

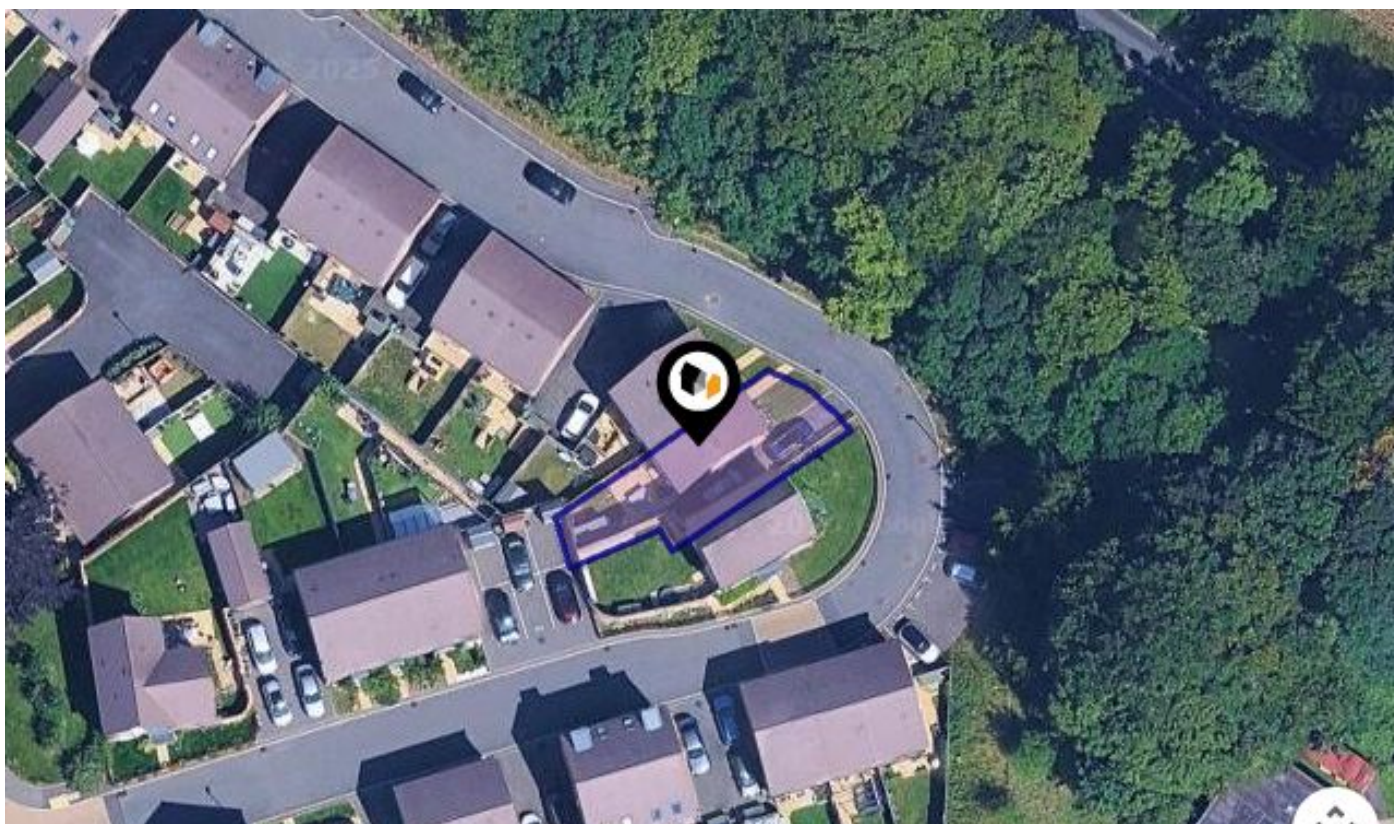


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



9, STONEHAM WAY, BASINGSTOKE, RG24 9WW

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:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.04 acres
Year Built :	2021
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP857333
UPRN:	10008510336

