

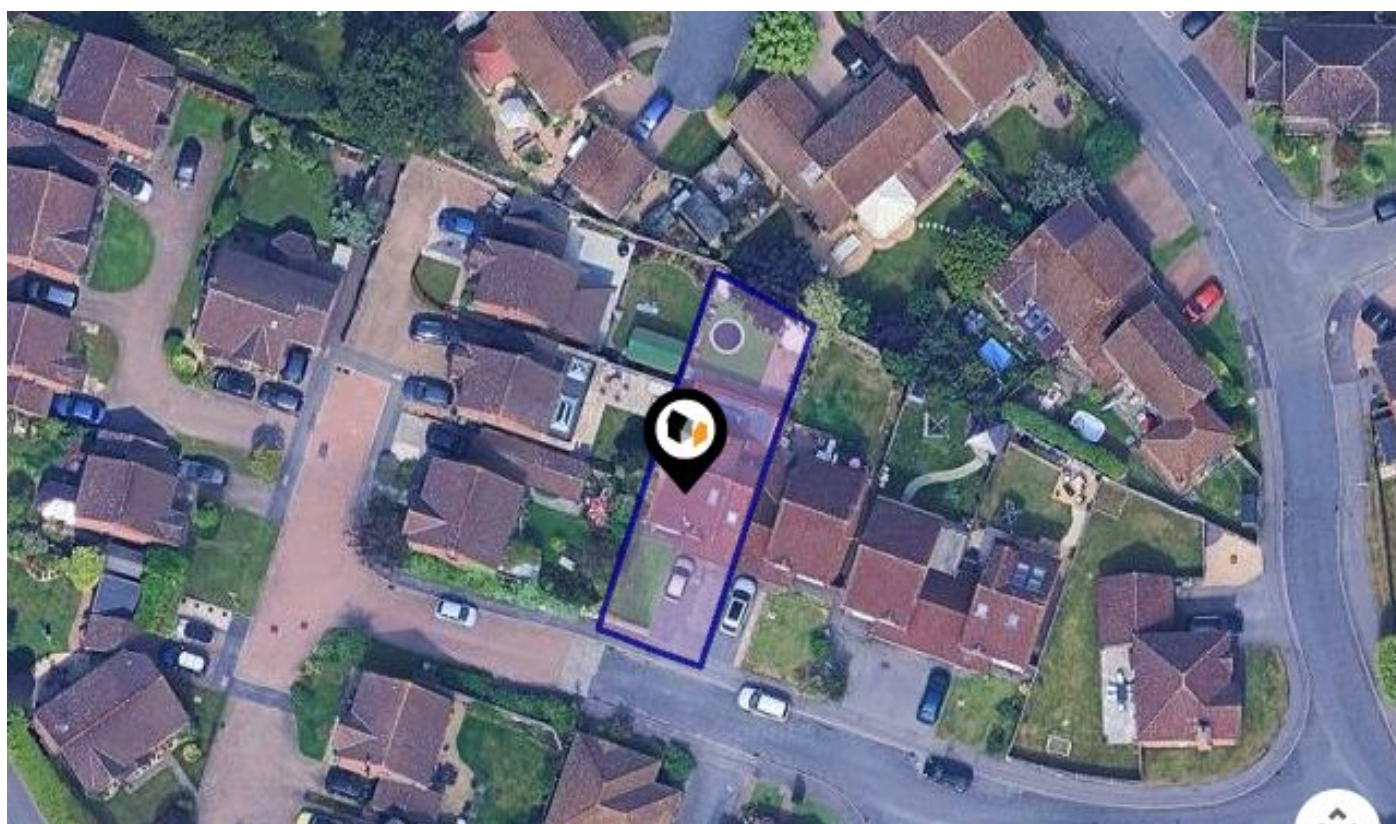


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



8, HIGHMOORS, CHINEHAM, BASINGSTOKE, RG24 8XR

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

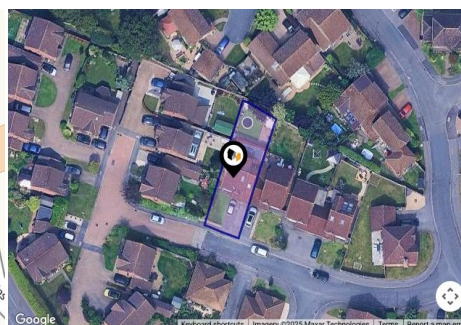
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basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,819 ft ² / 169 m ²
Plot Area:	0.07 acres
Year Built :	1983-1990
Council Tax :	Band F
Annual Estimate:	£3,102
Title Number:	HP296525
UPRN:	100060229326

Last Sold Date:	03/05/2013
Last Sold Price:	£300,000
Last Sold £/ft ² :	£209
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	66	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

