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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



DUMMER ROAD, AXFORD, BASINGSTOKE, RG25

Guide Price : £795,000

Sam Kerr-Smiley

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Property

Type:	Semi-Detached	Guide Price:	£795,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£2,955		
Title Number:	HP356219		

Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	16	33	1000
● Surface Water	Low	mb/s	mb/s	mb/s

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

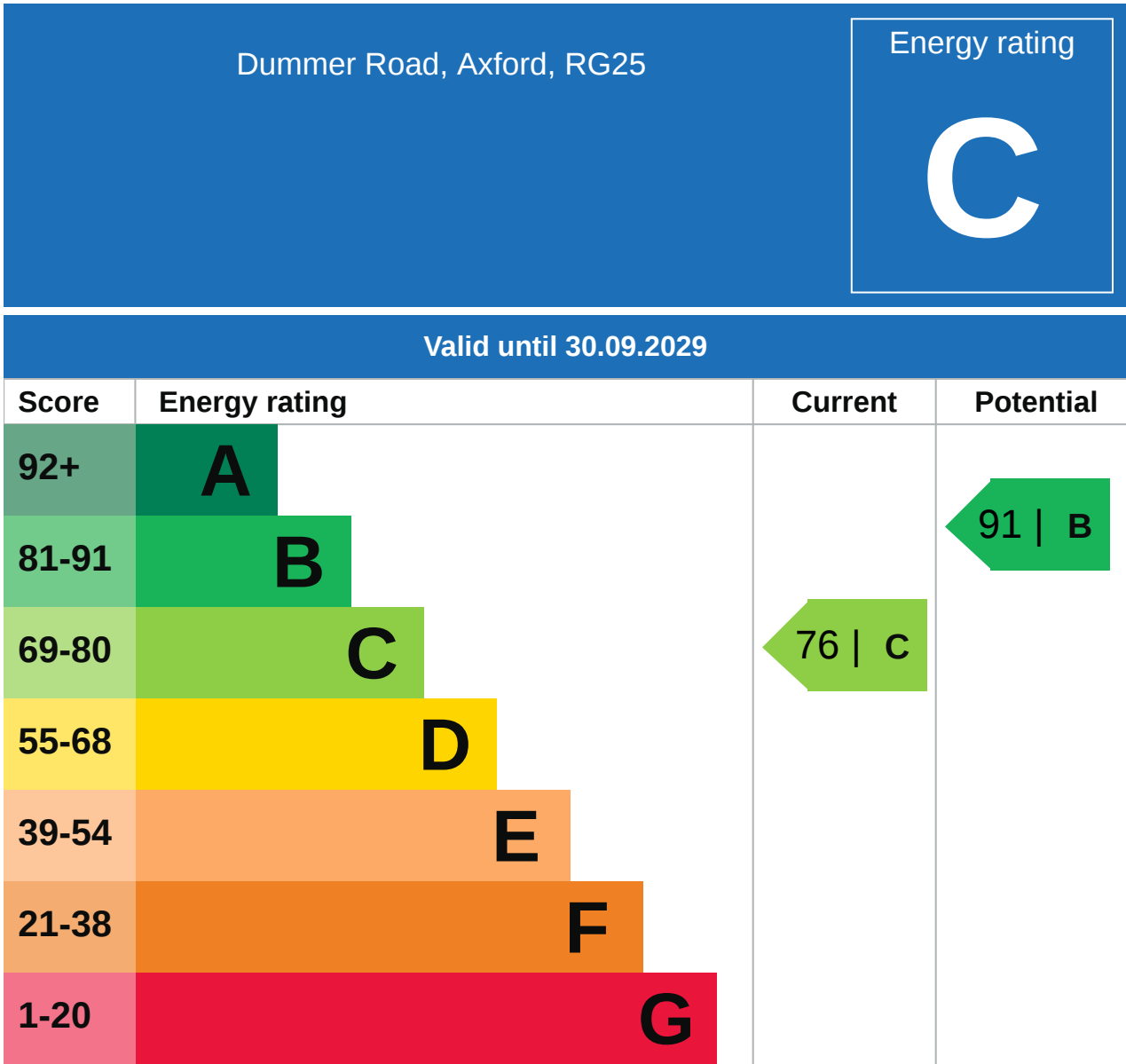
Planning History This Address



Planning records for: *Dummer Road, Axford, Basingstoke, RG25*

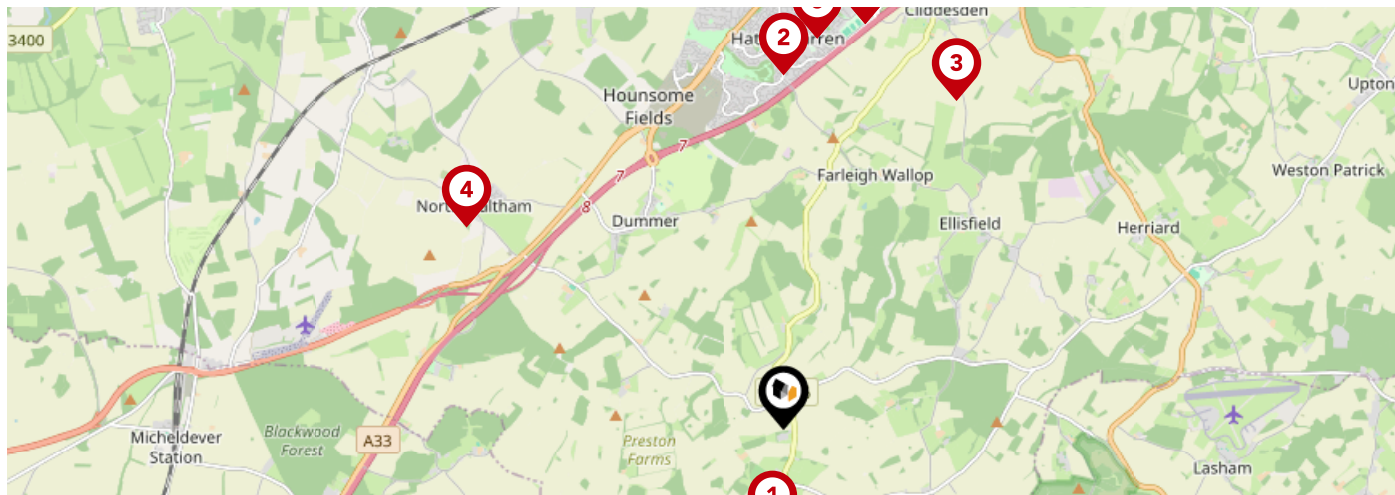
Reference - 16/03294/HSE	
Decision:	Decided
Date:	08th September 2016
Description:	Two storey side extension, incorporating projecting canopy to ground floor glazing, plus associated external landscaping works including decking, new steps and new retaining walls