Last Sold Date:	30/04/2021
Last Sold Price:	£359,995
Last Sold £/ft ² :	£446
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)

29
mb/s



1800
mb/s



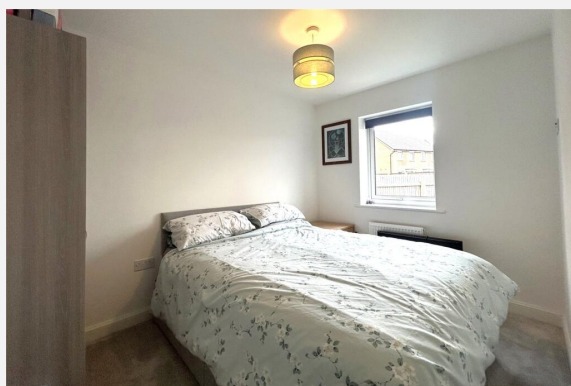
Mobile Coverage:

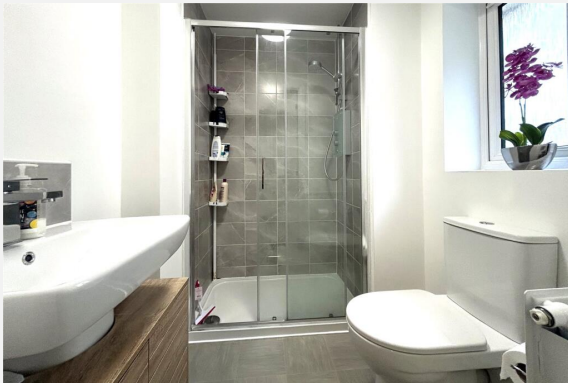
(based on calls indoors)



Satellite/Fibre TV Availability:



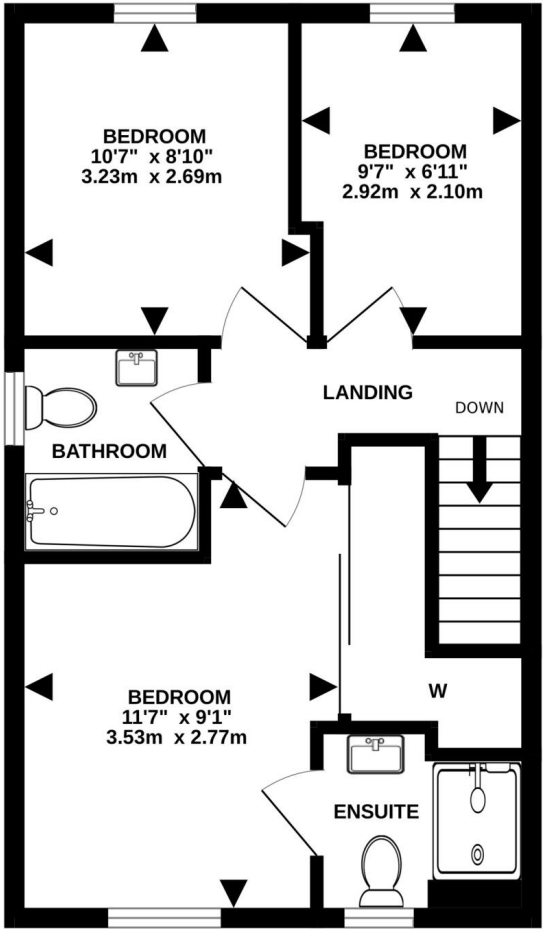
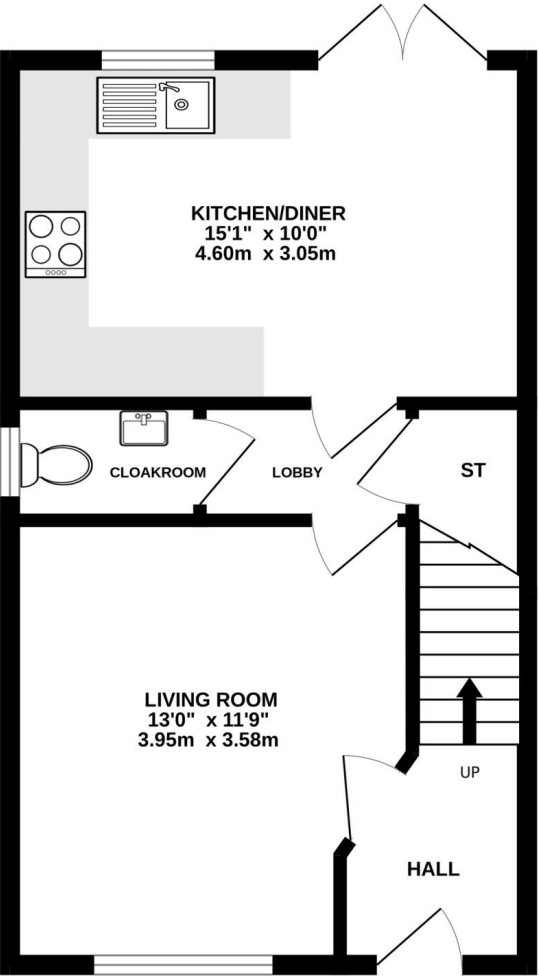




