

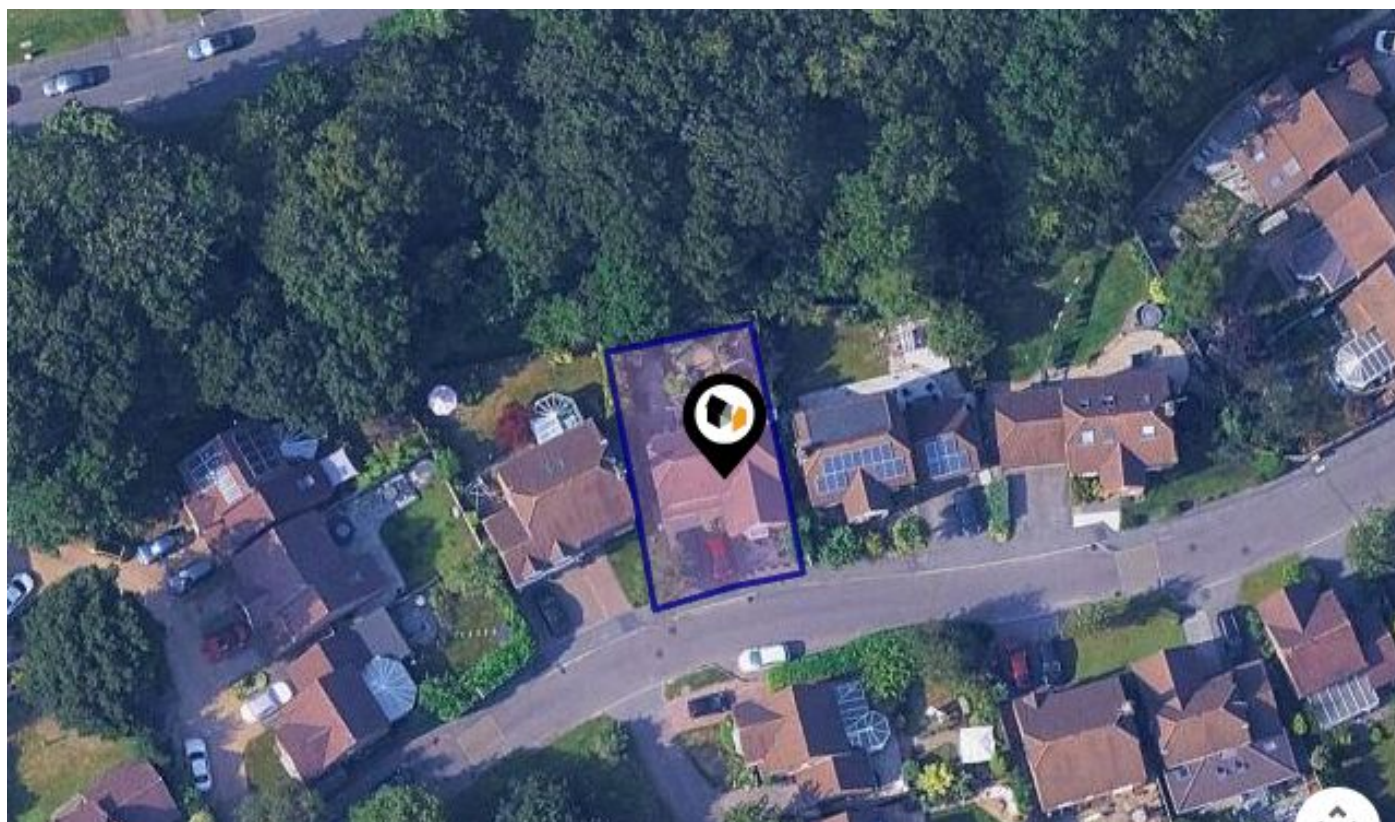


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



8, CLERE GARDENS, CHINEHAM, BASINGSTOKE, RG24 8LZ

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

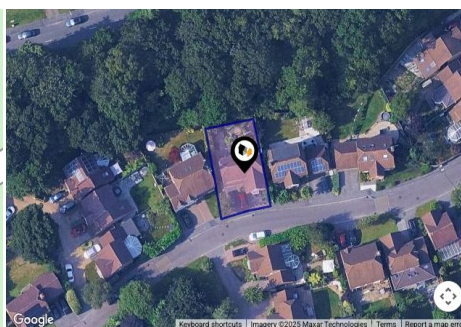
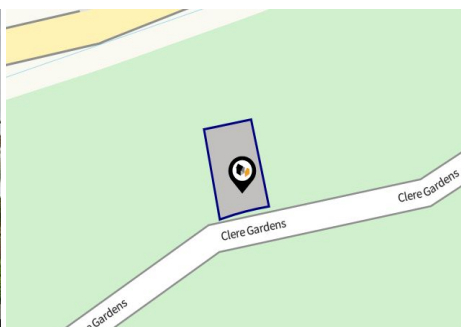
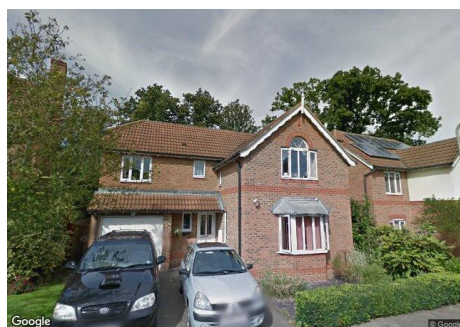
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,270 ft ² / 118 m ²
Plot Area:	0.07 acres
Year Built :	1997