Property EPC - Certificate

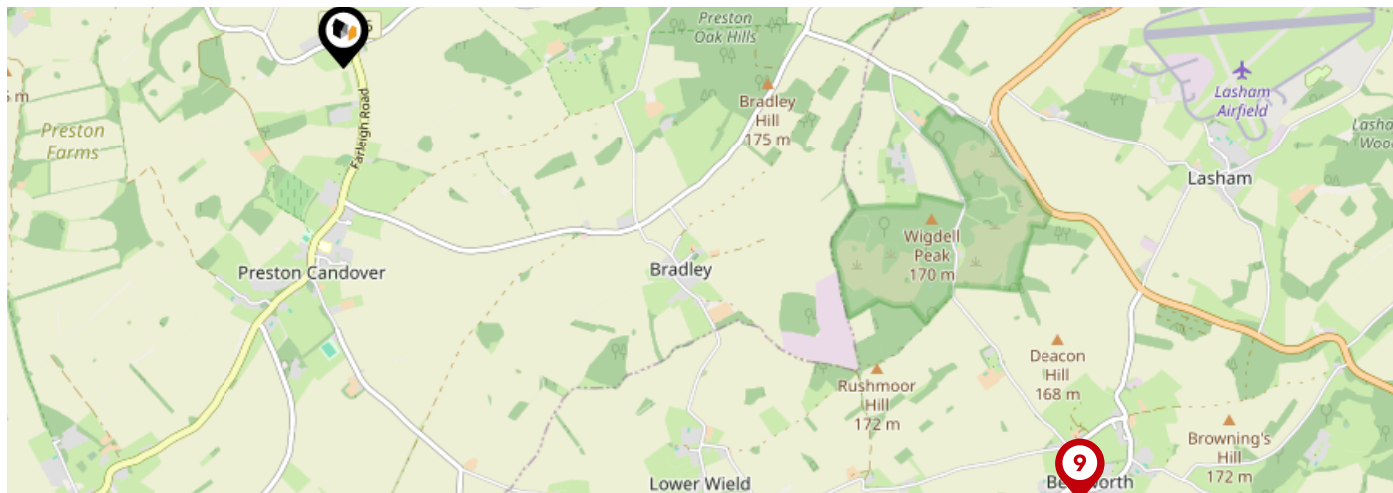


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m ²



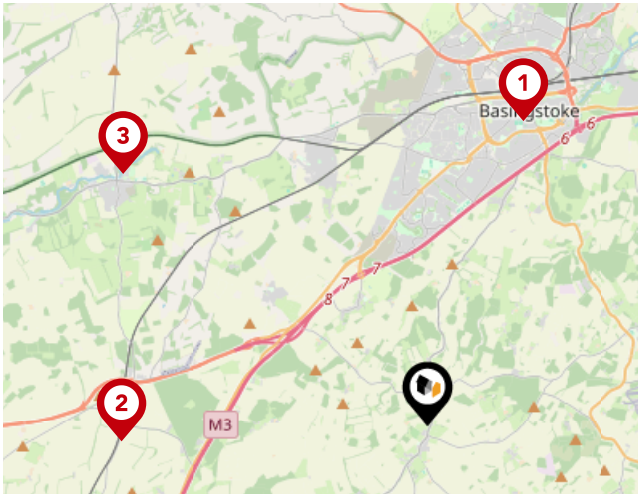
		Nursery	Primary	Secondary	College	Private
1	Preston Candover Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Mary's Bentworth Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:4.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:4.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:4.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:4.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

