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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th September 2025



**MULBERRY COTTAGE, NEW ROAD, PAMBER GREEN,
TADLEY, RG26 3AG**

Brockenhurst

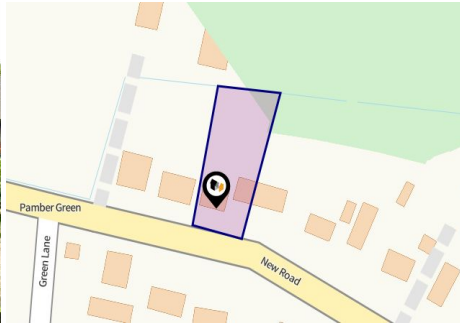
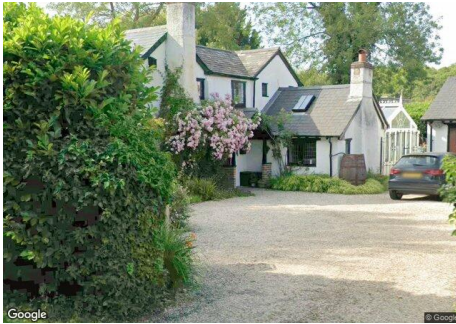
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

Property Overview



Property

Type:	Detached	Last Sold Date:	03/07/1998
Bedrooms:	4	Last Sold Price:	£195,000
Floor Area:	1,646 ft ² / 153 m ²	Last Sold £/ft ² :	£118
Plot Area:	0.34 acres	Tenure:	Freehold
Title Number:	HP504978		
UPRN:	100060236350		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	6	80	-
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History

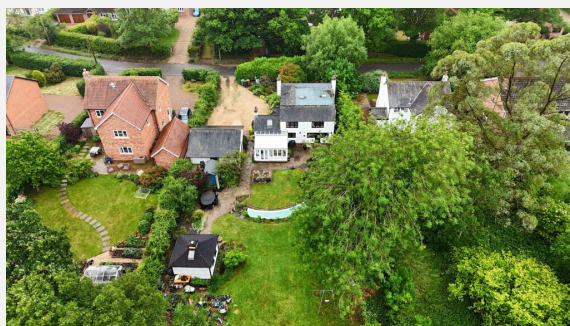
This Address

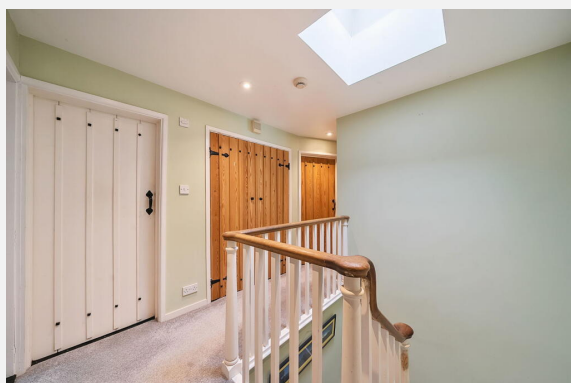


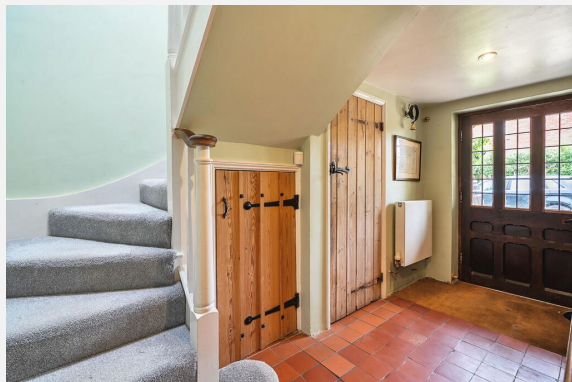
Planning records for: *Mulberry Cottage, New Road, Pamber Green, Tadley, RG26 3AG*

Reference - BDB/59040	
Decision:	Decided
Date:	30th July 2004
Description:	Erection of rear conservatory link

Reference - BDB/60912	
Decision:	Decided
Date:	06th May 2005
Description:	Erection of a hardwood conservatory to the rear of the property









