

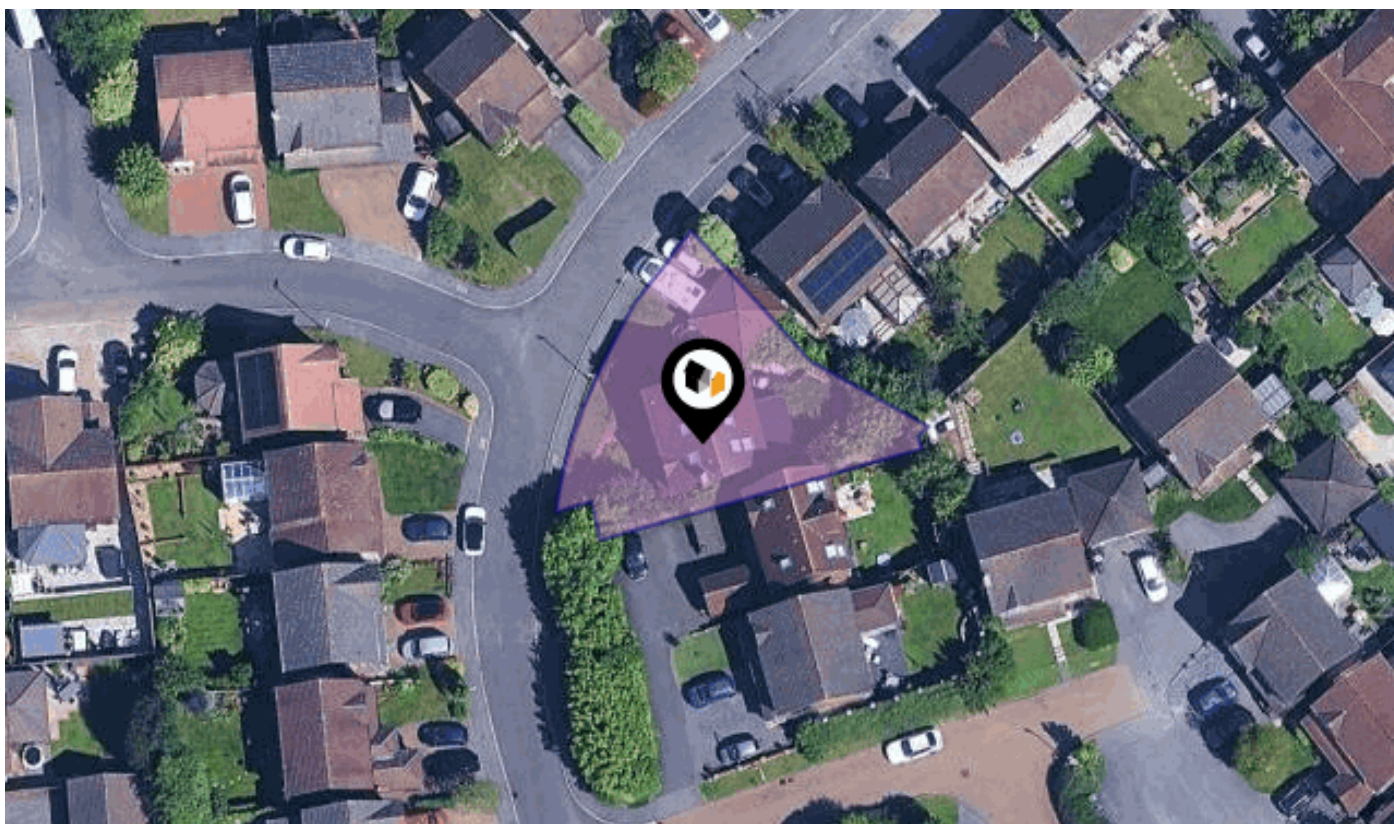


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th September 2025



8, CYPRUS ROAD, HATCH WARREN, BASINGSTOKE, RG22 4UY

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

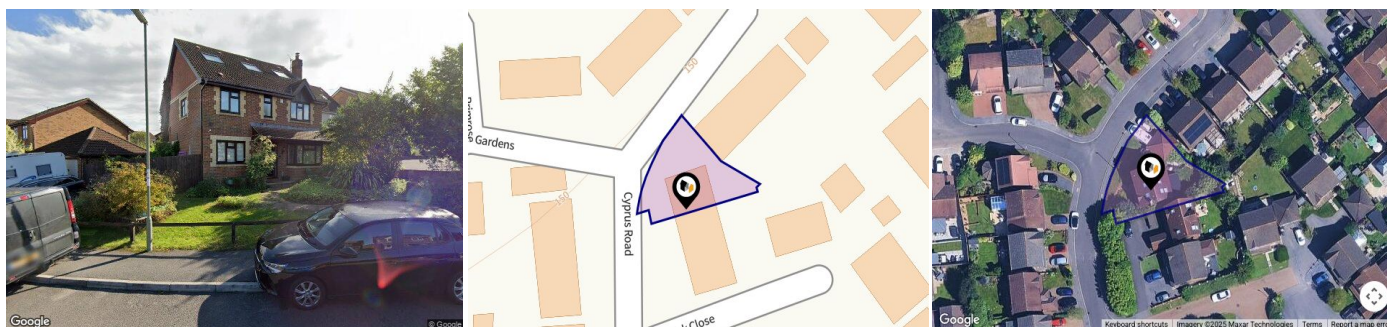
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,668 ft ² / 155 m ²
Plot Area:	0.1 acres
Year Built :	1991-1995
Council Tax :	Band F
Annual Estimate:	£3,102
Title Number:	HP485834
UPRN:	100060223160

Last Sold Date:	03/03/2015
Last Sold Price:	£390,000
Last Sold £/ft ² :	£219
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *8, Cyprus Road, Hatch Warren, Basingstoke, RG22 4UY*

Reference - BDB/68728	
