

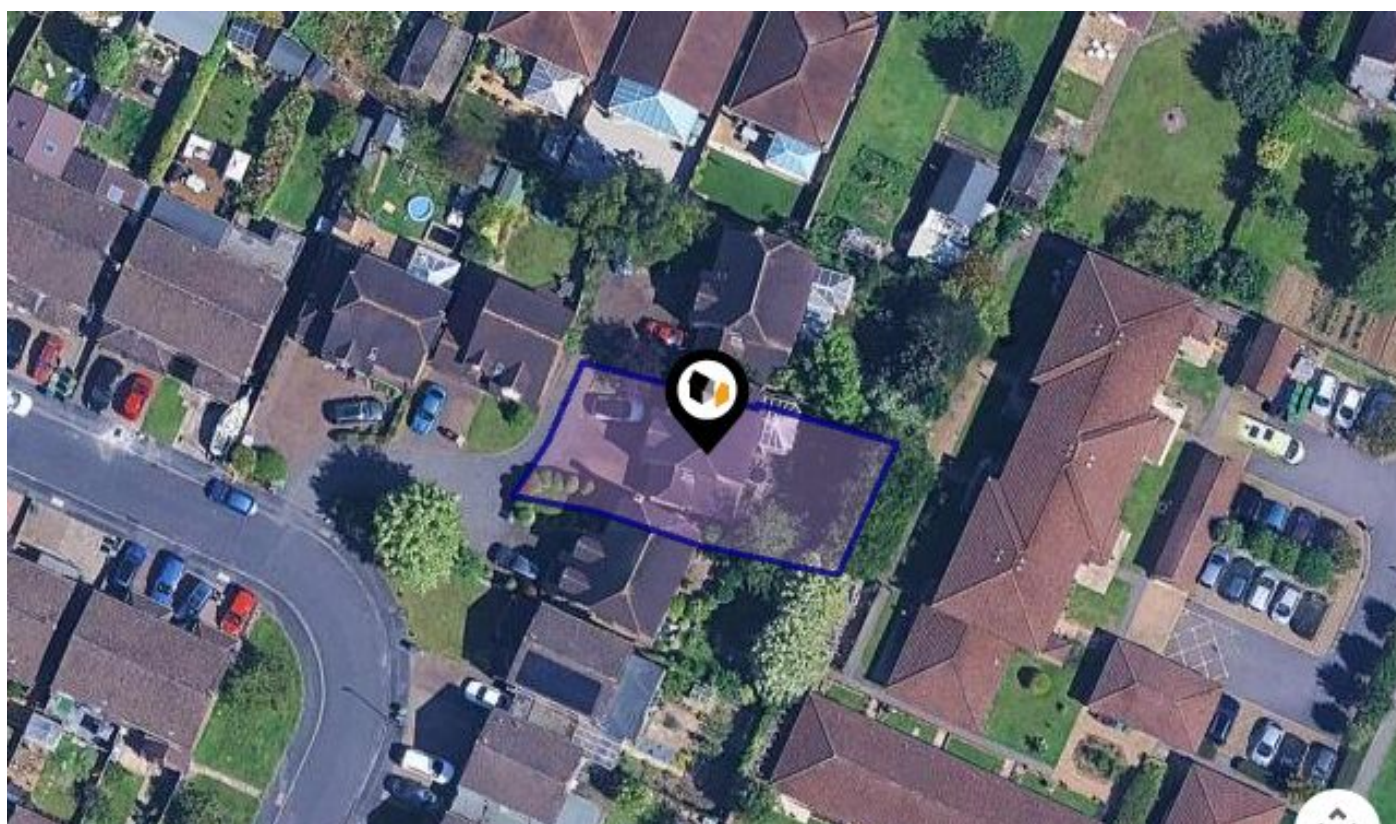


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



4, RYDAL CLOSE, BASINGSTOKE, RG22 5JW

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

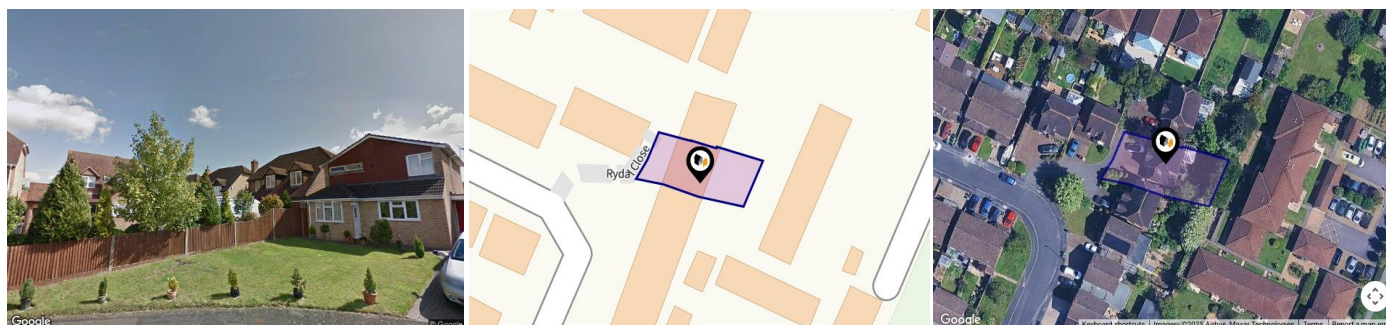
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Detached	Last Sold Date:	25/03/1999
Bedrooms:	4	Last Sold Price:	£154,000
Floor Area:	1,463 ft ² / 136 m ²	Last Sold £/ft ² :	£105
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1999		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP568972		
