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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th June 2024



**THE KNAPP CLOSE, COLLINGBOURNE DUCIS,
MARLBOROUGH, SN8**

Brockenhurst

Kingsley House Market Place Whitchurch RG28 7BH

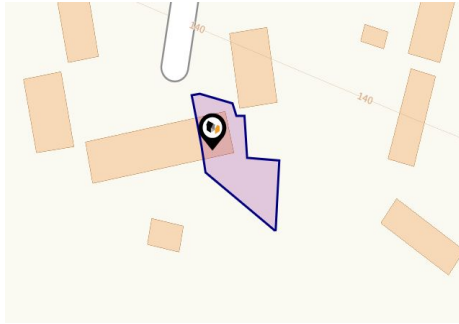
01256 892222

andy@brockenhurst.info

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	619 ft ² / 57 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,554		
Title Number:	WT438755		

Local Area

Local Authority:	Wiltshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	67 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



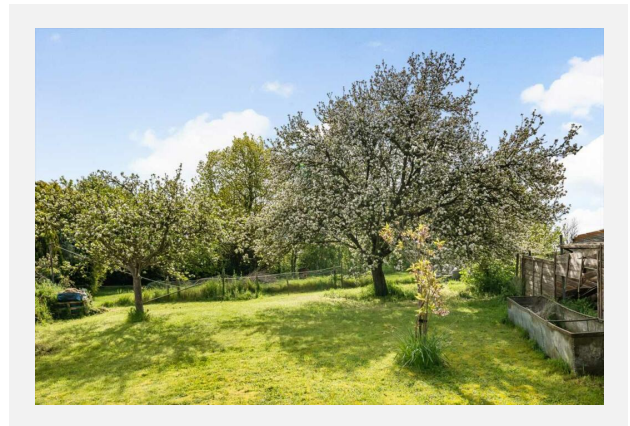
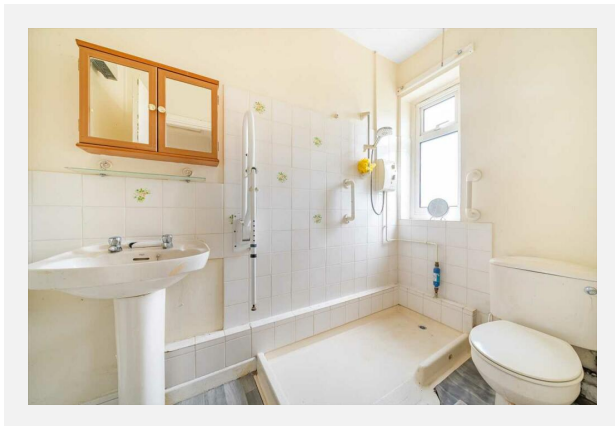
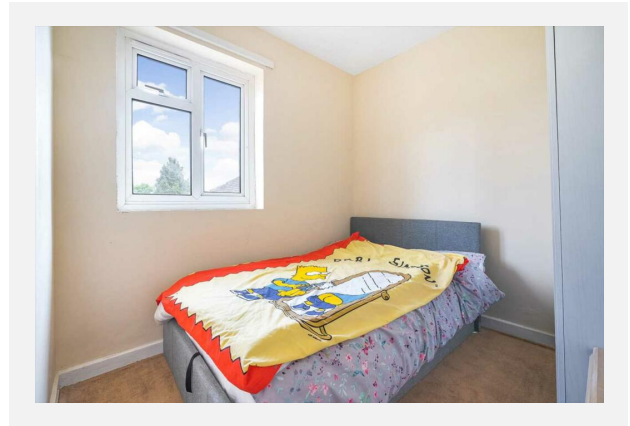
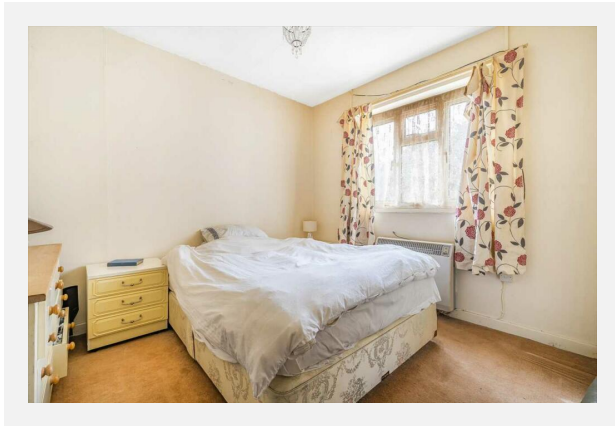
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

