

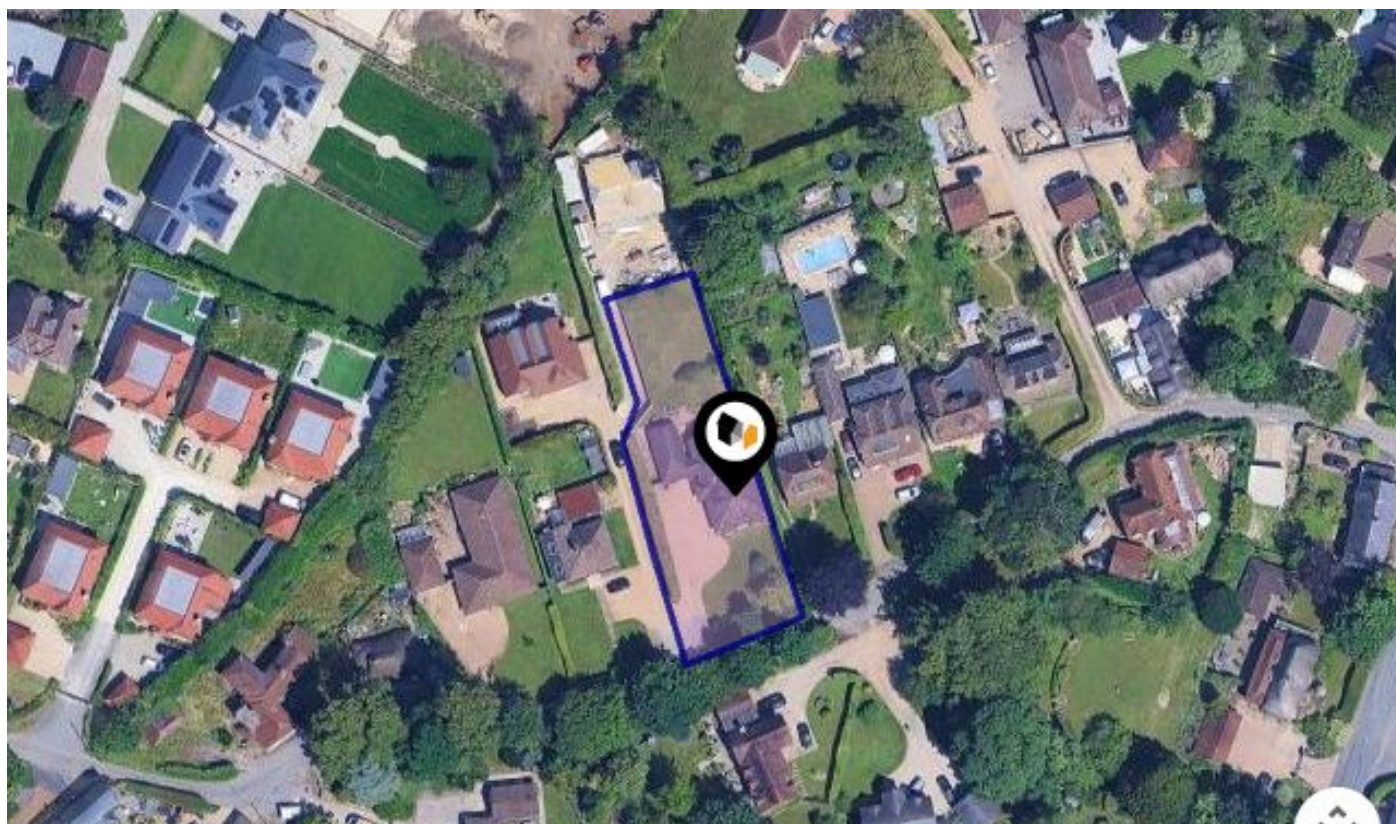


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



7, WOODS LANE, CLIDDESSEN, BASINGSTOKE, RG25 2JF

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

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basingstoke@brockenhurst.info

www.brockenhurst.info

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,034 ft ² / 189 m ²		
Plot Area:	0.29 acres		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP436914		
UPRN:	100060249227		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4	43	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *7, Woods Lane, Cliddesden, Basingstoke, RG25 2JF*

Reference - BDB/68511	
Decision:	Decided
Date:	04th April 2008
Description:	Erection of a new garage with storage area above and single storey link to existing house, following demolition of existing garage

Reference - 21/02056/FUL	
Decision:	Decided
Date:	17th June 2021
Description:	Erection of a two bedroom bungalow with associated car parking







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Woods Lane, Cliddesden, Basingstoke, RG25

