

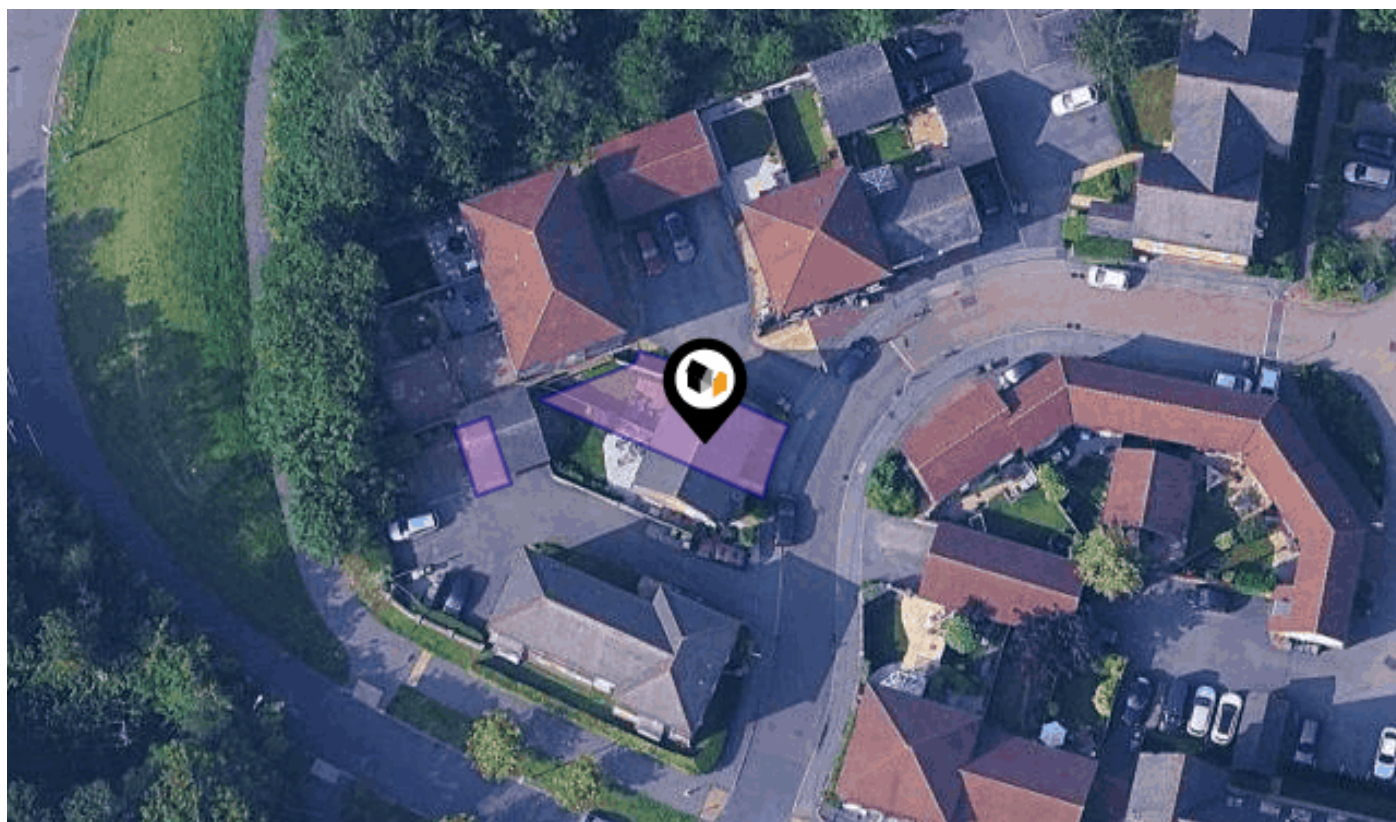


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



17, RICHARDS FIELD, CHINEHAM, BASINGSTOKE, RG24 8JY

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

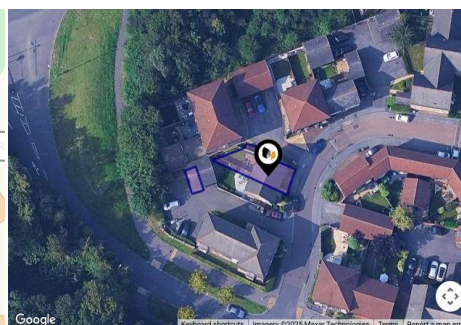
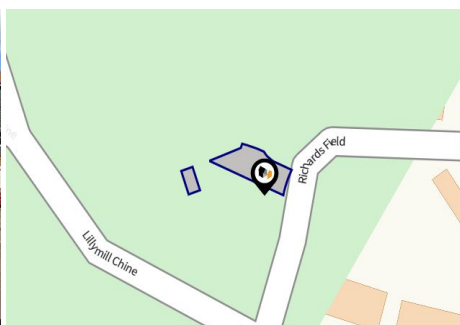
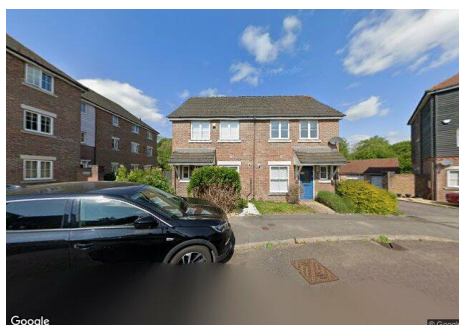
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.03 acres
Year Built :	2004