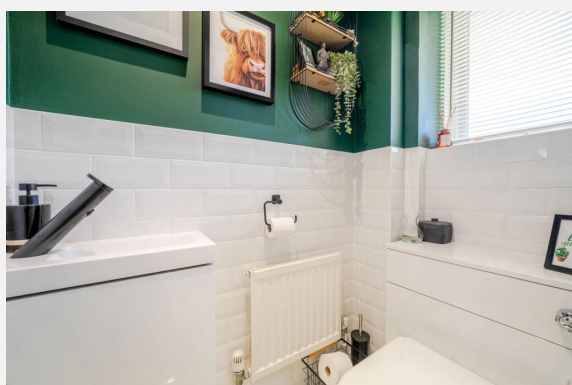
This Address



Planning records for: *8, Highmoors, Chineham, Basingstoke, RG24 8XR*

Reference - 21/00248/HSE	
Decision:	Decided
Date:	21st January 2021
Description:	Erection of single storey rear/side extension and first floor side extension. Conversion of garage to living accommodation







8, HIGHMOORS, CHINEHAM, BASINGSTOKE, RG24 8XR

Highmoors, Chineham, Basingstoke, RG24

Approximate Area = 1809 sq ft / 168 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

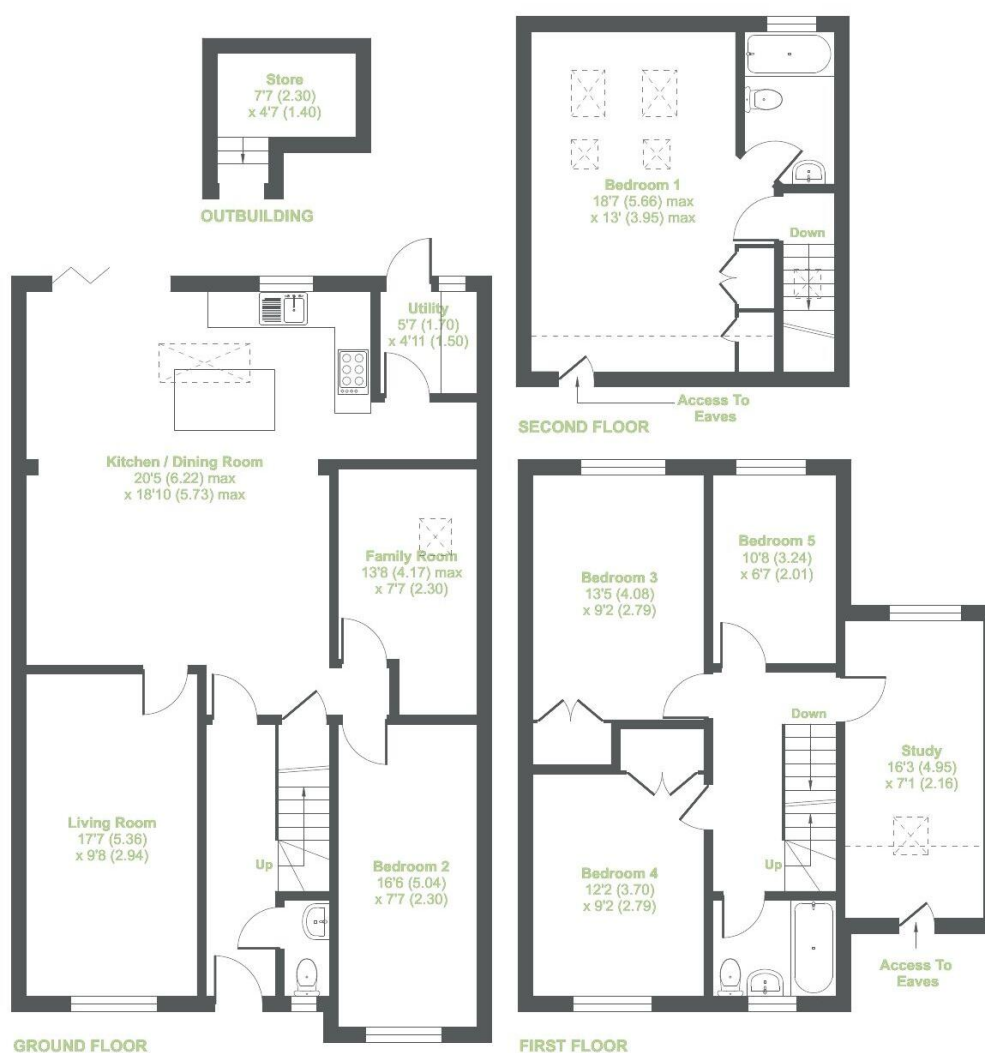
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1908 sq ft / 177.1 sq m