UPRN:	10001321454		

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	49	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



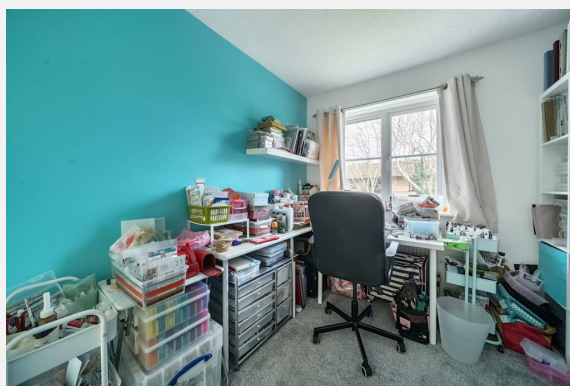
Planning History

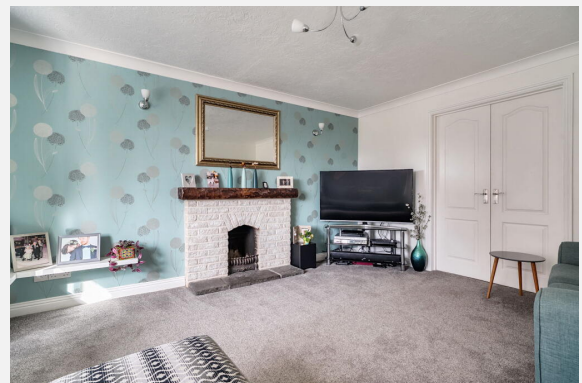
This Address

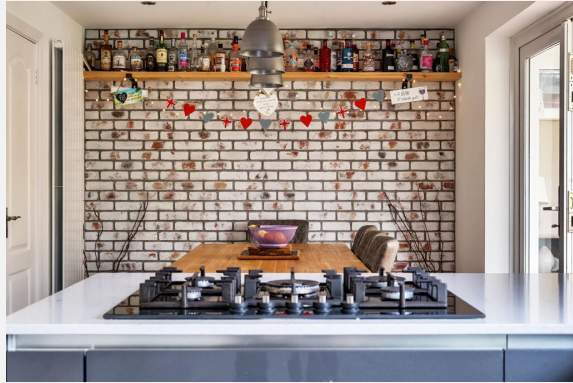


Planning records for: *4, Rydal Close, Basingstoke, RG22 5JW*

Reference - BDB/64378	
Decision:	Decided
Date:	01st September 2006
Description:	Relief of condition 7 of planning permission BDB/41580 to allow conversion of garage into living accommodation







