

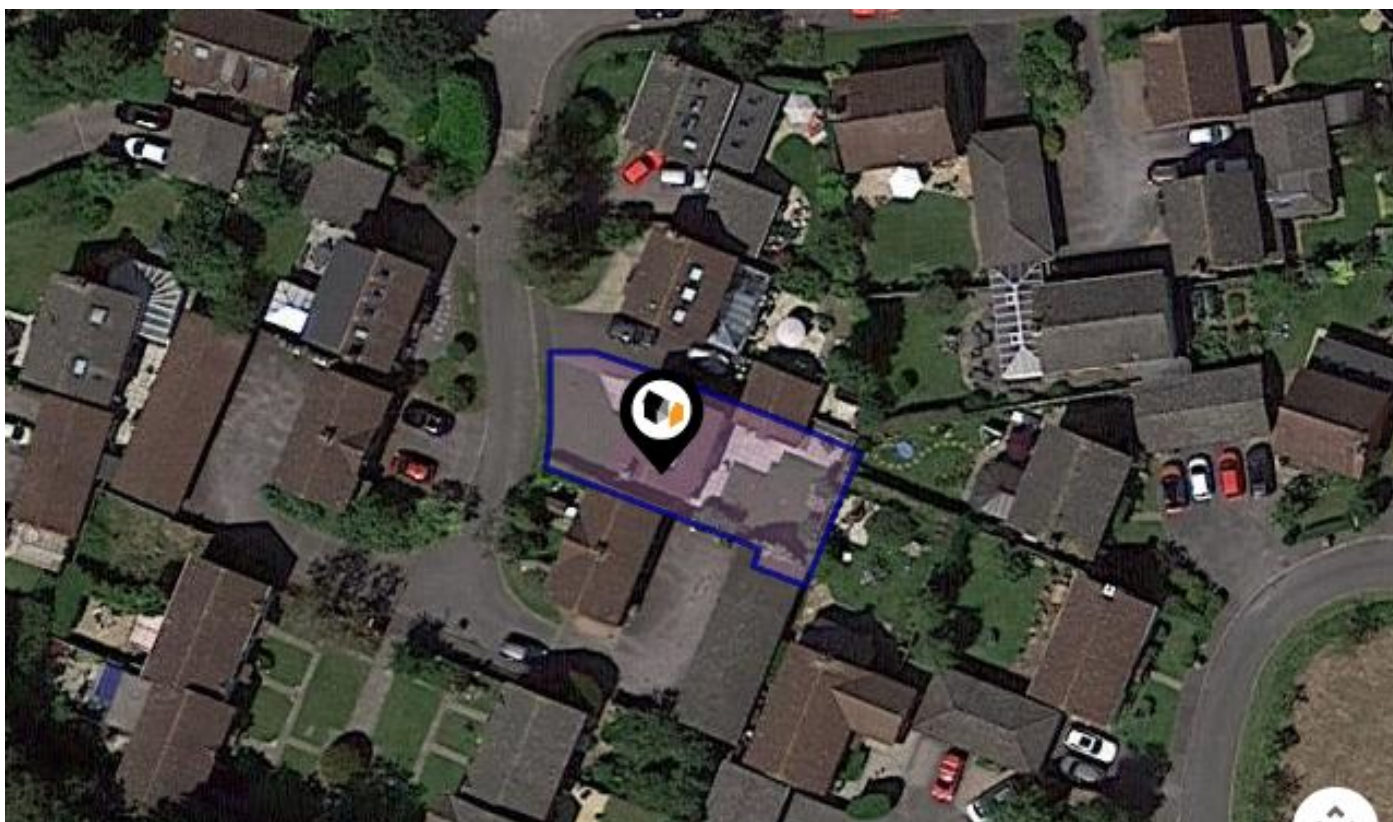


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th September 2025



3, OLIVERS CLOSE, BRAMLEY, TADLEY, RG26 5UL

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

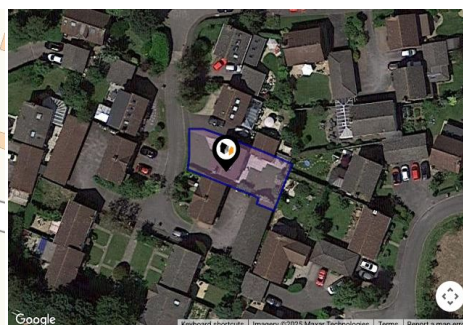
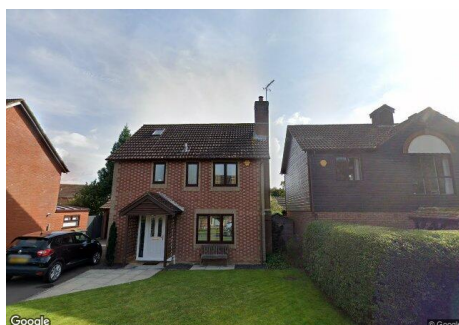
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,248 ft ² / 116 m ²
Plot Area:	0.07 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£2,625
Title Number:	HP346427
UPRN:	100060255740