For identification only - Not to scale



Denotes restricted
head height



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: 1321642



Property
EPC - Certificate



8 Highmoors, Chineham, BASINGSTOKE, RG24 8XR

Energy rating

C

Valid until 09.07.2035

Certificate number
0315-3052-0203-0645-5204

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

Additional EPC Data

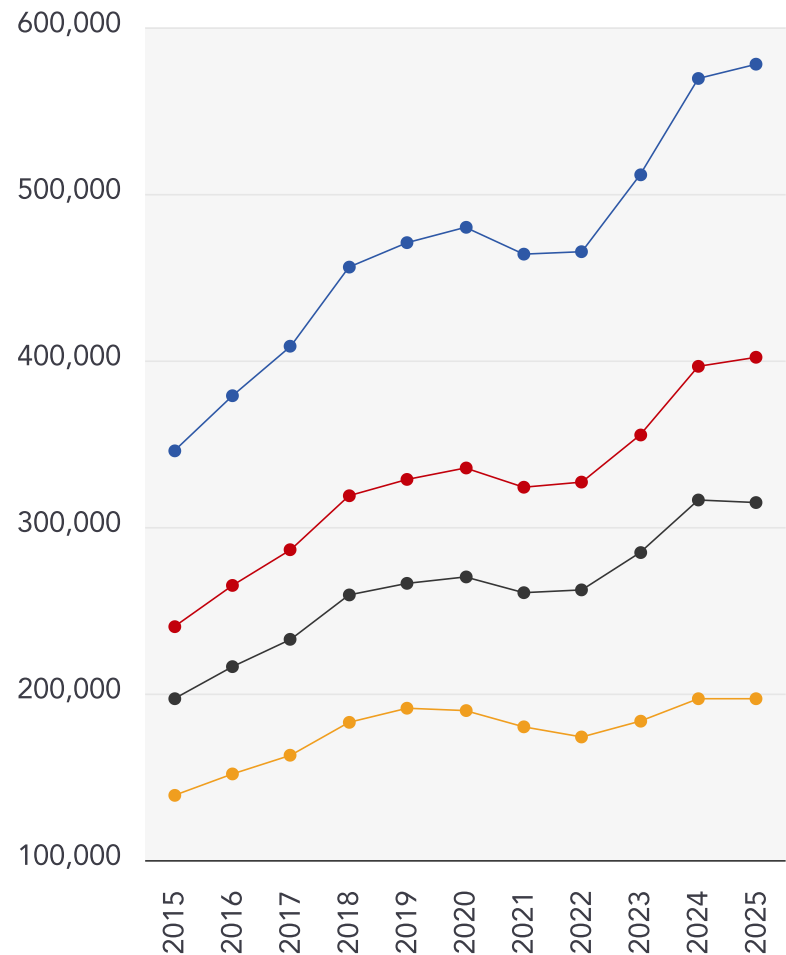
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	169 m ²