4, RYDAL CLOSE, BASINGSTOKE, RG22 5JW

Rydal Close, Basingstoke, RG22

Approximate Area = 1591 sq ft / 147.8 sq m

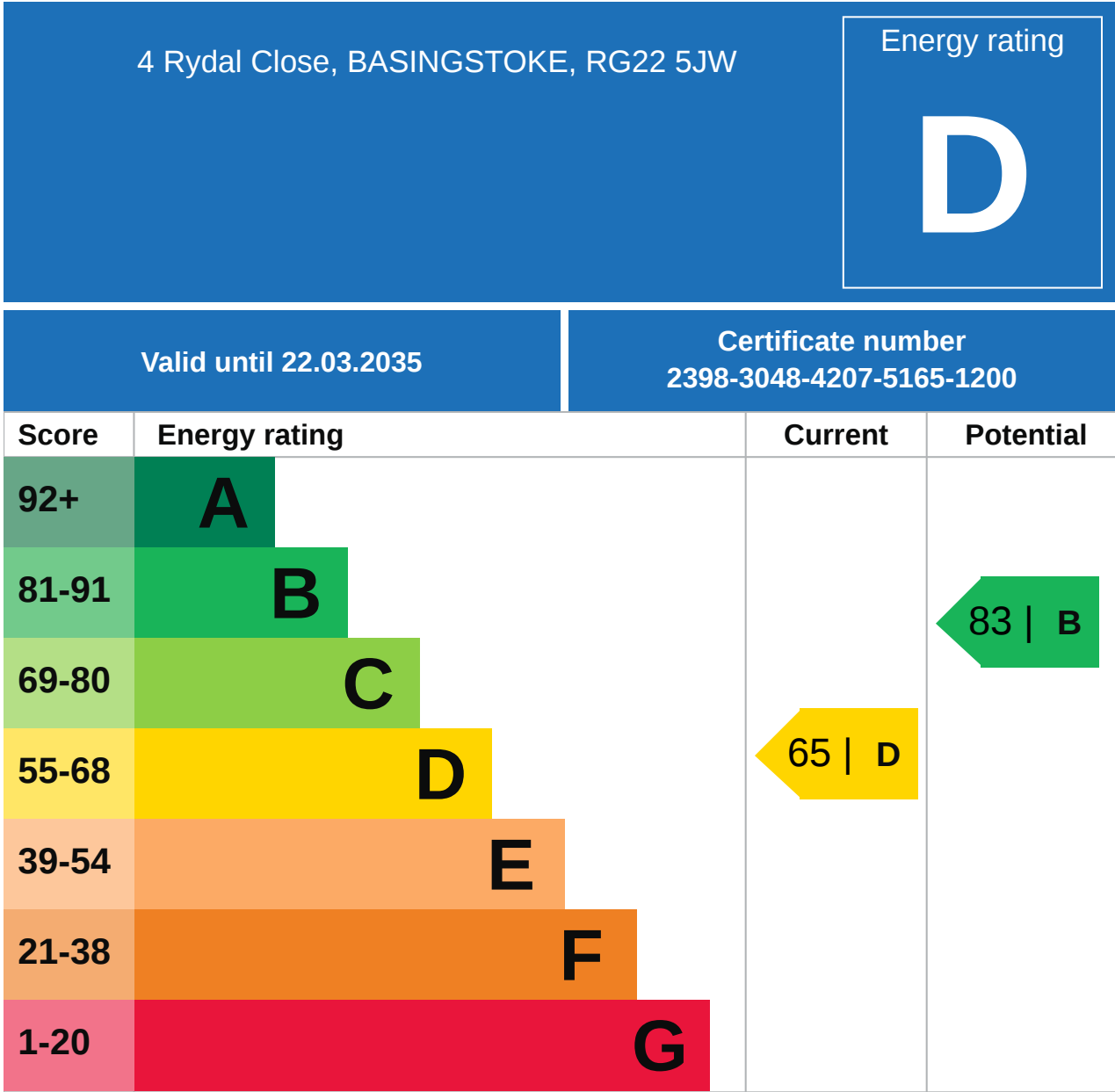
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brockenhurst Estate Agents. REF: 1266082