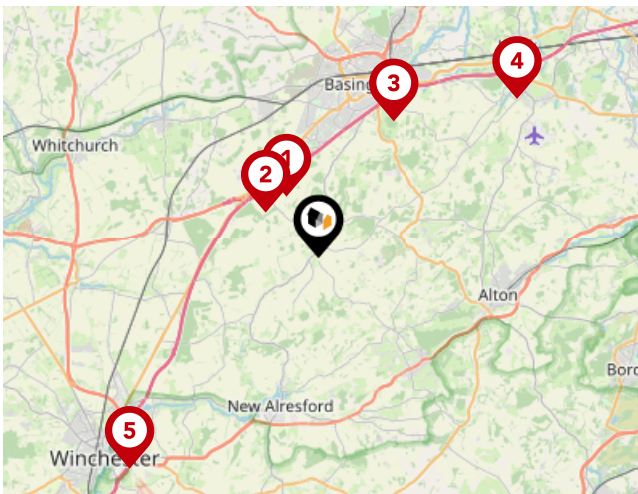
Area

Transport (National)



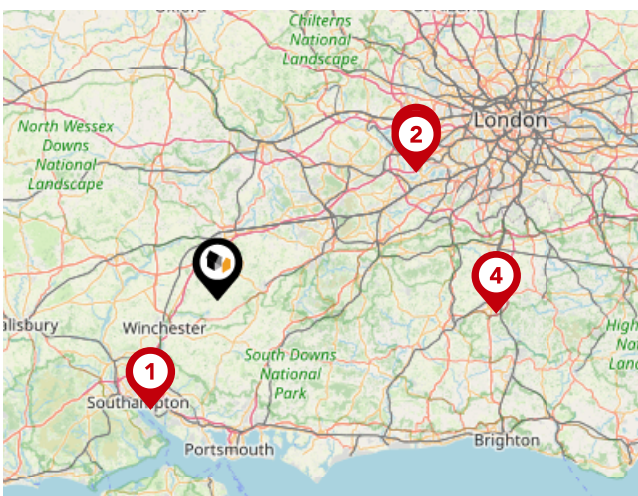
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	5.92 miles
2	Micheldever Rail Station	5.68 miles
3	Overton Rail Station	7.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.54 miles
2	M3 J8	2.59 miles
3	M3 J6	5.75 miles
4	M3 J5	9.38 miles
5	M3 J9	10.6 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	19.17 miles
2	Heathrow Airport Terminal 4	35.02 miles
3	Heathrow Airport	35.39 miles
4	Gatwick Airport	41.38 miles

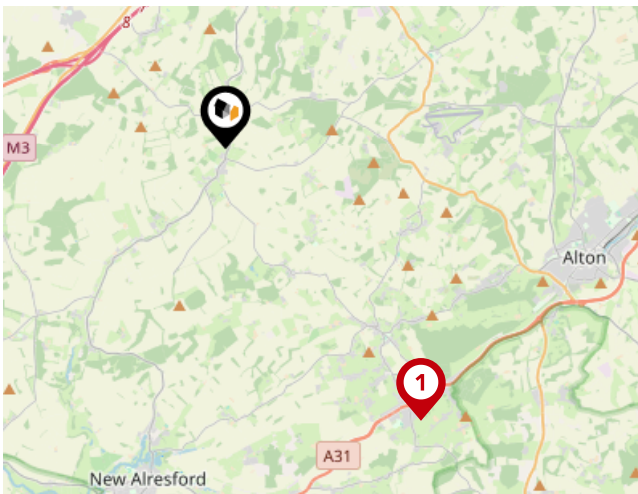
Area

Transport (Local)



