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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



123, PADDOCK ROAD, BASINGSTOKE, RG22 6QQ

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

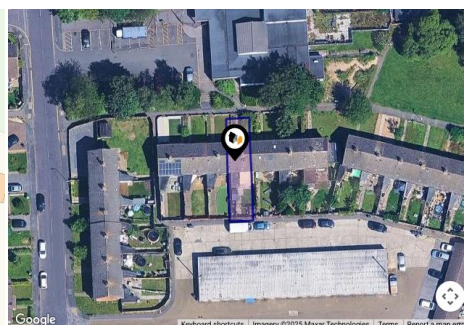
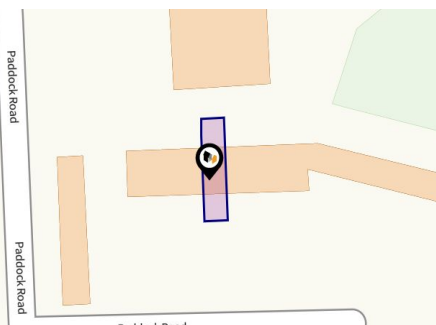
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.04 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,909
Title Number:	HP599796
UPRN:	100060237838

Last Sold Date:	15/06/2012
Last Sold Price:	£152,000
Last Sold £/ft ² :	£154
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)

4	48	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



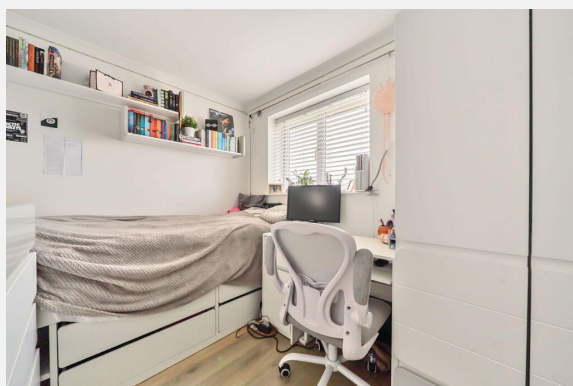
Planning History

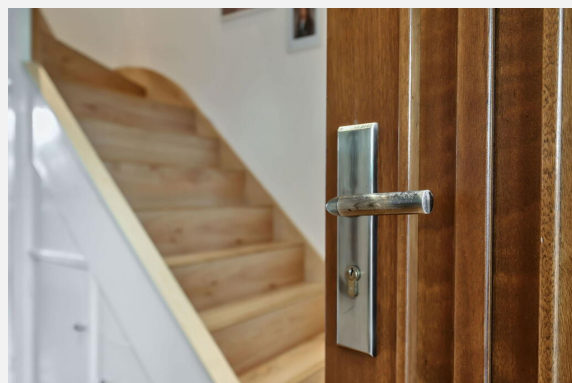
This Address



Planning records for: *123, Paddock Road, Basingstoke, RG22 6QQ*

Reference - 21/00717/HSE	
Decision:	Decided
Date:	25th February 2021
Description:	Erection of single storey rear extension following demolition of existing store and porch



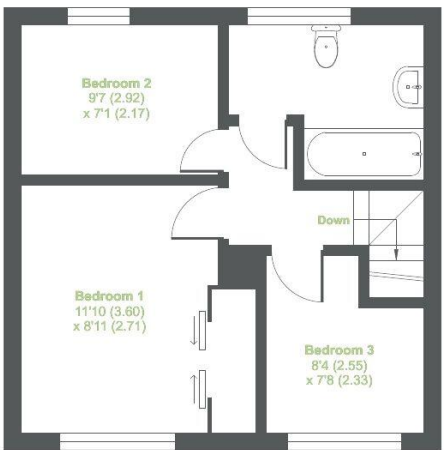


123, PADDOCK ROAD, BASINGSTOKE, RG22 6QQ

Paddock Road, Basingstoke, RG22

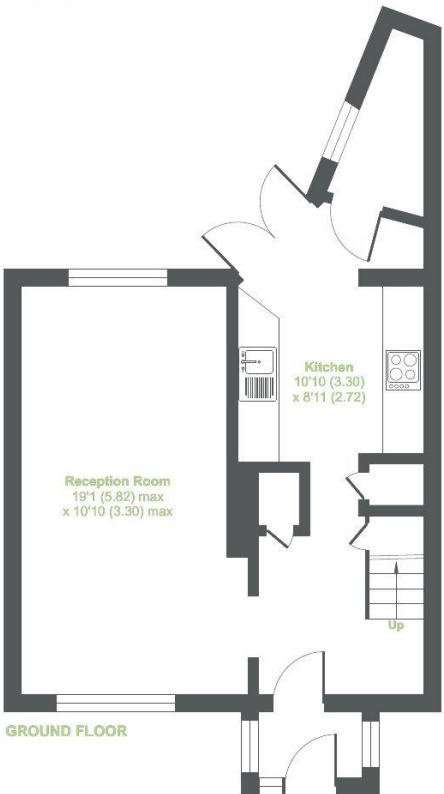
Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1303237