Council Tax :	Band E
Annual Estimate:	£2,625
Title Number:	HP532329
UPRN:	100062461341

Last Sold Date:	07/03/1997
Last Sold Price:	£118,000
Last Sold £/ft ² :	£92
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)

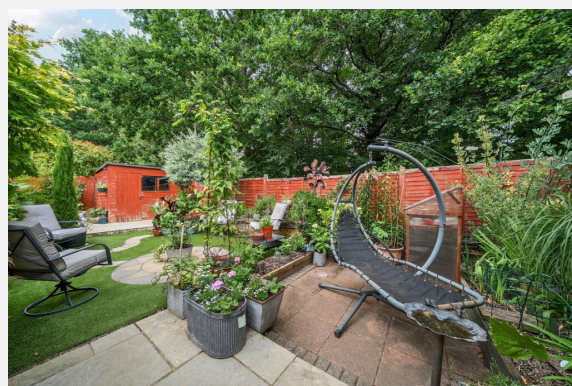
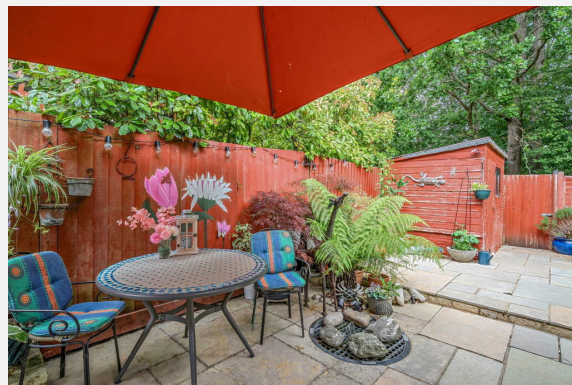
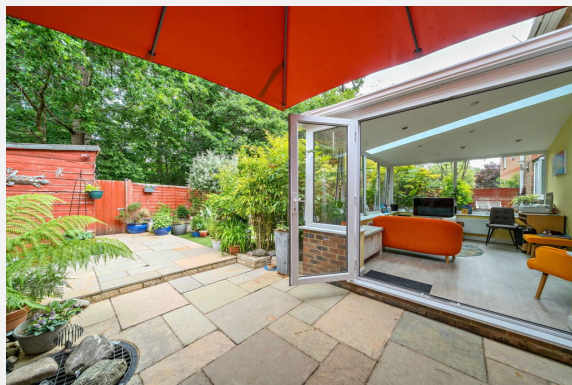
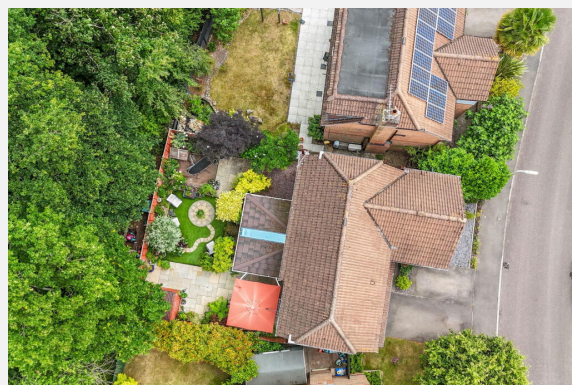
3 mb/s	51 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

