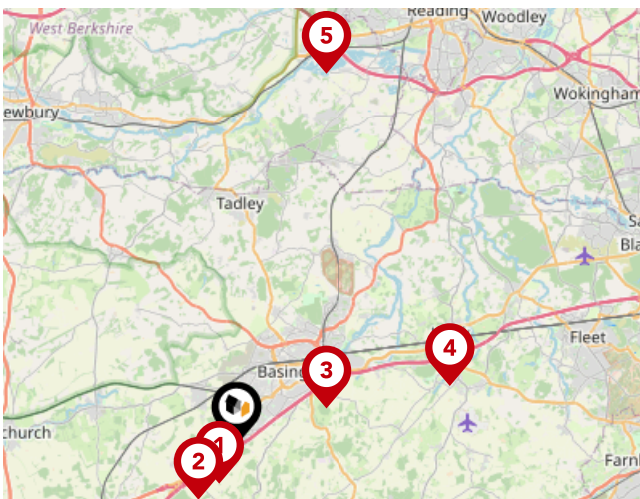
Area

Transport (National)








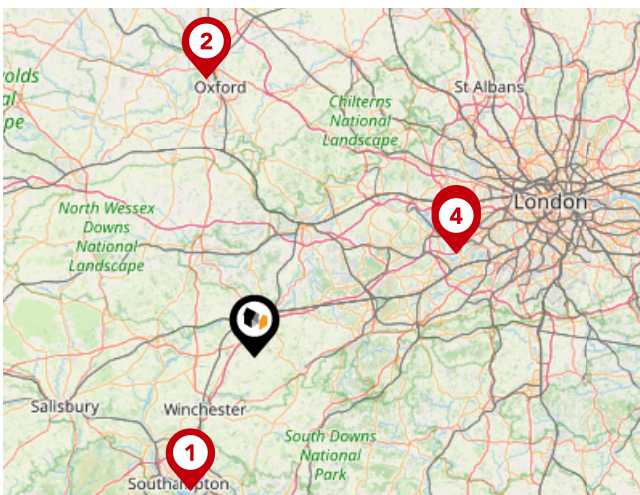
National Rail Stations

Pin	Name	Distance
	Basingstoke Rail Station	3.1 miles
	Overton Rail Station	5.17 miles
	Micheldever Rail Station	6.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J7	1.56 miles
	M3 J8	2.47 miles
	M3 J6	3.62 miles
	M3 J5	8.2 miles
	M4 J12	14.21 miles

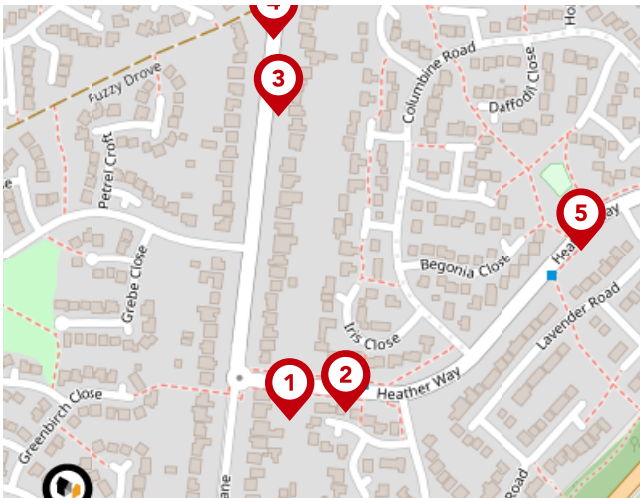


Airports/Helipads

Pin	Name	Distance
	Southampton Airport	22.11 miles
	Kidlington	41.62 miles
	Heathrow Airport	33.95 miles
	Heathrow Airport Terminal 4	33.69 miles

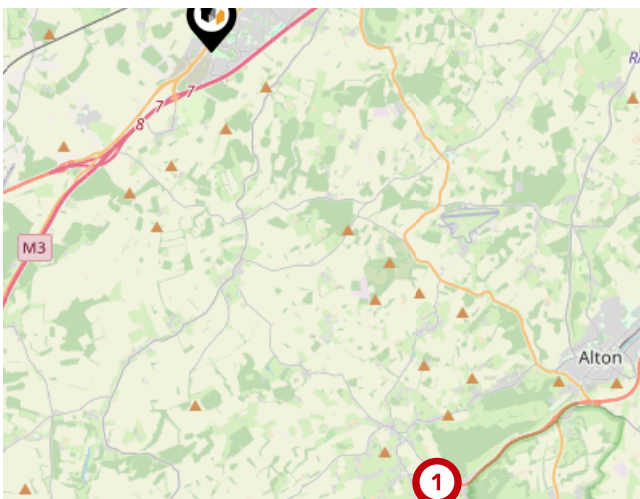
Area

Transport (Local)



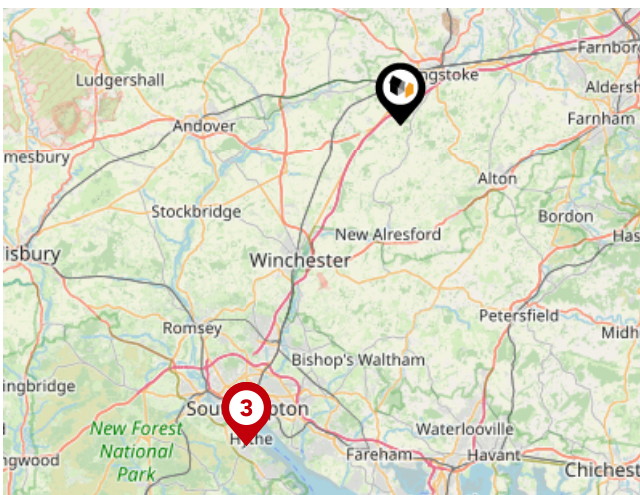
Bus Stops/Stations

Pin	Name	Distance
1	Aster Road	0.14 miles
2	Aster Road	0.17 miles
3	Fuzzy Drove	0.27 miles
4	Fuzzy Drove	0.31 miles
5	Lavender Road	0.34 miles



Local Connections

Pin	Name	Distance
1	Medstead & Four Marks (Mid Hants Railway)	9.67 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.38 miles
2	Southampton Vehicle Ferry Terminal	26.38 miles
3	Southampton Passenger Ferry Terminal	26.44 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.

In 2018 our Whitchurch office was voted 18th best in the UK by Rightmove and Property Academy, out of around 30,000 estate agency offices. We've recently opened our 5th sales office in Oakley (Basingstoke) and currently have offices covering 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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