

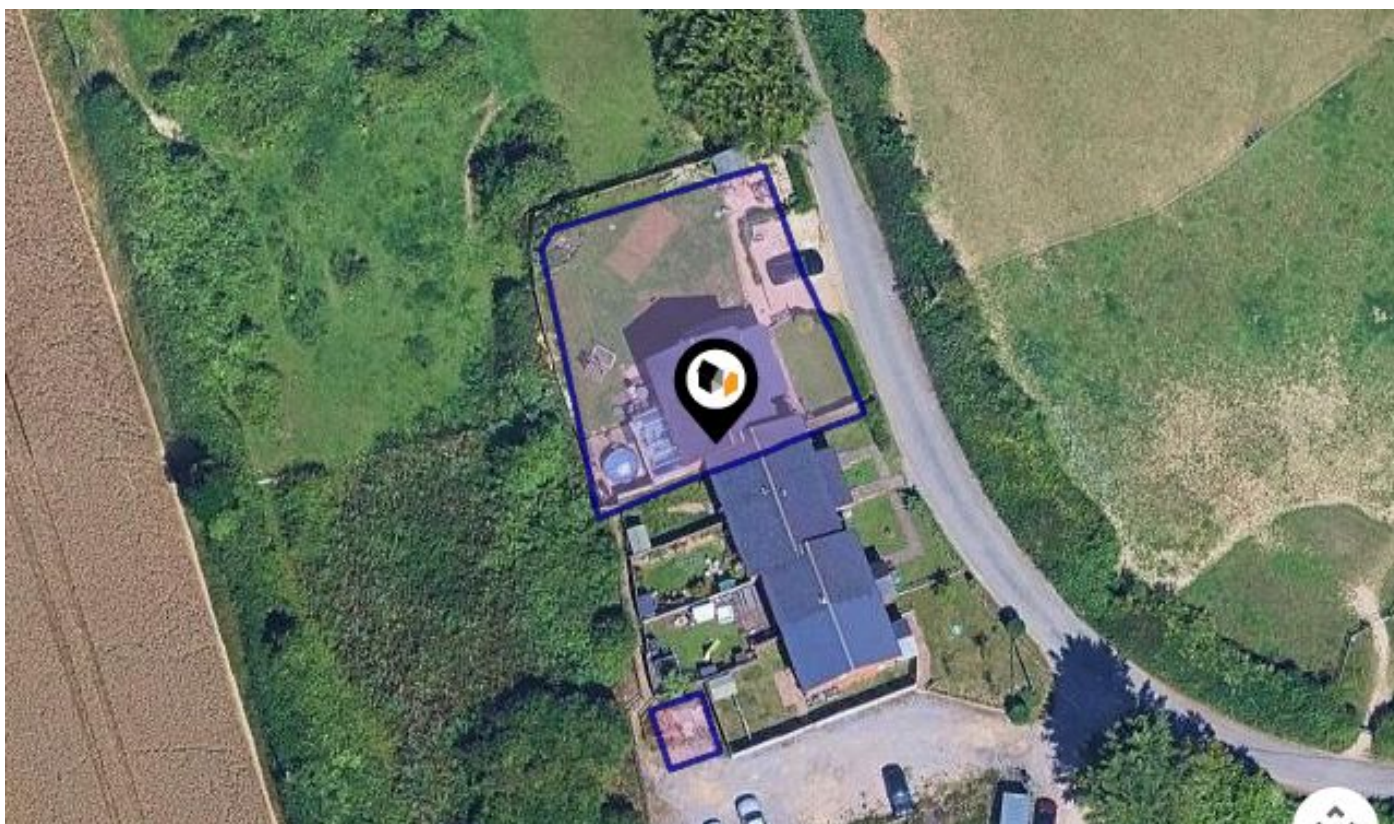


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



**4 MILLARS COTTAGES, STATION ROAD, CLIDDESDEN,
BASINGSTOKE, RG25 2FG**

Brockenhurst

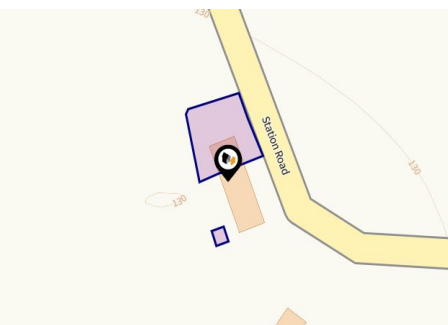
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,399 ft ² / 130 m ²
Plot Area:	0.14 acres
Year Built :	After 2007
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP785968
UPRN:	10008497231