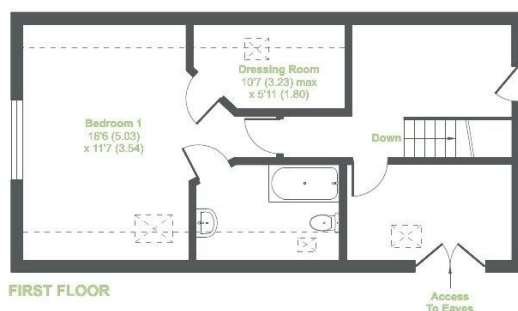
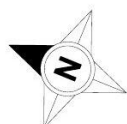
Approximate Area = 2148 sq ft / 199.5 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 392 sq ft / 36.4 sq m

Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Brockenhurst Estate Agents. REF: 1306177



Property EPC - Certificate



7 Woods Lane, Cliddesden, RG25 2JF

Energy rating

D

Valid until 30.10.2032

Certificate number
2609-3017-5206-3612-8200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

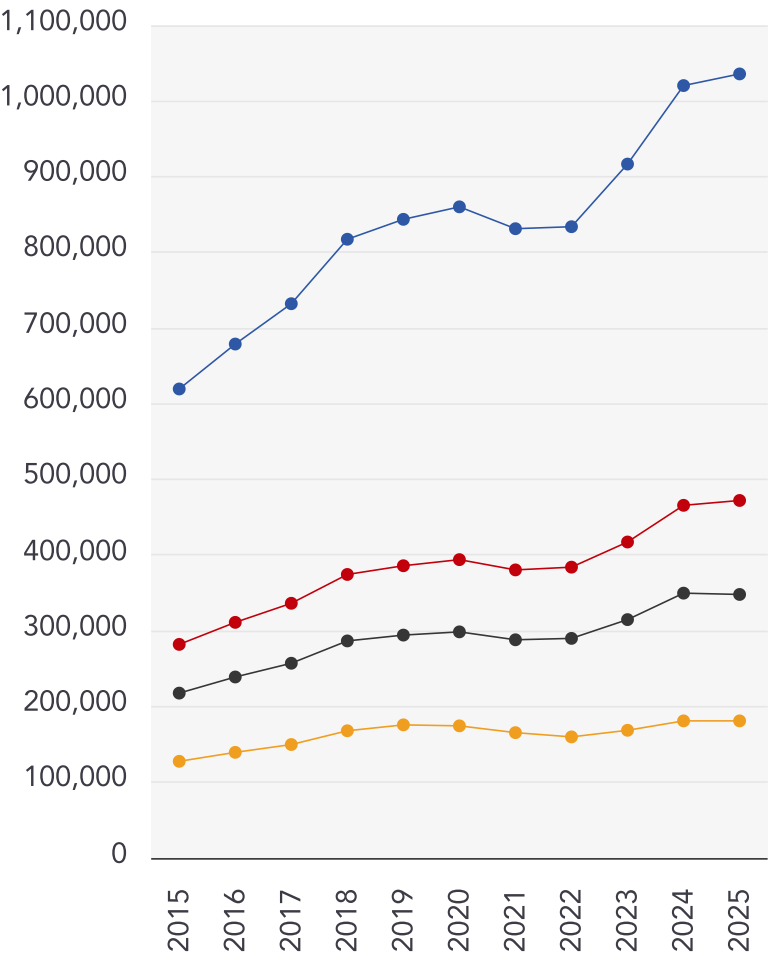
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 76% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	189 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%

