

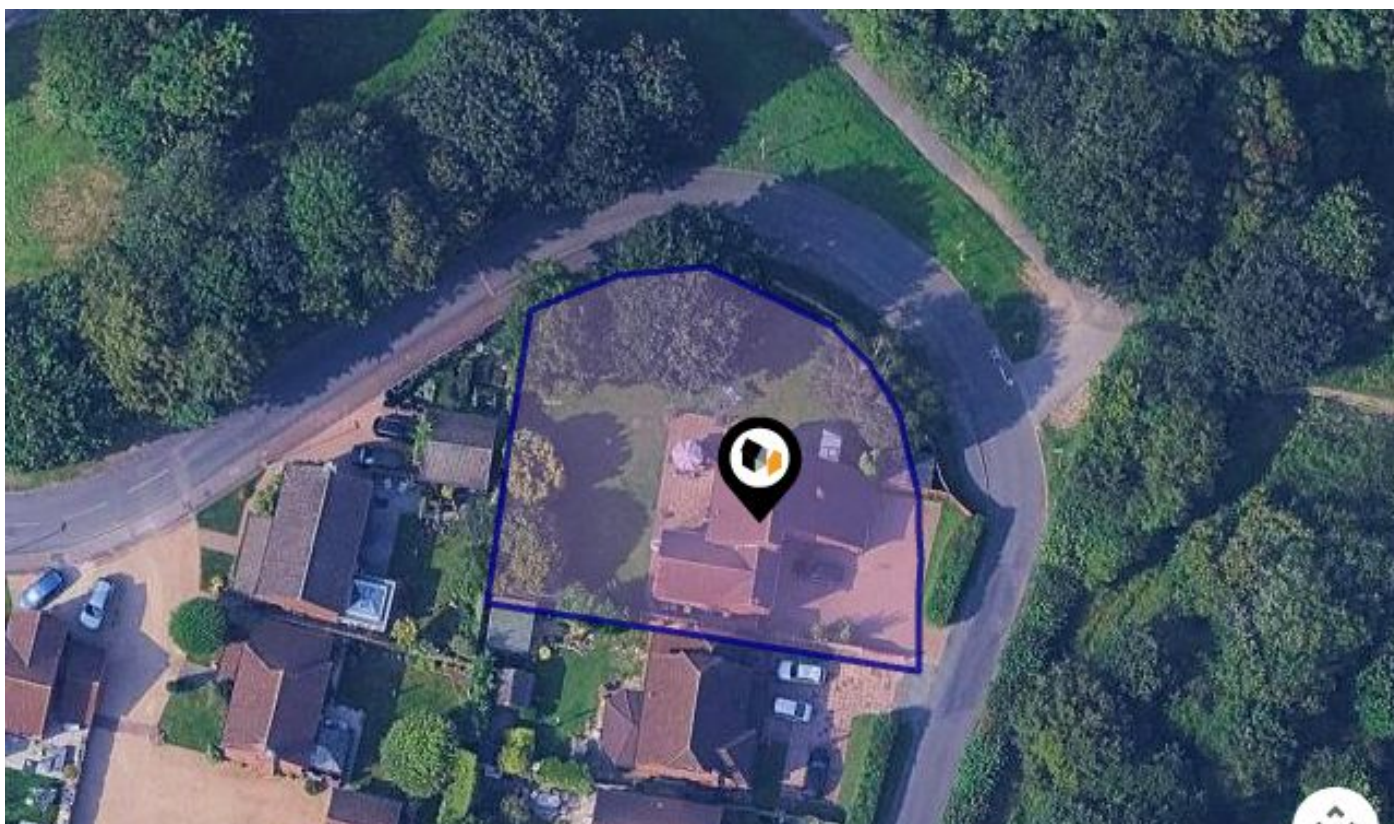


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th September 2025



**INGLENOOK, BARTONS LANE, OLD BASING,
BASINGSTOKE, RG24 8AN**

Brockenhurst

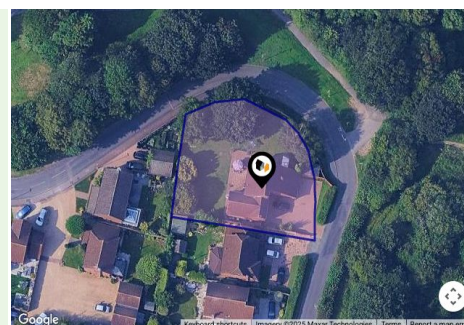
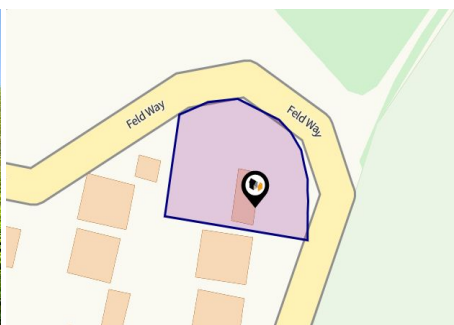
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

Property Overview



Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,959 ft ² / 182 m ²
Plot Area:	0.24 acres
Council Tax :	Band G
Annual Estimate:	£3,580
Title Number:	HP659293
UPRN:	10000457082

Last Sold Date:	10/06/2005
Last Sold Price:	£435,000
Last Sold £/ft ² :	£222
Tenure:	Freehold

Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	36	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



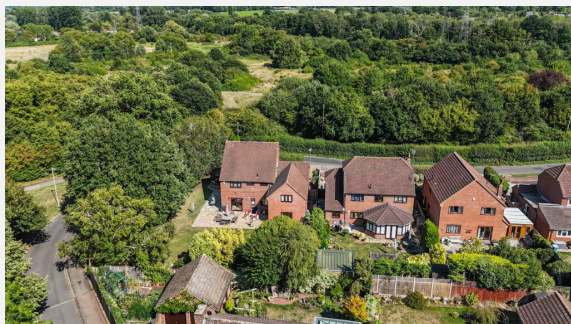
Planning History

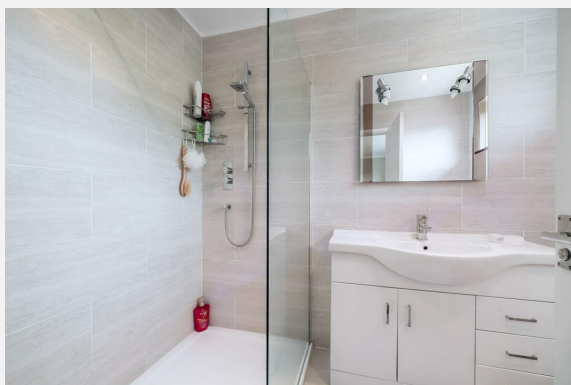
This Address



Planning records for: *Inglenook, Bartons Lane, Old Basing, Basingstoke, RG24 8AN*

Reference - BDB/61730	
Decision:	Decided
Date:	22nd August 2005
Description:	Erection of a two storey rear extension, garage conversion and internal alterations to provide annex







