

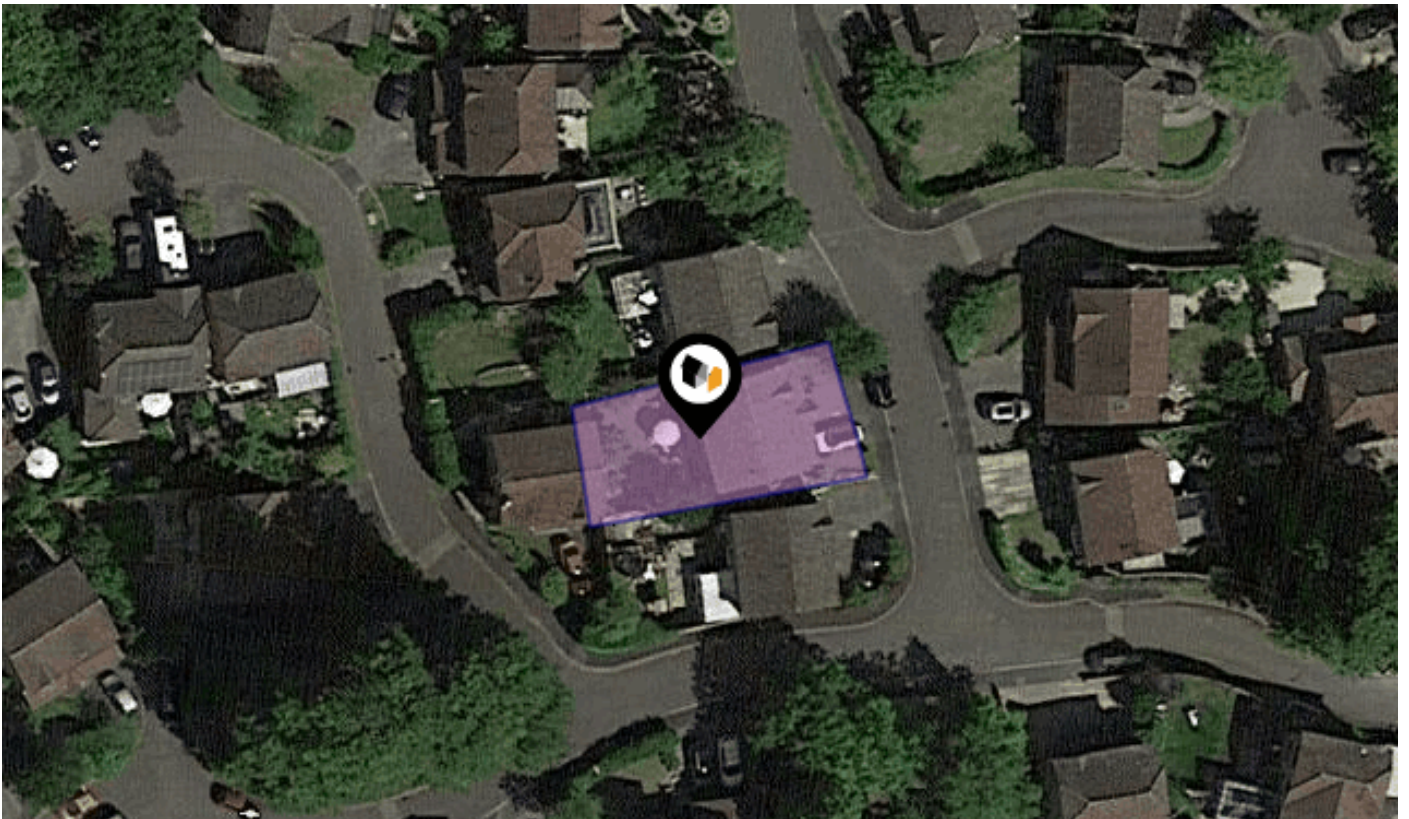


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11<sup>th</sup> June 2024



**BROOK WAY, ANNA VALLEY, ANDOVER, SP11**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

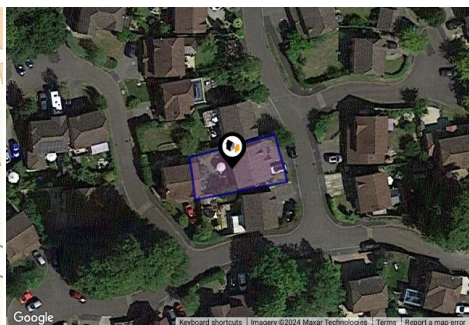
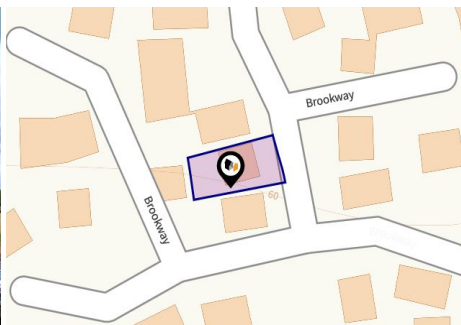
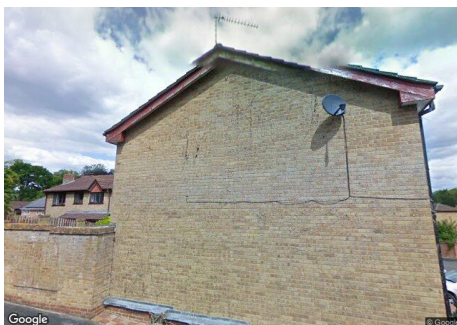
01256 892222

andy@brockenhurst.info

www.brockenhurst.info



