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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



**THE SPINNEY, ALDERMASTON ROAD, BASINGSTOKE,
RG24 9LY**

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.15 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP370785
UPRN:	100060252046

Last Sold Date:	09/10/2023
Last Sold Price:	£480,000
Last Sold £/ft ² :	£398
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)

5	45	-
mb/s	mb/s	mb/s

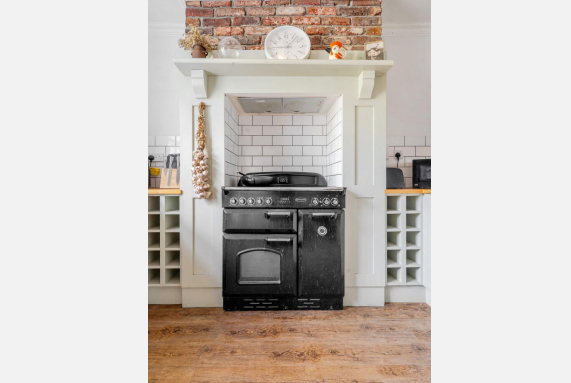
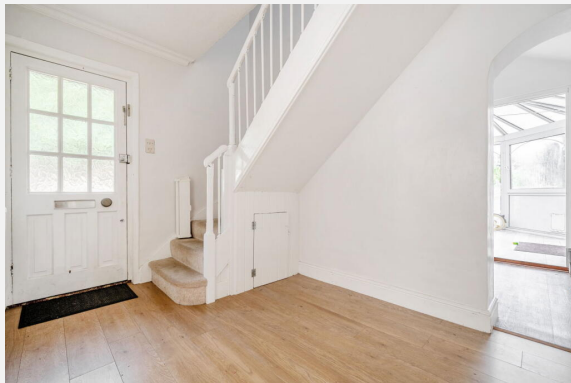
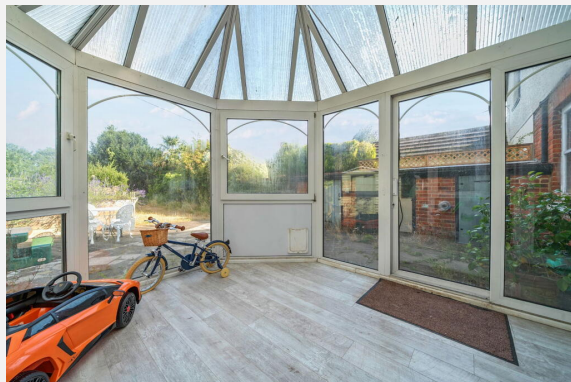
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