MULBERRY COTTAGE, NEW ROAD, PAMBER GREEN, TADLEY, RG26 3AG

New Road, Pamber Green, Tadley, RG26

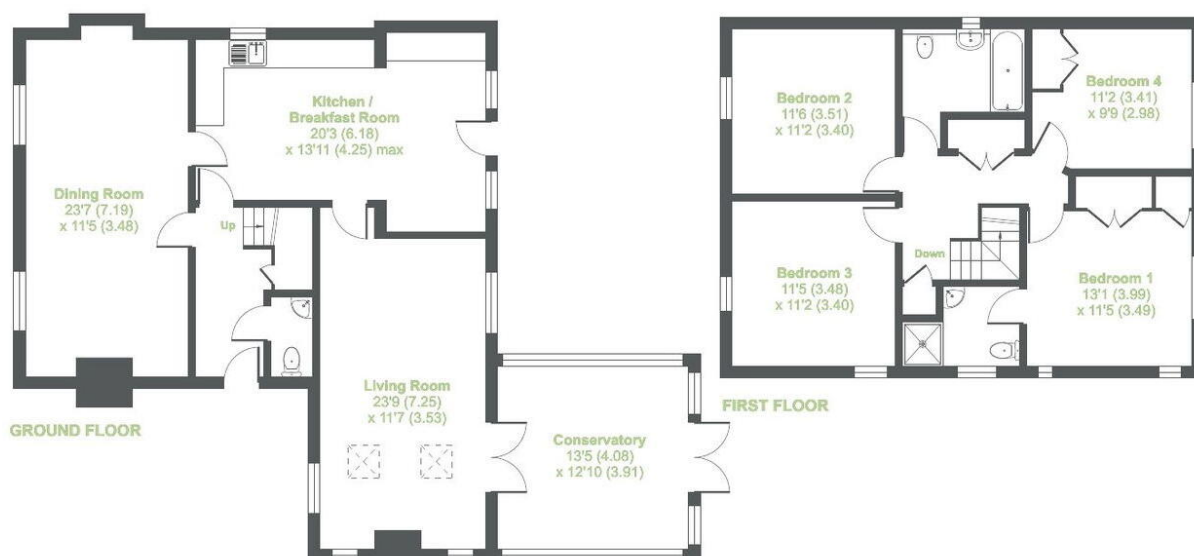
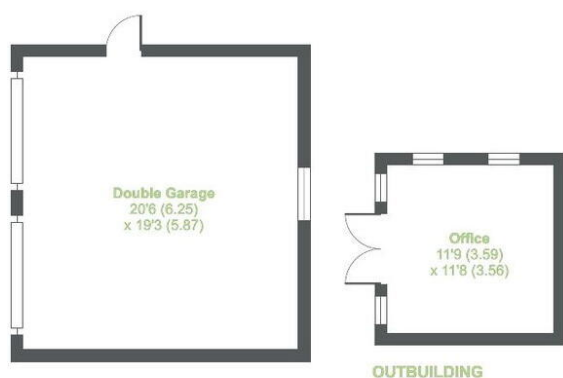
Approximate Area = 1847 sq ft / 171.5 sq m

Garage = 395 sq ft / 36.6 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 2380 sq ft / 220.9 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). Produced for Brockenhurst Estate Agents. REF: 1301631



