

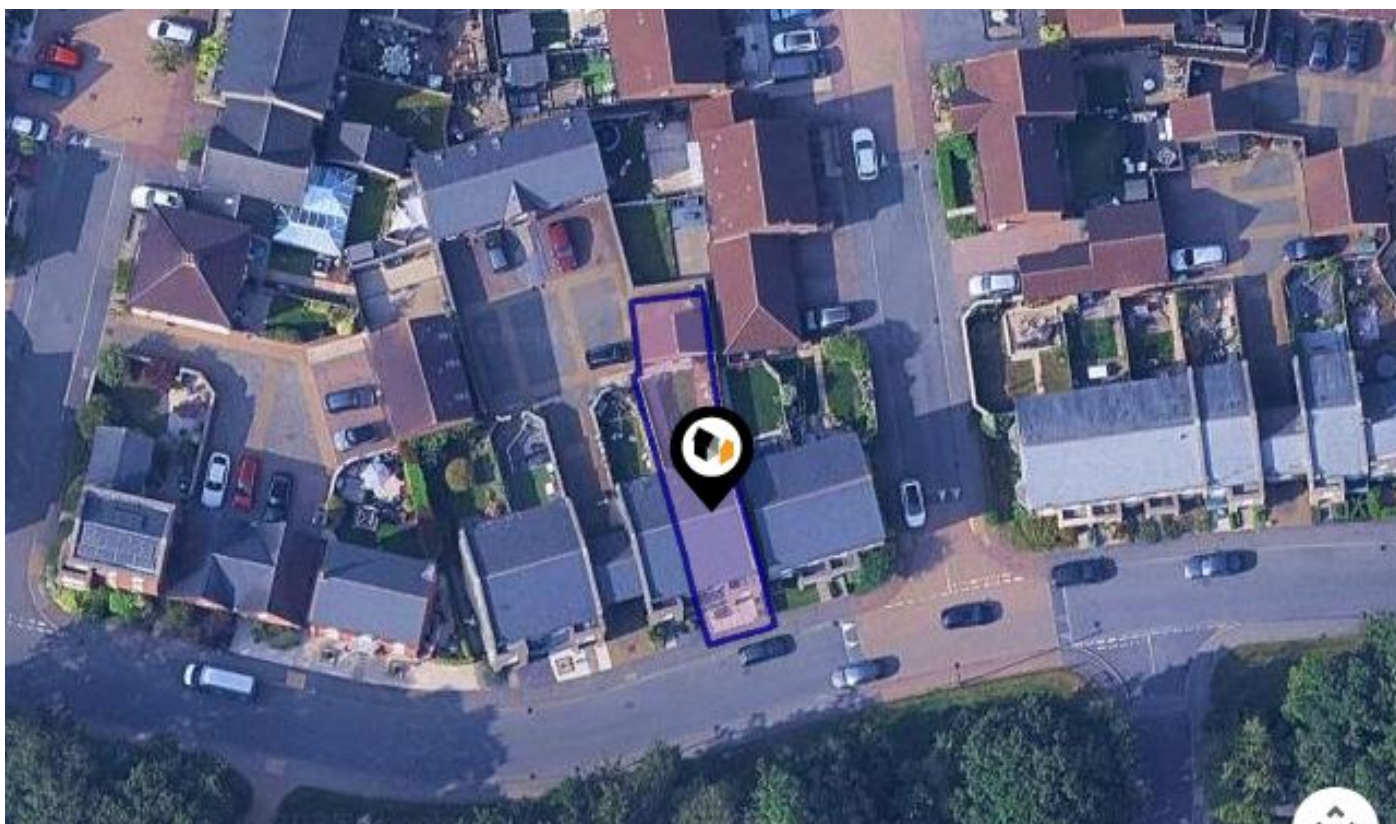


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



**86, ROCKBOURNE ROAD, SHERFIELD-ON-LODDON,
HOOK, RG27 0SR**

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

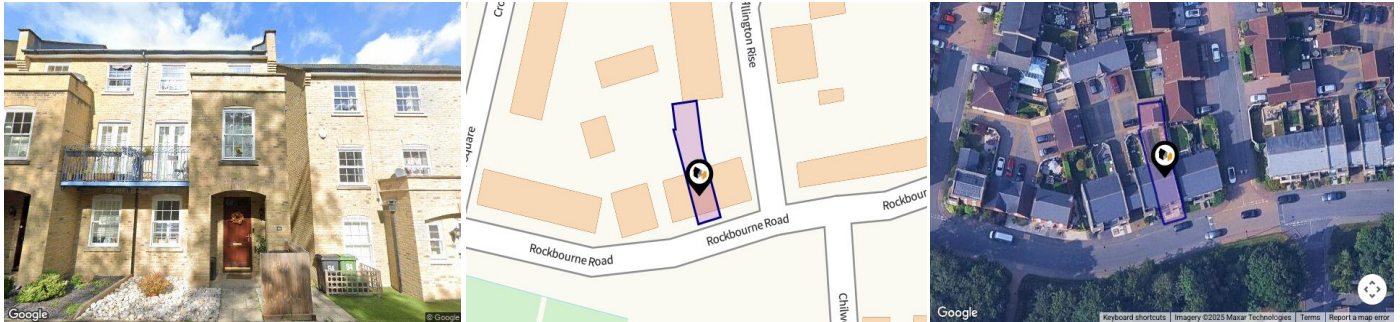
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	17/08/2021
Bedrooms:	3	Last Sold Price:	£430,000
Floor Area:	1,356 ft ² / 126 m ²	Last Sold £/ft²:	£317