Property
EPC - Certificate



123 Paddock Road, BASINGSTOKE, RG22 6QQ		Energy rating C	
Valid until 10.06.2035		Certificate number 0370-2400-5560-2495-7185	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

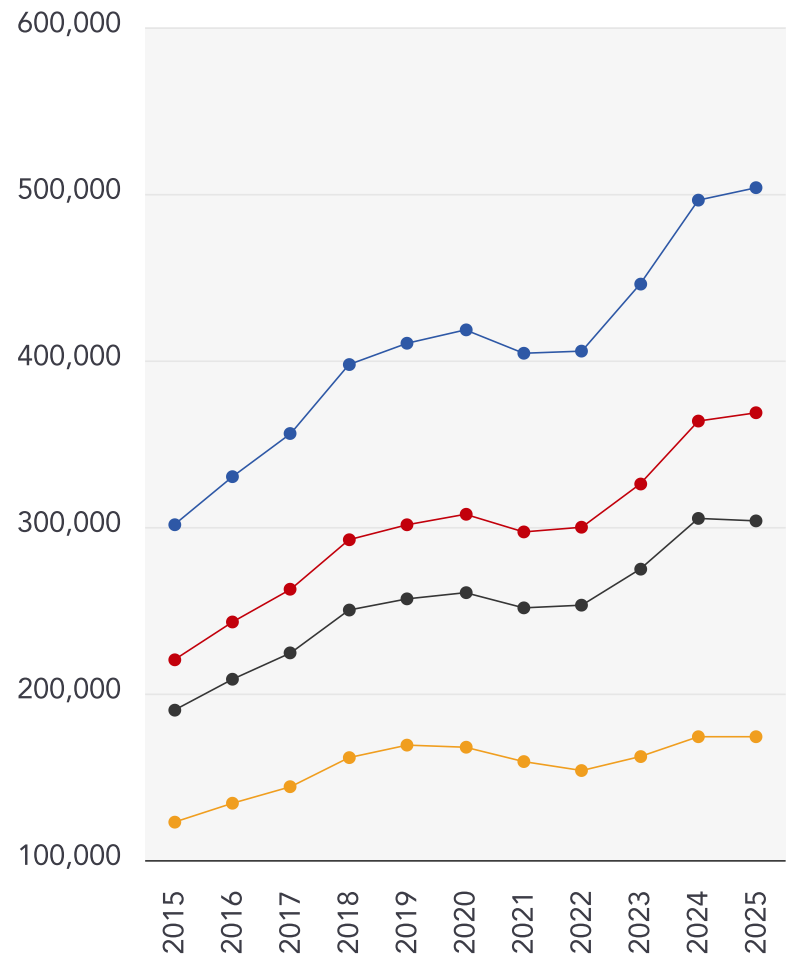
Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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 61% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 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%