Last Sold Date:	17/08/2015
Last Sold Price:	£299,995
Last Sold £/ft ² :	£325
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)

6	45	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **4 Millars Cottages, Station Road, Cliddesden, Basingstoke, RG25 2FG**

Reference - 17/04136/HSE	
Decision:	Decided
Date:	08th December 2017
Description:	Erection of a part two storey, part single storey side extension





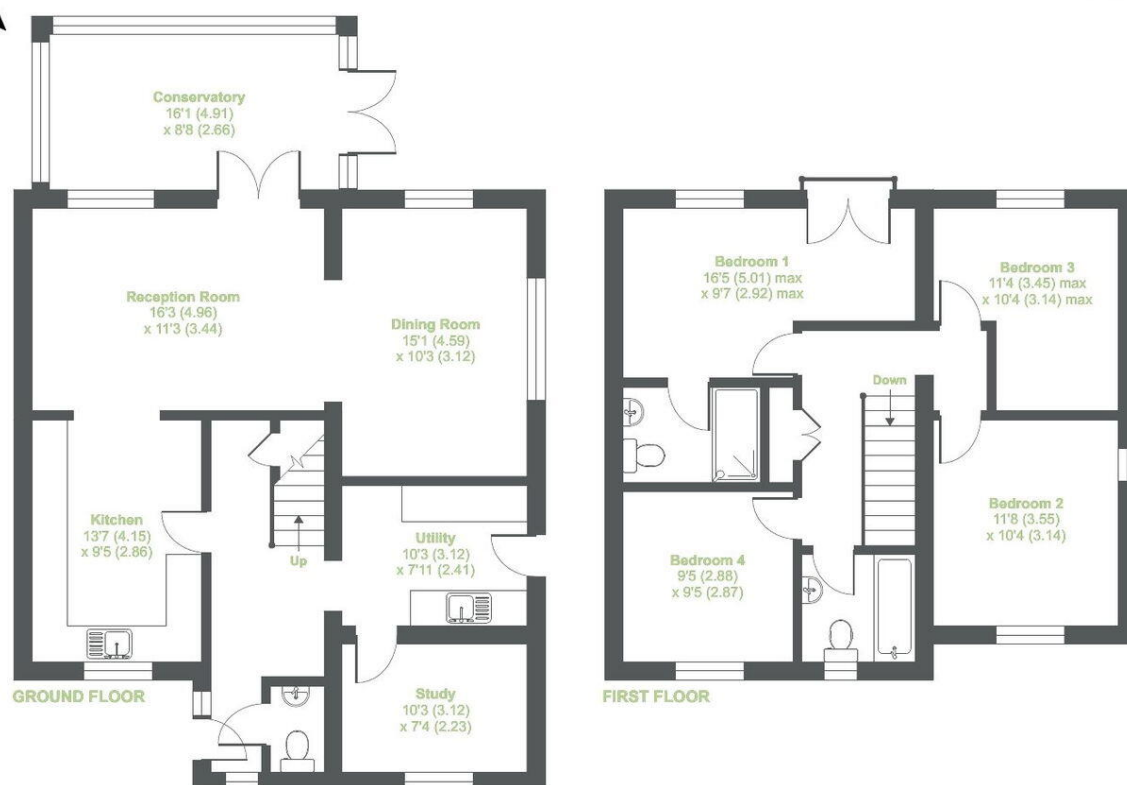


4 MILLARS COTTAGES, STATION ROAD, CLIDDESSEN, BASINGSTOKE, RG25 2FG

Station Road, Cliddesden, Basingstoke, RG25

Approximate Area = 1644 sq ft / 152.7 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). © nitchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1339790



Property EPC - Certificate



4 Millars Cottages Station Road Cliddesden BASINGSTOKE RG25 2FG		Energy rating C	
Valid until 13.08.2035		Certificate number 97723053220820456204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