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	After 2007		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP697122		
UPRN:	10008488252		

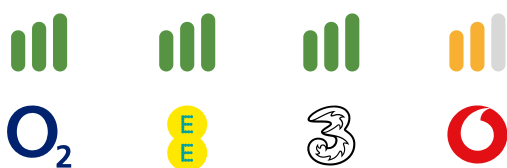
Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

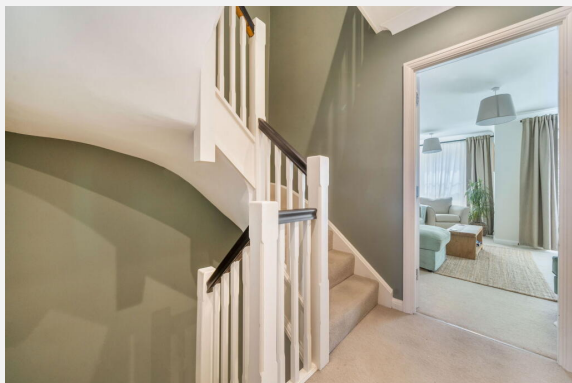
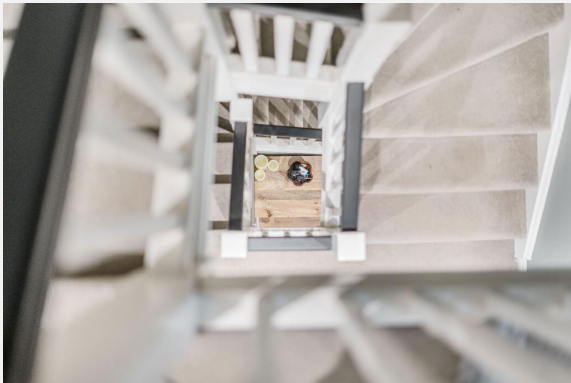
Mobile Coverage: (based on calls indoors)