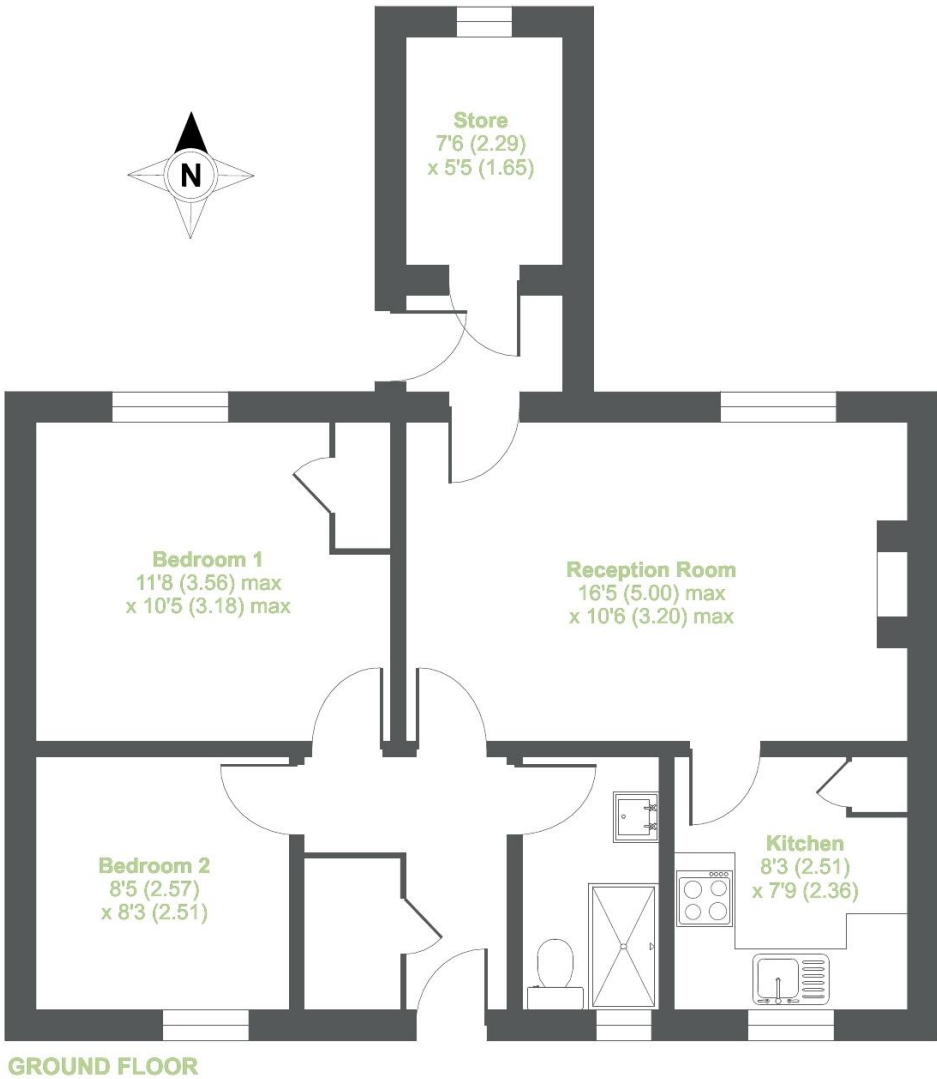


THE KNAPP CLOSE, COLLINGBOURNE DUCIS, MARLBOROUGH, SN8

The Knapp Close, Marlborough, SN8

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Brockenhurst Estate Agents. REF: 1121125