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,413 ft <sup>2</sup> / 131 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,553		
<b>Title Number:</b>	HP450585		

## Local Area

<b>Local Authority:</b>	Hampshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



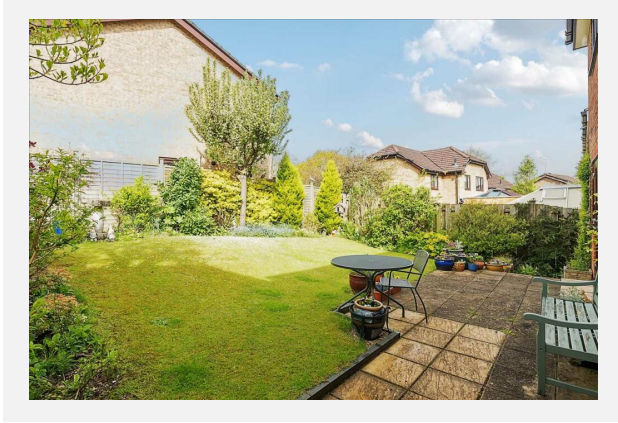
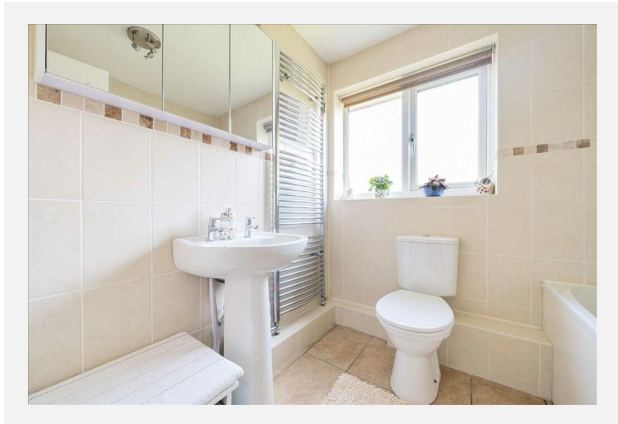
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## BROOK WAY, ANNA VALLEY, ANDOVER, SP11