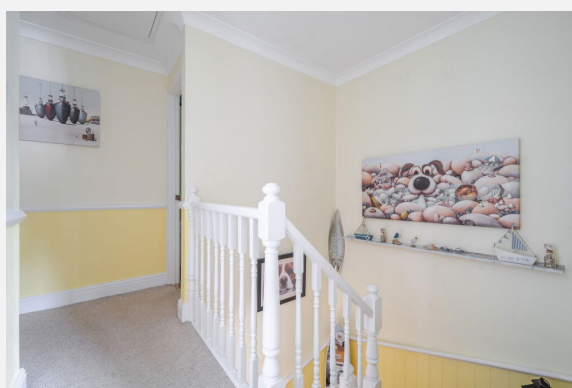
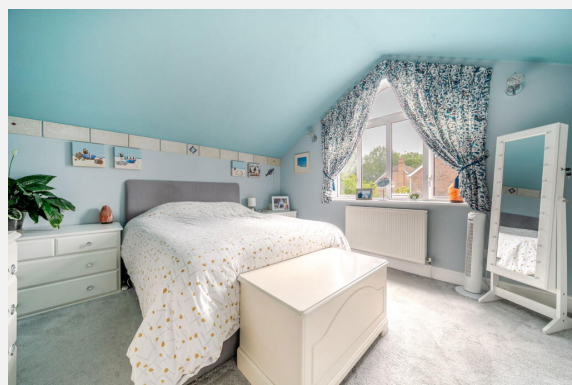
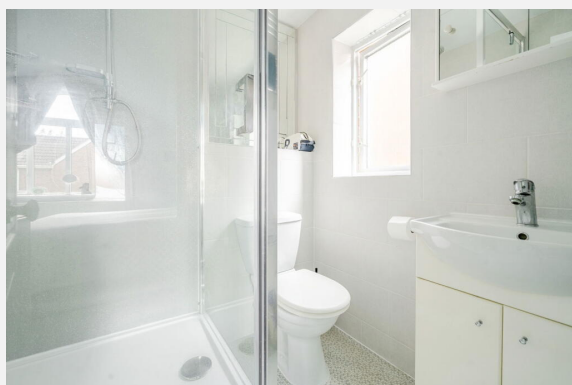


Satellite/Fibre TV Availability:





Gallery Photos





8, CLERE GARDENS, CHINEHAM, BASINGSTOKE, RG24 8LZ

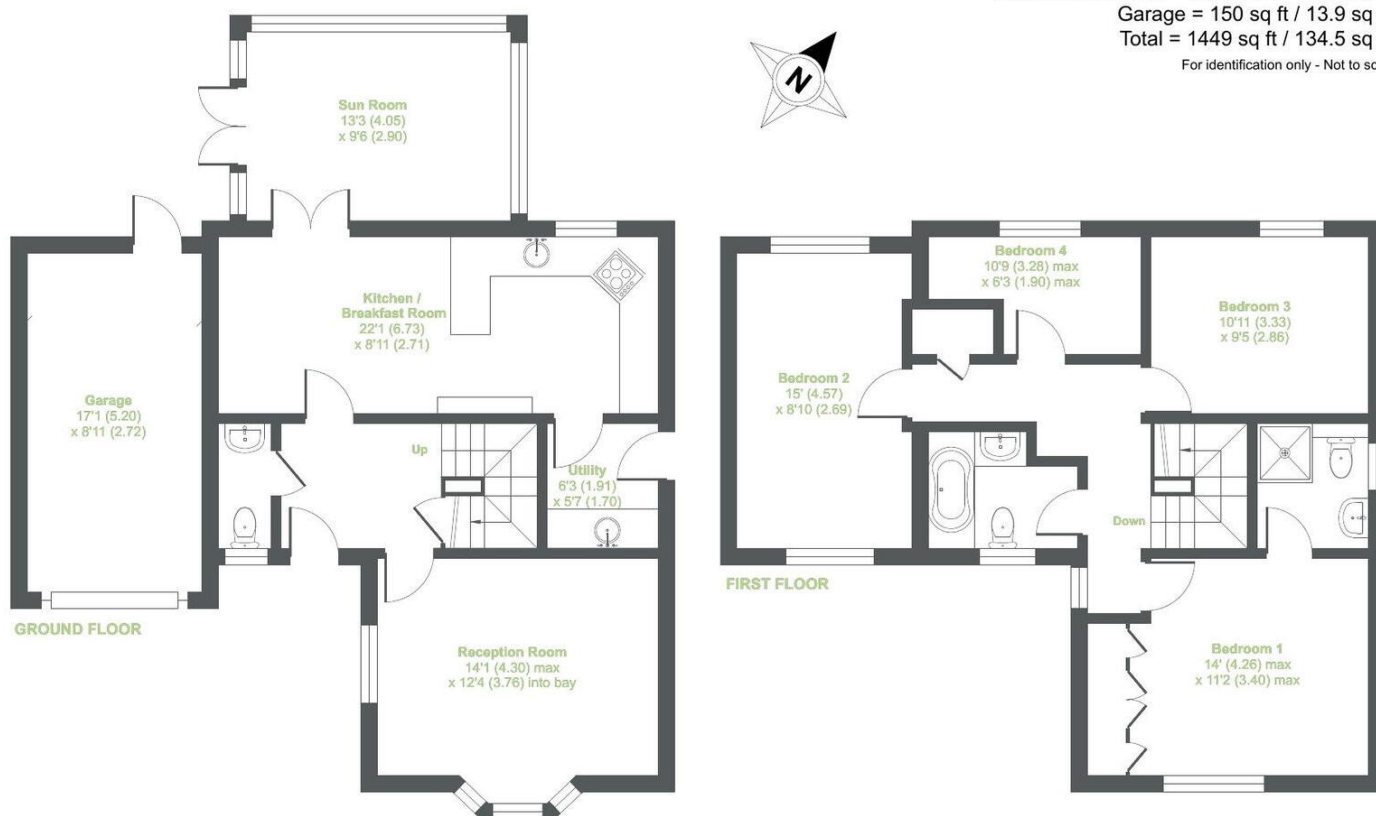
Clere Gardens, Chineham, Basingstoke, RG24

Approximate Area = 1299 sq ft / 120.6 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1449 sq ft / 134.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Brockenhurst Estate Agents. REF: 1315077



Property
EPC - Certificate



8 Clere Gardens Chineham BASINGSTOKE RG24 8LZ		Energy rating	
		D	
Valid until 25.06.2035		Certificate number 03002995256020252275	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

