

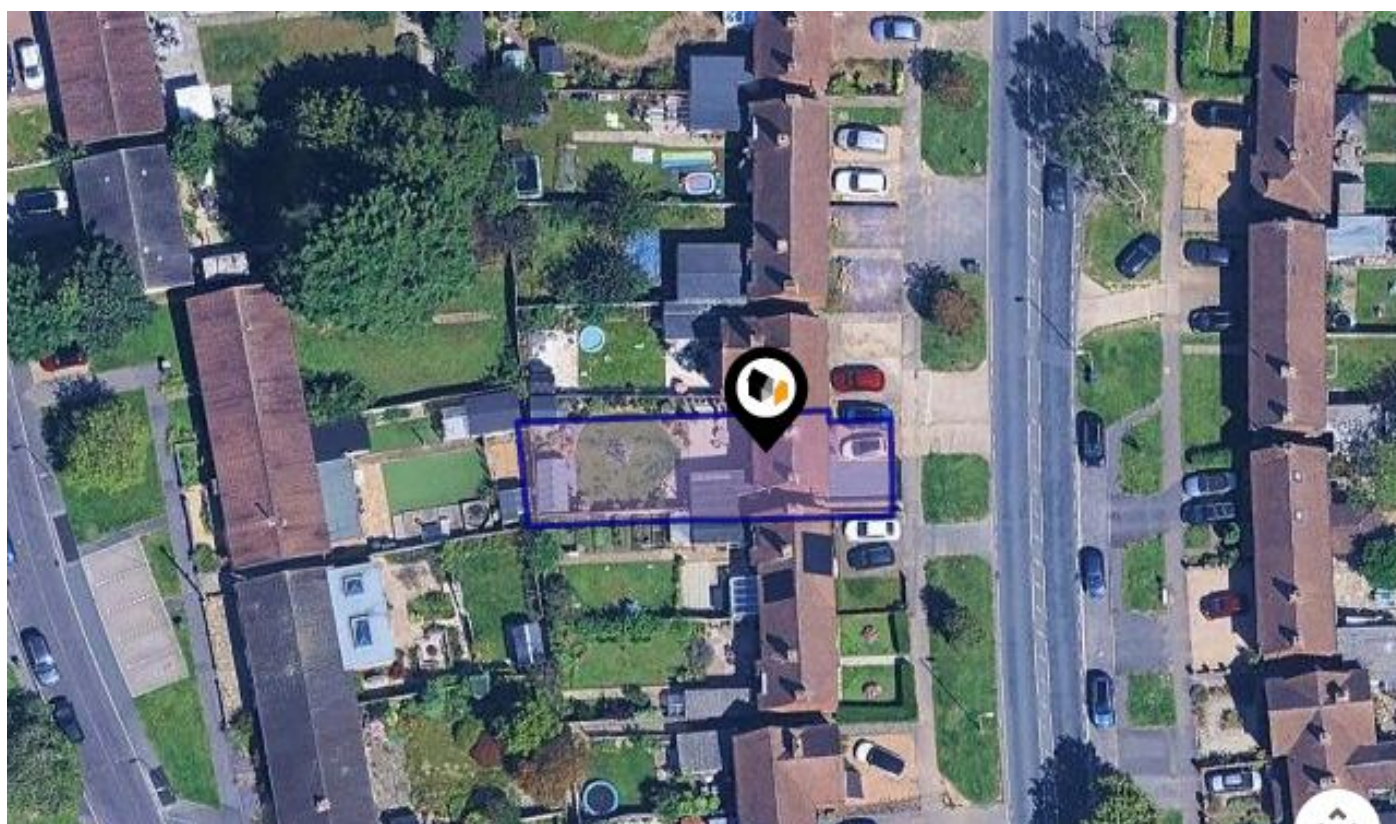


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



18, WESTERN WAY, BASINGSTOKE, RG22 6DB

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

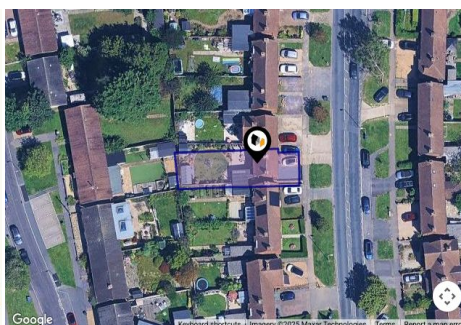
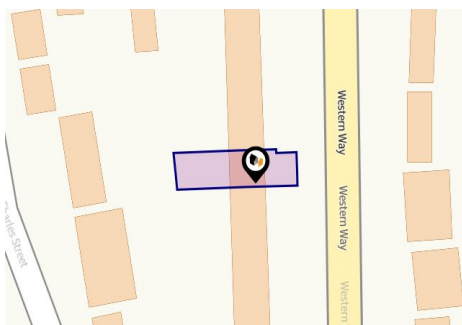
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,909
Title Number:	HP320665
UPRN:	100060247951