### Brook Way, SP11

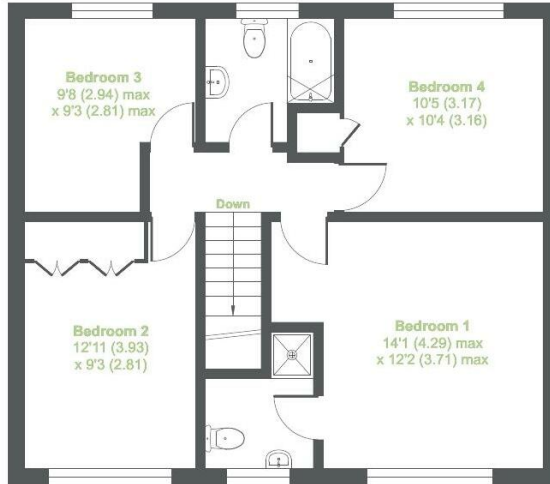
Approximate Area = 1256 sq ft / 116.6 sq m

Garage = 136 sq ft / 12.6 sq m

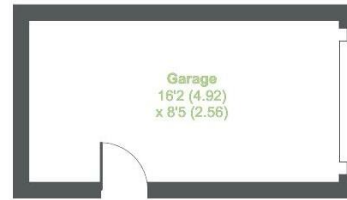
Outbuilding = 21 sq ft / 2 sq m

Total = 1413 sq ft / 131.3 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brockenhurst Estate Agents. REF: 1119181



# Property EPC - Certificate



Brook Way, Anna Valley, SP11

Energy rating

**E**

Valid until 12.01.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	51   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