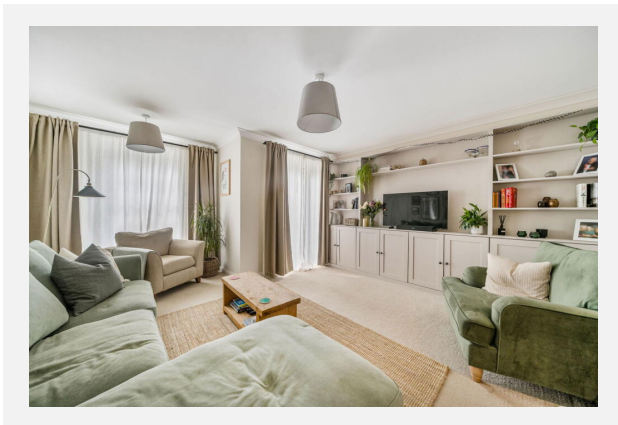
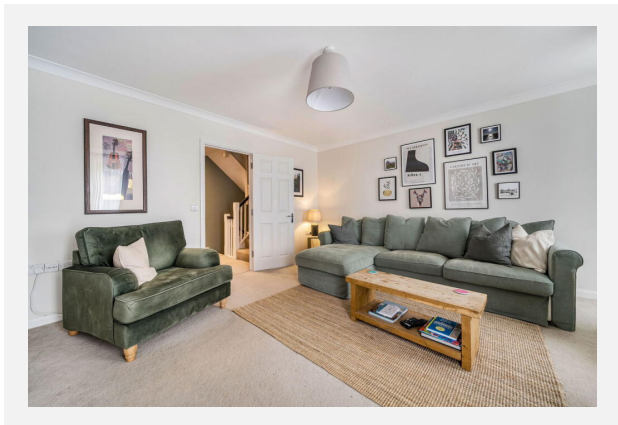
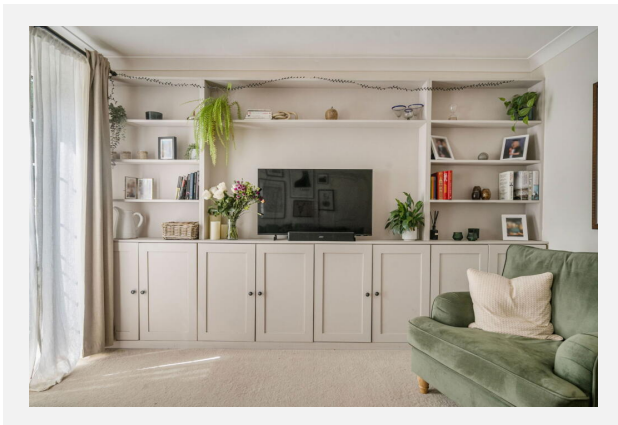
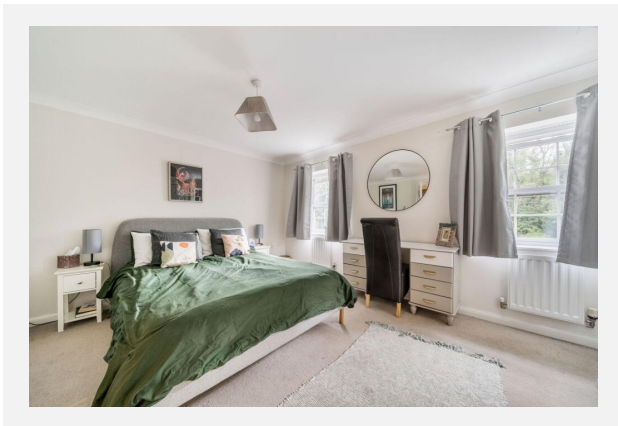
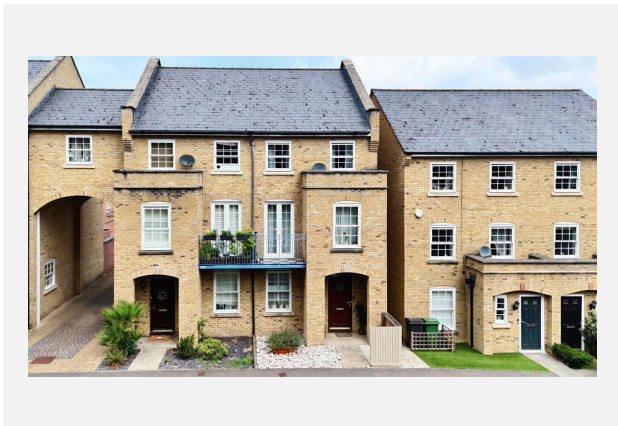
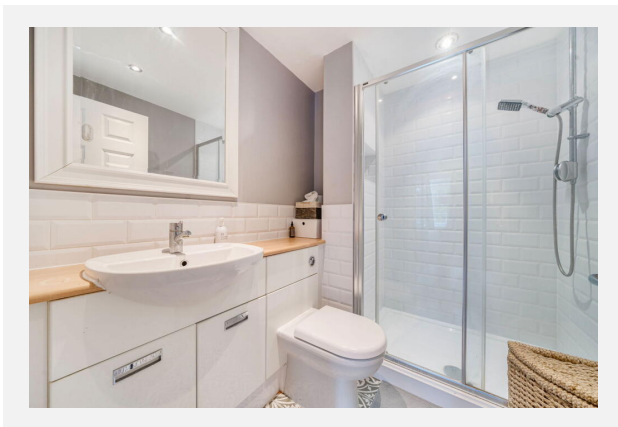
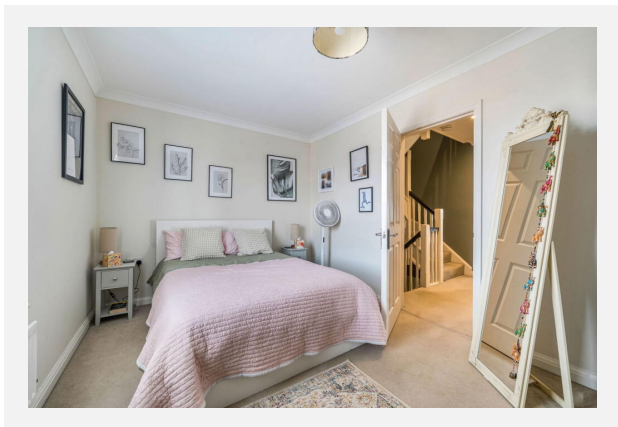
Satellite/Fibre TV Availability:



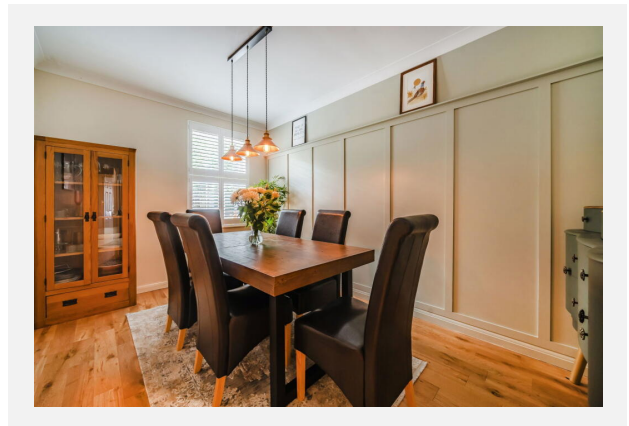
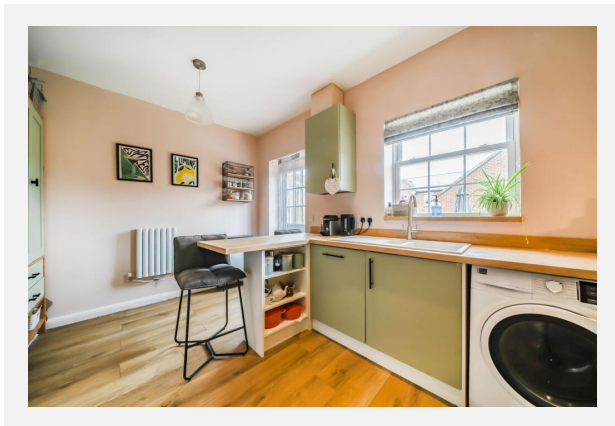
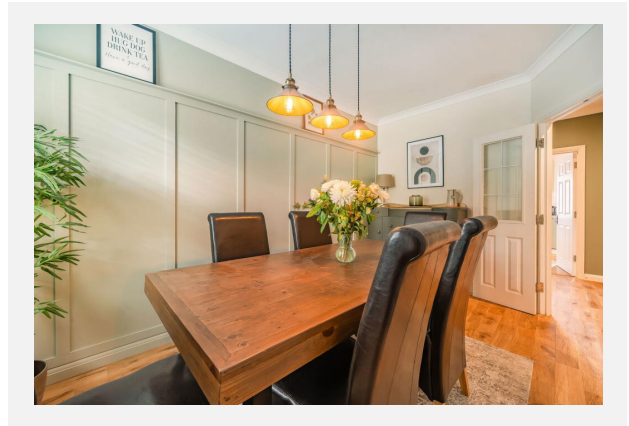
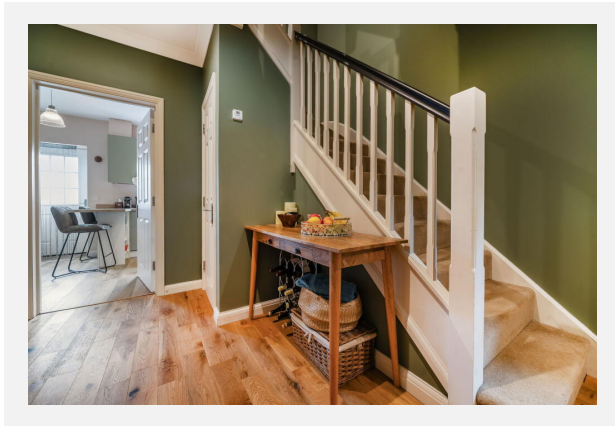
Gallery Photos