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GROUND FLOOR

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



9 STONEHAM WAY, RG24 9WW

Energy rating

B

Valid until 11.04.2031

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

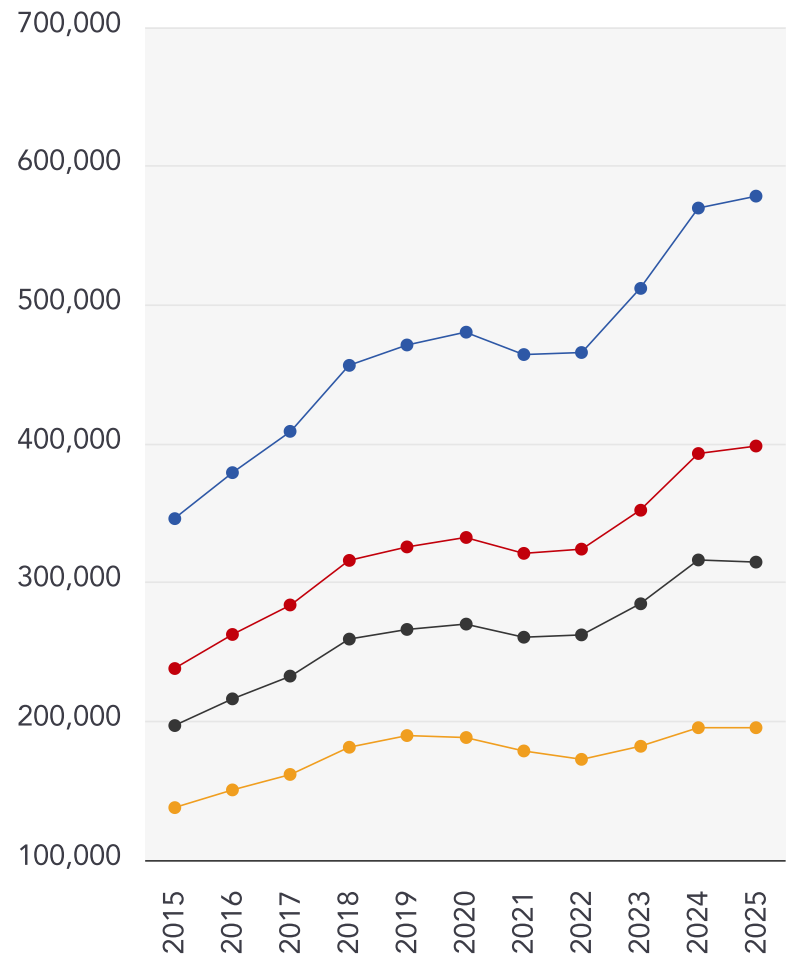
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	75 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%