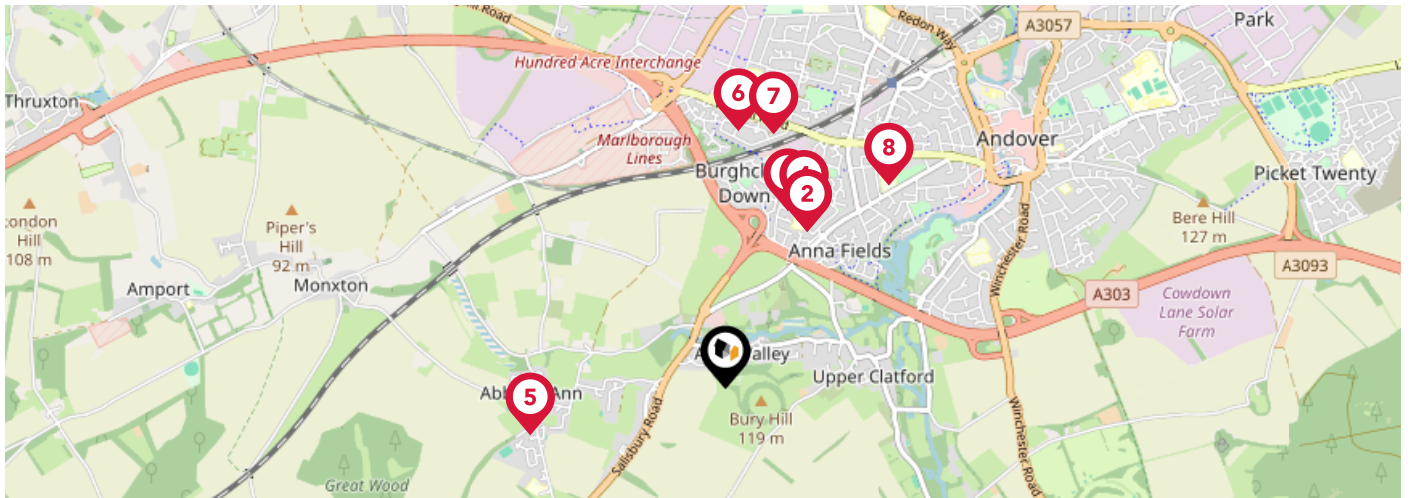
## EPC - Additional Data











### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	127 m <sup>2</sup>

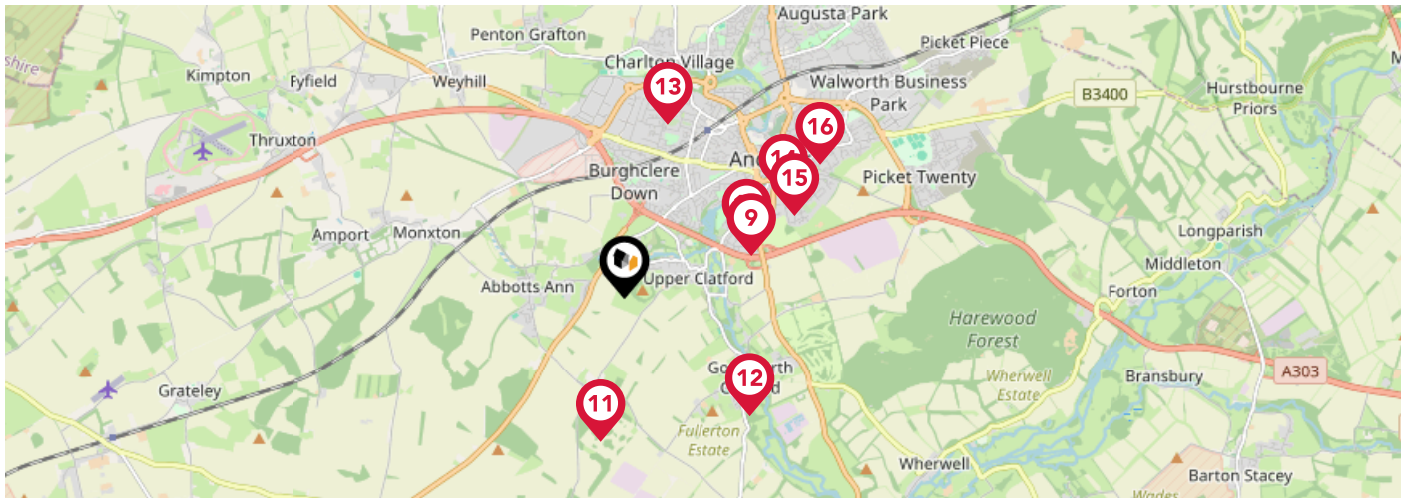
# Area Schools











		Nursery	Primary	Secondary	College	Private
	<b>Balksbury Infant School</b> Ofsted Rating: Good   Pupils: 257   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Balksbury Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Hanson Community School</b> Ofsted Rating: Good   Pupils: 926   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John the Baptist Catholic Primary School, Andover</b> Ofsted Rating: Outstanding   Pupils: 214   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbotts Ann Church of England Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portway Junior School</b> Ofsted Rating: Good   Pupils: 382   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portway Infant School</b> Ofsted Rating: Outstanding   Pupils: 305   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rookwood School</b> Ofsted Rating: Not Rated   Pupils: 283   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