THE SPINNEY, ALDERMASTON ROAD, BASINGSTOKE, RG24 9LY

The Spinney Aldermaston Road, Basingstoke, Hampshire, RG24

Approximate Area = 1397 sq ft / 129.7 sq m

Outbuilding = 163 sq ft / 15.1 sq m

Total = 1560 sq ft / 144.9 sq m

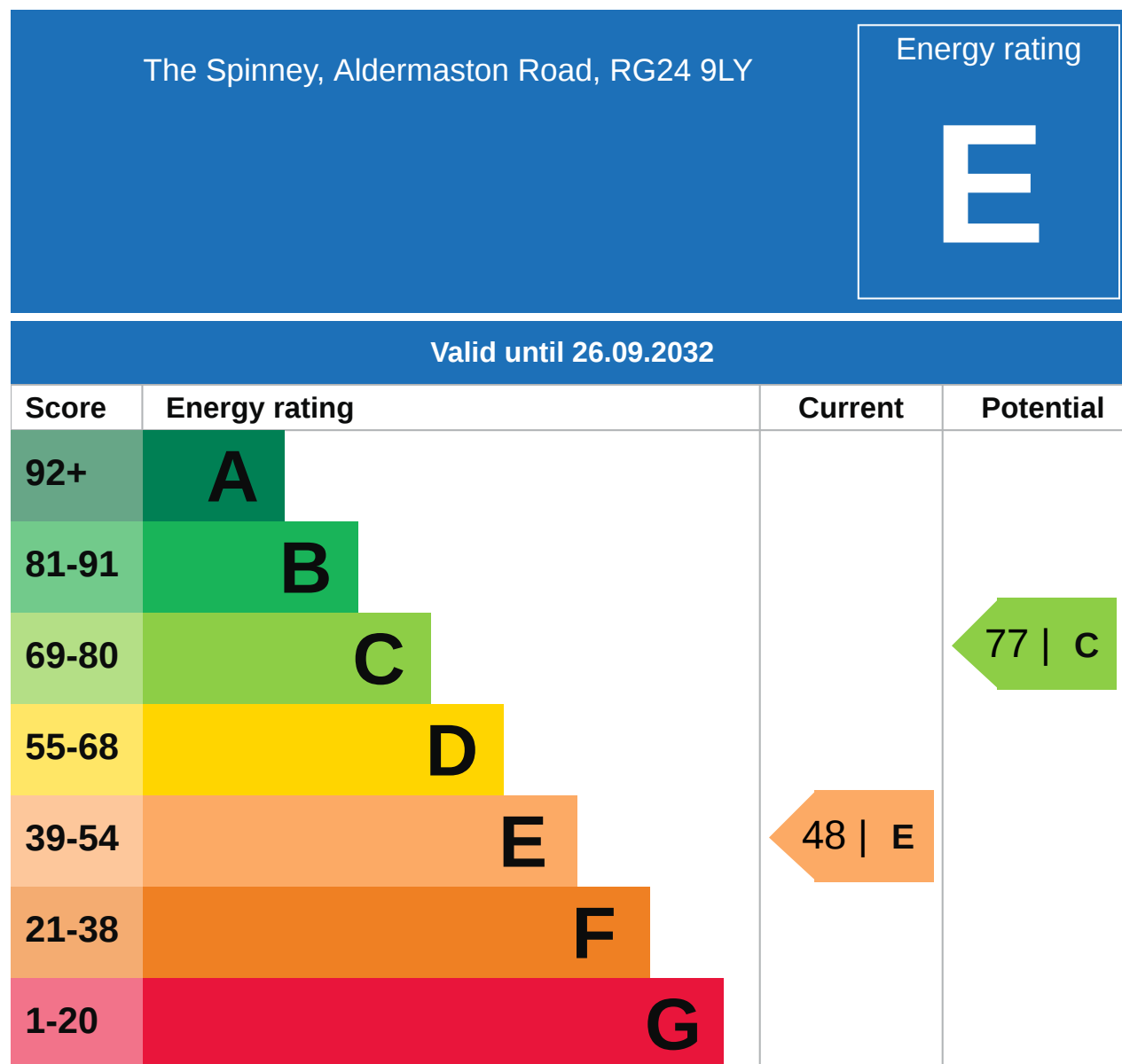
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
REF: 896201



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

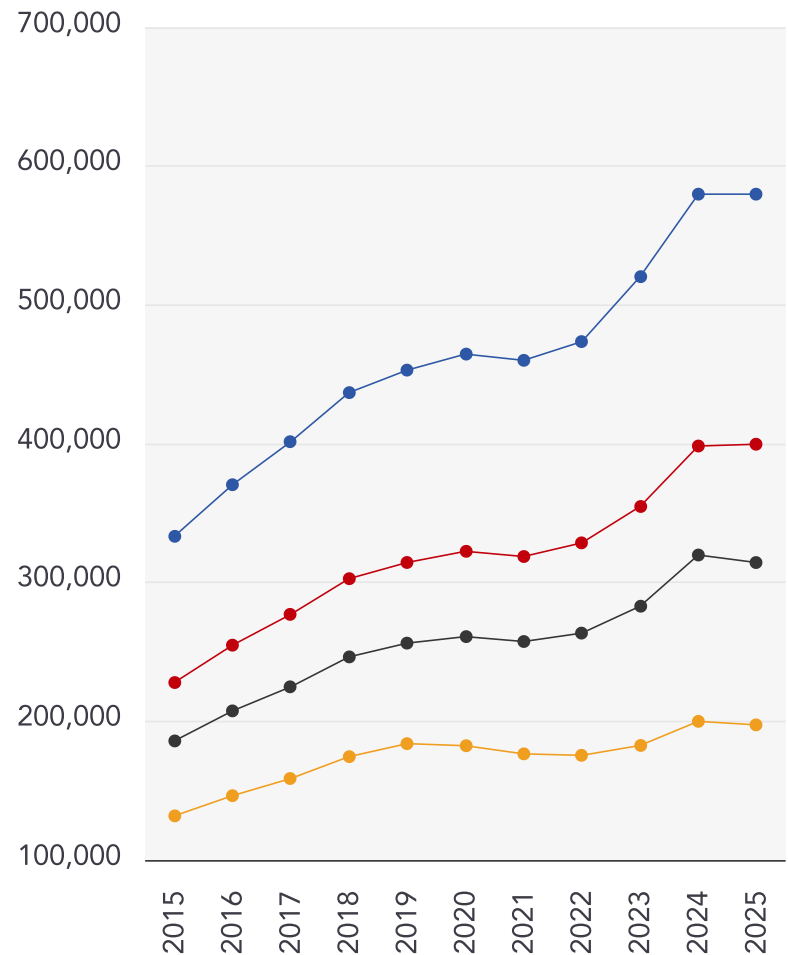
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG24