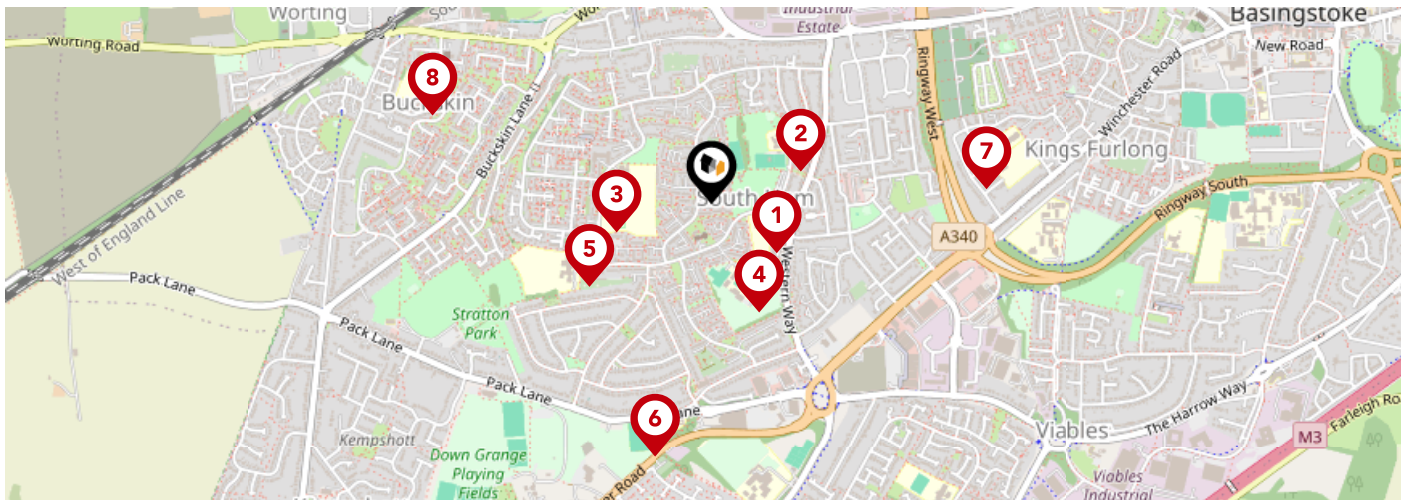
Terraced

+59.82%

Flat

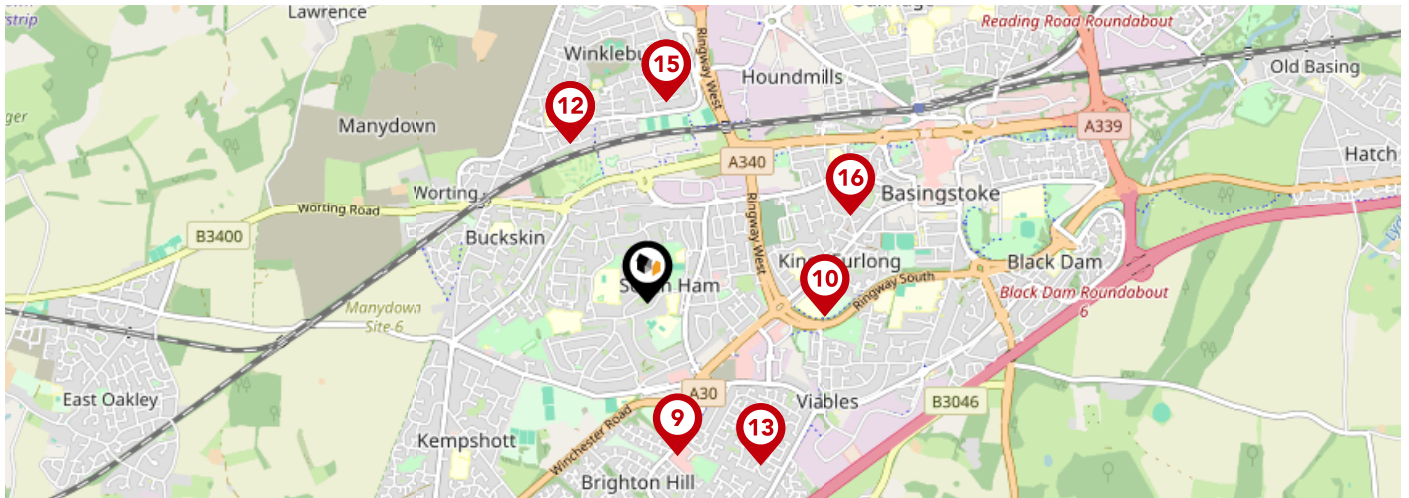
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.19	☐	☒	☐	☐	☐
2	Limington House School Ofsted Rating: Good Pupils: 102 Distance:0.22	☐	☐	☒	☐	☐
3	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:0.23	☐	☐	☒	☐	☐
4	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.28	☐	☐	☒	☐	☐
5	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.34	☐	☒	☐	☐	☐
6	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.6	☐	☐	☒	☐	☐
7	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:0.64	☐	☒	☐	☐	☐
8	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:0.68	☐	☒	☐	☐	☐

Area Schools



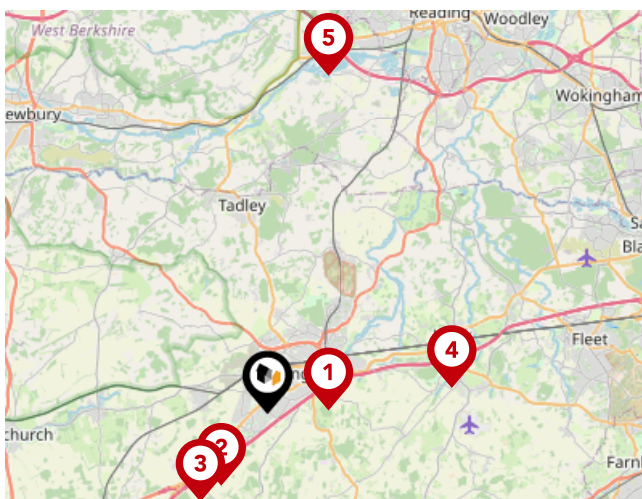
		Nursery	Primary	Secondary	College	Private
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.72	☐	☐	☒	☐	☐
	Cranbourne Ofsted Rating: Good Pupils: 809 Distance:0.82	☐	☐	☒	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:0.83	☐	☒	☐	☐	☐
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:0.83	☐	☒	☐	☐	☐
	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.92	☐	☒	☐	☐	☐
	Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance:0.94	☐	☒	☐	☐	☐
	Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance:0.94	☐	☒	☐	☐	☐
	Basingstoke College of Technology Ofsted Rating: Good Pupils:0 Distance:1.03	☐	☐	☒	☐	☐

