

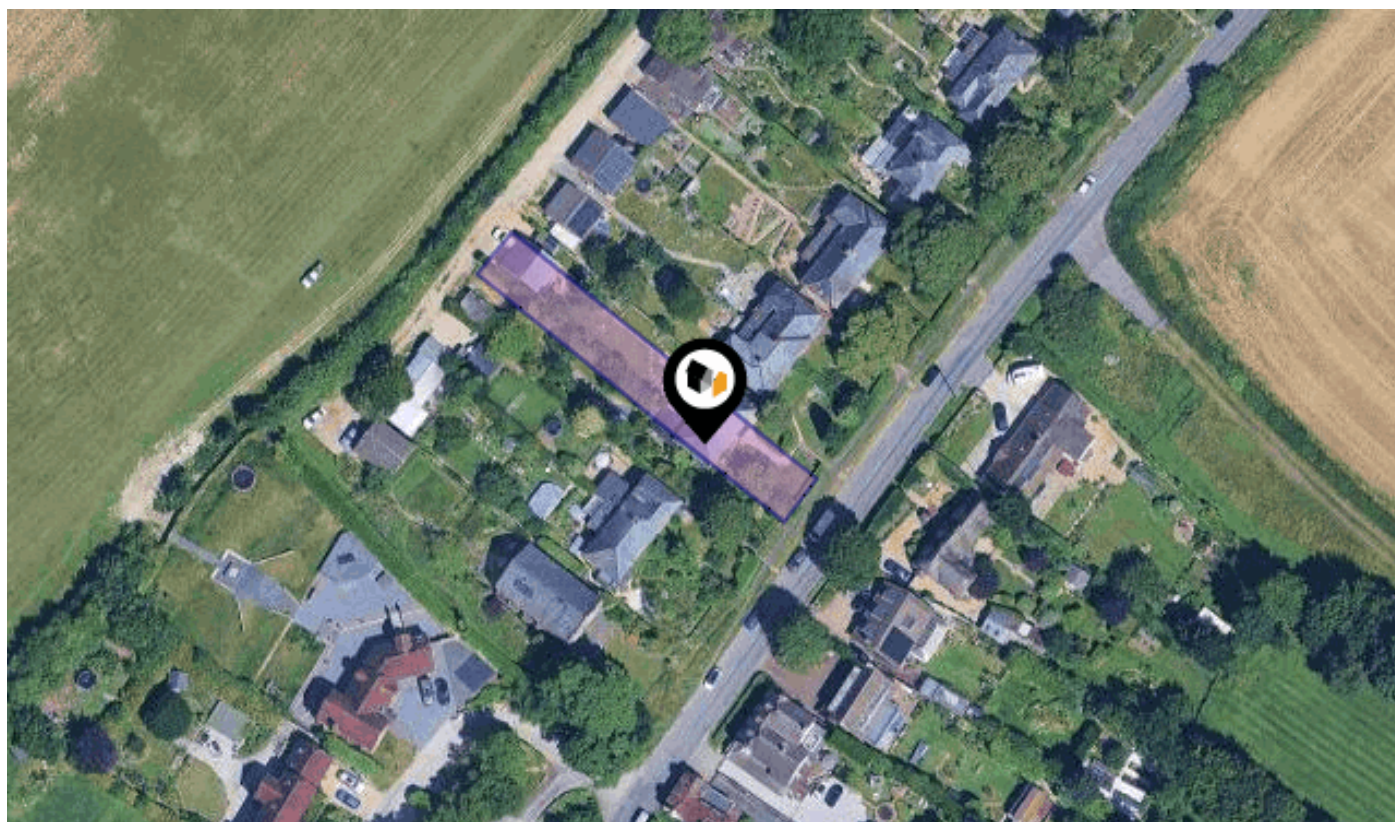


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



5, SOUTHLEA, CLIDDESDEN, BASINGSTOKE, RG25 2JN

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

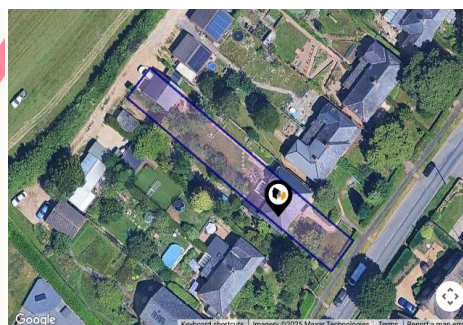
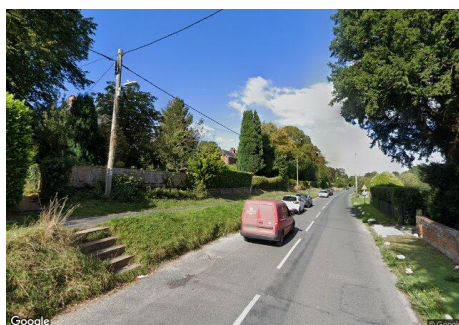
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,442 ft ² / 134 m ²
Plot Area:	0.16 acres
Year Built :	1900-1929
Council Tax :	Band E
Annual Estimate:	£2,625
Title Number:	HP749212
UPRN:	10002463994

Last Sold Date:	15/06/2017
Last Sold Price:	£575,000
Last Sold £/ft ² :	£398
Tenure:	Freehold

Local Area

Local Authority:	Hampshire
Conservation Area:	Cliddesden