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)

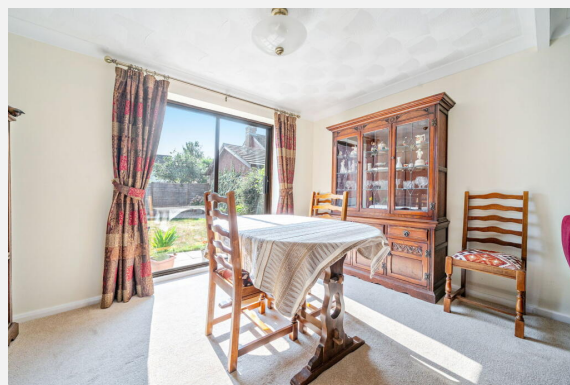
7	58	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







3, OLIVERS CLOSE, BRAMLEY, TADLEY, RG26 5UL

Olivers Close, Bramley, Tadley, RG26

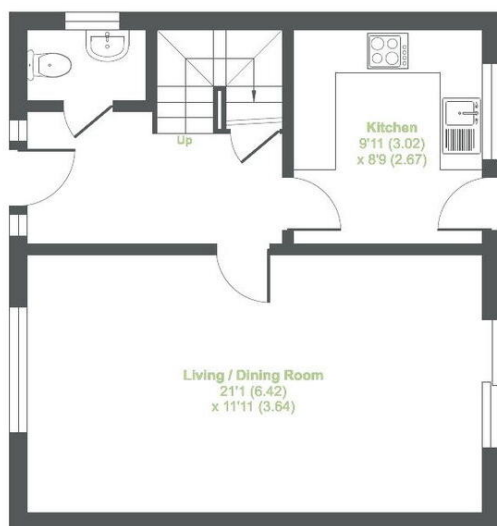
Approximate Area = 1188 sq ft / 110.3 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

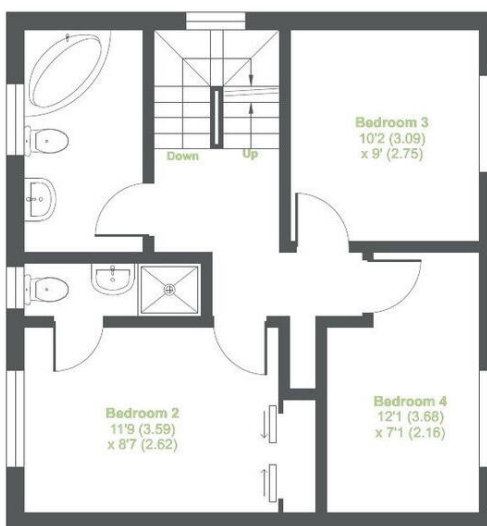
Garage = 141 sq ft / 13 sq m

Total = 1369 sq ft / 127 sq m

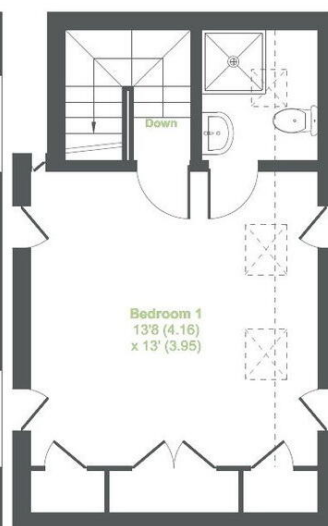
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1341565



Property
EPC - Certificate



3 Olivers Close, Bramley, TADLEY, RG26 5UL		Energy rating C	
Valid until 21.08.2035		Certificate number 2150-4728-5050-4000-1695	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