Property EPC - Certificate



The Knapp Close, Collingbourne Ducis, SN8

Energy rating

E

Valid until 11.10.2027

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

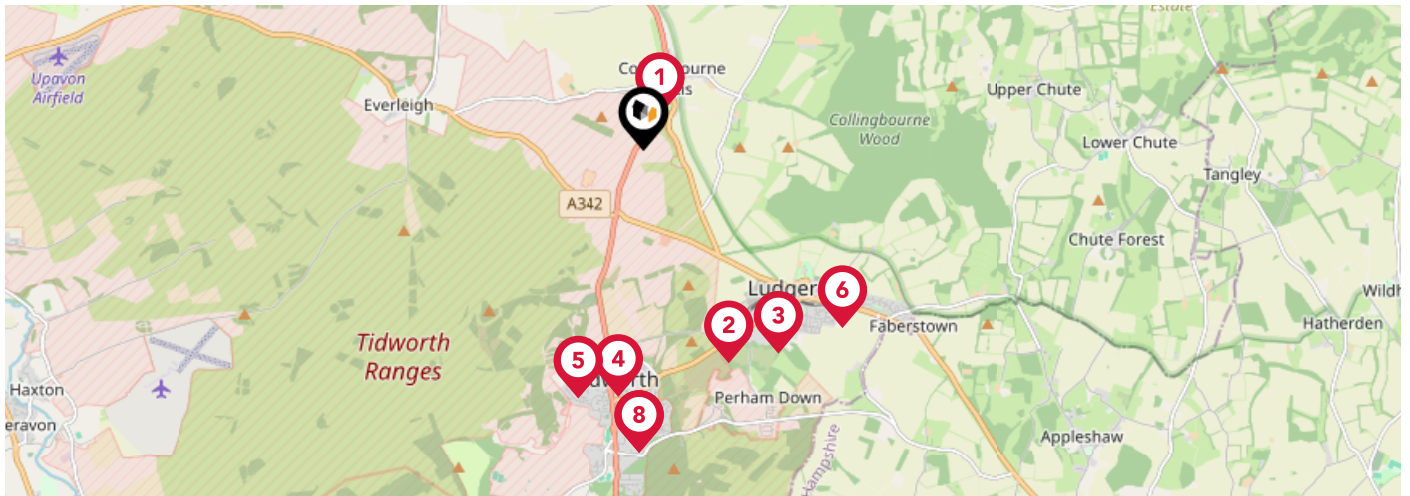
EPC - Additional Data



Additional EPC Data

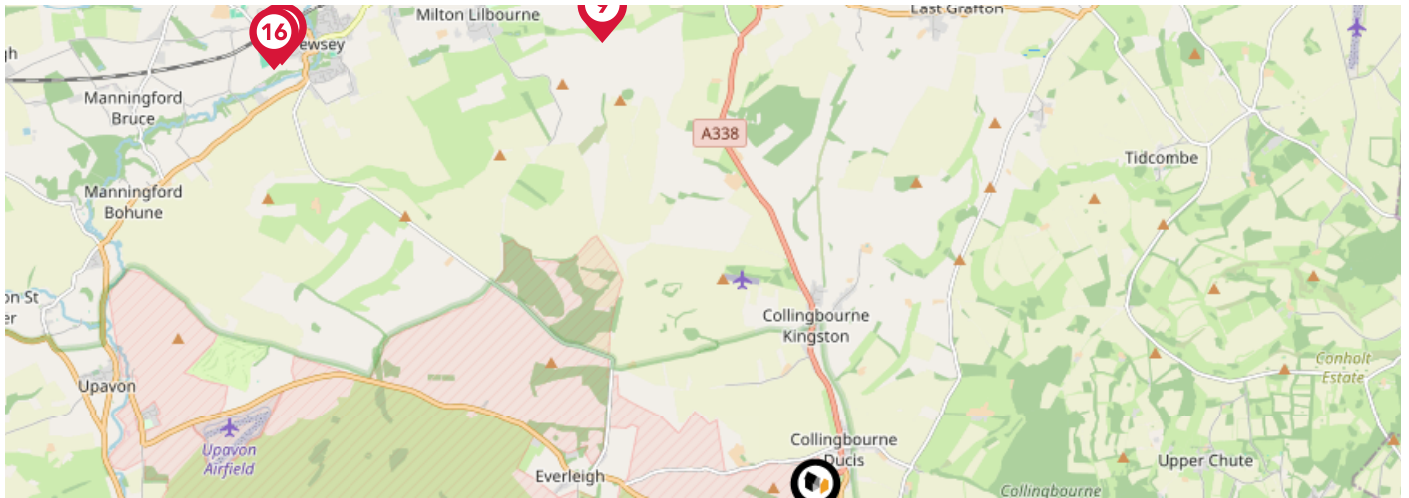
Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Rental (social)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m ²