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

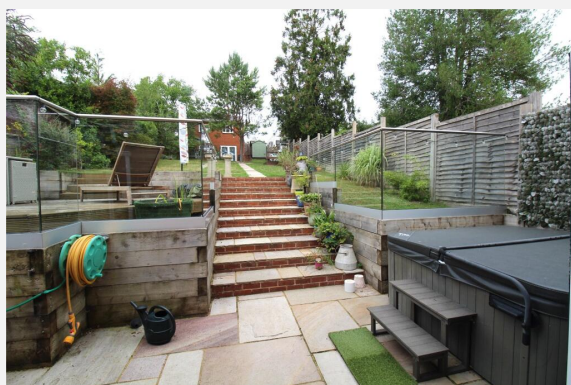
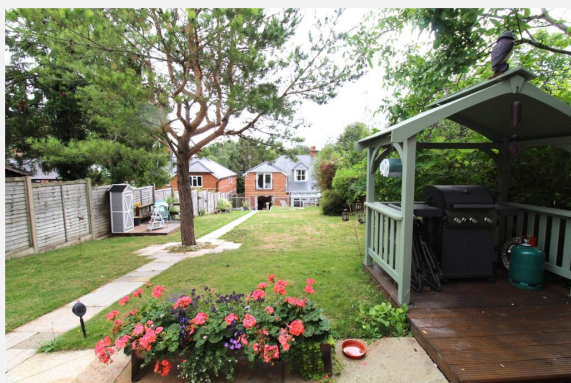
This Address



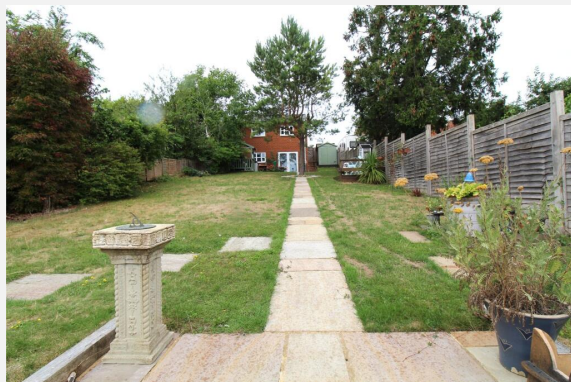
Planning records for: **5, Southlea, Cliddesden, Basingstoke, RG25 2JN**

Reference - 17/00040/RET	
Decision:	Decided
Date:	05th January 2017
Description:	Alterations to landscaping, Including alterations to levels and features to front of property (part retrospective)

Reference - 16/02240/HSE	
Decision:	Decided
Date:	21st June 2016
Description:	Demolition of existing garage, side and rear conservatories. Erection of new garage with workshop, first floor rear and two storey side extensions