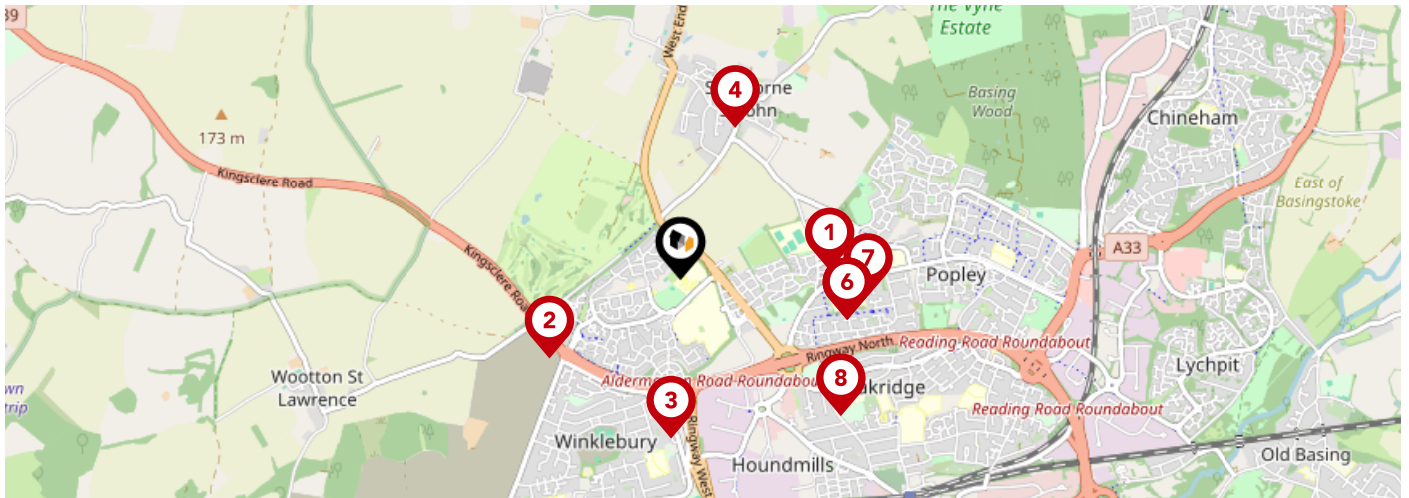
Terraced

+59.82%

Flat

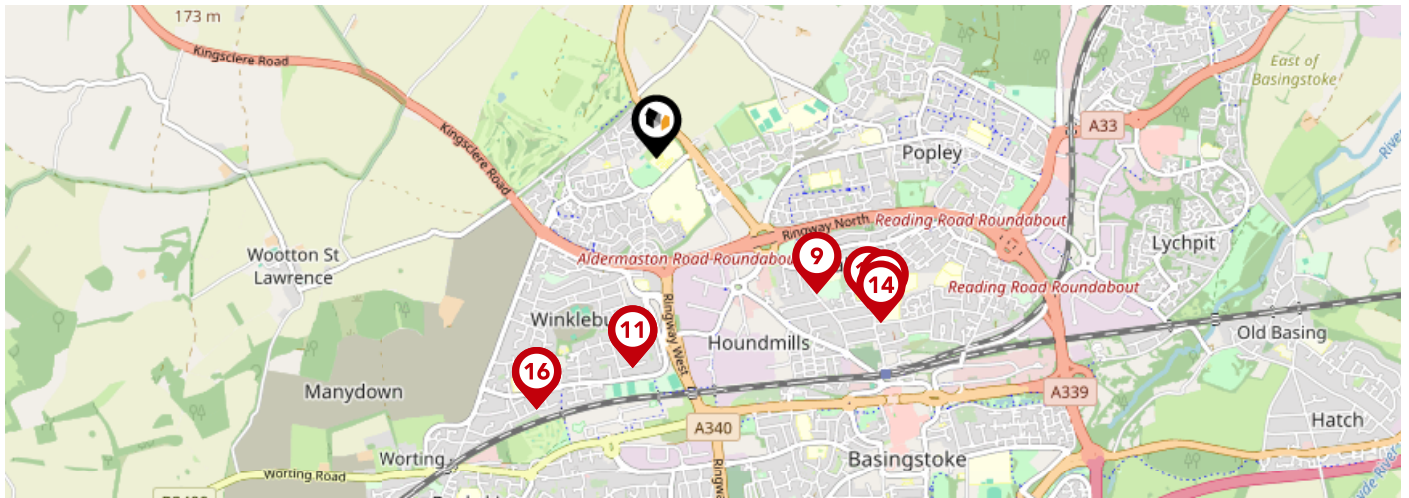
+41.79%

Area Schools



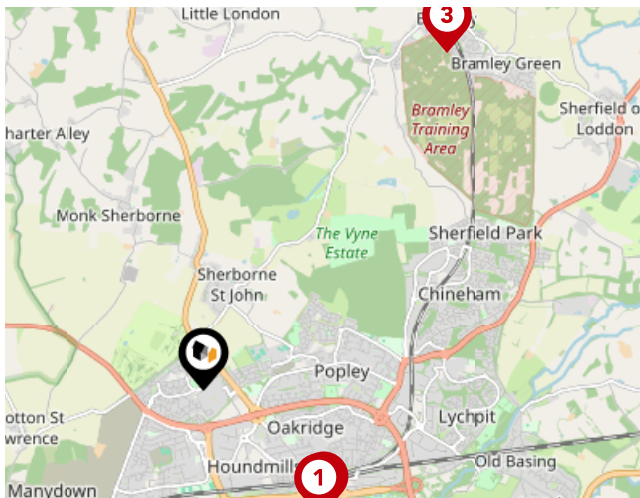
		Nursery	Primary	Secondary	College	Private
1	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:0.69	☐	☐	☒	☐	☐
2	Saxon Wood School Ofsted Rating: Good Pupils: 42 Distance:0.71	☐	☒	☐	☐	☐
3	Chiltern Way Academy Futures Ofsted Rating: Not Rated Pupils:0 Distance:0.74	☐	☐	☒	☐	☐
4	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:0.75	☐	☒	☐	☐	☐
5	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:0.79	☐	☒	☐	☐	☐
6	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance:0.79	☐	☒	☐	☐	☐
7	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:0.87	☐	☒	☐	☐	☐