Decision:	Decided
Date:	06th May 2008
Description:	Conversion of roofspace to living accommodation involving raising of the roof and insertion of rooflights in the front and rear elevations







8, CYPRUS ROAD, HATCH WARREN, BASINGSTOKE, RG22 4UY

Cyprus Road, Hatch Warren, Basingstoke, RG22

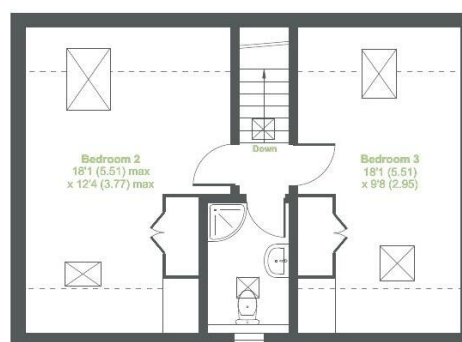
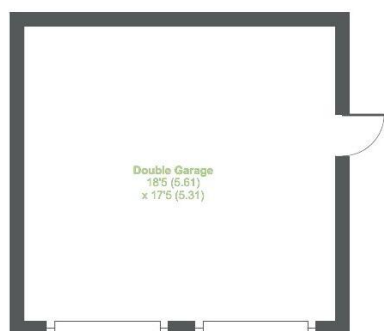
Approximate Area = 1676 sq ft / 155.7 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

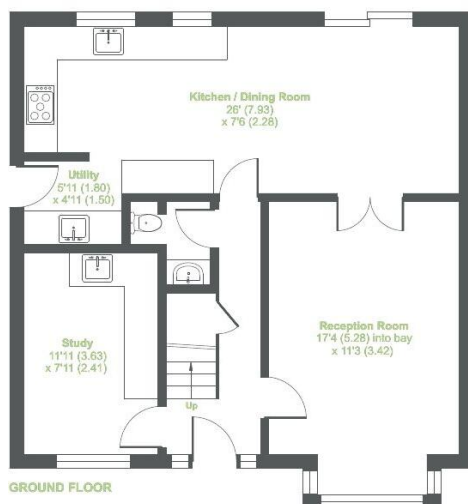
Garage = 321 sq ft / 29.8 sq m

Total = 2100 sq ft / 195 sq m

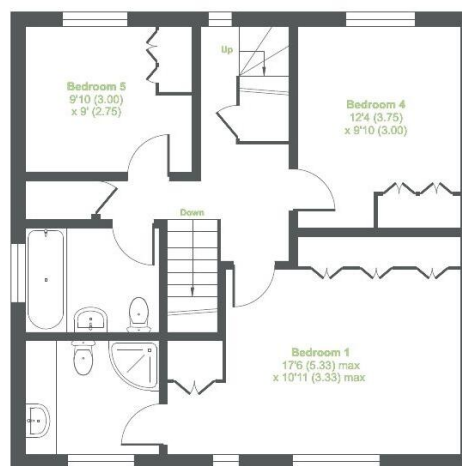
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