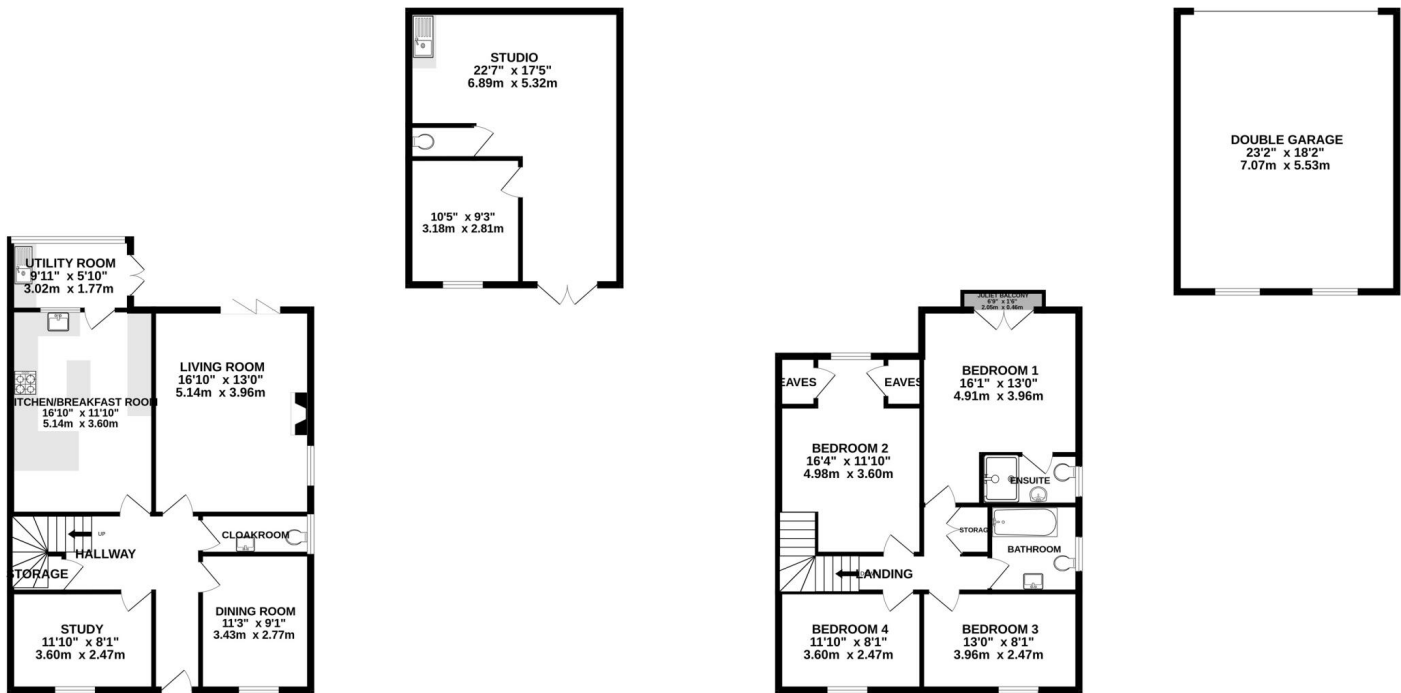




5, SOUTHLEA, CLIDDESSEN, BASINGSTOKE, RG25 2JN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate



5, Southlea, Cliddesden, RG25 2JN

Energy rating

C

Valid until 11.04.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

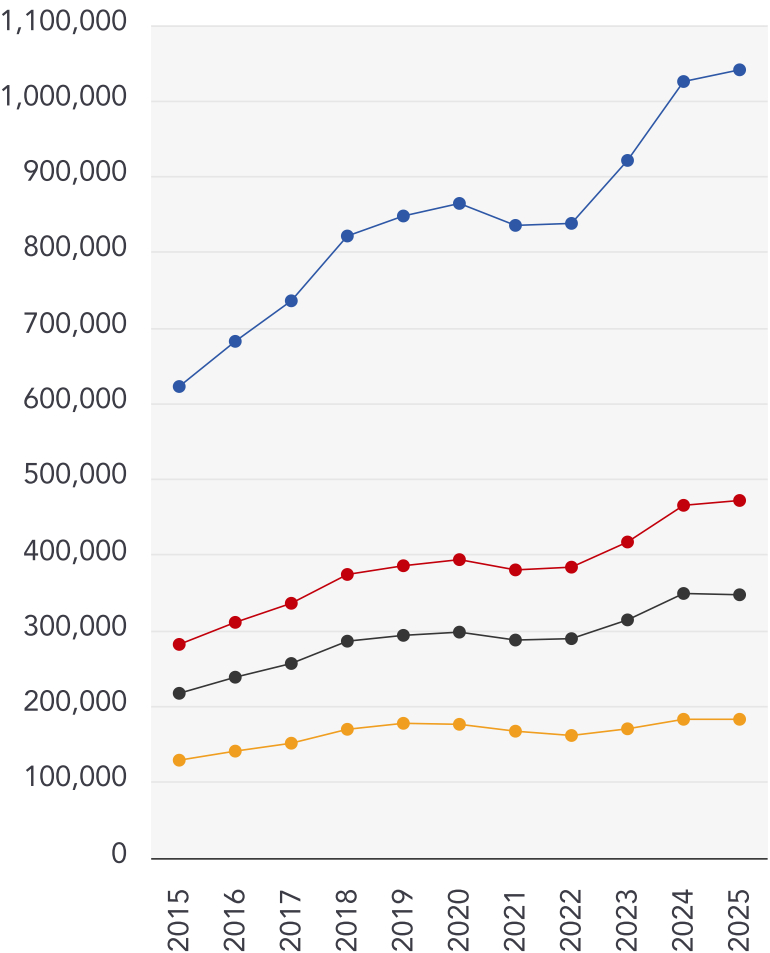
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 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:	Suspended, insulated
Total Floor Area:	134 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%