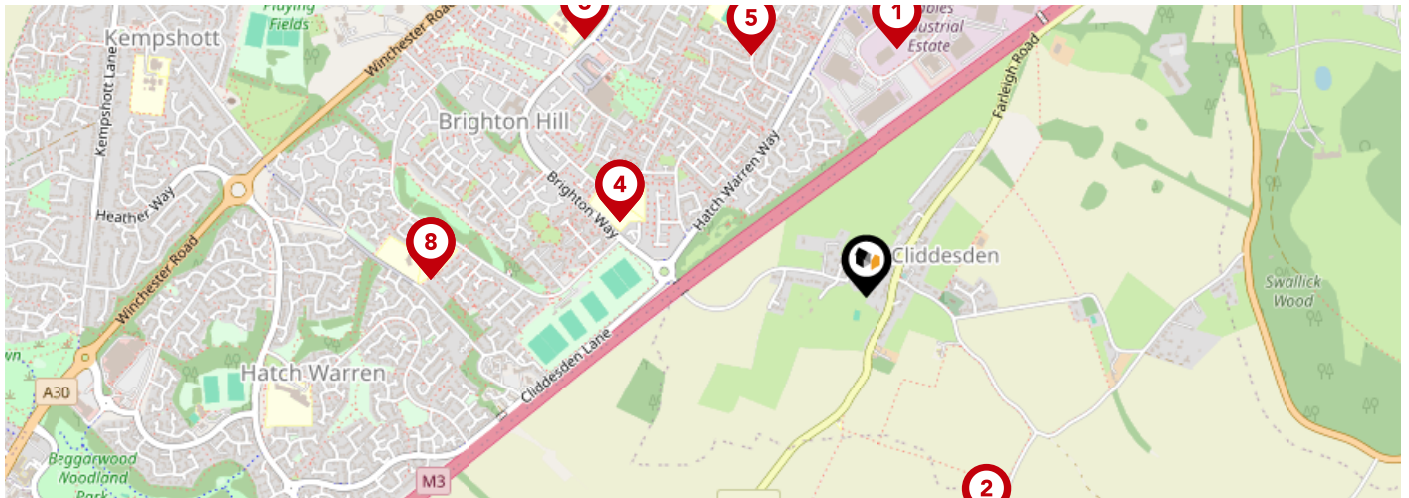
Terraced

+59.82%

Flat

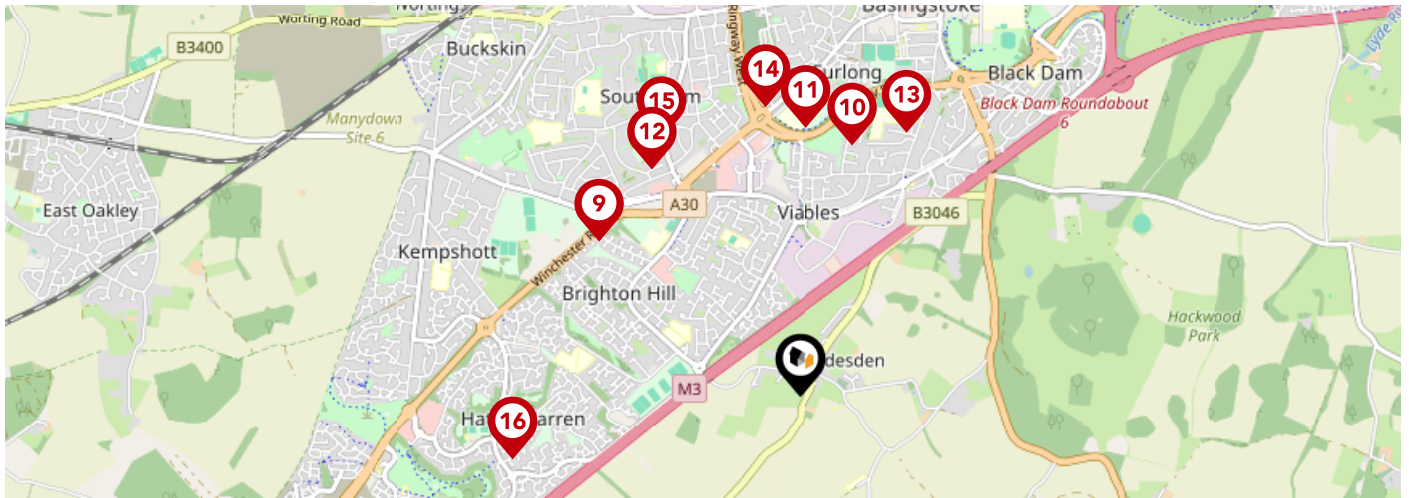
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

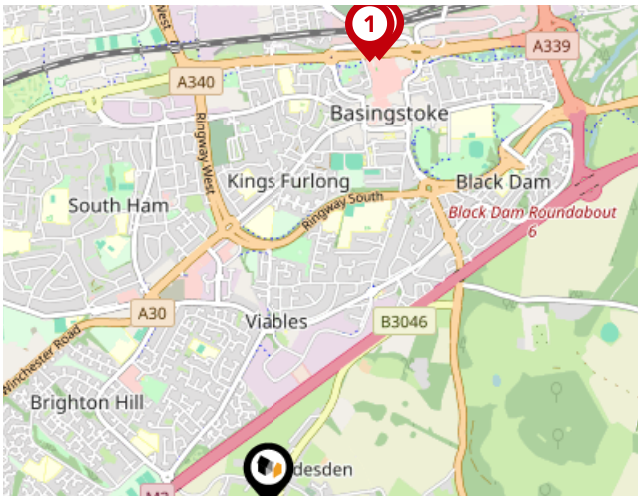
Area Schools



		Nursery	Primary	Secondary	College	Private
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranbourne Ofsted Rating: Good Pupils: 809 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Mary's College Ofsted Rating: Good Pupils:0 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