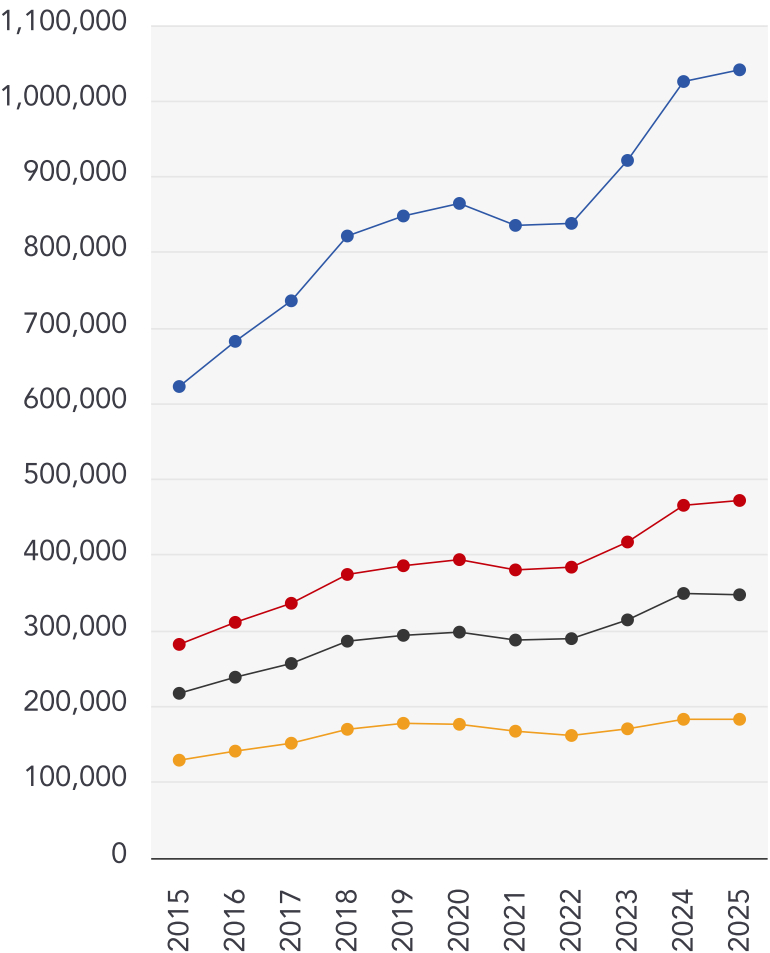
Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	130 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG25