Market

House Price Statistics



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



Detached

+67.16%

Semi-Detached

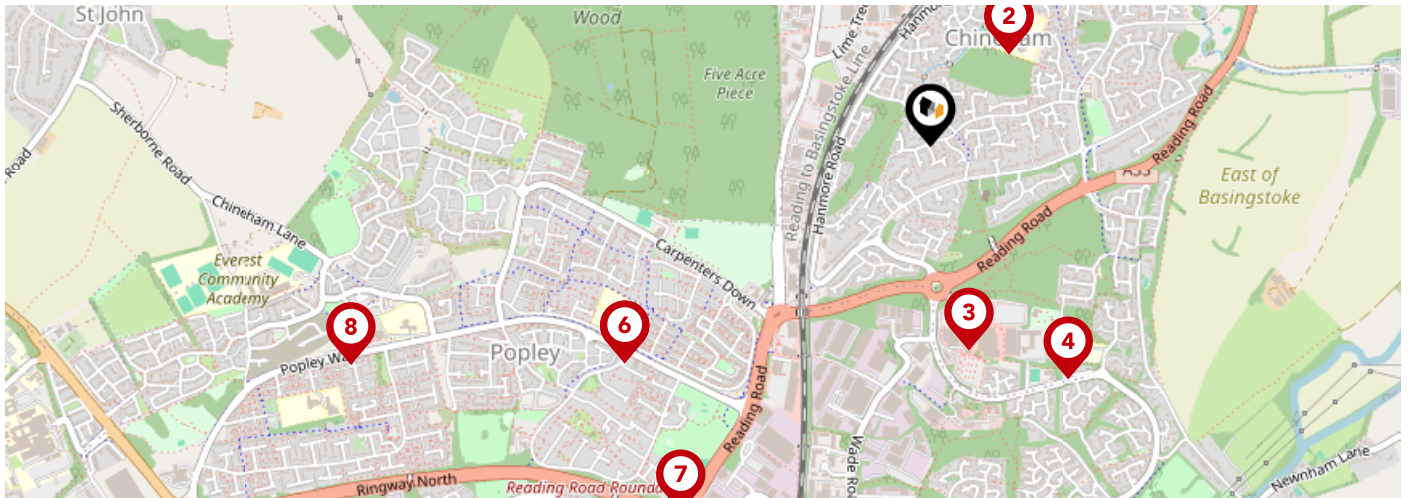
+67.36%

Terraced

+59.82%

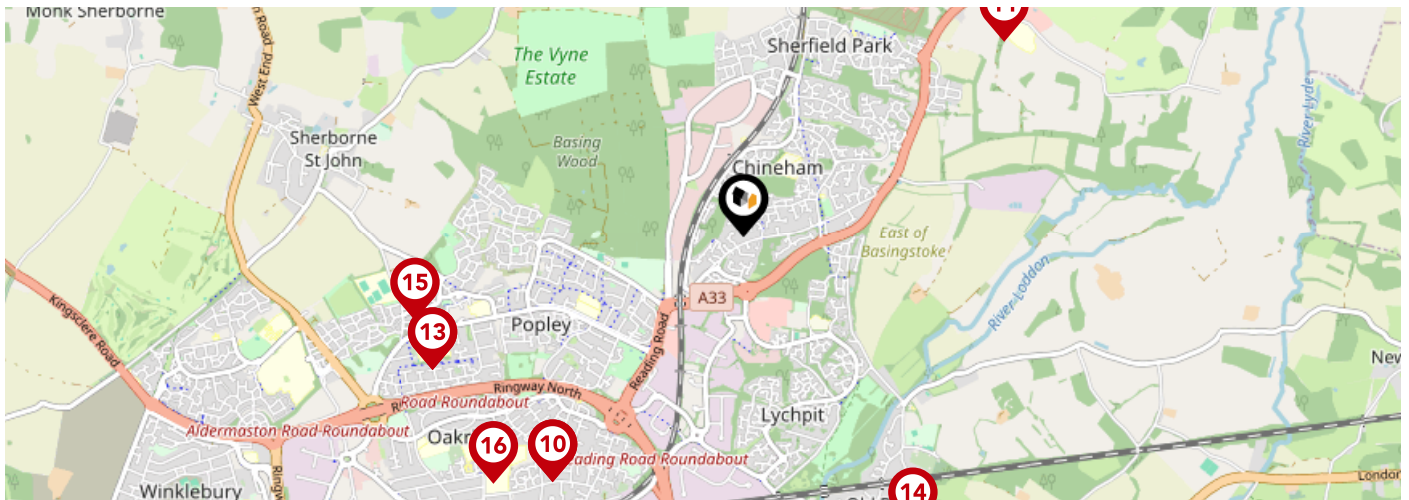
Flat

+41.79%



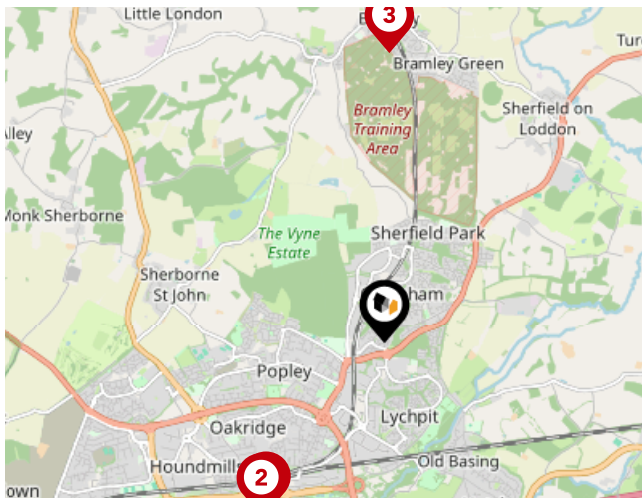
		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:0.28	☐	☒	☐	☐	☐
2	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:0.28	☐	☒	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.48	☐	☐	☒	☐	☐
4	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:0.63	☐	☒	☐	☐	☐
5	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:0.87	☐	☒	☐	☐	☐
6	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:0.87	☐	☒	☐	☐	☐
7	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.03	☐	☐	☒	☐	☐