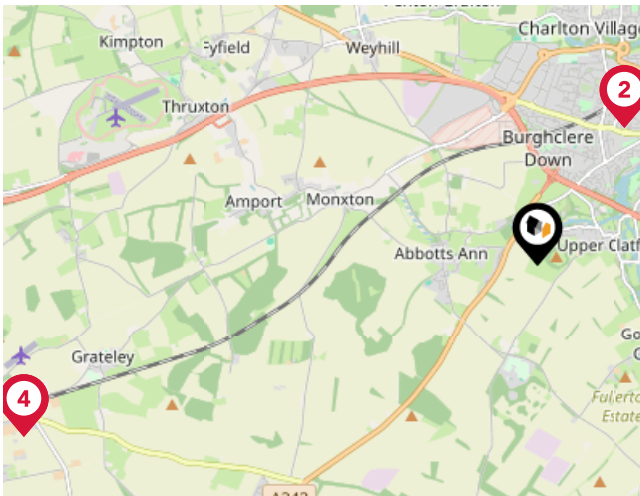


# Area Schools



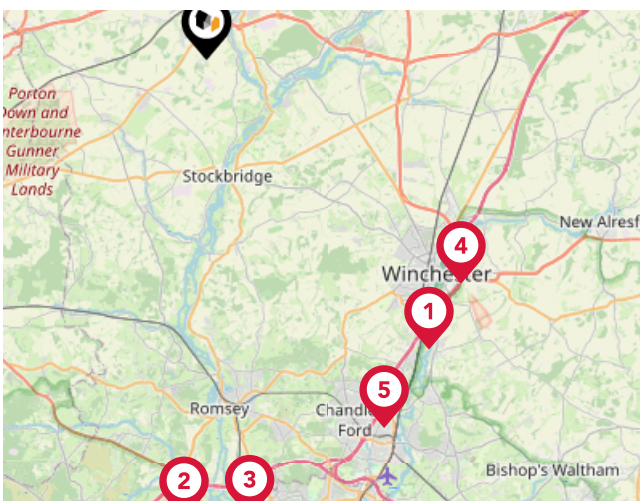
	Nursery	Primary	Secondary	College	Private
 <b>Anton Infant School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Anton Junior School</b> Ofsted Rating: Outstanding   Pupils: 254   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Farleigh School</b> Ofsted Rating: Not Rated   Pupils: 471   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clatford Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Harrow Way Community School</b> Ofsted Rating: Good   Pupils: 937   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Andover Church of England Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wolverdene Special School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Mark Way School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



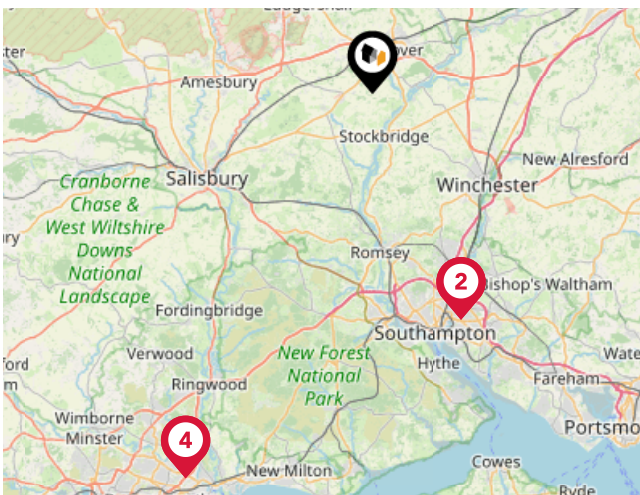
## National Rail Stations

Pin	Name	Distance
1	Andover Rail Station	1.51 miles
2	Andover Rail Station	1.51 miles
3	Grateley Rail Station	5.03 miles
4	Grateley Rail Station	5.03 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J11	13.62 miles
2	M27 J2	17.12 miles
3	M27 J3	17.14 miles
4	M3 J9	12.66 miles
5	M3 J12	15.22 miles

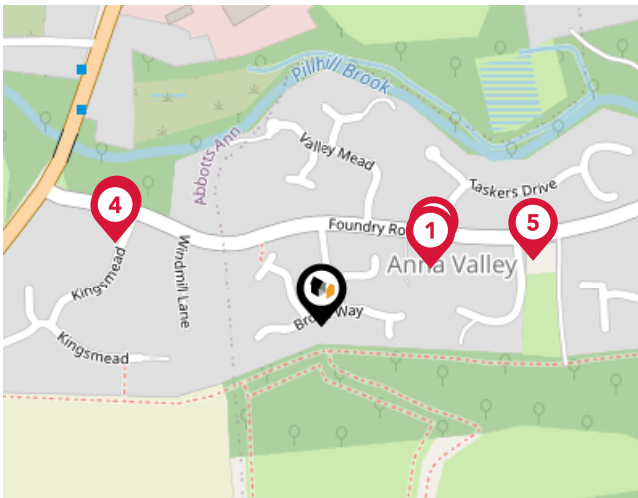


## Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	18.03 miles
2	Southampton Airport	18.03 miles
3	Bournemouth International Airport	31.97 miles
4	Bournemouth International Airport	32 miles