Last Sold Date:	07/02/2020
Last Sold Price:	£299,950
Last Sold £/ft ² :	£313
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)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

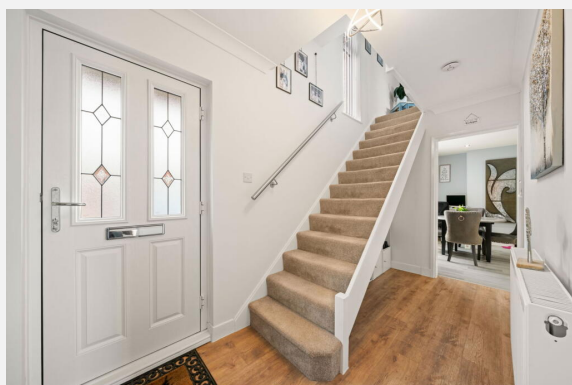
(based on calls indoors)

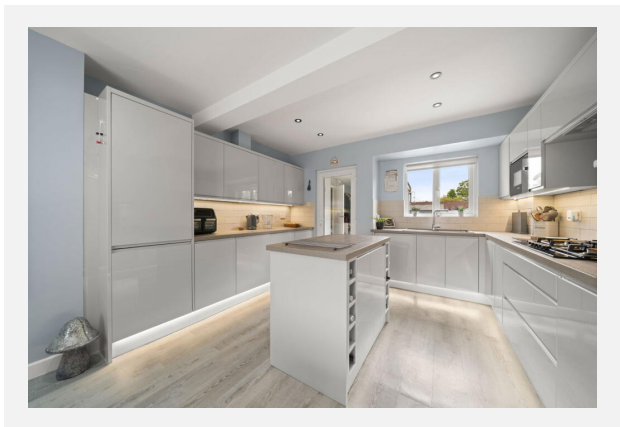


Satellite/Fibre TV Availability:





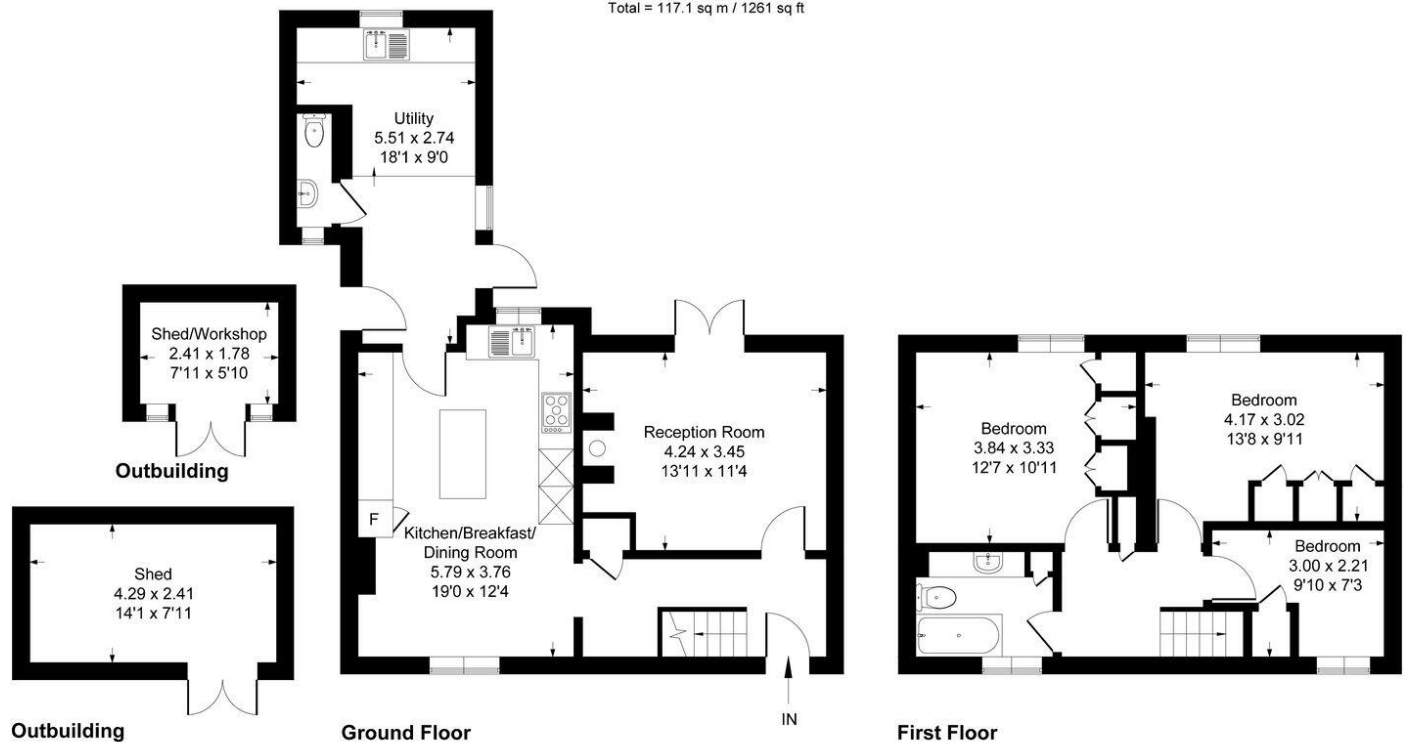




18, WESTERN WAY, BASINGSTOKE, RG22 6DB

Western Way, Basingstoke RG22

Approximate Gross Internal Area
Main House = 102.4 sq m / 1103 sq ft
Outbuilding = 14.5 sq m / 157 sq ft
Total = 117.1 sq m / 1261 sq ft



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

Property
EPC - Certificate



18 Western Way BASINGSTOKE RG22 6DB		Energy rating C	
Valid until 14.05.2035		Certificate number 03402066155023053051	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

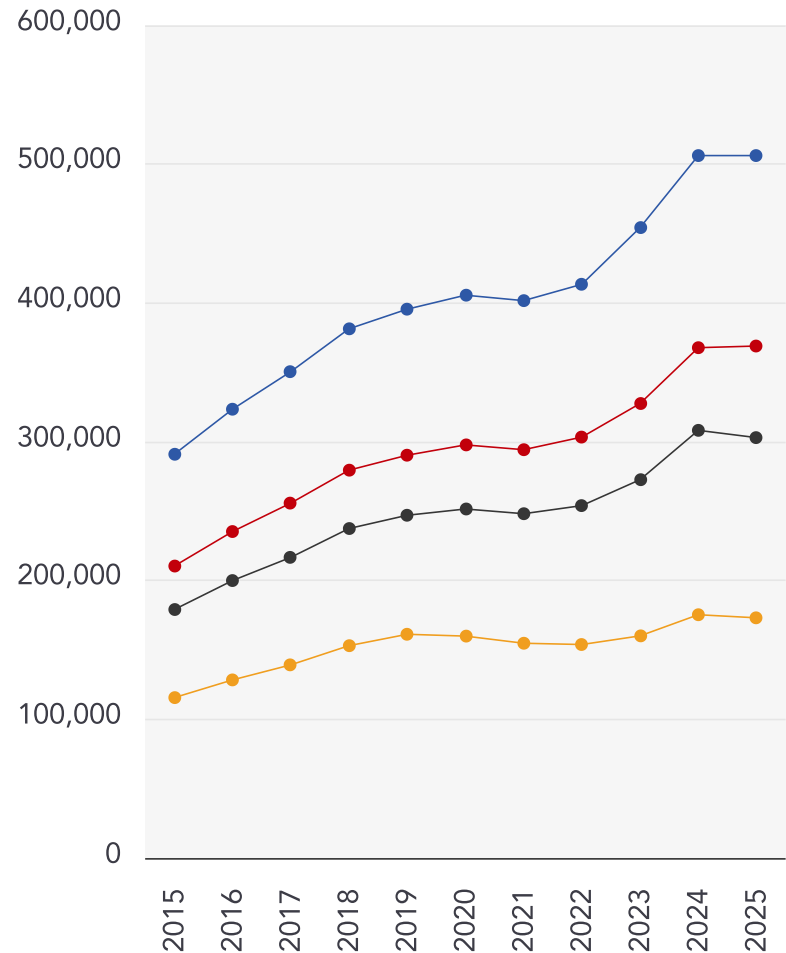
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Cavity wall, as built, partial insulation (assumed)
Roof:	Pitched, insulated at rafters
Roof Energy:	Pitched, insulated at rafters
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