INGLENOOK, BARTONS LANE, OLD BASING, BASINGSTOKE, RG24 8AN

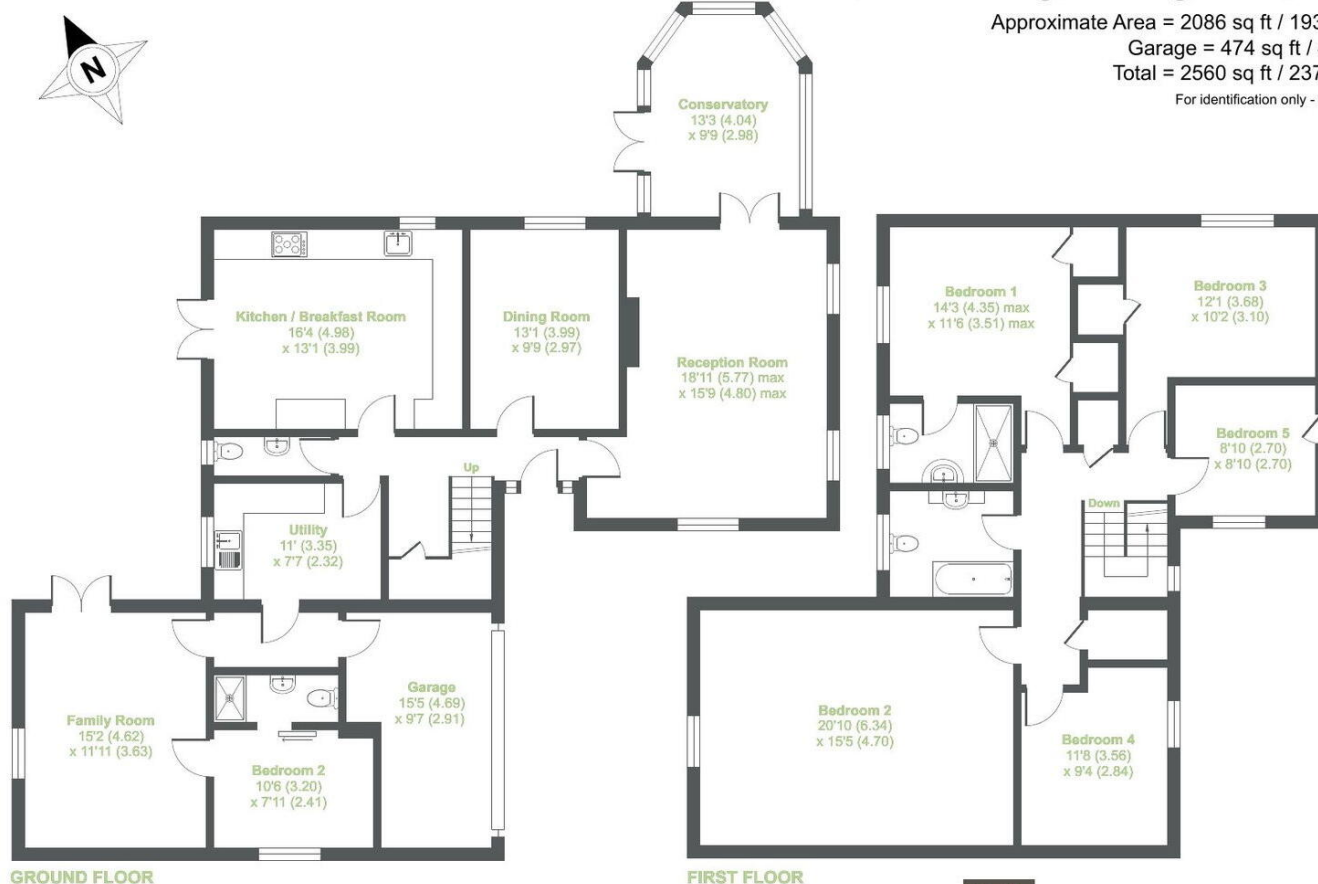
Bartons Lane, Old Basing, Basingstoke, RG24

Approximate Area = 2086 sq ft / 193.7 sq m

Garage = 474 sq ft / 44 sq m

Total = 2560 sq ft / 237.7 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). © n3checom 2025. Produced for Brockenhurst Estate Agents. REF: 1334500