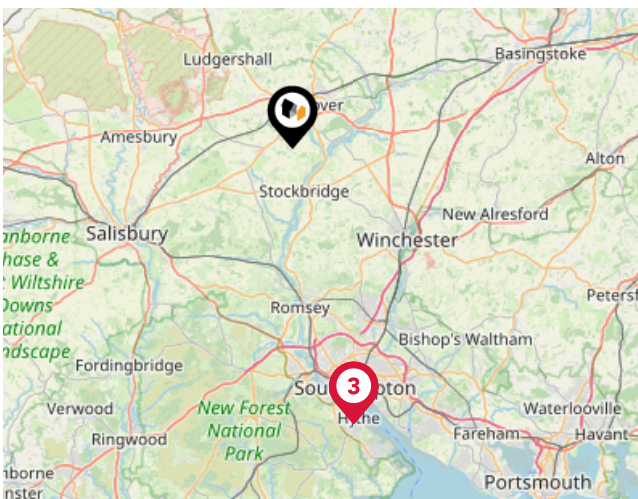
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Taskers Drive	0.07 miles
2	Taskers Drive	0.08 miles
3	Kingsmead	0.13 miles
4	Kingsmead	0.13 miles
5	White Oak Way	0.13 miles



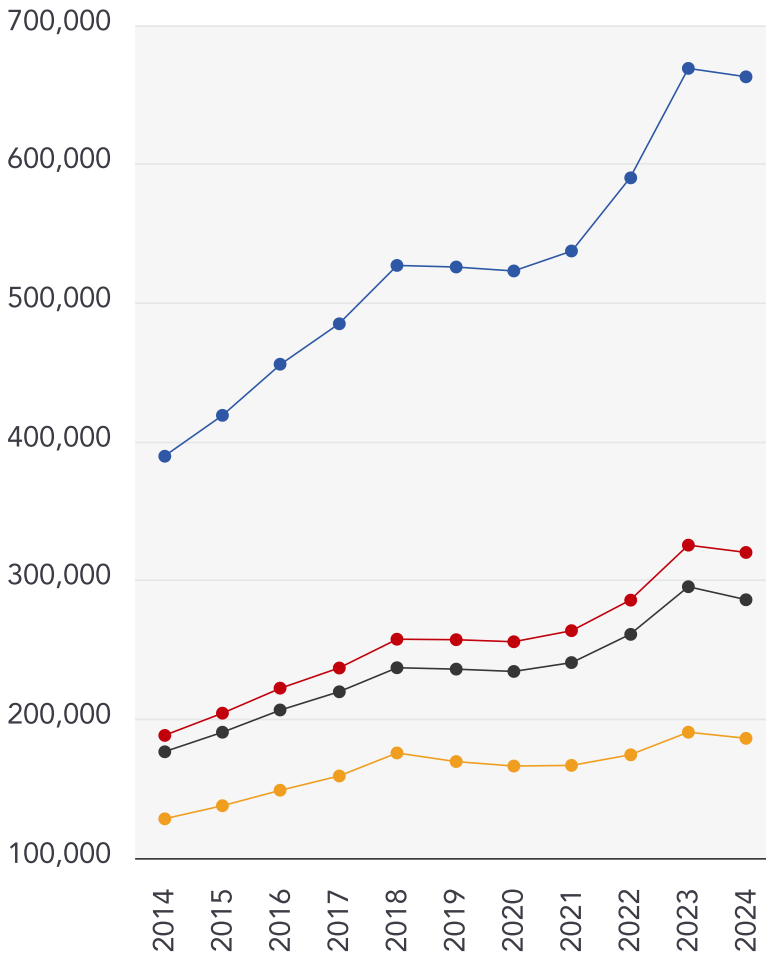
### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	21.06 miles
2	Southampton Vehicle Ferry Terminal	21.06 miles
3	Southampton Vehicle Ferry Terminal	21.07 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

**+70.18%**

Semi-Detached

**+69.98%**

Terraced

**+62.02%**

Flat

**+45.21%**



### **Brockenhurst**

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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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