Area Schools



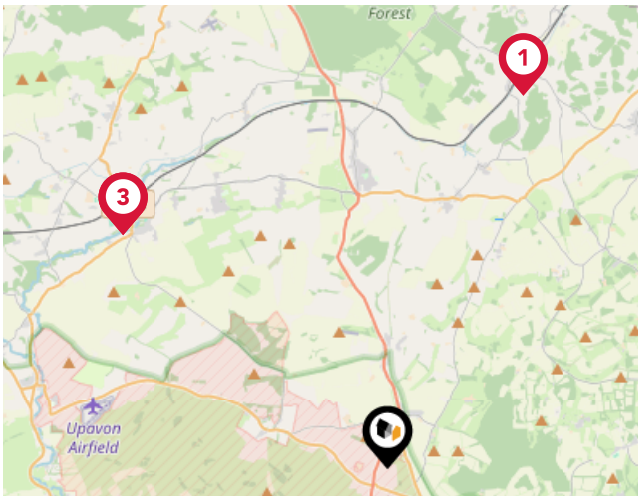
		Nursery	Primary	Secondary	College	Private
1	Collingbourne Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Wellington Academy Ofsted Rating: Good Pupils: 959 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wellington Eagles Primary Academy Ofsted Rating: Not Rated Pupils: 144 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wellington Lions Primary Academy Ofsted Rating: Requires Improvement Pupils: 302 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Zouch Academy Ofsted Rating: Good Pupils: 427 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ludgershall Castle Primary School Ofsted Rating: Good Pupils: 295 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clarendon Infants' School Ofsted Rating: Good Pupils: 315 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clarendon Junior School Ofsted Rating: Good Pupils: 344 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



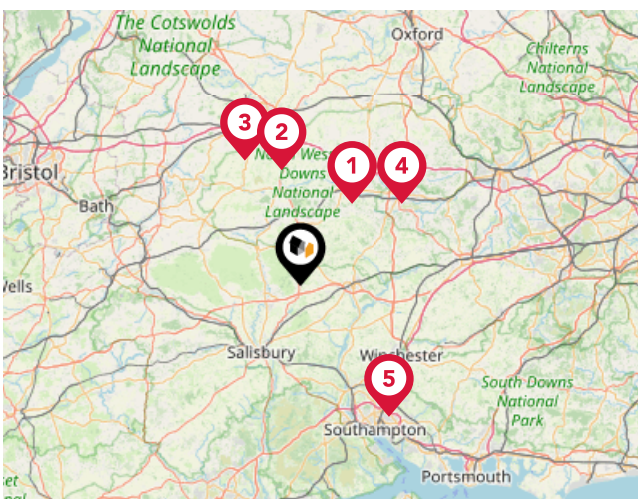
		Nursery	Primary	Secondary	College	Private
	Easton Royal Academy Ofsted Rating: Good Pupils: 56 Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipton Bellinger Primary School Ofsted Rating: Good Pupils: 177 Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burbage Primary School Ofsted Rating: Good Pupils: 130 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Appleshaw St Peter's CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kimpton, Thruxton and Fyfield Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints CofE Primary School Ofsted Rating: Good Pupils: 153 Distance:6.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pewsey Primary School Ofsted Rating: Good Pupils: 180 Distance:6.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pewsey Vale School Ofsted Rating: Requires Improvement Pupils: 338 Distance:6.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