Property
EPC - Certificate



Additional EPC Data

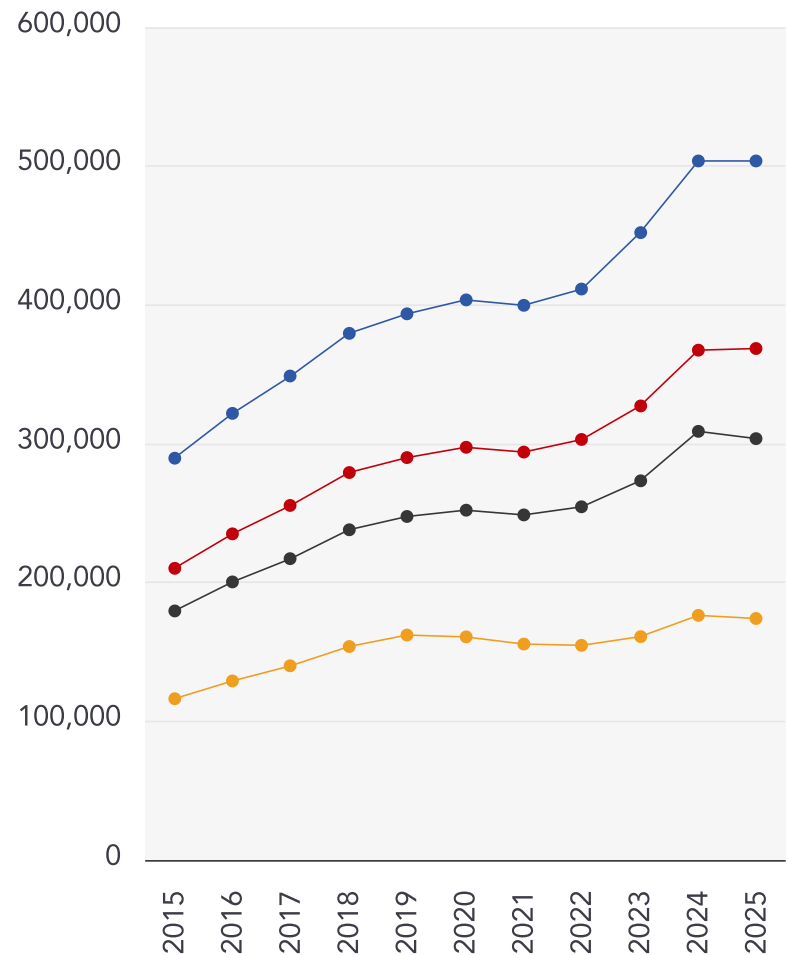
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	136 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%