Gallery Photos



Gallery Photos



86, ROCKBOURNE ROAD, SHERFIELD-ON-LODDON, HOOK, RG27 0SR

Rockbourne Road, Sherfield-on-Loddon, Hook, RG27

Approximate Area = 1302 sq ft / 120.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1499 sq ft / 139.2 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). © nchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1329587



Property EPC - Certificate



86, Rockbourne Road, Sherfield-on-Loddon, RG27 0SR

Energy rating

C

Valid until 17.01.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

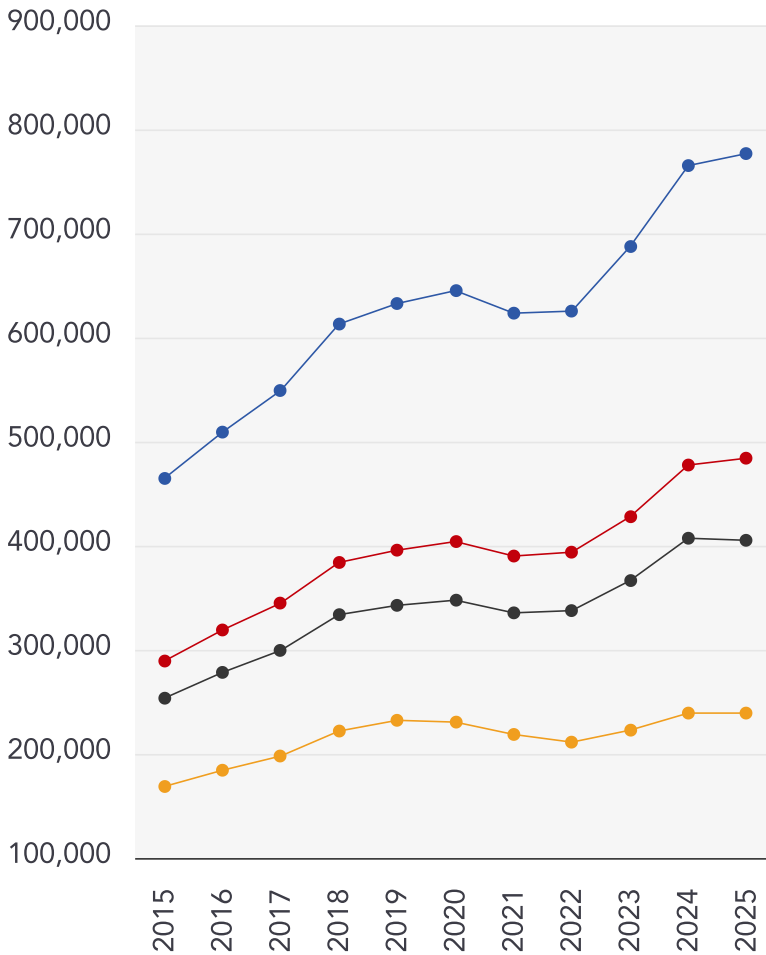
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	126 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG27