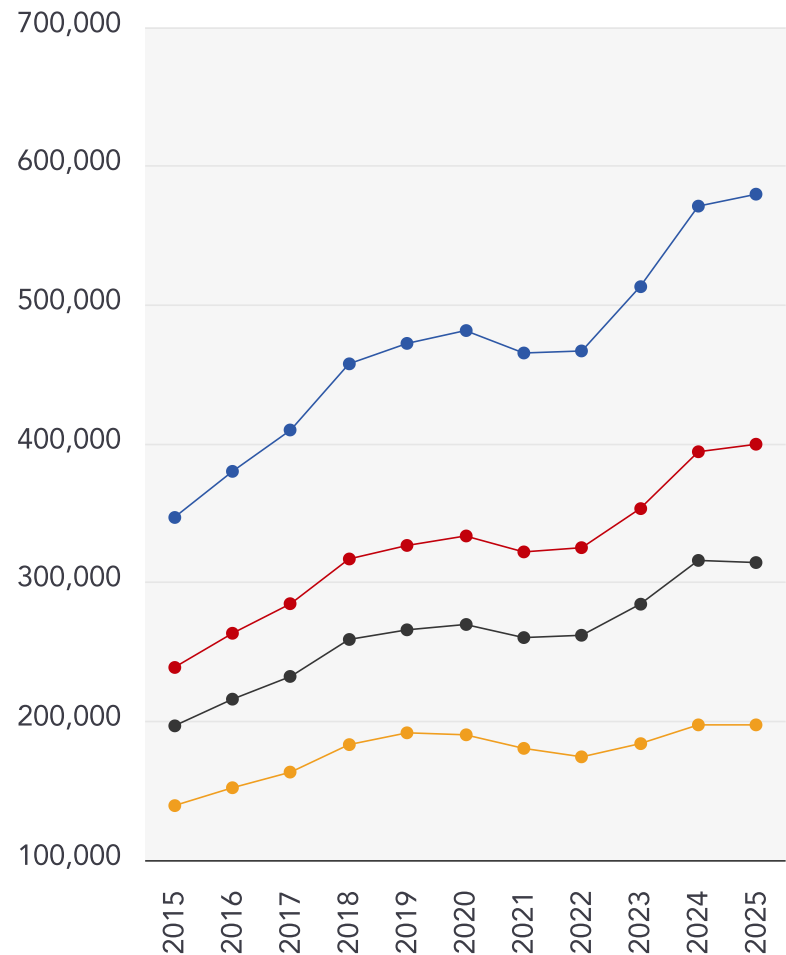
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	118 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%