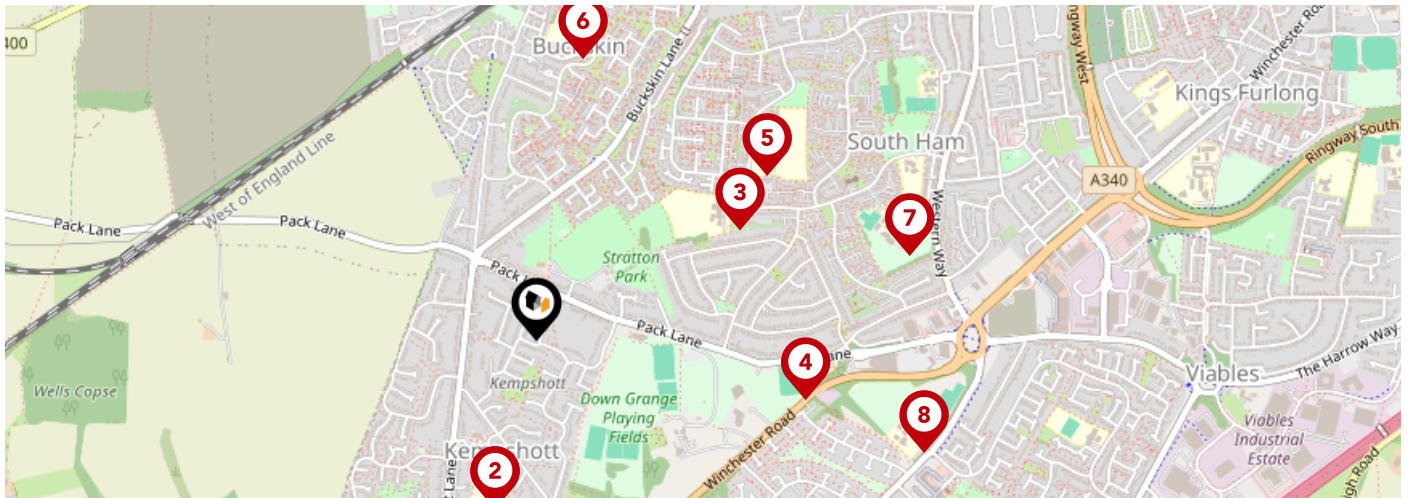
Terraced

+69.17%

Flat

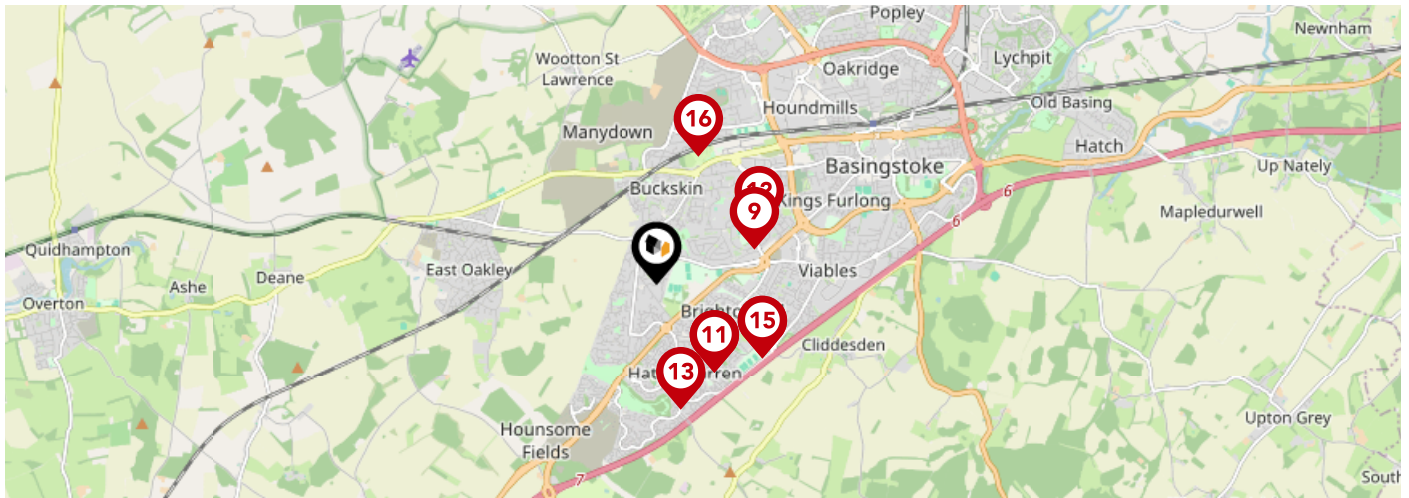
+49.74%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:0.4	☐	☒	☐	☐	☐
2	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:0.4	☐	☒	☐	☐	☐
3	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.54	☐	☒	☐	☐	☐
4	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.64	☐	☐	☒	☐	☐
5	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:0.66	☐	☐	☒	☐	☐
6	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:0.67	☐	☒	☐	☐	☐
7	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.89	☐	☐	☒	☐	☐
8	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.94	☐	☐	☒	☐	☐

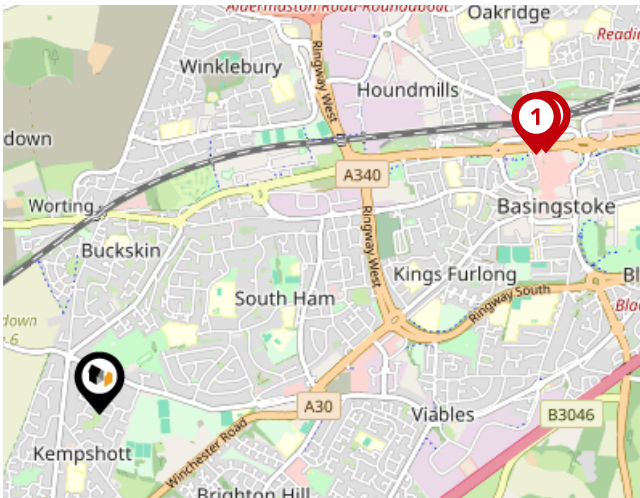
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.97	☐	☒	☐	☐	☐
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.98	☐	☒	☐	☐	☐
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.98	☐	☒	☐	☐	☐
	Limington House School Ofsted Rating: Good Pupils: 102 Distance:1.1	☐	☐	☒	☐	☐
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:1.17	☐	☒	☐	☐	☐
	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:1.2	☐	☒	☐	☐	☐
	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:1.2	☐	☒	☐	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:1.26	☐	☒	☐	☐	☐