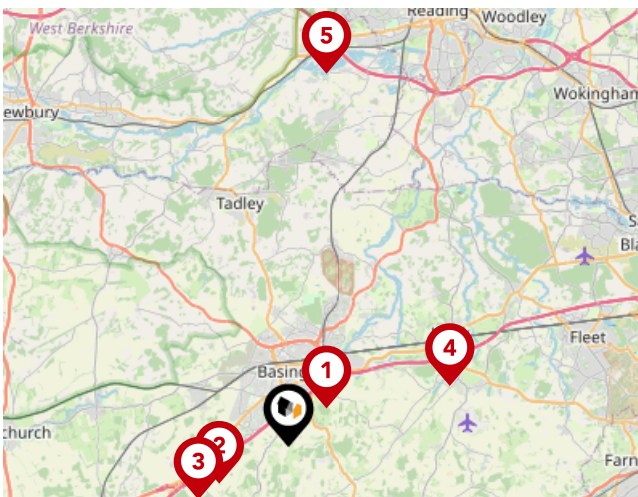
Area

Transport (National)



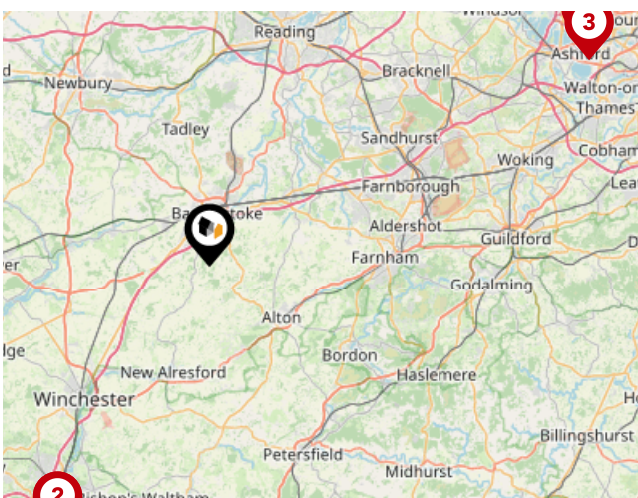
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.11 miles
2	Basingstoke Rail Station	2.13 miles
3	Bramley (Hants) Rail Station	6.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.05 miles
2	M3 J7	2.9 miles
3	M3 J8	3.86 miles
4	M3 J5	6.42 miles
5	M4 J12	13.94 miles

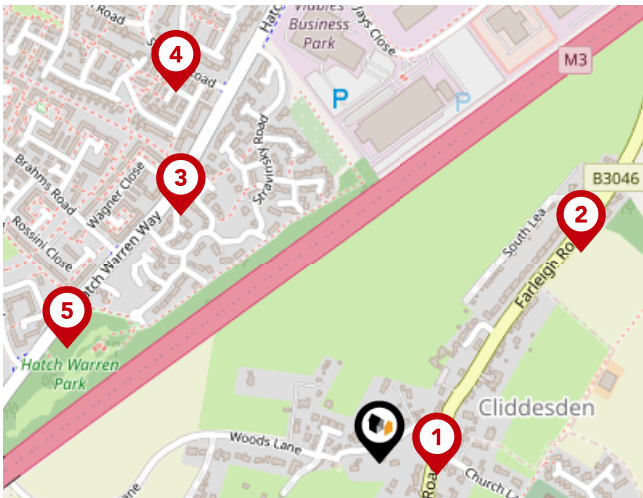


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.93 miles
2	Southampton Airport	22.93 miles
3	Heathrow Airport Terminal 4	32.04 miles
4	Heathrow Airport	32.34 miles

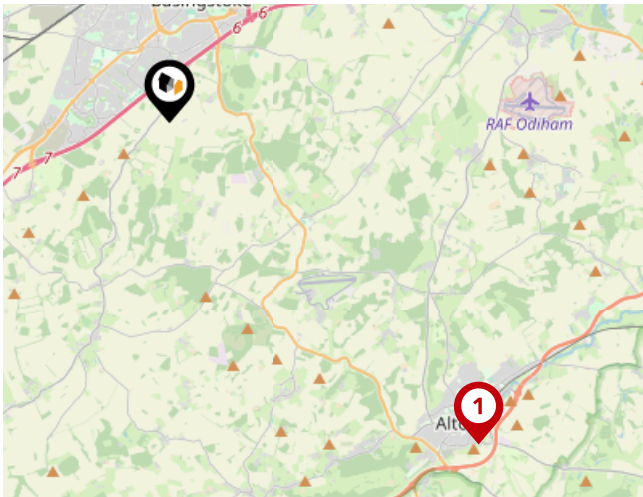
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Pond	0.07 miles
2	Southlea	0.34 miles
3	Berkeley Drive	0.37 miles
4	Borodin Close	0.49 miles
5	Beethoven Road	0.39 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.29 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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