Detached

+67.16%

Semi-Detached

+67.36%

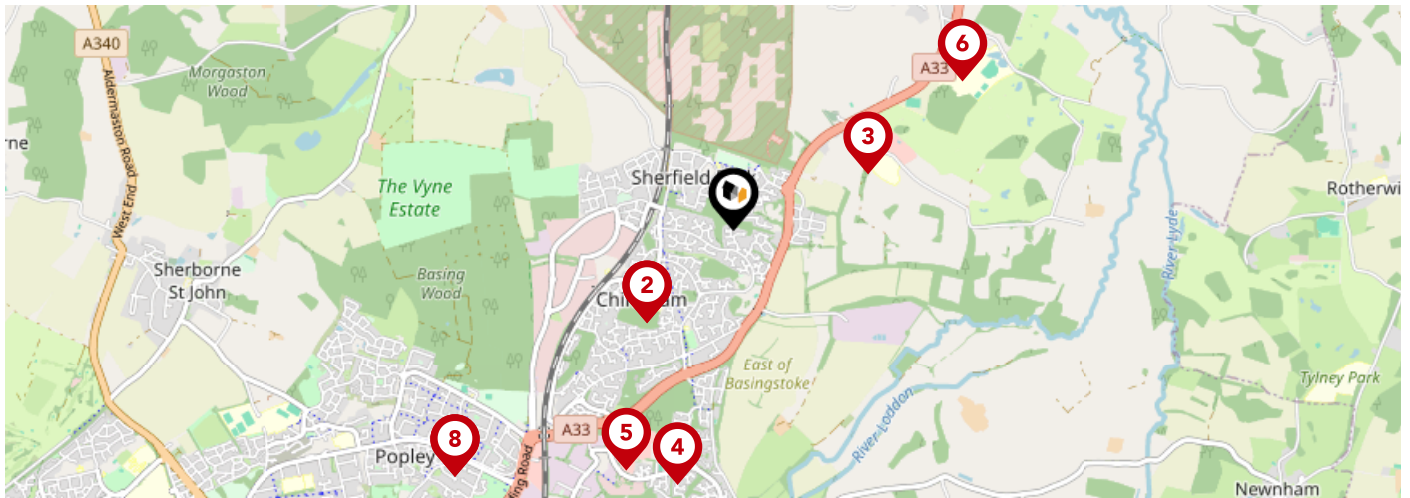
Terraced

+59.82%

Flat

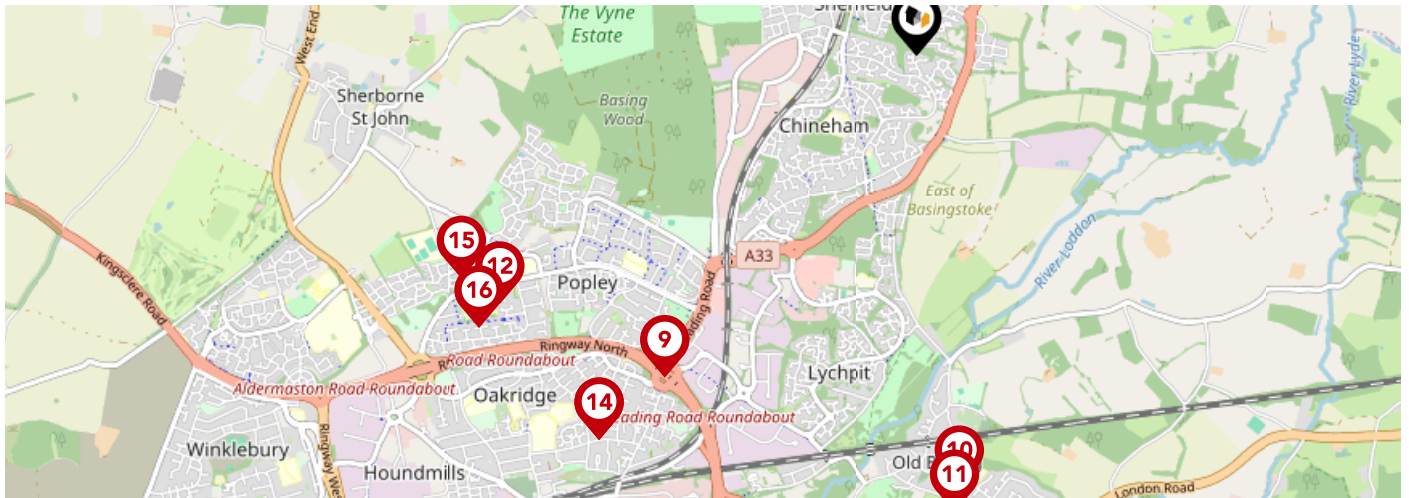
+41.79%

Area Schools



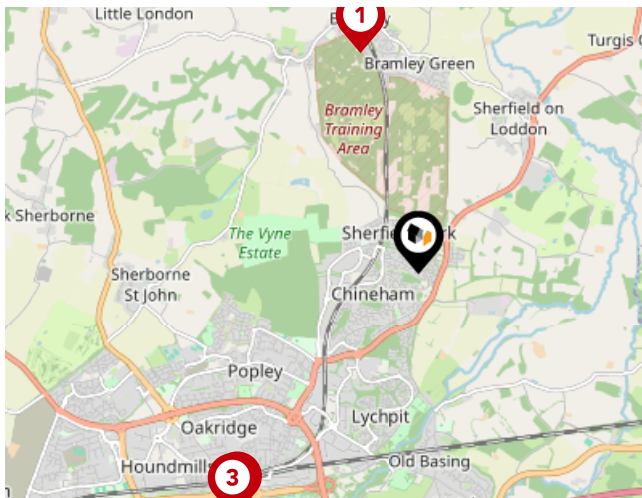
		Nursery	Primary	Secondary	College	Private
1	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sherfield School Ofsted Rating: Not Rated Pupils: 667 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



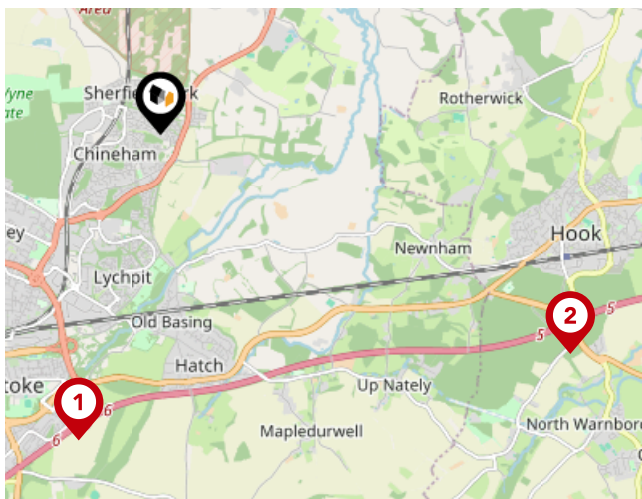
		Nursery	Primary	Secondary	College	Private
	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Basing Infant School Ofsted Rating: Good Pupils: 266 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