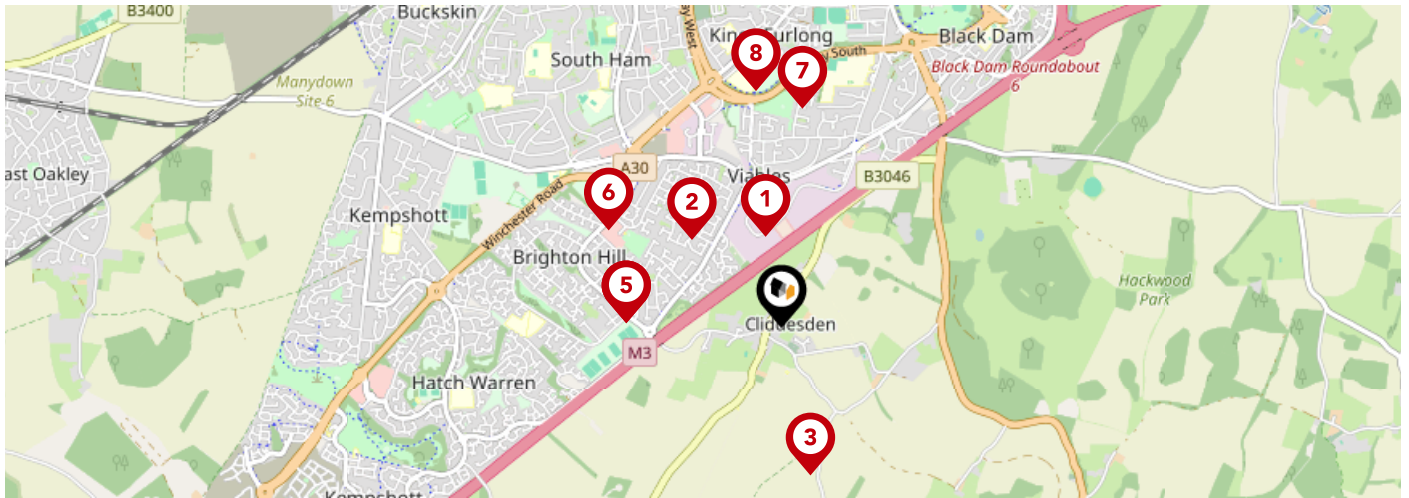
Terraced

+59.82%

Flat

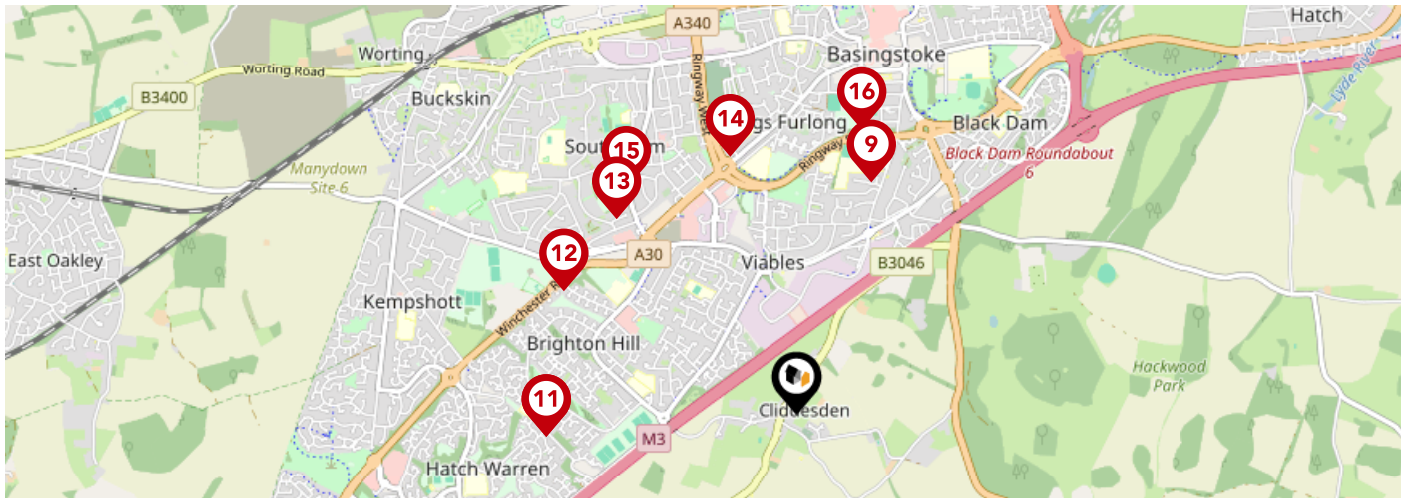
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:0.43	☐	☐	☒	☐	☐
2	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.58	☐	☒	☐	☐	☐
3	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:0.7	☐	☒	☐	☐	☐
4	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.72	☐	☒	☐	☐	☐
5	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:0.72	☐	☒	☐	☐	☐
6	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.92	☐	☐	☒	☐	☐
7	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:1.02	☐	☒	☐	☐	☐
8	Cranbourne Ofsted Rating: Good Pupils: 809 Distance:1.1	☐	☐	☒	☐	☐

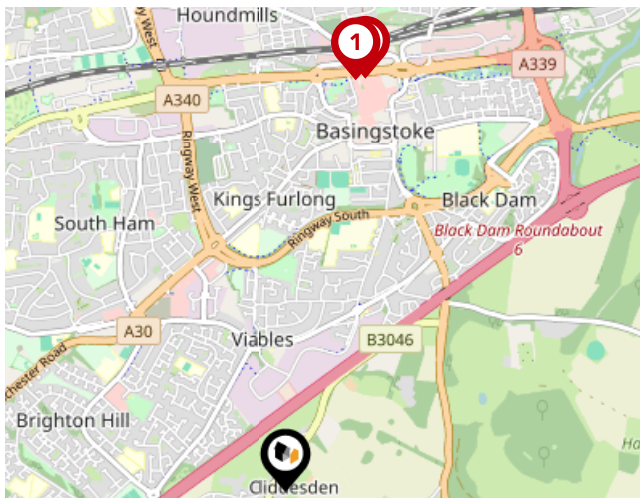