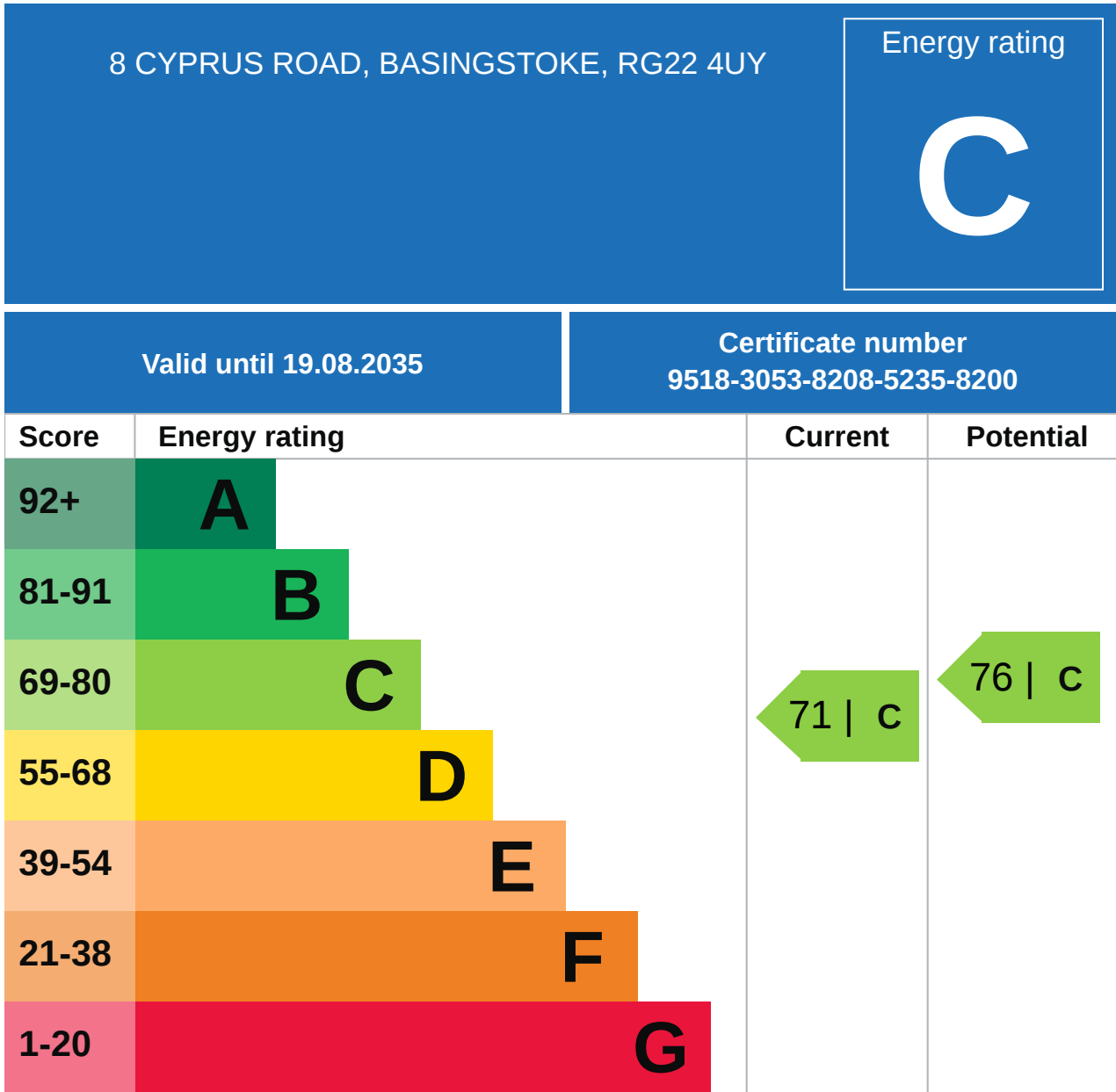
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1342332