Property EPC - Certificate



Mulberry Cottage, New Road, Pamber Green, TADLEY,
RG26 3AG

Energy rating

E

Valid until 03.06.2035

Certificate number
7100-5174-0422-0500-3653

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

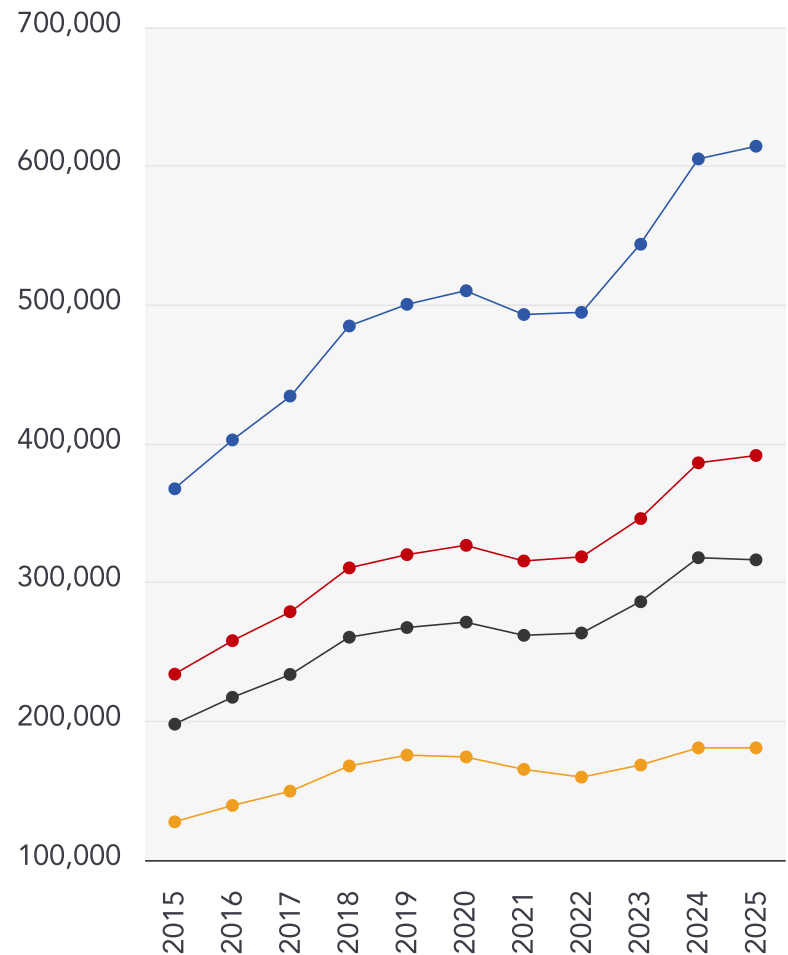
Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Window:	Some double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 69% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	153 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%