8	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:1.44	☐	☒	☐	☐	☐

Area Schools



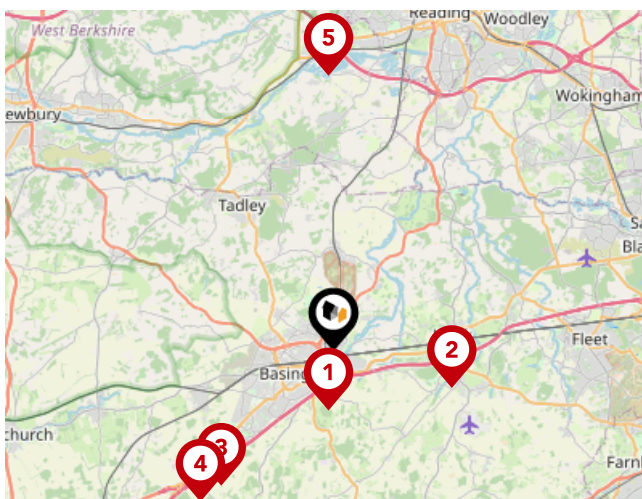
		Nursery	Primary	Secondary	College	Private
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance: 1.44	☐	☒	☐	☐	☐
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance: 1.44	☐	☒	☐	☐	☐
	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance: 1.51	☐	☐	☒	☐	☐
	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance: 1.57	☐	☒	☐	☐	☐
	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance: 1.57	☐	☒	☐	☐	☐
	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance: 1.57	☐	☒	☐	☐	☐
	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance: 1.58	☐	☐	☒	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance: 1.63	☐	☐	☒	☐	☐