Area Transport (National)



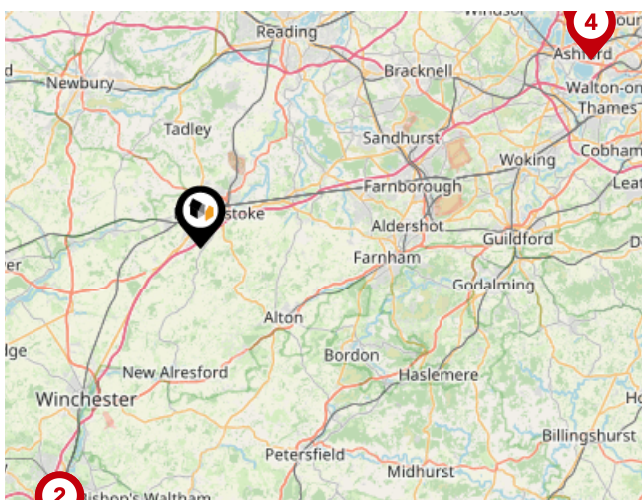
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.48 miles
2	Basingstoke Rail Station	1.52 miles
3	Bramley (Hants) Rail Station	5.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.25 miles
2	M3 J7	3.2 miles
3	M3 J8	4.13 miles
4	M3 J5	6.87 miles
5	M4 J12	12.76 miles

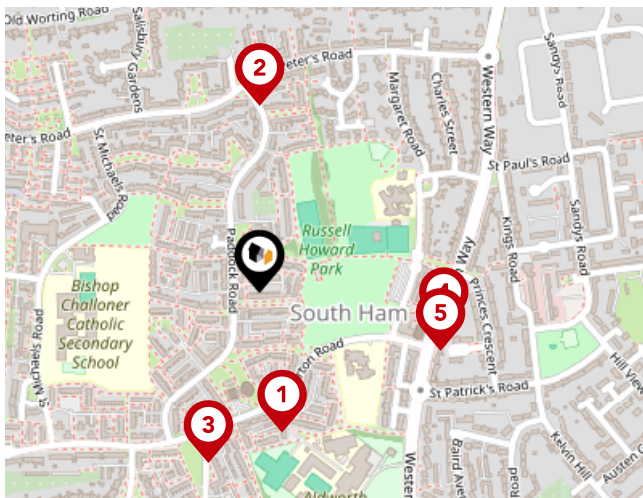


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	23.71 miles
2	Southampton Airport	23.71 miles
3	Heathrow Airport	32.4 miles
4	Heathrow Airport Terminal 4	32.15 miles

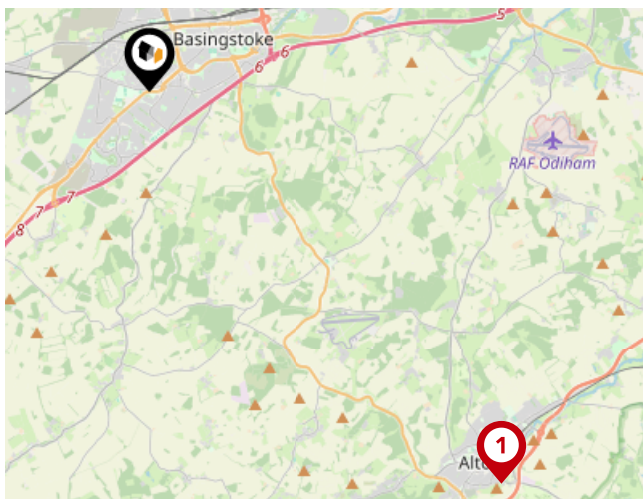
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Peter's Church	0.16 miles
2	Paddock Road	0.22 miles
3	Stag Hill north	0.21 miles
4	St Andrews Church	0.22 miles
5	St Andrew's Church	0.22 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.79 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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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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