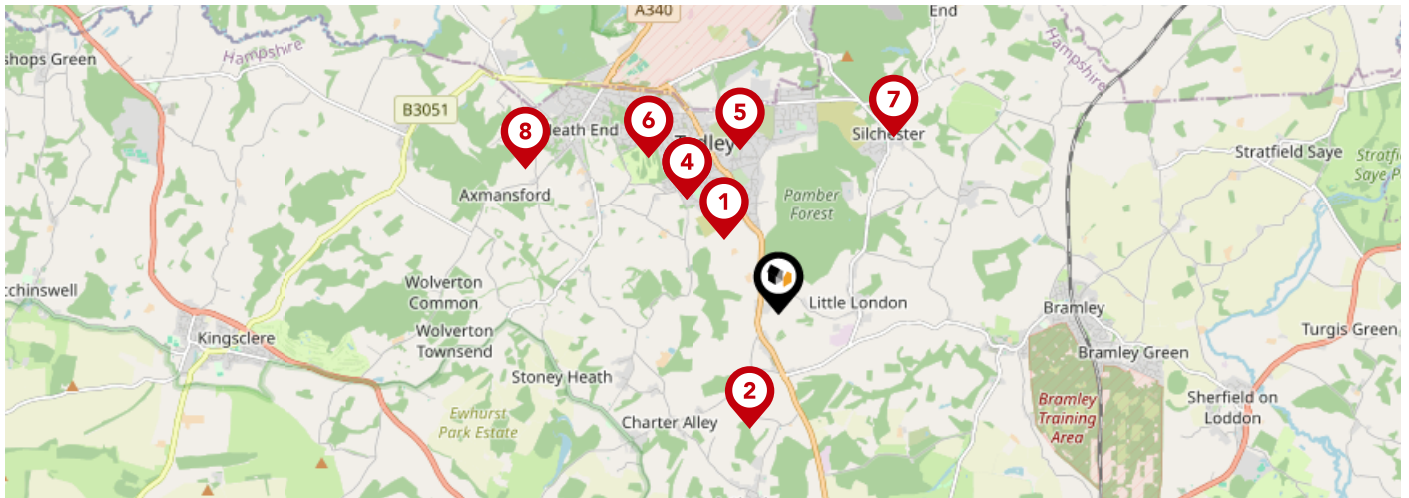
Terraced

+59.82%

Flat

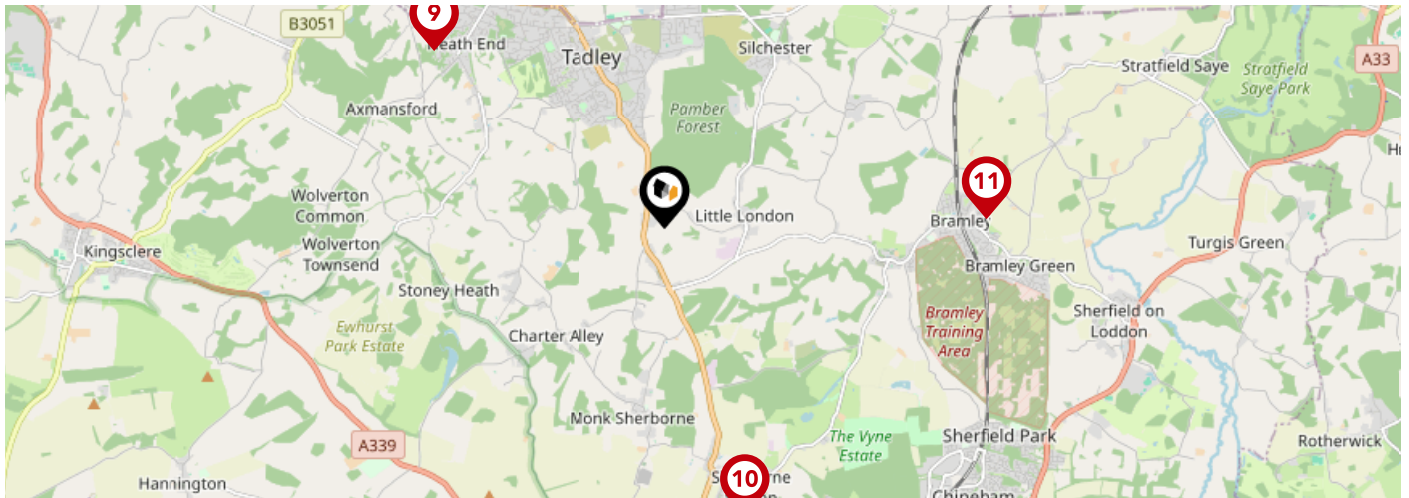
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:0.87	☐	☒	☐	☐	☐
2	The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:1.08	☐	☒	☐	☐	☐
3	Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:1.37	☐	☒	☐	☐	☐
4	Bishopswood Infant School Ofsted Rating: Good Pupils: 175 Distance:1.37	☐	☒	☐	☐	☐
5	Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:1.58	☐	☐	☒	☐	☐
6	Burnham Copse Primary School Ofsted Rating: Good Pupils: 310 Distance:1.89	☐	☒	☐	☐	☐
7	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:1.98	☐	☒	☐	☐	☐
8	Grantham Farm Montessori School Ofsted Rating: Good Pupils: 37 Distance:2.7	☐	☒	☐	☐	☐

Area Schools



		Nursery	Primary	Secondary	College	Private
	The Hurst School Ofsted Rating: Good Pupils: 1014 Distance:2.7	☐	☐	☒	☐	☐
	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:2.76	☐	☒	☐	☐	☐
	Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:2.99	☐	☒	☐	☐	☐
	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:3.53	☐	☐	☒	☐	☐
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:3.7	☐	☒	☐	☐	☐
	Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:3.7	☐	☒	☐	☐	☐
	Saxon Wood School Ofsted Rating: Good Pupils: 42 Distance:3.73	☐	☒	☐	☐	☐
	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:3.77	☐	☒	☐	☐	☐

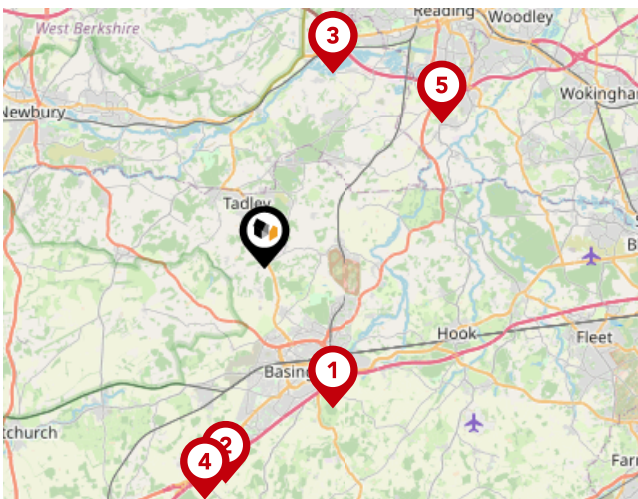
Area

Transport (National)