Property
EPC - Certificate



Additional EPC Data

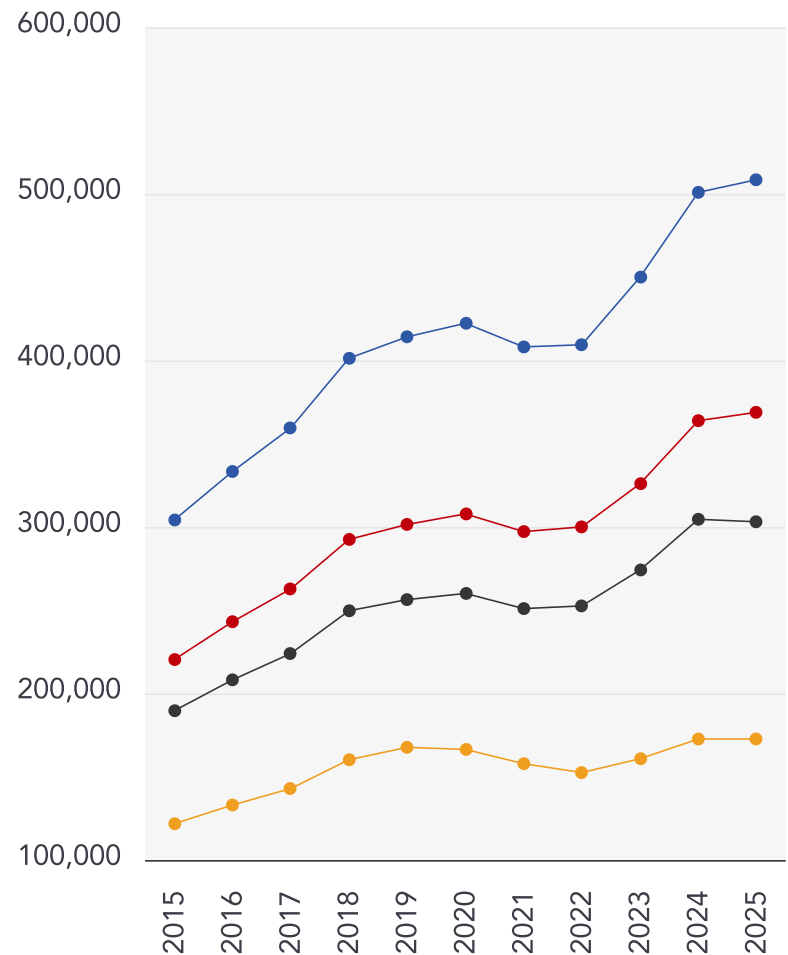
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	155 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