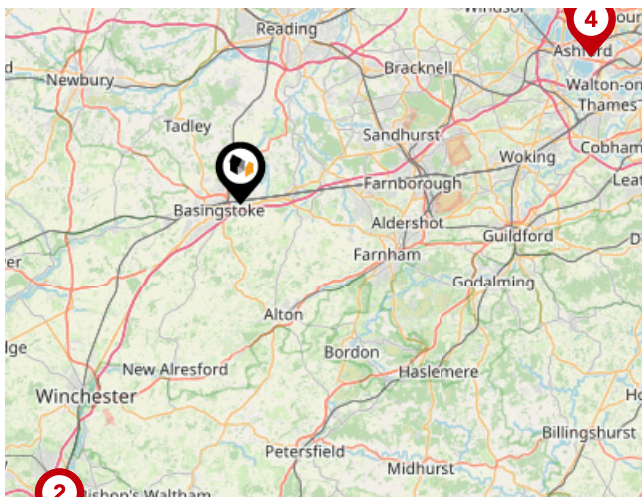
National Rail Stations

Pin	Name	Distance
1	Bramley (Hants) Rail Station	2.11 miles
2	Basingstoke Rail Station	2.79 miles
3	Basingstoke Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.94 miles
2	M3 J5	4.31 miles
3	M4 J11	8.41 miles
4	M3 J7	7.39 miles
5	M4 J12	9.59 miles

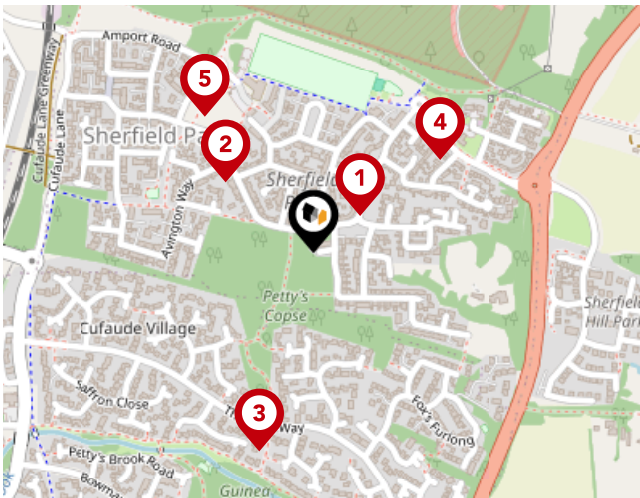


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	27.76 miles
2	Southampton Airport	27.76 miles
3	Heathrow Airport	28.38 miles
4	Heathrow Airport Terminal 4	28.18 miles

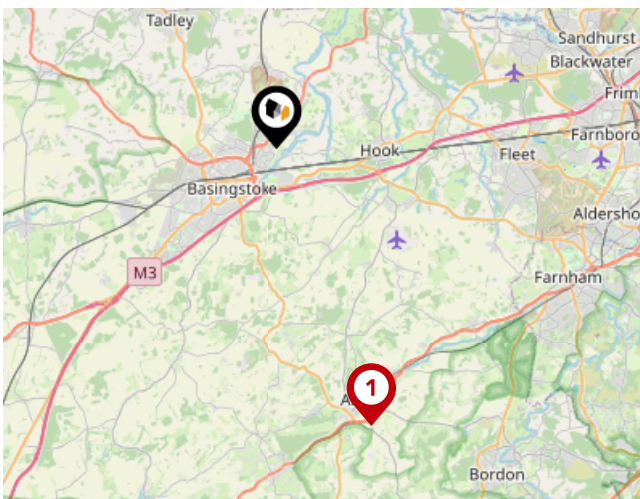
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wickham Way	0.07 miles
2	Avington Way	0.13 miles
3	Woodlands	0.24 miles
4	Hambledon Way	0.18 miles
5	Community Centre	0.2 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.87 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.

Brockenhurst Testimonials



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 !

Agent Disclaimer



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

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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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