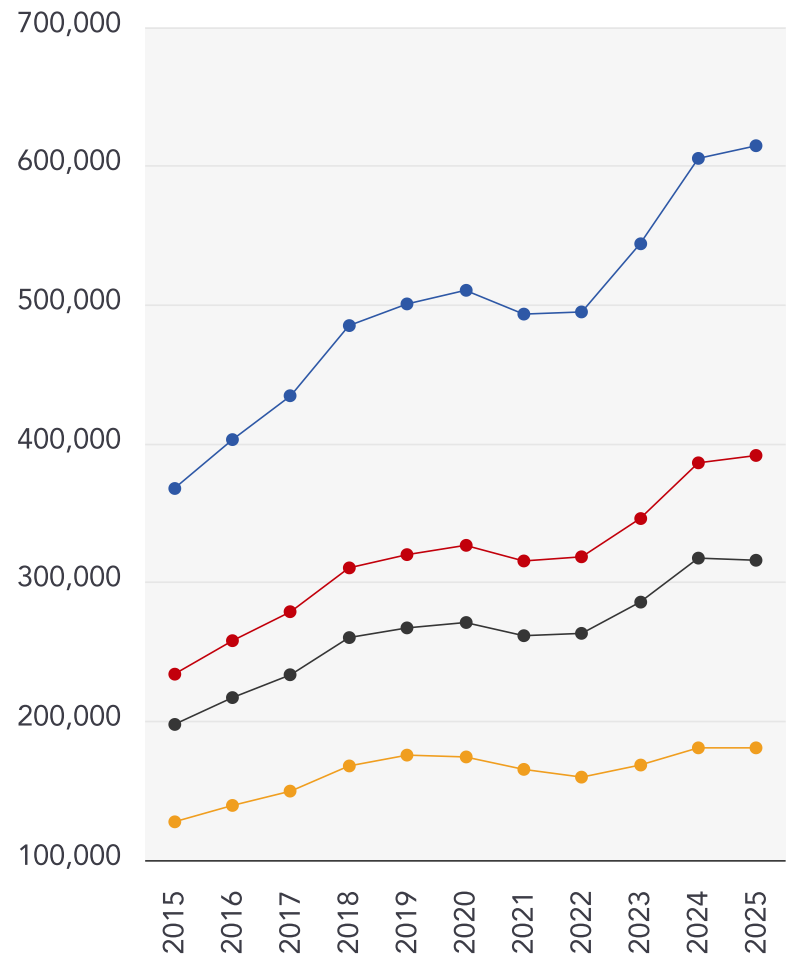
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	116 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG26