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP645172
UPRN:	10002464171

Last Sold Date:	10/06/2004
Last Sold Price:	£180,000
Last Sold £/ft ² :	£224
Tenure:	Freehold

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)

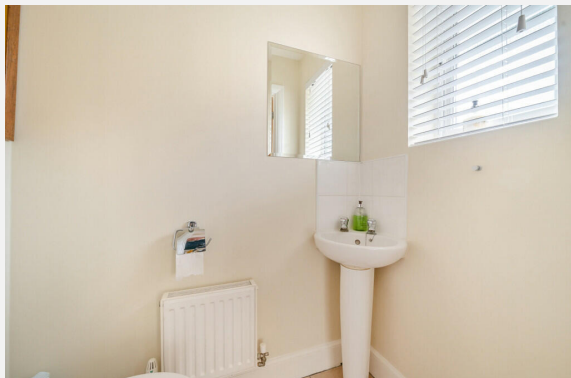
34	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



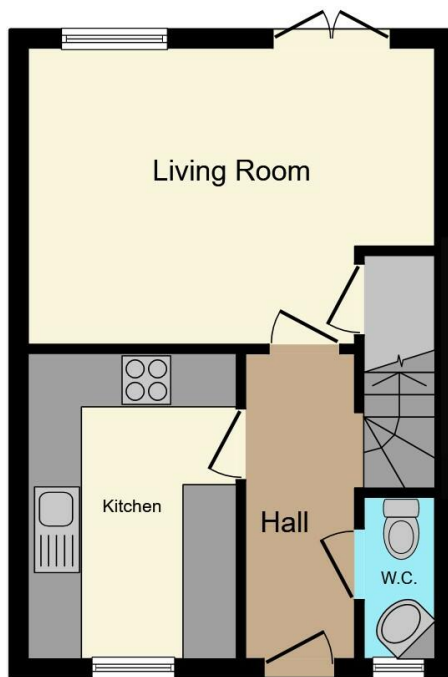
Satellite/Fibre TV Availability:



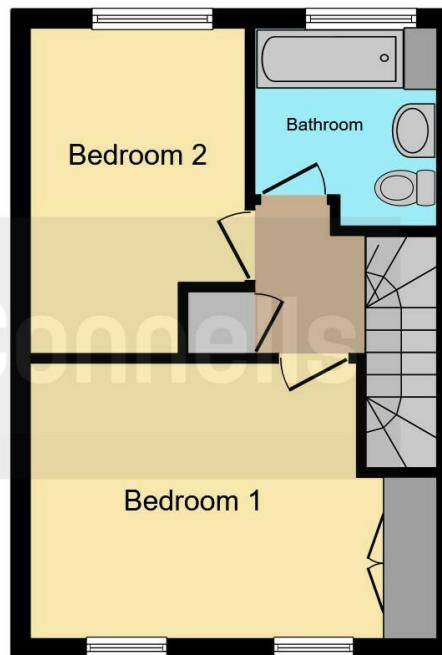




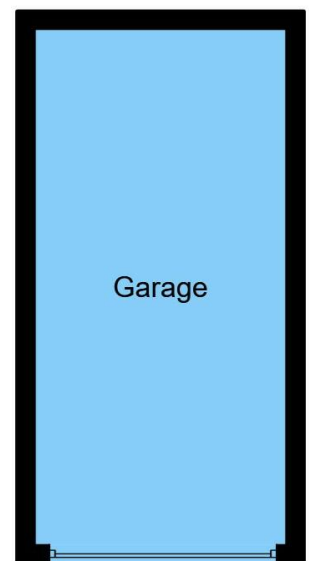
**17, RICHARDS FIELD, CHINEHAM, BASINGSTOKE, RG24
8JY**



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property EPC - Certificate



17 Richards Field, Chineham, RG24 8JY

Energy rating

C

Valid until 01.07.2034

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	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

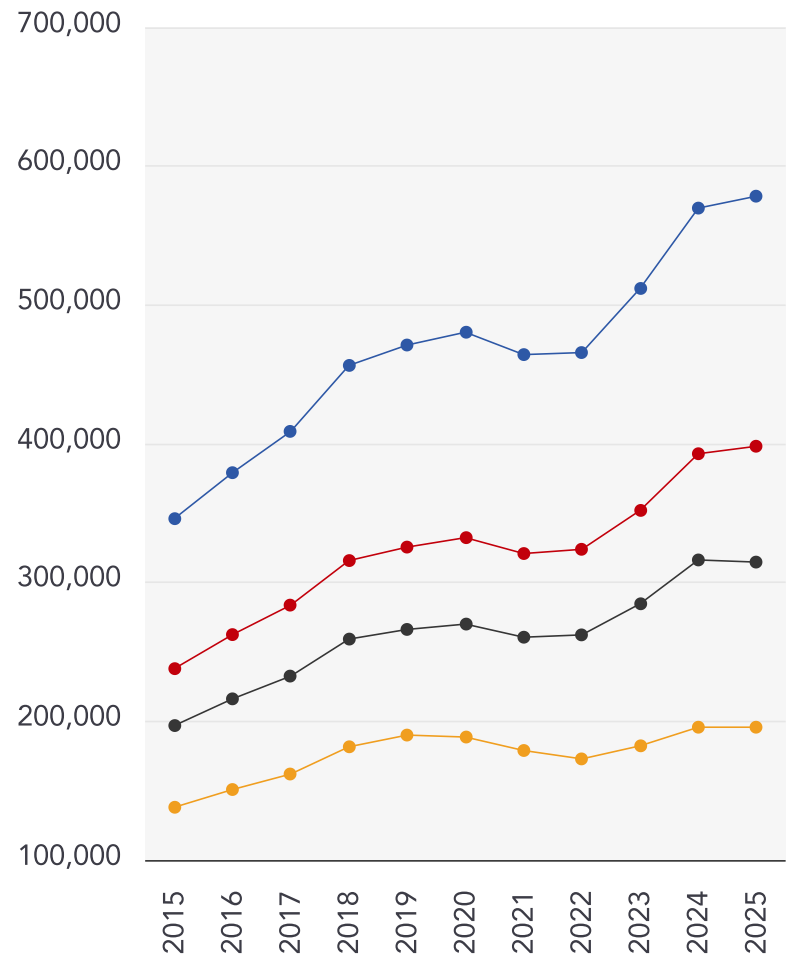
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	64 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%