Property EPC - Certificate



Inglenook Bartons Lane Old Basing BASINGSTOKE RG24 8AN		Energy rating C	
Valid until 10.08.2035		Certificate number 93004589022265093853	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

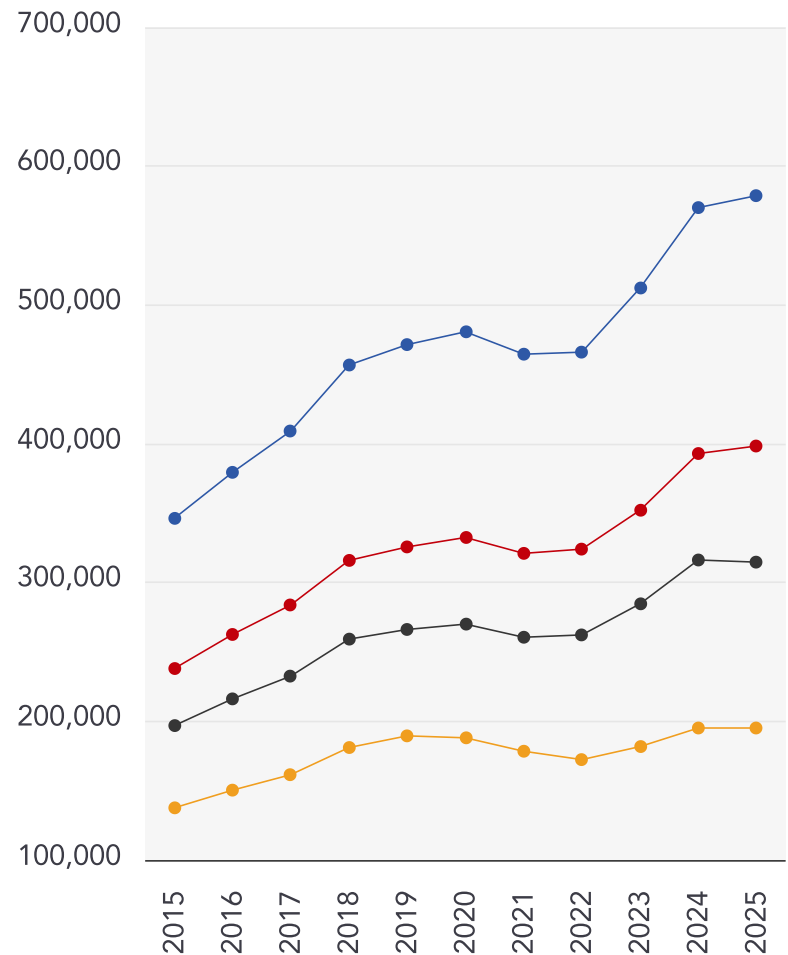
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	182 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%