Detached

+67.16%

Semi-Detached

+67.36%

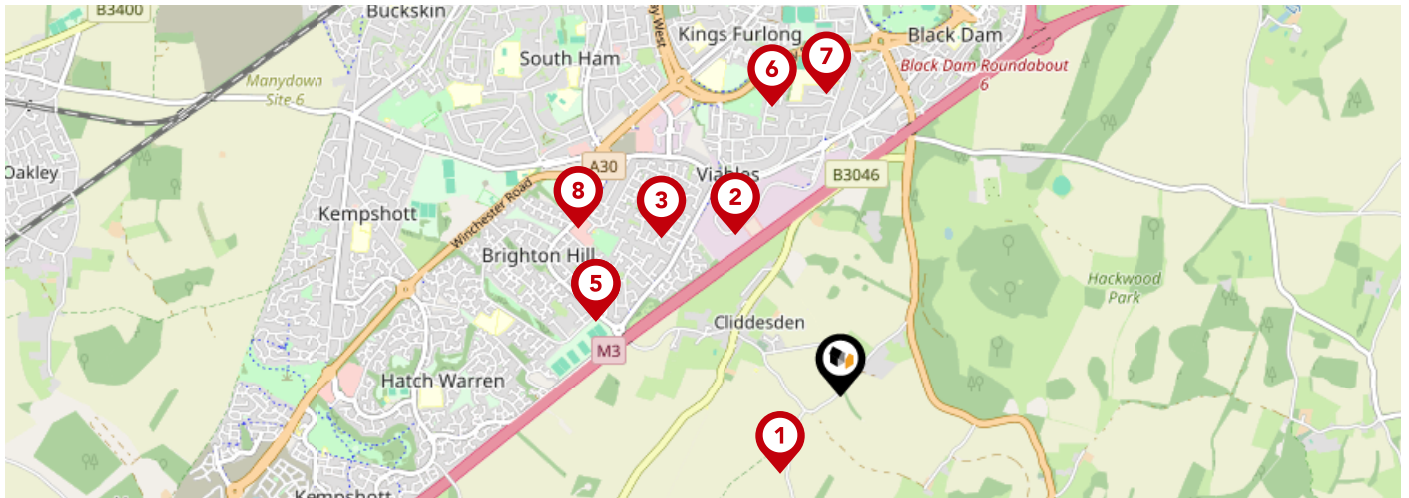
Terraced

+59.82%

Flat

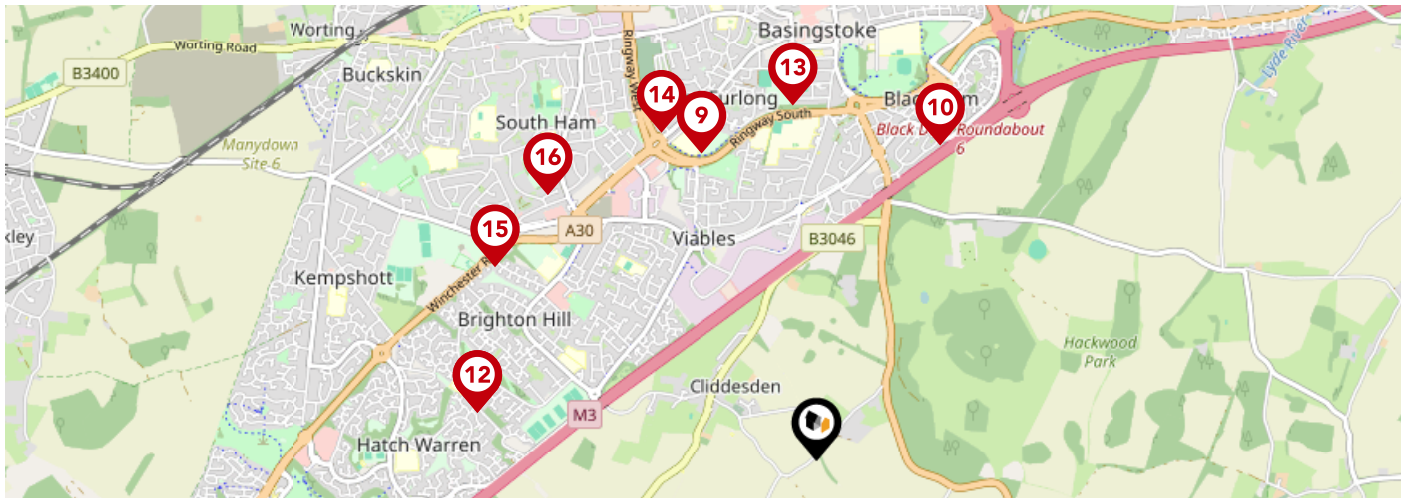
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:0.45	☐	☒	☐	☐	☐
2	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:0.9	☐	☐	☒	☐	☐
3	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:1.11	☐	☒	☐	☐	☐
4	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:1.19	☐	☒	☐	☐	☐
5	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:1.19	☐	☒	☐	☐	☐
6	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:1.38	☐	☒	☐	☐	☐
7	Queen Mary's College Ofsted Rating: Good Pupils:0 Distance:1.4	☐	☐	☒	☐	☐
8	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:1.44	☐	☐	☒	☐	☐

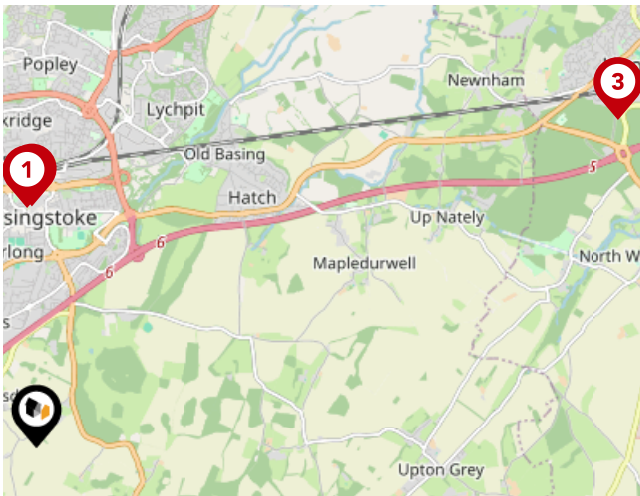
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cranbourne Ofsted Rating: Good Pupils: 809 Distance: 1.52	☐	☐	☒	☐	☐
	Rucstall Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.57	☐	☒	☐	☐	☐
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance: 1.59	☐	☒	☐	☐	☐
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance: 1.59	☐	☒	☐	☐	☐
	Fairfields Primary School Ofsted Rating: Good Pupils: 415 Distance: 1.65	☐	☒	☐	☐	☐
	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance: 1.68	☐	☒	☐	☐	☐
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils: 0 Distance: 1.74	☐	☐	☒	☐	☐
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.75	☐	☐	☒	☐	☐