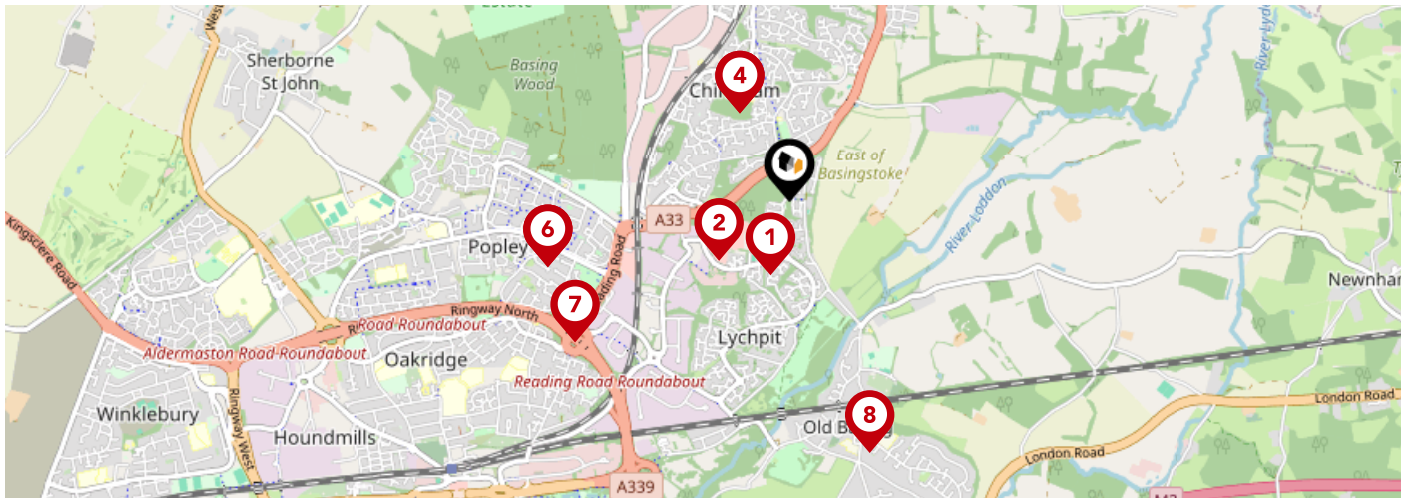
Terraced

+59.82%

Flat

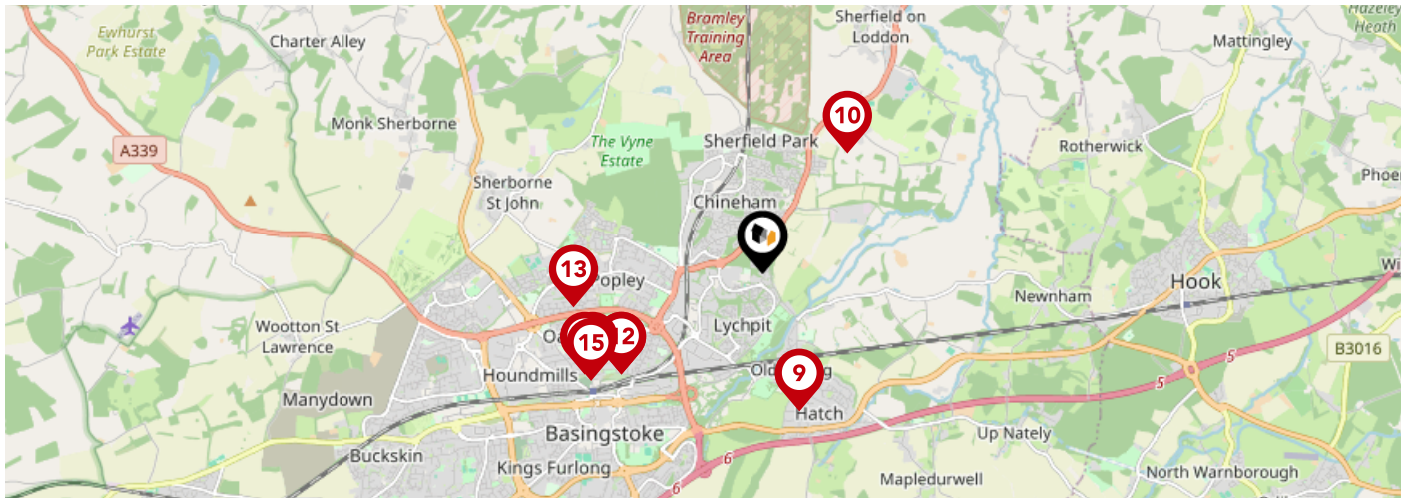
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:0.36	☐	☒	☐	☐	☐
2	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.43	☐	☐	☒	☐	☐
3	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:0.47	☐	☒	☐	☐	☐
4	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:0.47	☐	☒	☐	☐	☐
5	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:1.16	☐	☒	☐	☐	☐
6	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:1.16	☐	☒	☐	☐	☐
7	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.19	☐	☐	☒	☐	☐
8	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:1.22	☐	☒	☐	☐	☐