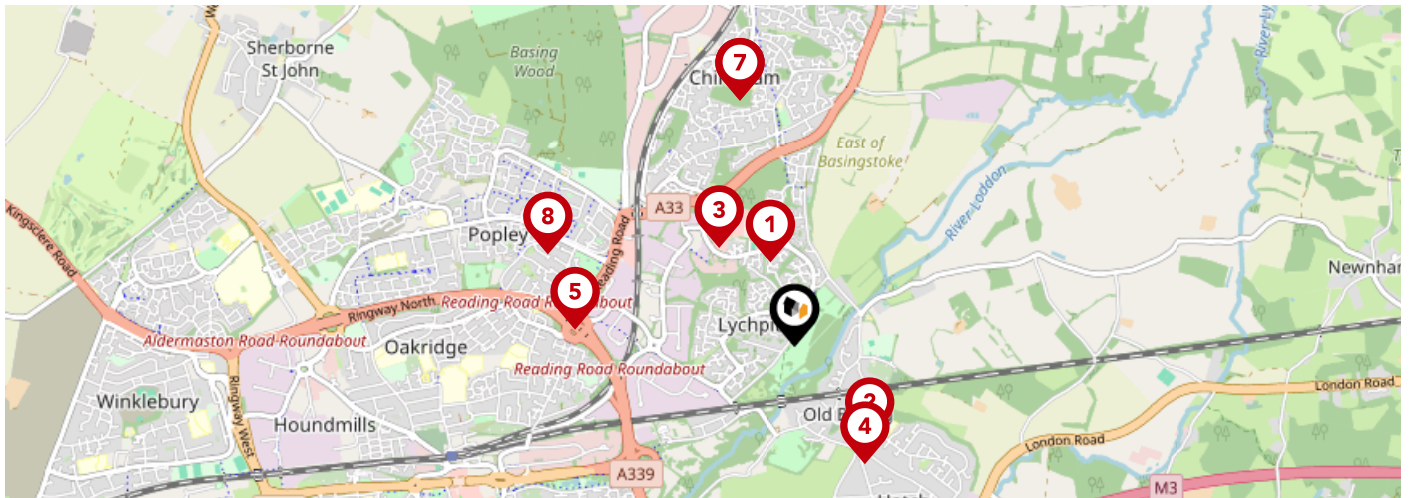
Terraced

+59.82%

Flat

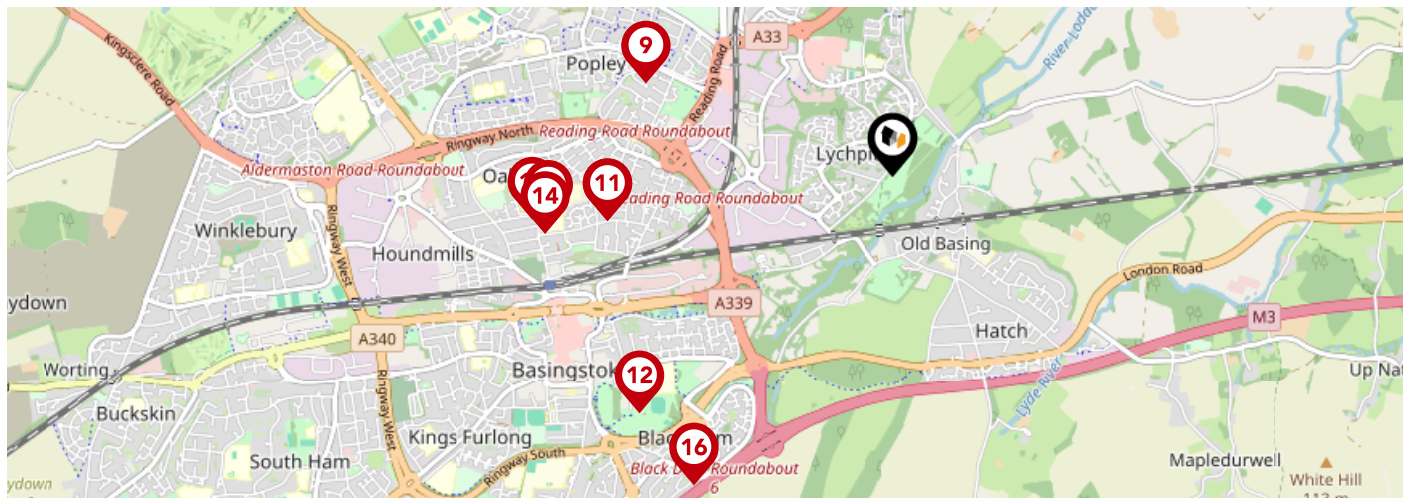
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:0.41	☐	☒	☐	☐	☐
2	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:0.55	☐	☒	☐	☐	☐
3	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
4	Old Basing Infant School Ofsted Rating: Good Pupils: 266 Distance:0.63	☐	☒	☐	☐	☐
5	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.02	☐	☐	☒	☐	☐
6	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:1.17	☐	☒	☐	☐	☐
7	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:1.17	☐	☒	☐	☐	☐
8	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:1.22	☐	☒	☐	☐	☐

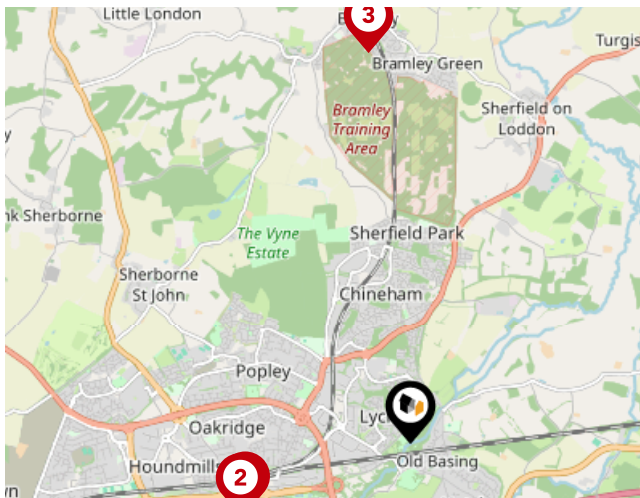
Area Schools