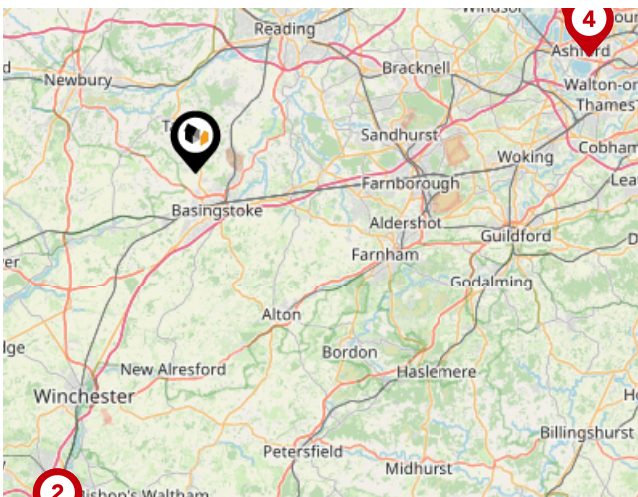
National Rail Stations

Pin	Name	Distance
	Bramley (Hants) Rail Station	2.75 miles
	Aldermaston Rail Station	4.75 miles
	Mortimer Rail Station	4.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J6	5.72 miles
	M3 J7	8.08 miles
	M4 J12	7.71 miles
	M3 J8	8.83 miles
	M4 J11	8.54 miles

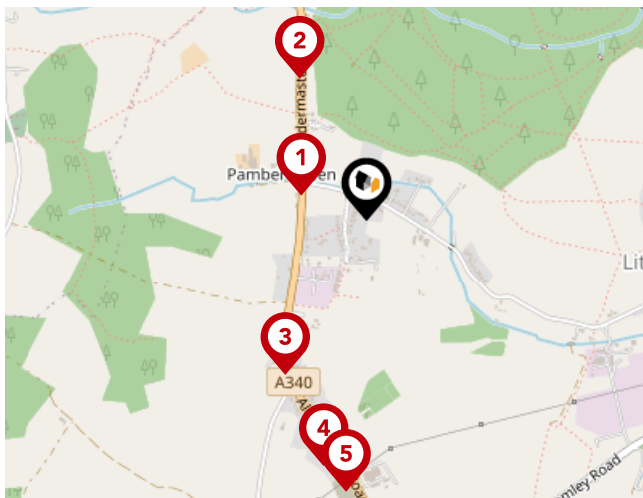


Airports/Helipads

Pin	Name	Distance
	North Stoneham	28.43 miles
	Southampton Airport	28.43 miles
	Heathrow Airport	30.57 miles
	Heathrow Airport Terminal 4	30.48 miles

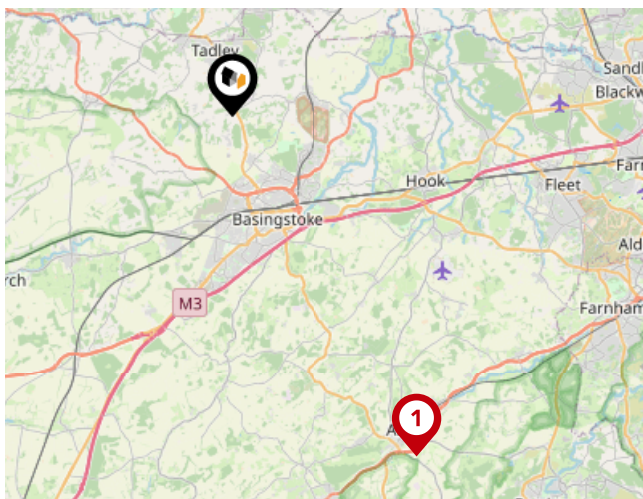
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	New Road	0.16 miles
	Skates Lane	0.37 miles
	Wakeford Farm	0.4 miles
	Elm Park Garden Centre	0.58 miles
	Elm Park Garden Centre	0.63 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	14.3 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

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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

Data Quality

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