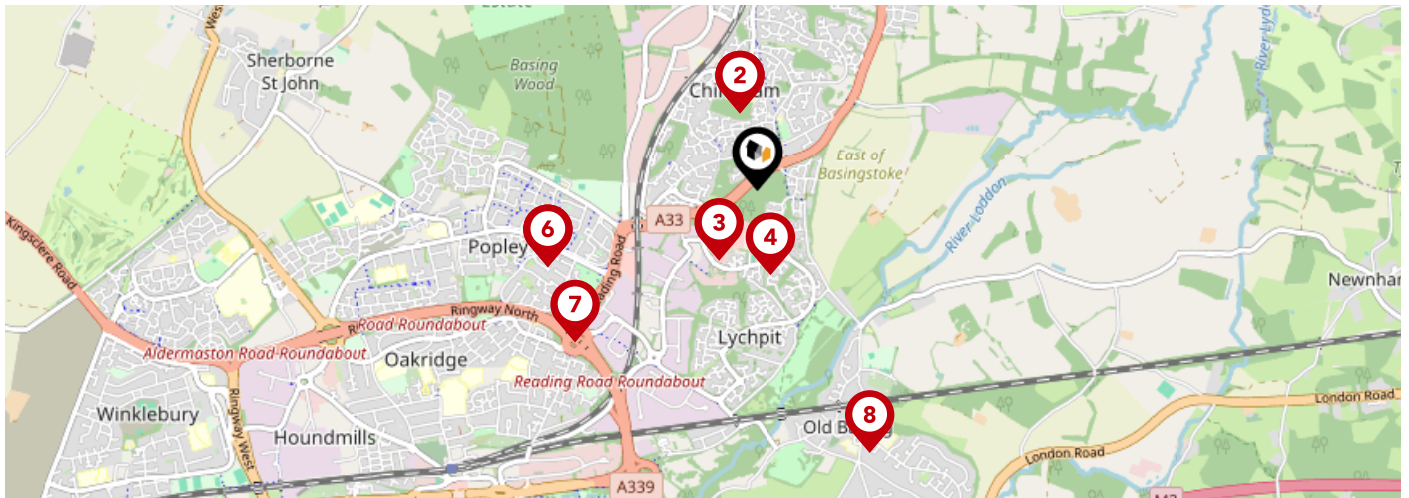
Terraced

+59.82%

Flat

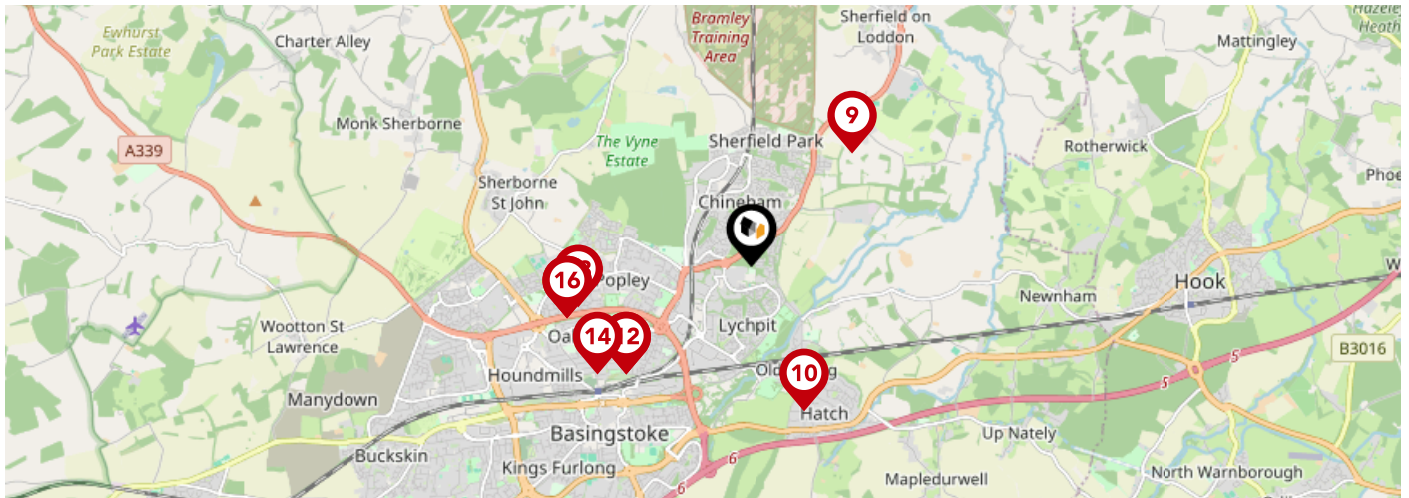
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:0.37	☐	☒	☐	☐	☐
2	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:0.37	☐	☒	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.37	☐	☐	☒	☐	☐
4	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:0.4	☐	☒	☐	☐	☐
5	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:1.03	☐	☒	☐	☐	☐
6	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:1.03	☐	☒	☐	☐	☐
7	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.1	☐	☐	☒	☐	☐
8	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:1.32	☐	☒	☐	☐	☐

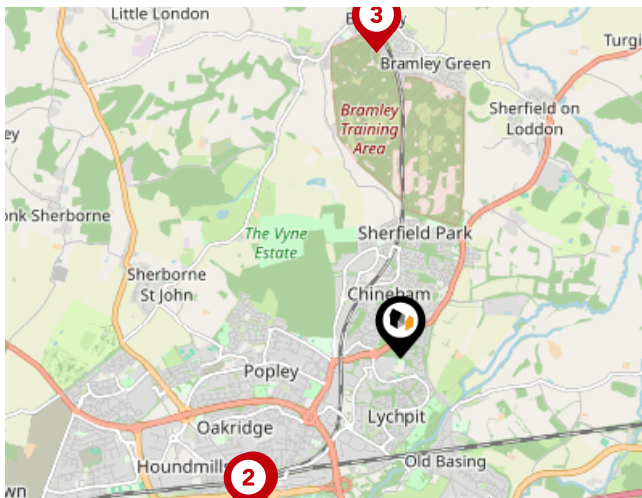
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance:1.41	☐	☐	☒	☐	☐
	Old Basing Infant School Ofsted Rating: Good Pupils: 266 Distance:1.42	☐	☒	☐	☐	☐
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:1.52	☐	☒	☐	☐	☐
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance:1.52	☐	☒	☐	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:1.65	☐	☒	☐	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.74	☐	☐	☒	☐	☐
	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:1.77	☐	☒	☐	☐	☐
	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance:1.77	☐	☒	☐	☐	☐