8	Oakridge Infant School Ofsted Rating: Good Pupils: 336 Distance:0.97	☐	☒	☐	☐	☐

Area Schools



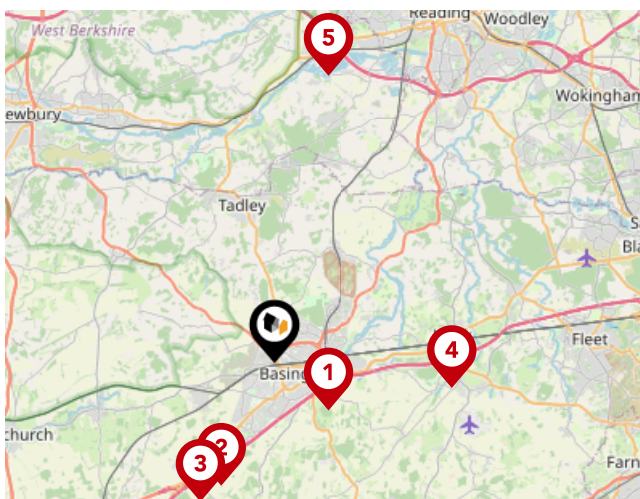
		Nursery	Primary	Secondary	College	Private
	Oakridge Junior School Ofsted Rating: Good Pupils: 347 Distance:0.97	☐	☒	☐	☐	☐
	Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance:0.98	☐	☒	☐	☐	☐
	Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance:0.98	☐	☒	☐	☐	☐
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance:1.2	☐	☒	☐	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.27	☐	☐	☒	☐	☐
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance:1.29	☐	☐	☒	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:1.29	☐	☒	☐	☐	☐
	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:1.29	☐	☒	☐	☐	☐