Area Schools



		Nursery	Primary	Secondary	College	Private
	Queen Mary's College Ofsted Rating: Good Pupils:0 Distance:1.13	☐	☐	☒	☐	☐
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:1.16	☐	☒	☐	☐	☐
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:1.16	☐	☒	☐	☐	☐
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:1.22	☐	☐	☒	☐	☐
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:1.23	☐	☐	☒	☐	☐
	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:1.23	☐	☒	☐	☐	☐
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.31	☐	☒	☐	☐	☐
	Fairfields Primary School Ofsted Rating: Good Pupils: 415 Distance:1.35	☐	☒	☐	☐	☐

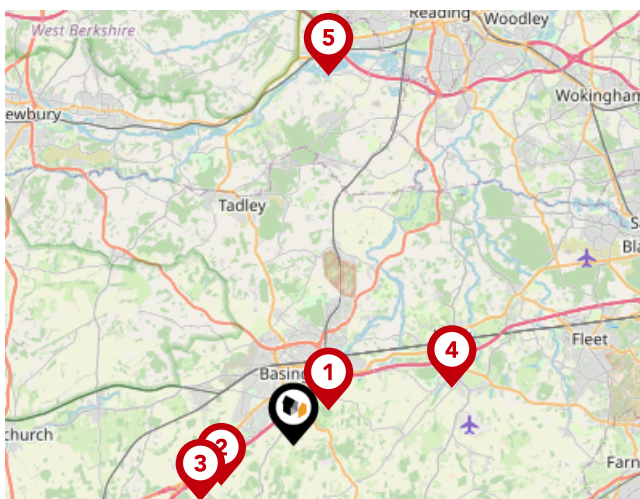
Area

Transport (National)