Detached

+73.97%

Semi-Detached

+75.35%

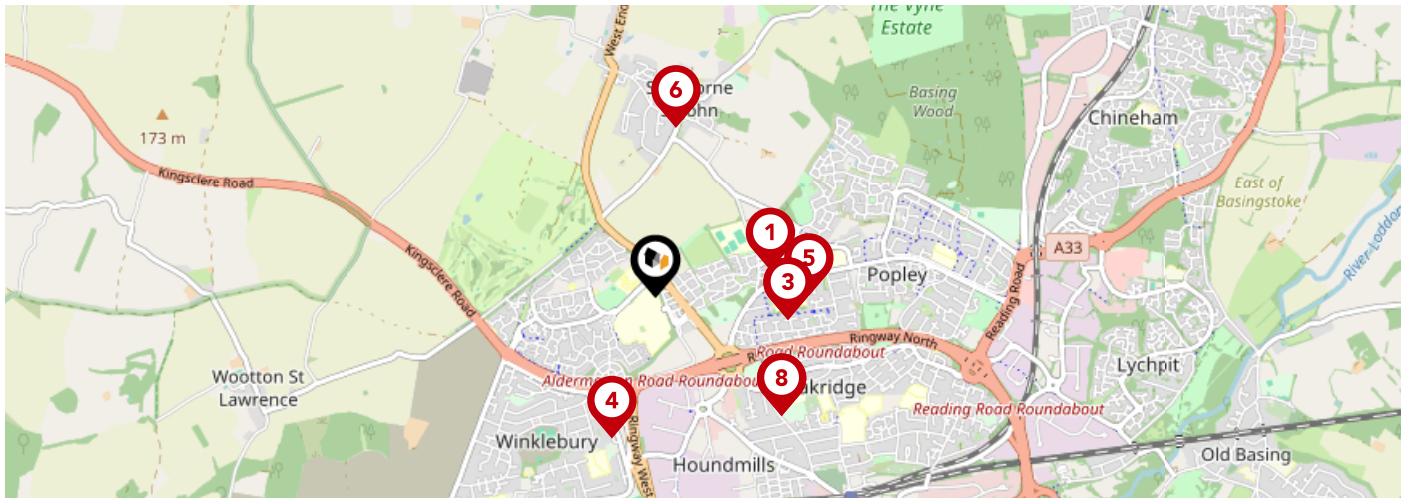
Terraced

+69.17%

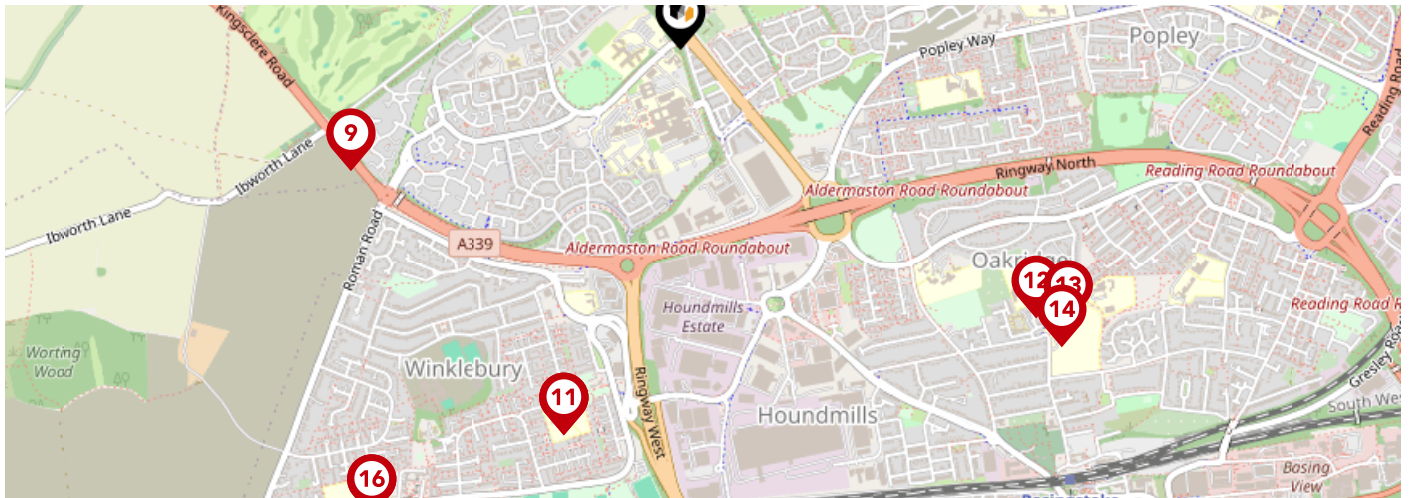
Flat

+49.74%

Area Schools

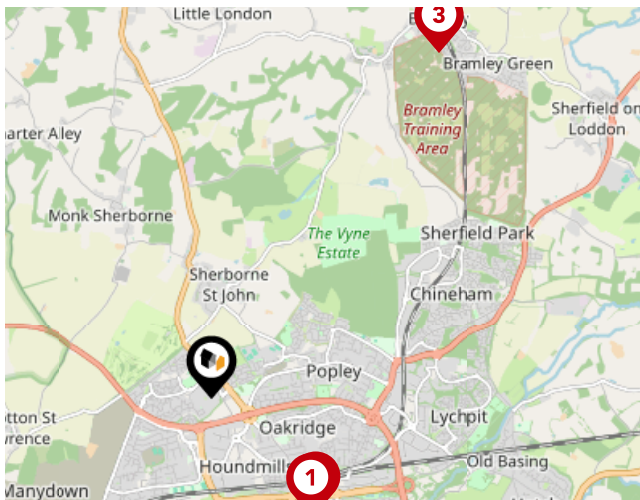


		Nursery	Primary	Secondary	College	Private
1	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:0.55	☐	☐	☒	☐	☐
2	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:0.63	☐	☒	☐	☐	☐
3	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance:0.63	☐	☒	☐	☐	☐
4	Chiltern Way Academy Futures Ofsted Rating: Not Rated Pupils:0 Distance:0.69	☐	☐	☒	☐	☐
5	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:0.72	☐	☒	☐	☐	☐
6	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.79	☐	☒	☐	☐	☐
7	Oakridge Infant School Ofsted Rating: Good Pupils: 336 Distance:0.8	☐	☒	☐	☐	☐
8	Oakridge Junior School Ofsted Rating: Good Pupils: 347 Distance:0.8	☐	☒	☐	☐	☐