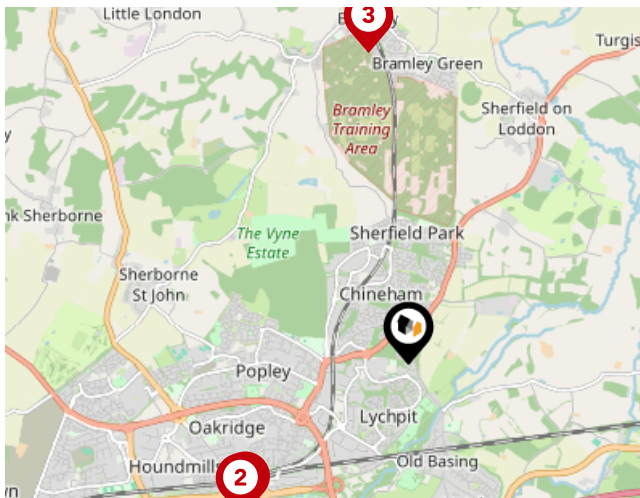
Area Schools



		Nursery	Primary	Secondary	College	Private
	Old Basing Infant School Ofsted Rating: Good Pupils: 266 Distance:1.32	☐	☒	☐	☐	☐
	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance:1.36	☐	☐	☒	☐	☐
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:1.61	☐	☒	☐	☐	☐
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance:1.61	☐	☒	☐	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:1.79	☐	☒	☐	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.84	☐	☐	☒	☐	☐
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance:1.88	☐	☐	☒	☐	☐
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance:1.9	☐	☒	☐	☐	☐

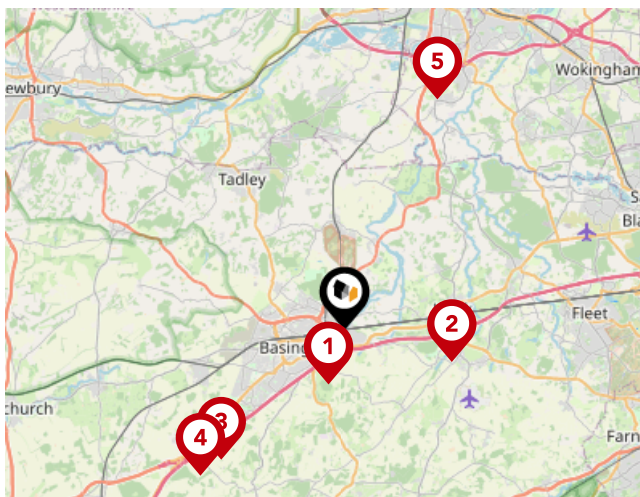
Area

Transport (National)