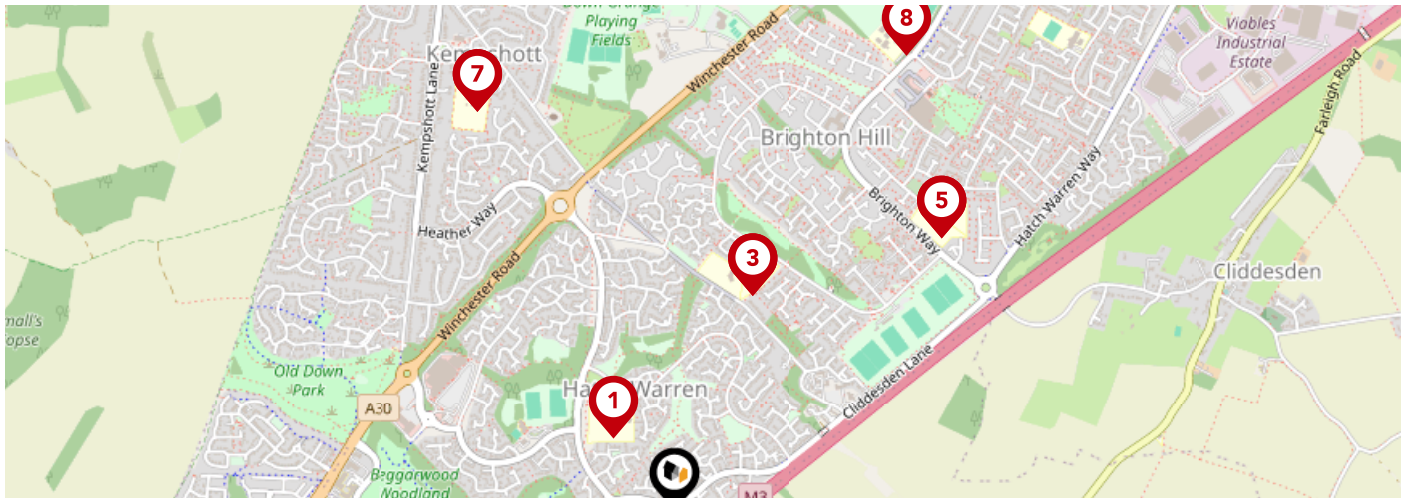
Terraced

+59.82%

Flat

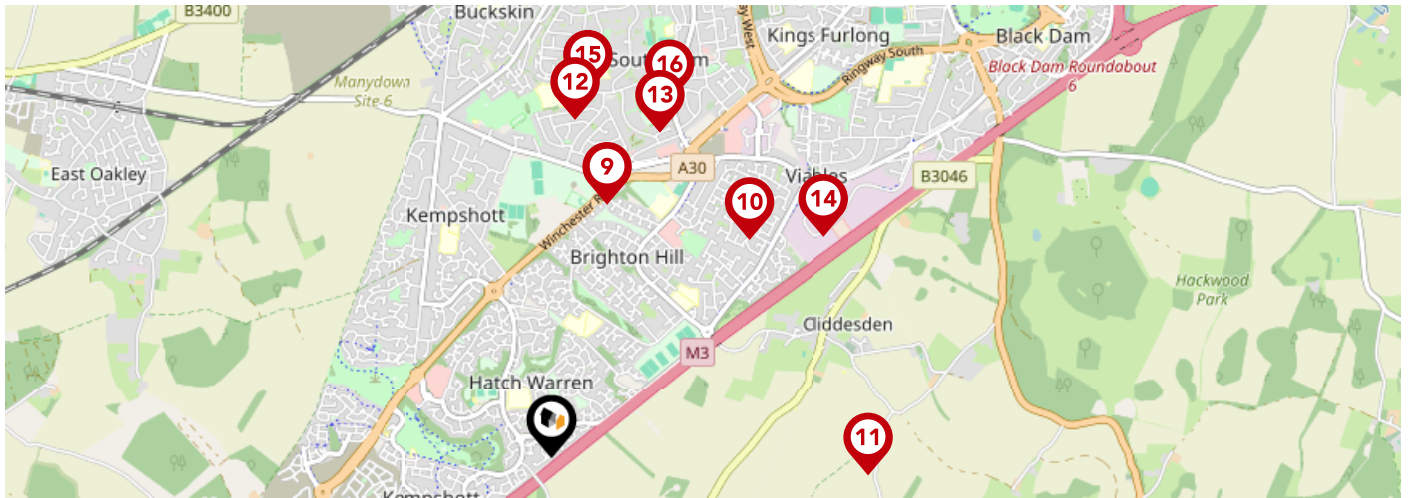
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

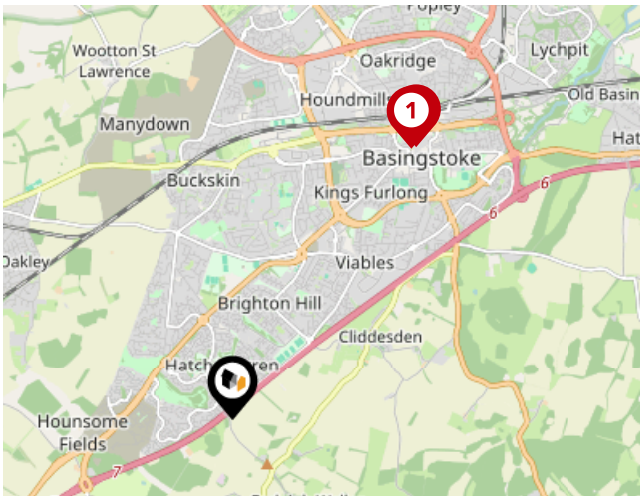
Area Schools



		Nursery	Primary	Secondary	College	Private
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