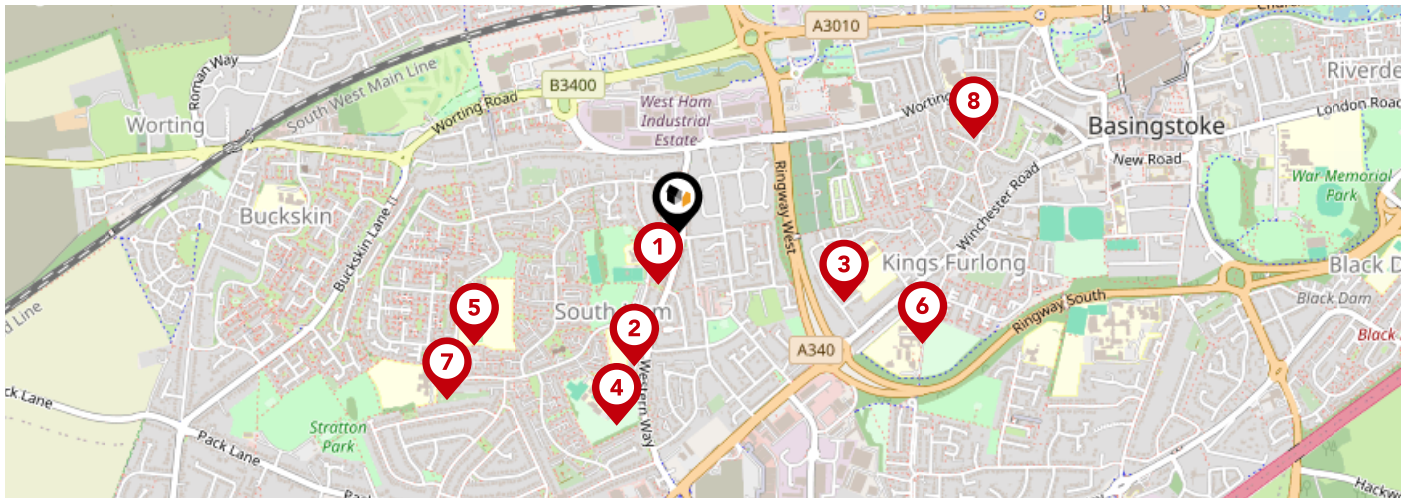
Terraced

+69.17%

Flat

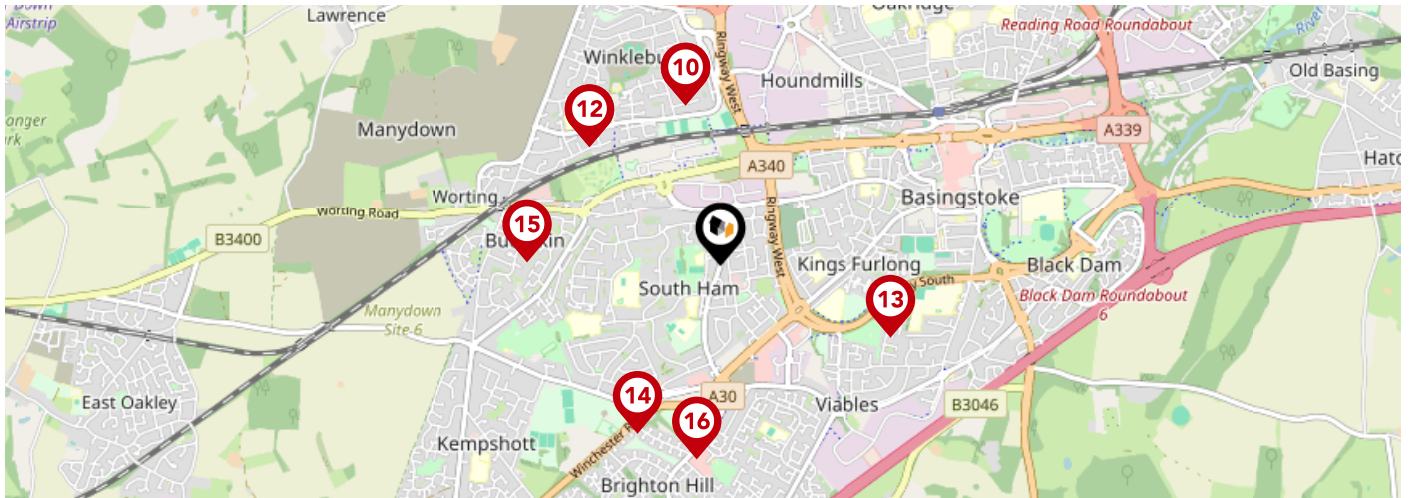
+49.74%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Limington House School Ofsted Rating: Good Pupils: 102 Distance:0.12	☐	☐	☒	☐	☐
2	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.32	☐	☒	☐	☐	☐
3	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:0.42	☐	☒	☐	☐	☐
4	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
5	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:0.54	☐	☐	☒	☐	☐
6	Cranbourne Ofsted Rating: Good Pupils: 809 Distance:0.63	☐	☐	☒	☐	☐
7	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.66	☐	☒	☐	☐	☐
8	Basingstoke College of Technology Ofsted Rating: Good Pupils:0 Distance:0.72	☐	☐	☒	☐	☐