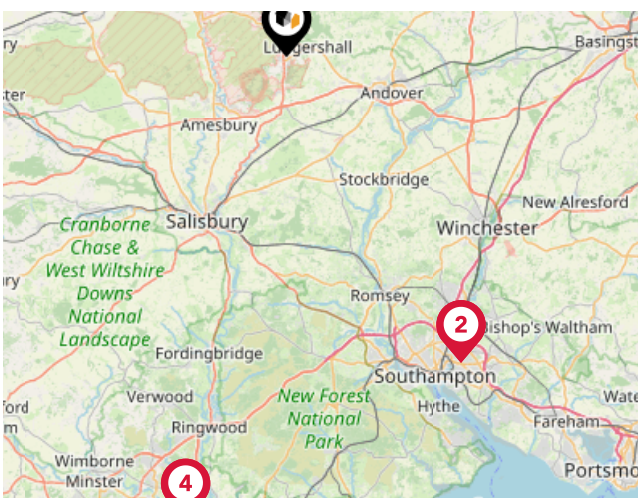
National Rail Stations

Pin	Name	Distance
1	Bedwyn Rail Station	7.35 miles
2	Pewsey Rail Station	6.53 miles
3	Pewsey Rail Station	6.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	14.18 miles
2	M4 J15	17.36 miles
3	M4 J16	20.22 miles
4	M4 J13	19.19 miles
5	M3 J12	23.6 miles

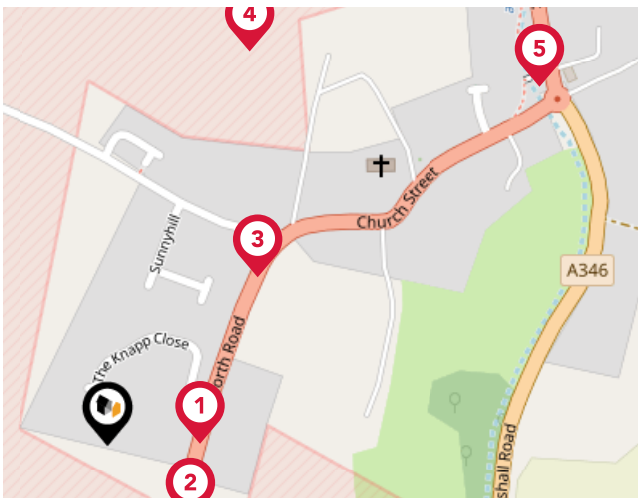


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	26.19 miles
2	Southampton Airport	26.19 miles
3	Bournemouth International Airport	35.54 miles
4	Bournemouth International Airport	35.56 miles

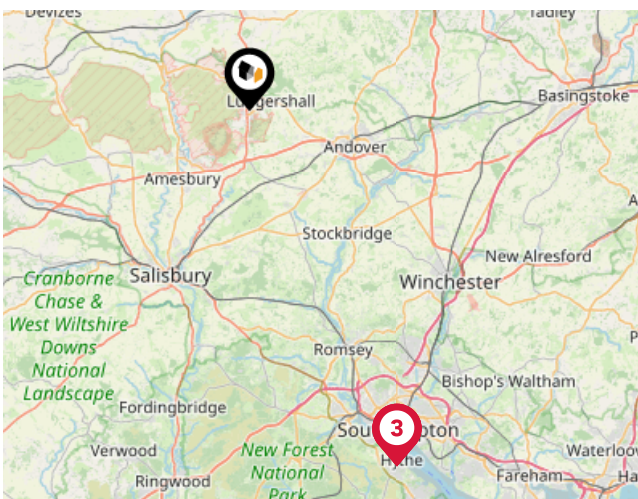
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Knapp Close	0.05 miles
2	The Knapp Close	0.06 miles
3	Everleigh Road	0.13 miles
4	The Old School	0.24 miles
5	Blue Lion	0.33 miles