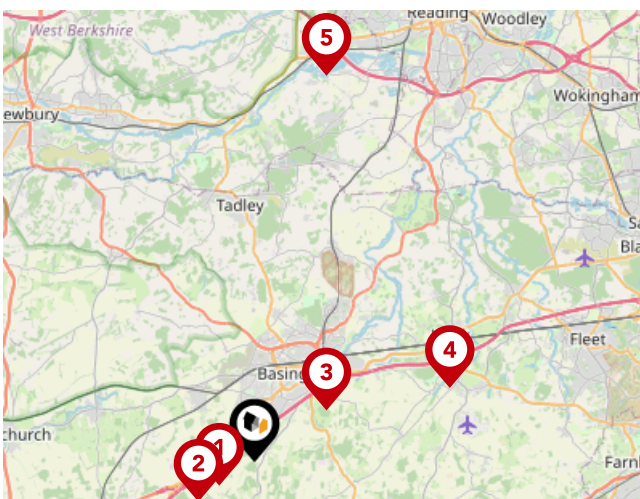
Area

Transport (National)



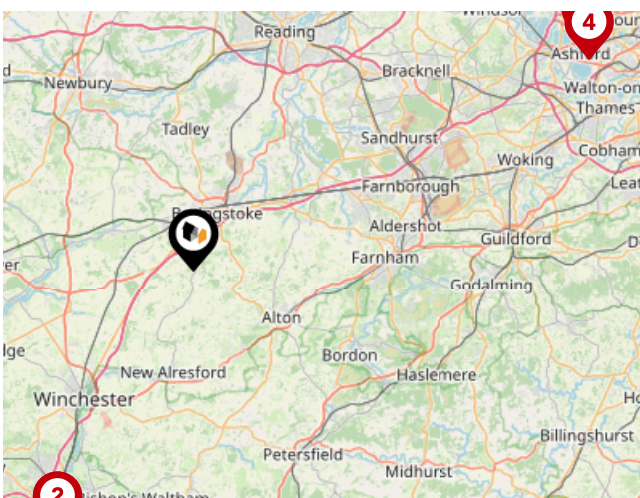
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	3.02 miles
2	Basingstoke Rail Station	3.05 miles
3	Overton Rail Station	5.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	1.63 miles
2	M3 J8	2.61 miles
3	M3 J6	3.26 miles
4	M3 J5	7.7 miles
5	M4 J12	14.56 miles

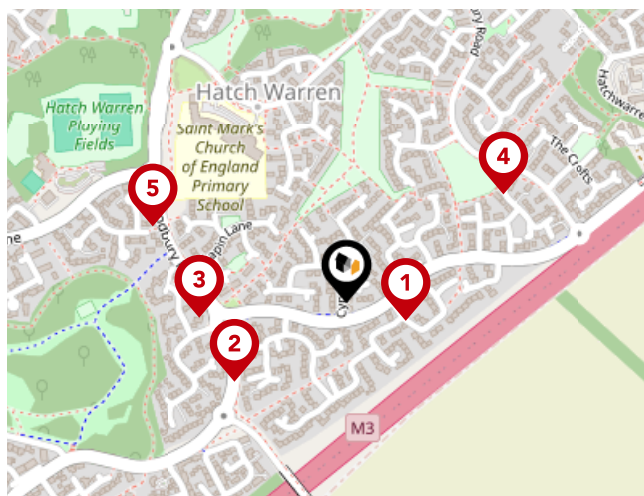


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	21.96 miles
2	Southampton Airport	21.96 miles
3	Heathrow Airport	33.6 miles
4	Heathrow Airport Terminal 4	33.31 miles

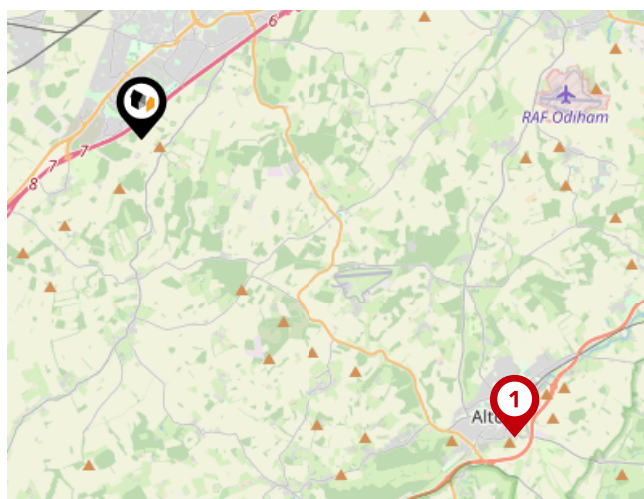
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Belmont Heights	0.07 miles
2	Garlic Lane	0.16 miles
3	Lapin Lane	0.17 miles
4	Highdowns	0.22 miles
5	Long Cross Lane	0.24 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.87 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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