Area

Transport (National)



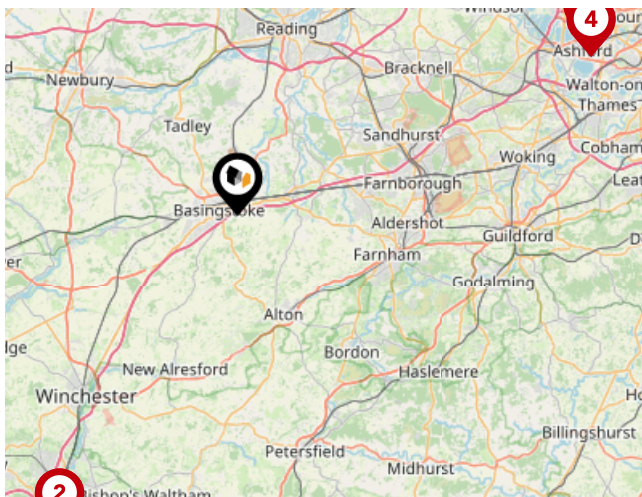
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.98 miles
2	Basingstoke Rail Station	2.02 miles
3	Bramley (Hants) Rail Station	2.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.1 miles
2	M3 J5	4.3 miles
3	M3 J7	6.59 miles
4	M3 J8	7.54 miles
5	M4 J11	9.26 miles

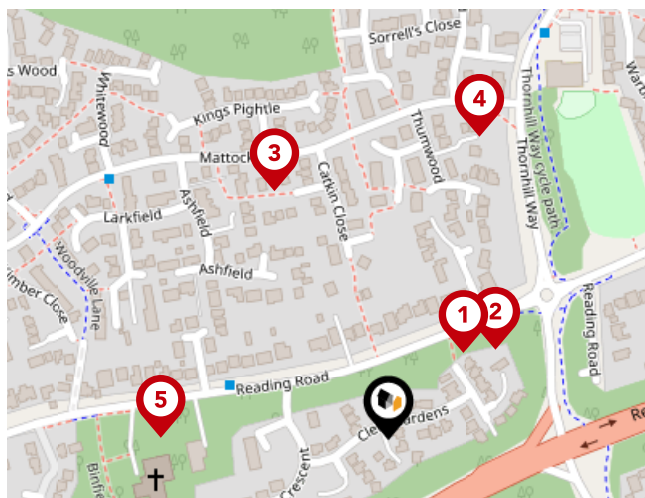


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.91 miles
2	Southampton Airport	26.91 miles
3	Heathrow Airport	29.01 miles
4	Heathrow Airport Terminal 4	28.79 miles

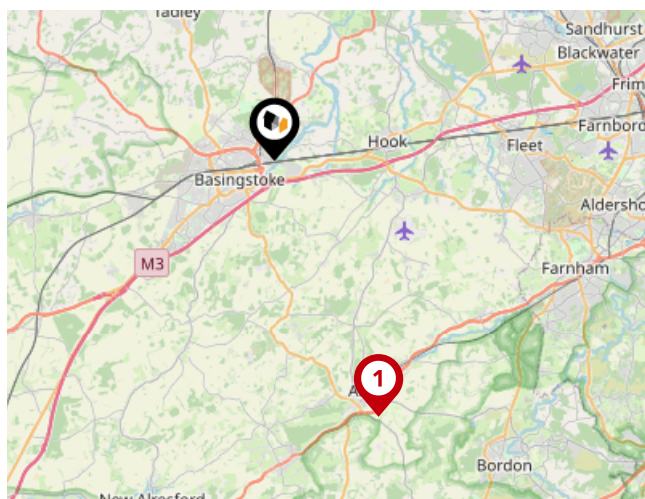
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merrydown Lane	0.07 miles
2	Merrydown Lane	0.08 miles
3	Kings Pightle	0.16 miles
4	Cibbons Road	0.18 miles
5	Chineham Surgery	0.13 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.24 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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