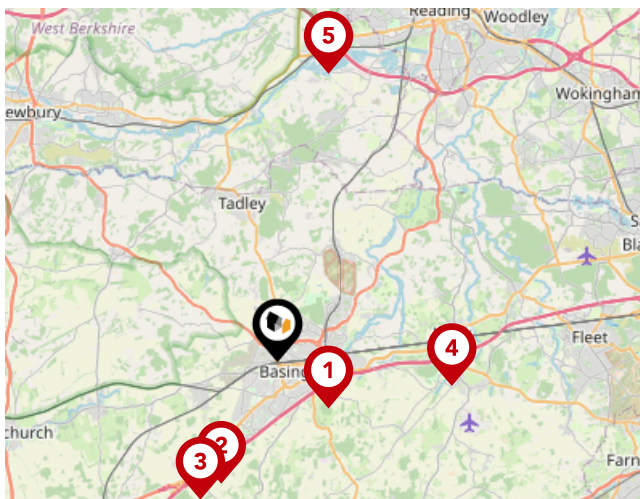
		Nursery	Primary	Secondary	College	Private
	Saxon Wood School Ofsted Rating: Good Pupils: 42 Distance:0.82	☐	☒	☐	☐	☐
	Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance:0.93	☐	☒	☐	☐	☐
	Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance:0.93	☐	☒	☐	☐	☐
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance:1.03	☐	☒	☐	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.1	☐	☐	☒	☐	☐
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance:1.12	☐	☐	☒	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:1.3	☐	☒	☐	☐	☐
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:1.3	☐	☒	☐	☐	☐

Area Transport (National)



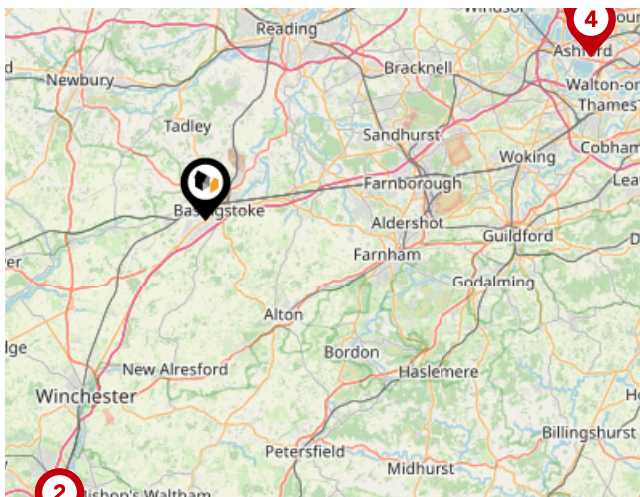
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.42 miles
2	Basingstoke Rail Station	1.44 miles
3	Bramley (Hants) Rail Station	3.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.53 miles
2	M3 J7	4.97 miles
3	M3 J8	5.85 miles
4	M3 J5	6.5 miles
5	M4 J12	10.89 miles



Airports/Helipads

Pin	Name	Distance
1	North Stoneham	25.51 miles
2	Southampton Airport	25.51 miles
3	Heathrow Airport	31.26 miles
4	Heathrow Airport Terminal 4	31.06 miles

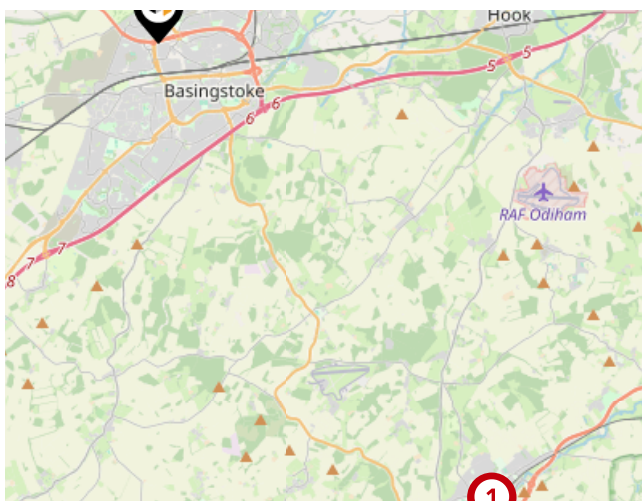
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Parklands & Hospice	0.1 miles
2	North Hampshire Hospital	0.16 miles
3	Parklands	0.15 miles
4	North Hampshire Hospital	0.18 miles
5	Priestley Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	11.01 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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