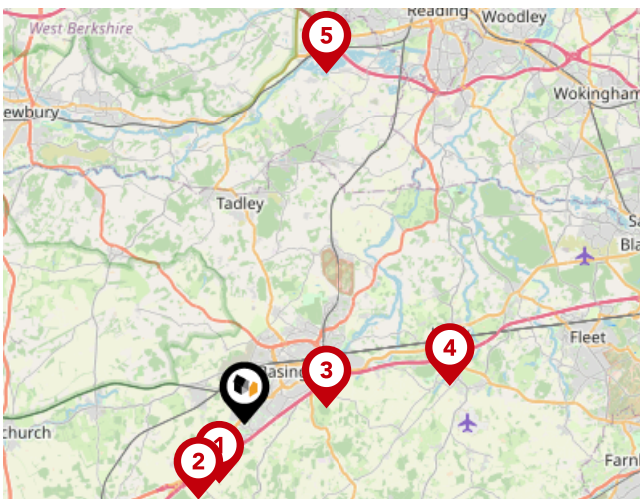
Area

Transport (National)



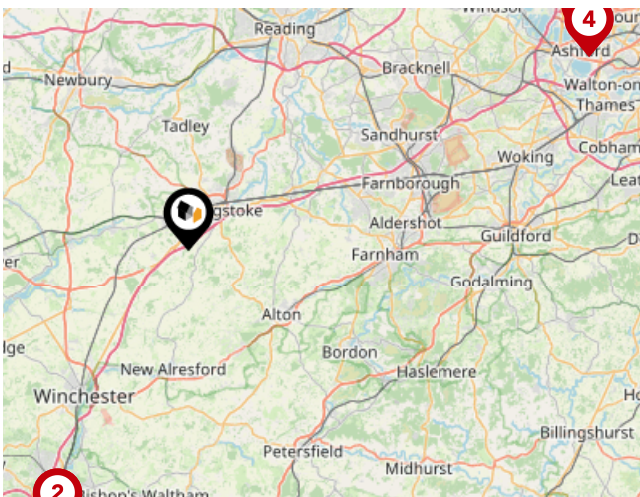
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.35 miles
2	Basingstoke Rail Station	2.4 miles
3	Overton Rail Station	5.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.43 miles
2	M3 J8	3.32 miles
3	M3 J6	3.06 miles
4	M3 J5	7.69 miles
5	M4 J12	13.35 miles

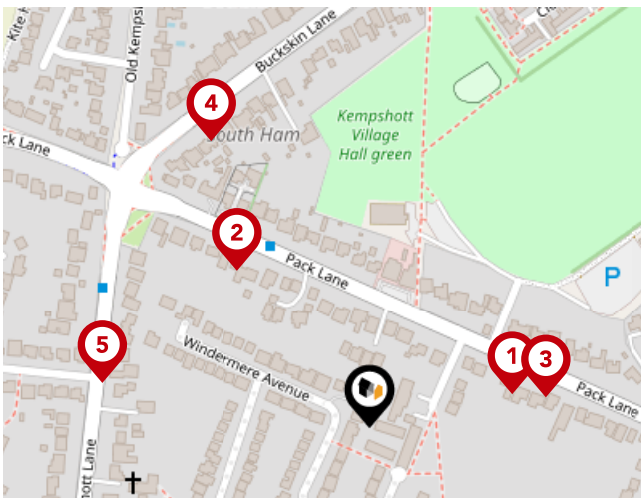


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.98 miles
2	Southampton Airport	22.98 miles
3	Heathrow Airport	33.28 miles
4	Heathrow Airport Terminal 4	33.02 miles

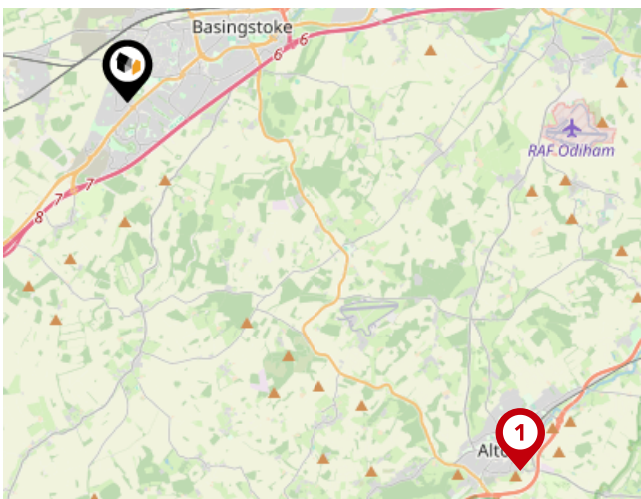
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Kendal Gardens	0.09 miles
	Fiveways	0.12 miles
	Kendal Gardens	0.1 miles
	Fiveways	0.19 miles
	Fiveways	0.16 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	10 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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