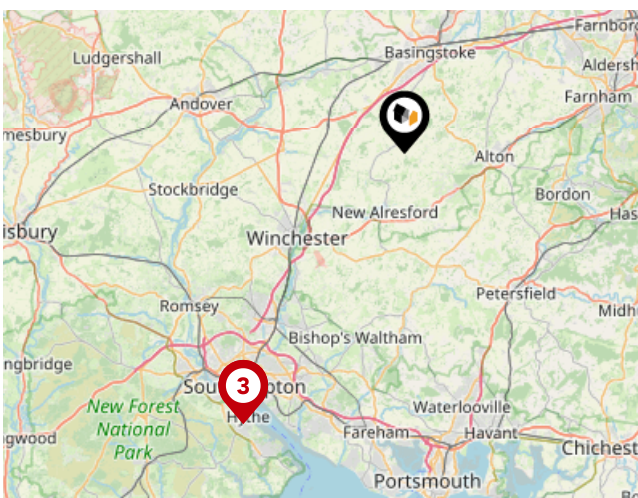
Bus Stops/Stations

Pin	Name	Distance
	Axford House	0.08 miles
	Primary School	0.98 miles
	Primary School	0.98 miles
	The Purefoy Arms	1.11 miles
	Ellisfield Village sign	1.61 miles



Local Connections

Pin	Name	Distance
	Medstead & Four Marks (Mid Hants Railway)	6.23 miles



Ferry Terminals

Pin	Name	Distance
	Southampton Vehicle Ferry Terminal	23.44 miles
	Southampton Vehicle Ferry Terminal	23.45 miles
	Southampton Passenger Ferry Terminal	23.5 miles

Market Sold in Street



Gobley Cottage, Dummer Road, Basingstoke, RG25 2EA			Detached House
Last Sold Date:	17/08/2022	30/05/2008	
Last Sold Price:	£795,000	£406,000	
Weald Cottage, Dummer Road, Basingstoke, RG25 2EA			Semi-detached House
Last Sold Date:	29/07/2020		
Last Sold Price:	£450,000		
Forge Cottage, Dummer Road, Basingstoke, RG25 2EA			Detached House
Last Sold Date:	10/06/2013	04/02/2000	
Last Sold Price:	£665,000	£302,385	

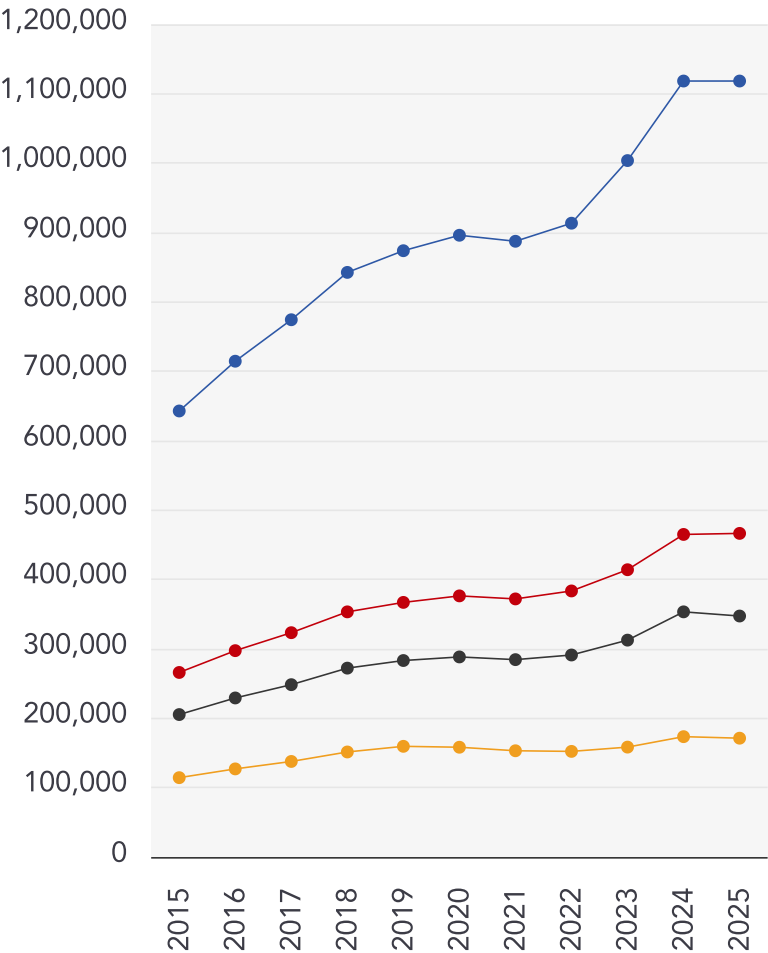
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG25



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC_Winchester

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 Sam Kerr-Smiley 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 Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

Sam Kerr-Smiley

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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