Area Transport (National)



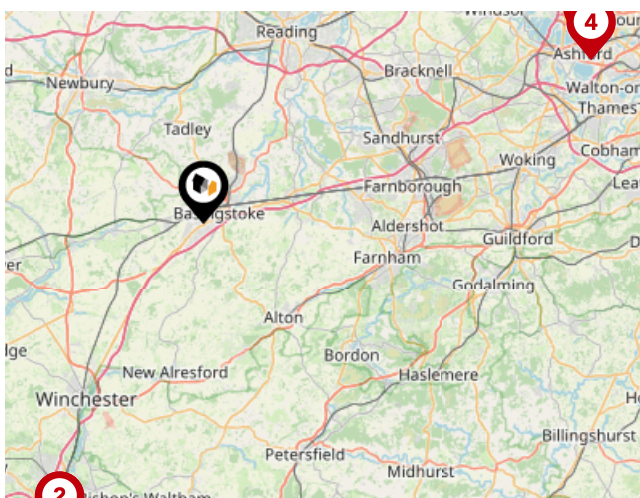
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.58 miles
2	Basingstoke Rail Station	1.6 miles
3	Bramley (Hants) Rail Station	3.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.69 miles
2	M3 J7	4.98 miles
3	M3 J8	5.84 miles
4	M3 J5	6.67 miles
5	M4 J12	10.85 miles

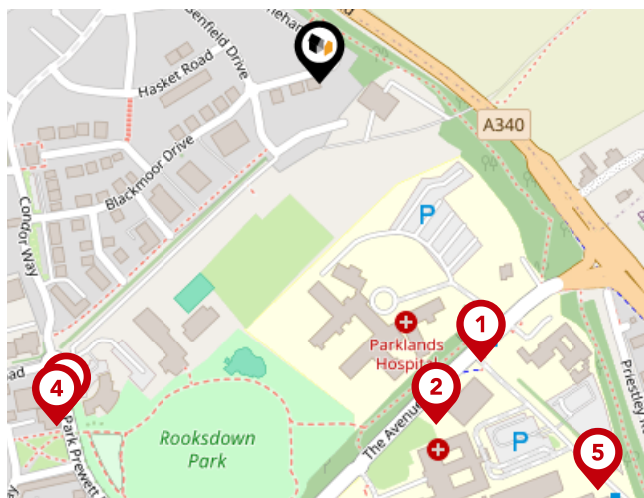


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	25.52 miles
2	Southampton Airport	25.52 miles
3	Heathrow Airport	31.37 miles
4	Heathrow Airport Terminal 4	31.17 miles

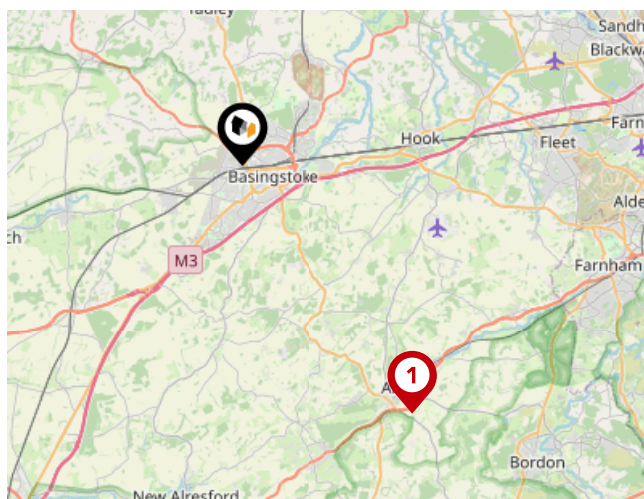
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Parklands & Hospice	0.19 miles
2	Parklands	0.21 miles
3	Rookdown Community Centre	0.24 miles
4	Rookdown Community Centre	0.25 miles
5	North Hampshire Hospital	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	11.16 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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