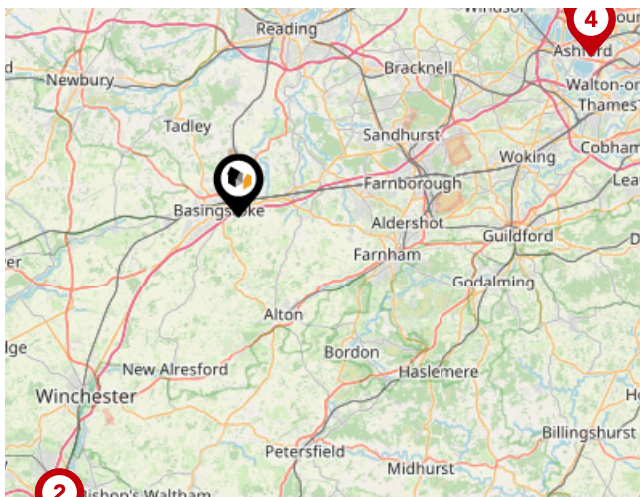
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.05 miles
2	Basingstoke Rail Station	2.09 miles
3	Bramley (Hants) Rail Station	2.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.08 miles
2	M3 J5	4.14 miles
3	M3 J7	6.65 miles
4	M3 J8	7.61 miles
5	M4 J11	9.25 miles

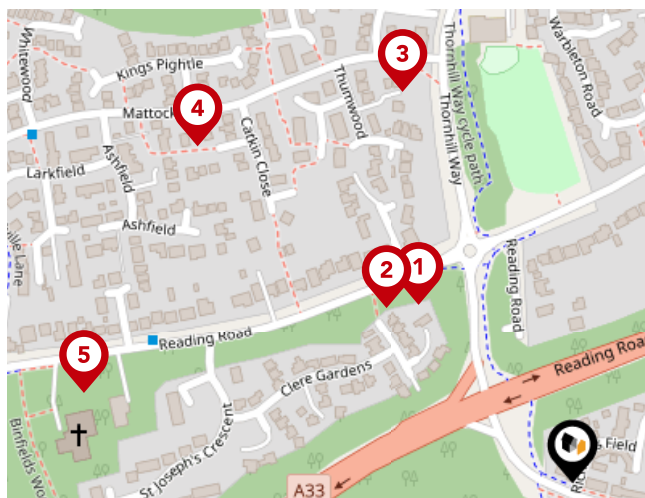


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.94 miles
2	Southampton Airport	26.94 miles
3	Heathrow Airport	28.9 miles
4	Heathrow Airport Terminal 4	28.67 miles

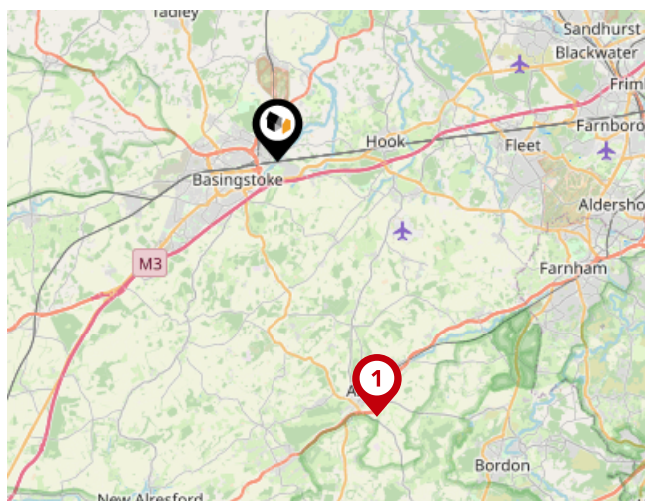
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merrydown Lane	0.14 miles
2	Merrydown Lane	0.15 miles
3	Cibbons Road	0.25 miles
4	Kings Pightle	0.29 miles
5	Chineham Surgery	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.13 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

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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.

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Brockenhurst

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