Area Transport (National)



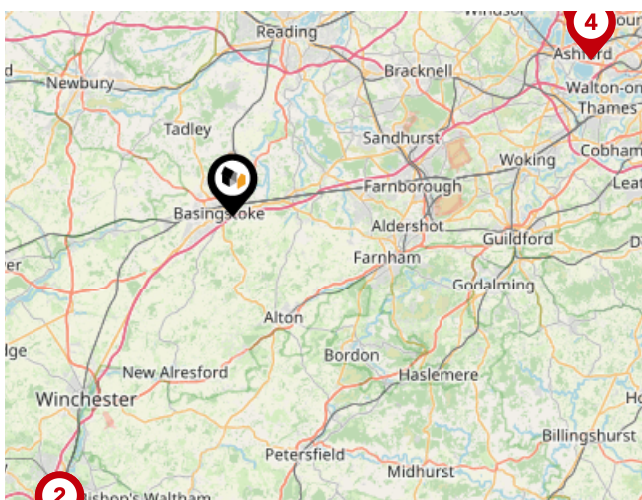
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.93 miles
2	Basingstoke Rail Station	1.96 miles
3	Bramley (Hants) Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.2 miles
2	M3 J5	4.6 miles
3	M3 J7	6.52 miles
4	M3 J8	7.47 miles
5	M4 J12	10.22 miles

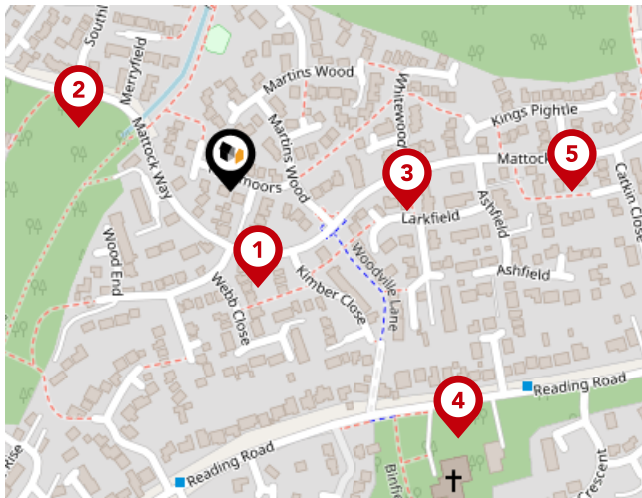


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.91 miles
2	Southampton Airport	26.91 miles
3	Heathrow Airport	29.18 miles
4	Heathrow Airport Terminal 4	28.97 miles

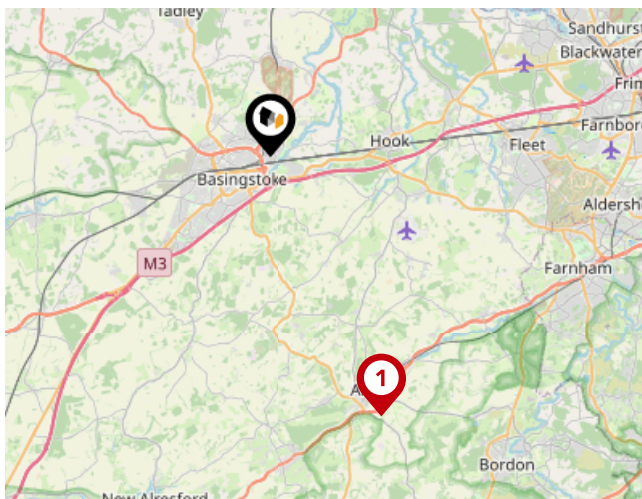
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Mayflower Close	0.06 miles
	Southlands	0.1 miles
	Whitewood	0.1 miles
	Chineham Surgery	0.2 miles
	Kings Pightle	0.2 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	10.47 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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