Ferry Terminals

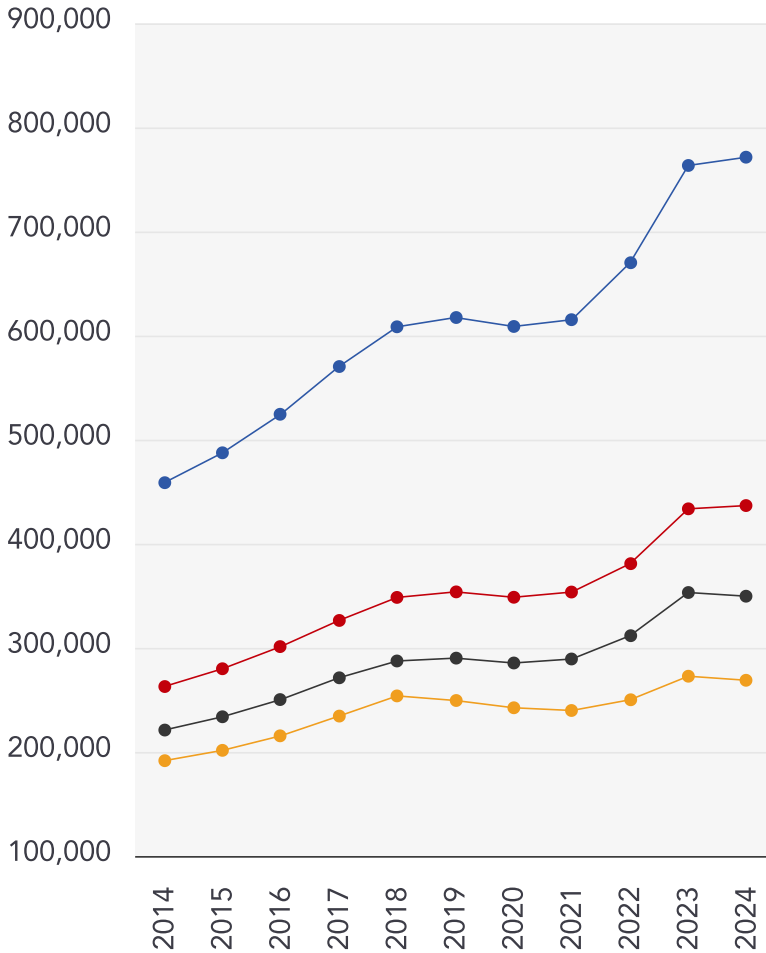
Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	28.71 miles
2	Southampton Vehicle Ferry Terminal	28.71 miles
3	Southampton Vehicle Ferry Terminal	28.72 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SN8



Detached

+68.17%

Semi-Detached

+66.14%

Terraced

+58.17%

Flat

+40.31%



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



I cannot praise Brockenhurst enough for their support during a particularly challenging sale/purchase. Andy, in particular, communicated with us day and night and was meticulous in ensuring we were kept in the loop at all times. Arranging viewings was really easy and feedback from Brockenhurst was always constructive. We sold very quickly thanks to the team at Brockenhurst. We wouldn't hesitate to use them in future.

Testimonial 2



We chose Brockenhurst as they were friendly and knowledgeable from the get go. We were assured that we would be taken care of and kept up to date throughout the process – and that was completely true. We sold our house in 2 days, and Andy was thoughtful throughout the madness of that. He has updated us with every element of the process and even just checks in to make sure all is ok. I'm not sure another estate agent would ever live up to them.

Testimonial 3



I would highly recommend Brockenhurst Estate Agents. The communication has been outstanding, always professional and timely, no matter who we spoke to they had an excellent understanding of our sale/purchase. We sold and purchased a house with Brockenhurst Estate Agents within 3 months, from day one the professionalism and support has been exceptional. Although all the team were amazing I would like to single out Andy who was amazing!

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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Brockenhurst

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