Detached

+67.16%

Semi-Detached

+67.36%

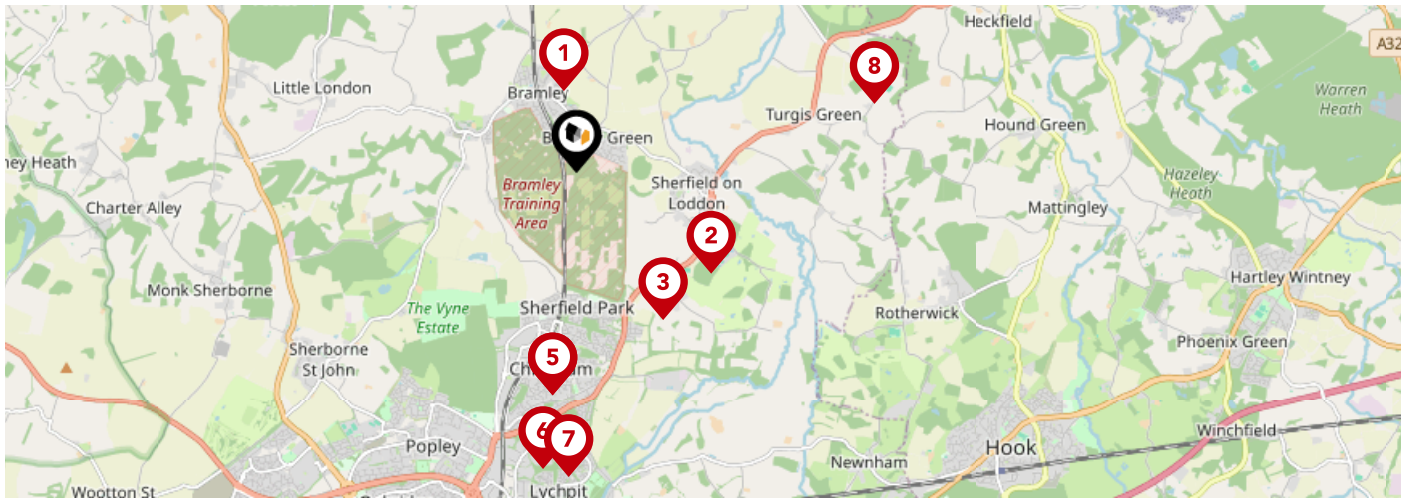
Terraced

+59.82%

Flat

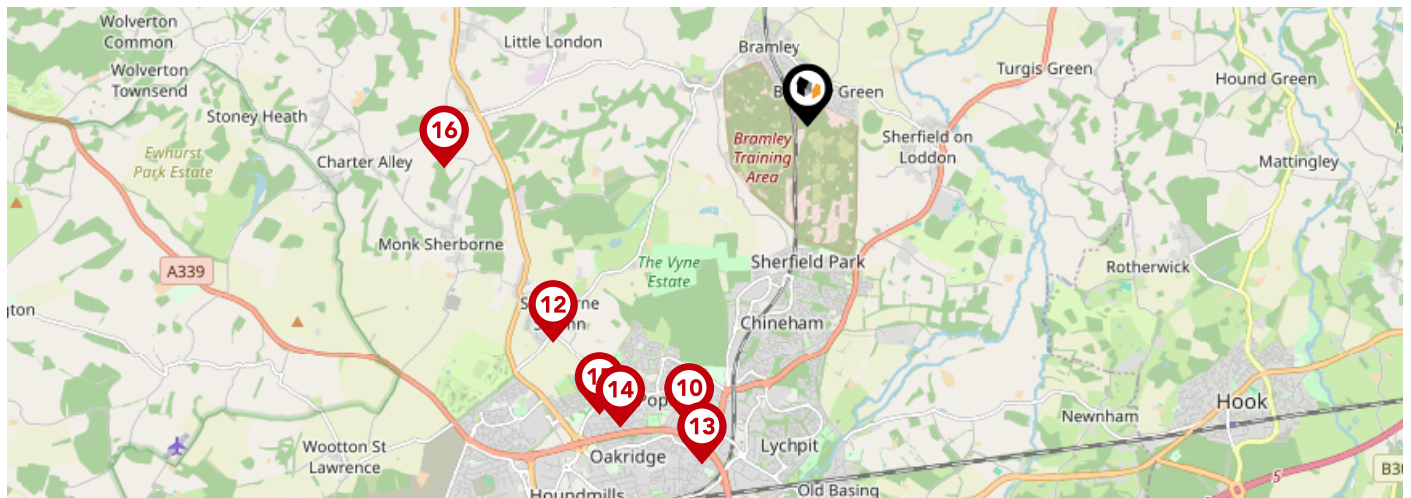
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.76	☐	☒	☐	☐	☐
2	Sherfield School Ofsted Rating: Not Rated Pupils: 667 Distance:1.56	☐	☐	☒	☐	☐
3	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance:1.59	☐	☐	☒	☐	☐
4	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:2.08	☐	☒	☐	☐	☐
5	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:2.08	☐	☒	☐	☐	☐
6	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:2.77	☐	☐	☒	☐	☐
7	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:2.82	☐	☒	☐	☐	☐
8	Wellesley Prep School Ofsted Rating: Not Rated Pupils: 292 Distance:2.83	☐	☐	☒	☐	☐

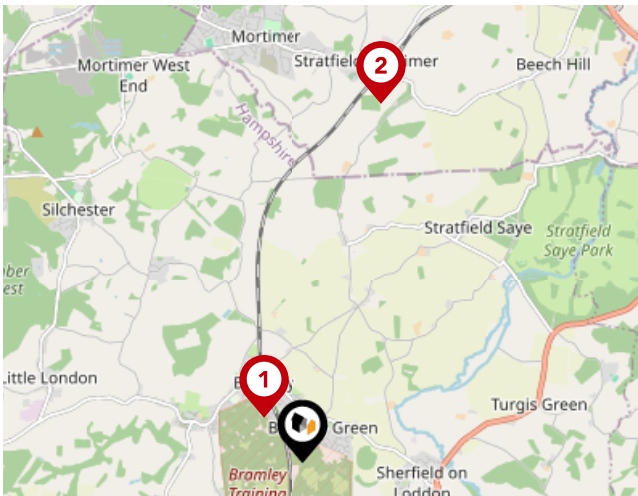
Area Schools



		Nursery	Primary	Secondary	College	Private
	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:3	☐	☒	☐	☐	☐
	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:3	☐	☒	☐	☐	☐
	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:3.08	☐	☒	☐	☐	☐
	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:3.1	☐	☒	☐	☐	☐
	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:3.28	☐	☐	☒	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:3.29	☐	☒	☐	☐	☐
	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:3.3	☐	☐	☒	☐	☐
	The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:3.39	☐	☒	☐	☐	☐