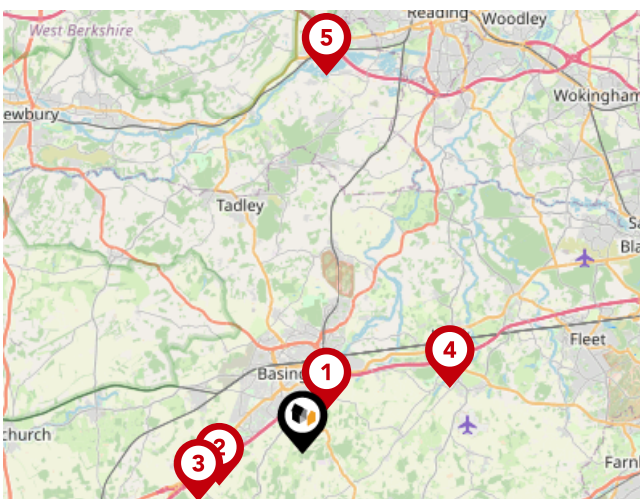
Area

Transport (National)



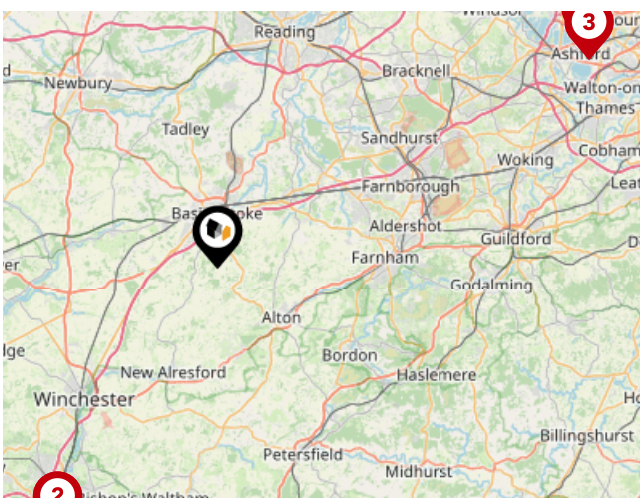
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.24 miles
2	Basingstoke Rail Station	2.24 miles
3	Hook Rail Station	6.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.86 miles
2	M3 J7	3.33 miles
3	M3 J8	4.28 miles
4	M3 J5	5.97 miles
5	M4 J12	14.07 miles

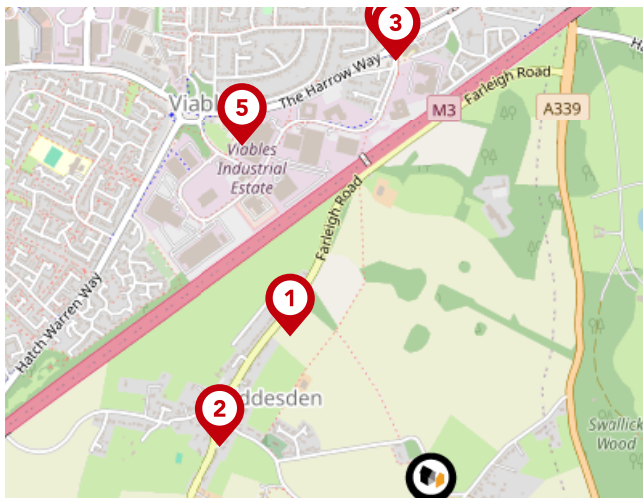


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	23.07 miles
2	Southampton Airport	23.07 miles
3	Heathrow Airport Terminal 4	31.64 miles
4	Heathrow Airport	31.95 miles

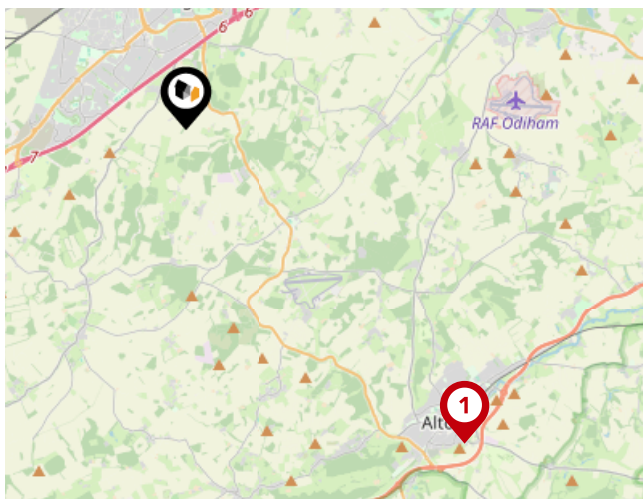
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Southlea	0.53 miles
	Village Pond	0.52 miles
	Golden Lion	1.06 miles
	Cliddesden Road	1.08 miles
	Viabes Roundabout	0.97 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	7.78 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.

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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