		Nursery	Primary	Secondary	College	Private
	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance: 1.22	☐	☒	☐	☐	☐
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance: 1.34	☐	☒	☐	☐	☐
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance: 1.34	☐	☒	☐	☐	☐
	The Costello School Ofsted Rating: Good Pupils: 1215 Distance: 1.61	☐	☐	☒	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance: 1.61	☐	☐	☒	☐	☐
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance: 1.63	☐	☐	☒	☐	☐
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance: 1.68	☐	☒	☐	☐	☐
	Rucstall Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.7	☐	☒	☐	☐	☐

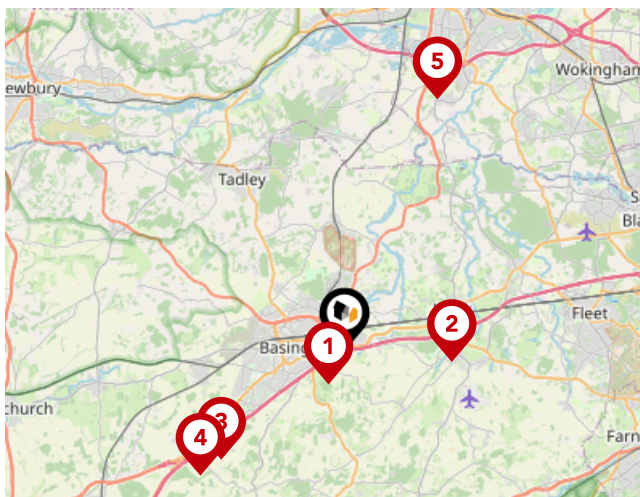
Area

Transport (National)