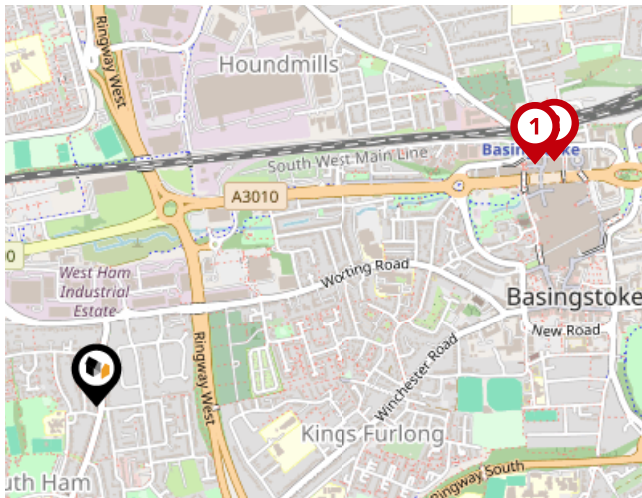
Area Schools



		Nursery	Primary	Secondary	College	Private
	Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance:0.76	☐	☒	☐	☐	☐
	Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance:0.76	☐	☒	☐	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:0.83	☐	☒	☐	☐	☐
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:0.83	☐	☒	☐	☐	☐
	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:0.86	☐	☒	☐	☐	☐
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.87	☐	☐	☒	☐	☐
	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:0.9	☐	☒	☐	☐	☐
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.91	☐	☐	☒	☐	☐

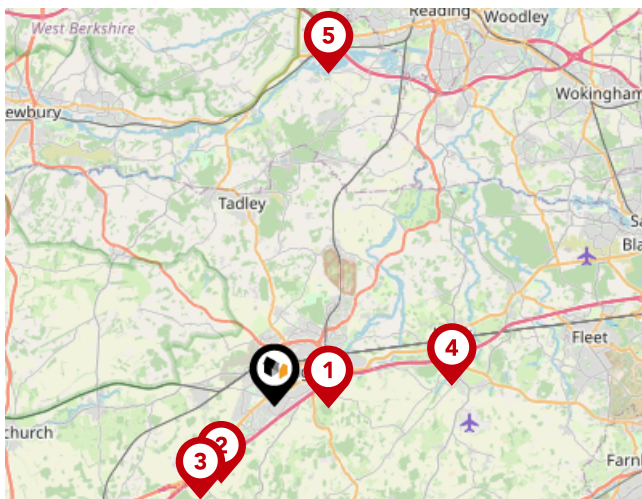
Area

Transport (National)



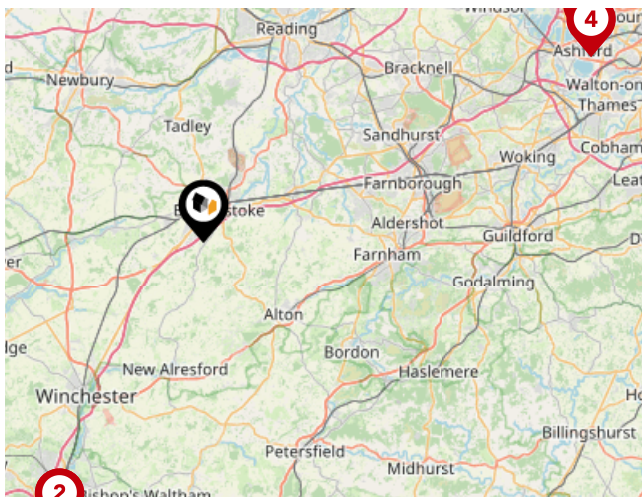
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.16 miles
2	Basingstoke Rail Station	1.21 miles
3	Bramley (Hants) Rail Station	5.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.99 miles
2	M3 J7	3.49 miles
3	M3 J8	4.43 miles
4	M3 J5	6.6 miles
5	M4 J12	12.53 miles