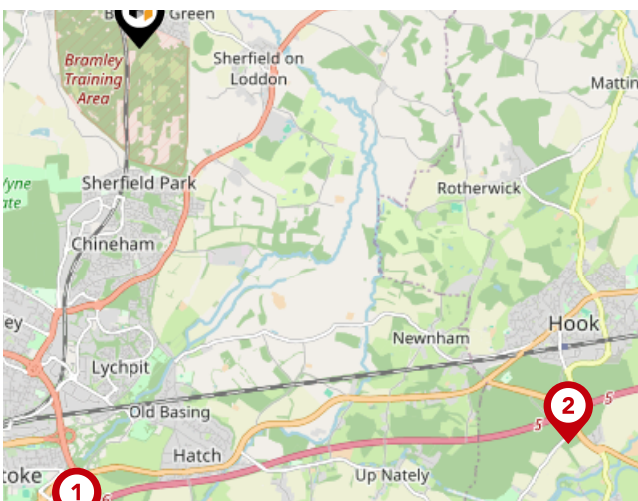
Area

Transport (National)



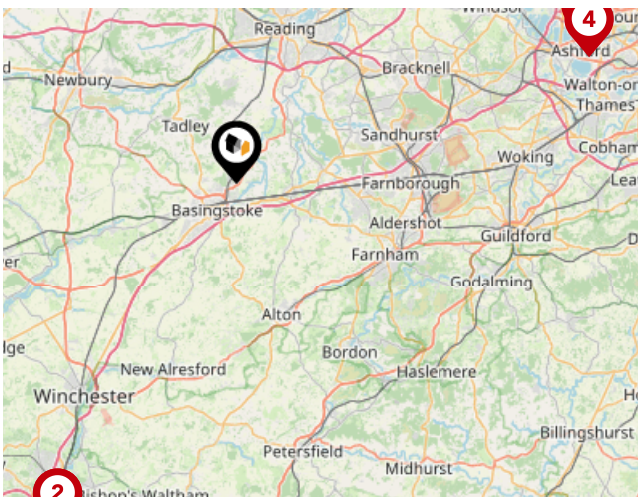
National Rail Stations

Pin	Name	Distance
1	Bramley (Hants) Rail Station	0.54 miles
2	Mortimer Rail Station	3.39 miles
3	Basingstoke Rail Station	4.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	4.51 miles
2	M3 J5	5.41 miles
3	M4 J12	7.95 miles
4	M4 J11	7.02 miles
5	M3 J7	8.61 miles

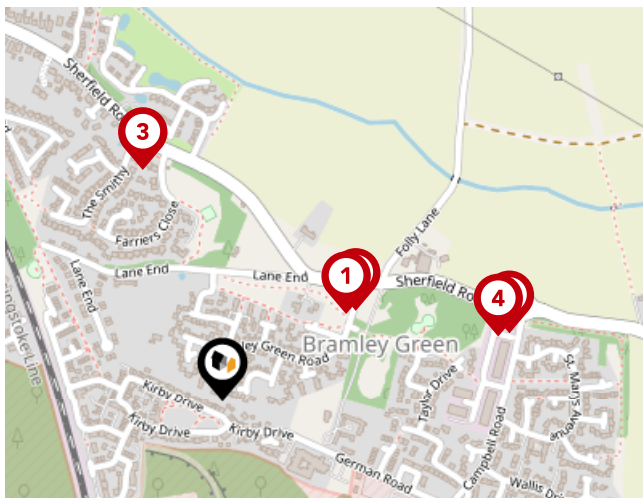


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	29.11 miles
2	Southampton Airport	29.11 miles
3	Heathrow Airport	27.88 miles
4	Heathrow Airport Terminal 4	27.74 miles

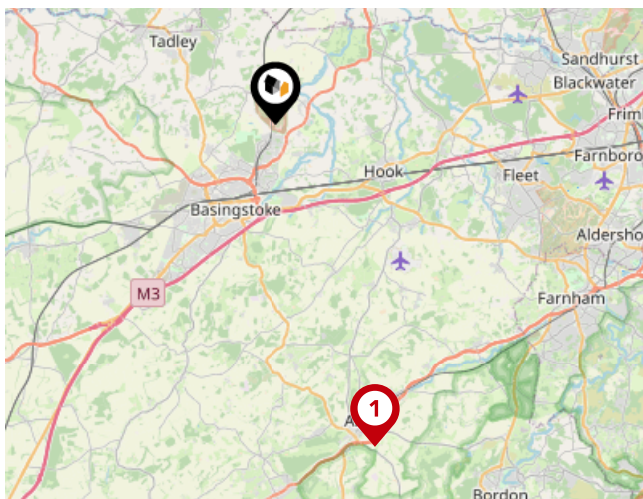
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bramley Green Road	0.18 miles
2	Bramley Green Road	0.19 miles
3	The Smithy	0.28 miles
4	Campbell Road	0.33 miles
5	Campbell Road	0.34 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.48 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