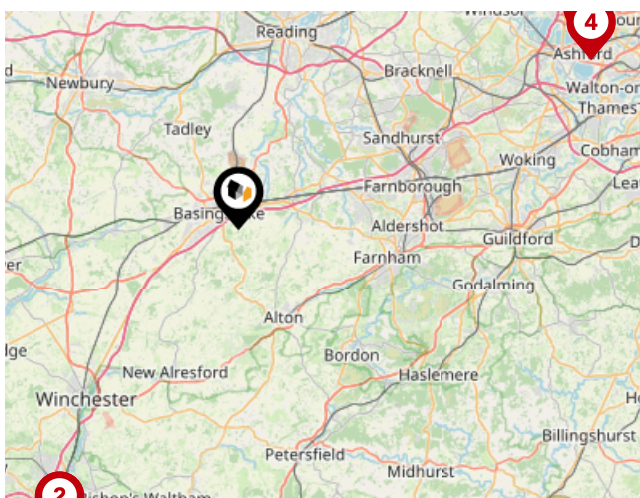
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.67 miles
2	Basingstoke Rail Station	1.71 miles
3	Bramley (Hants) Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.4 miles
2	M3 J5	3.98 miles
3	M3 J7	6.15 miles
4	M3 J8	7.12 miles
5	M4 J11	9.93 miles

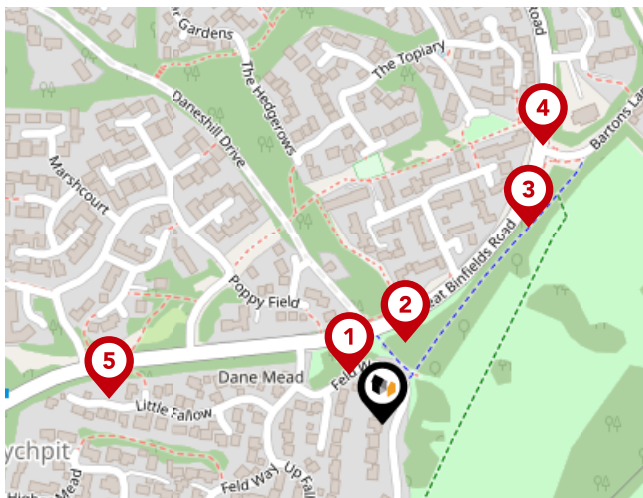


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.31 miles
2	Southampton Airport	26.31 miles
3	Heathrow Airport	29.22 miles
4	Heathrow Airport Terminal 4	28.97 miles

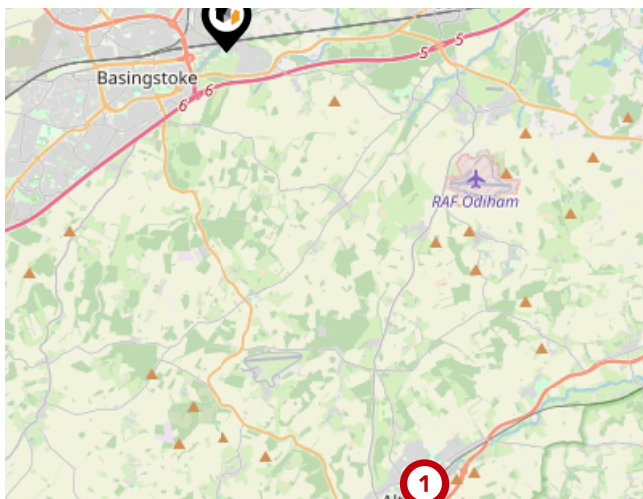
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Field Way	0.03 miles
	Inkpen Gardens	0.05 miles
	Bartons Lane	0.14 miles
	Bartons Lane	0.19 miles
	Great Binfields Crescent	0.16 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	9.45 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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