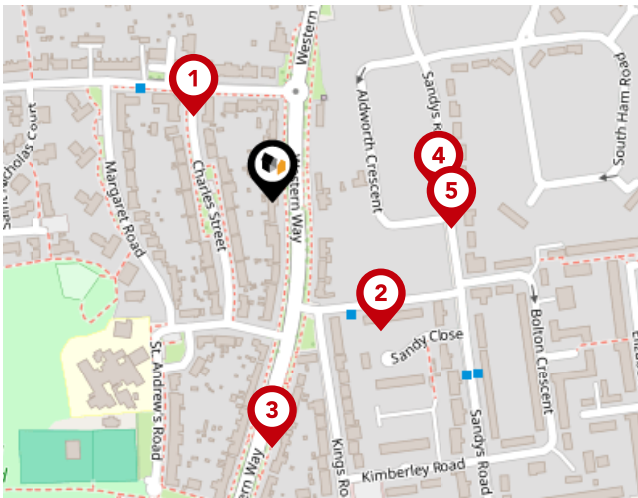


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	24 miles
2	Southampton Airport	24 miles
3	Heathrow Airport	32.09 miles
4	Heathrow Airport Terminal 4	31.84 miles

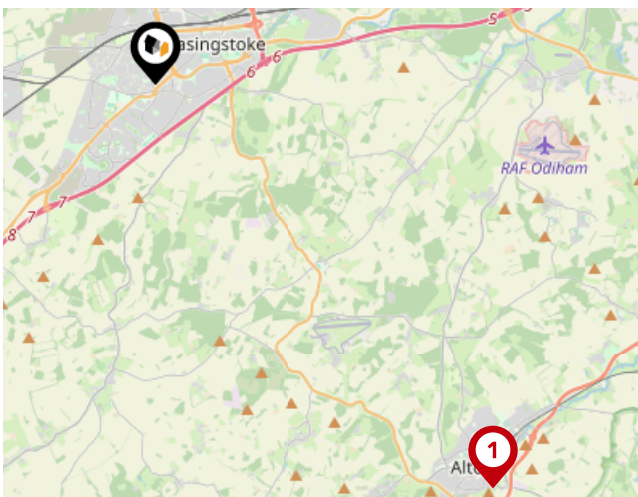
Area

Transport (Local)



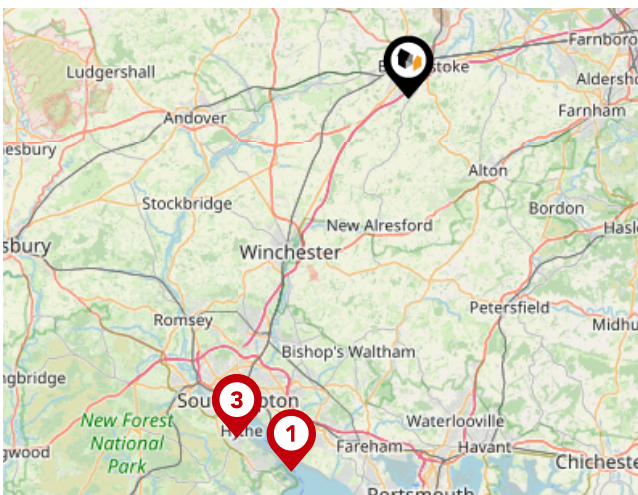
Bus Stops/Stations

Pin	Name	Distance
1	Charles Street	0.07 miles
2	King's Road	0.1 miles
3	St Paul's Road	0.14 miles
4	Aldworth Crescent	0.1 miles
5	Aldworth Crescent	0.11 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.77 miles



Ferry Terminals

Pin	Name	Distance
1	Hamble-le-Rice Ferry Landing	29.16 miles
2	Southampton Vehicle Ferry Terminal	28.27 miles
3	Southampton Passenger Ferry Terminal	28.33 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

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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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8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