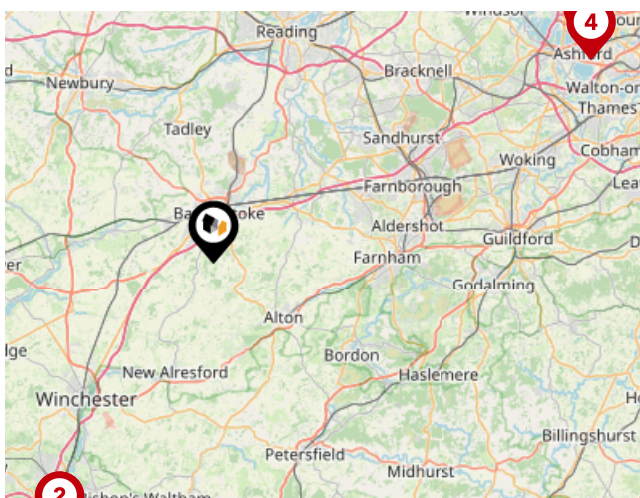
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.93 miles
2	Basingstoke Rail Station	1.95 miles
3	Bramley (Hants) Rail Station	6.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.84 miles
2	M3 J7	3.1 miles
3	M3 J8	4.06 miles
4	M3 J5	6.23 miles
5	M4 J12	13.78 miles

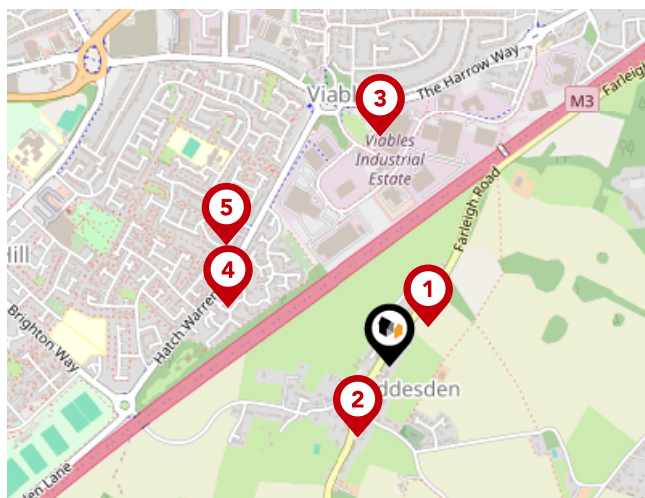


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	23.14 miles
2	Southampton Airport	23.14 miles
3	Heathrow Airport	32.14 miles
4	Heathrow Airport Terminal 4	31.84 miles

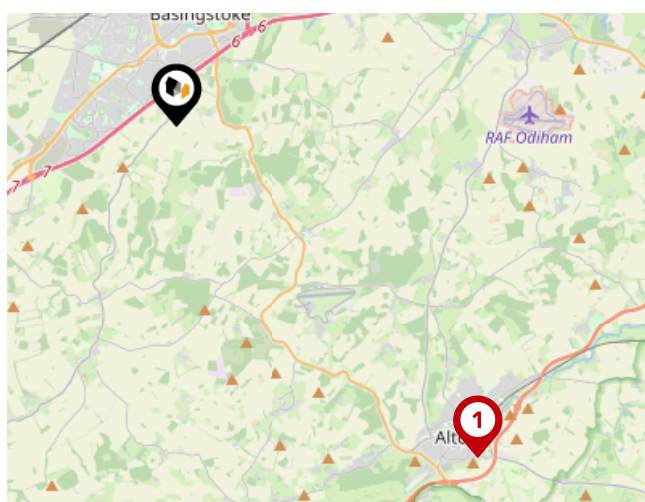
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Southlea	0.13 miles
2	Village Pond	0.18 miles
3	Viabes Roundabout	0.53 miles
4	Berkeley Drive	0.4 miles
5	Borodin Close	0.47 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.3 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.



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