

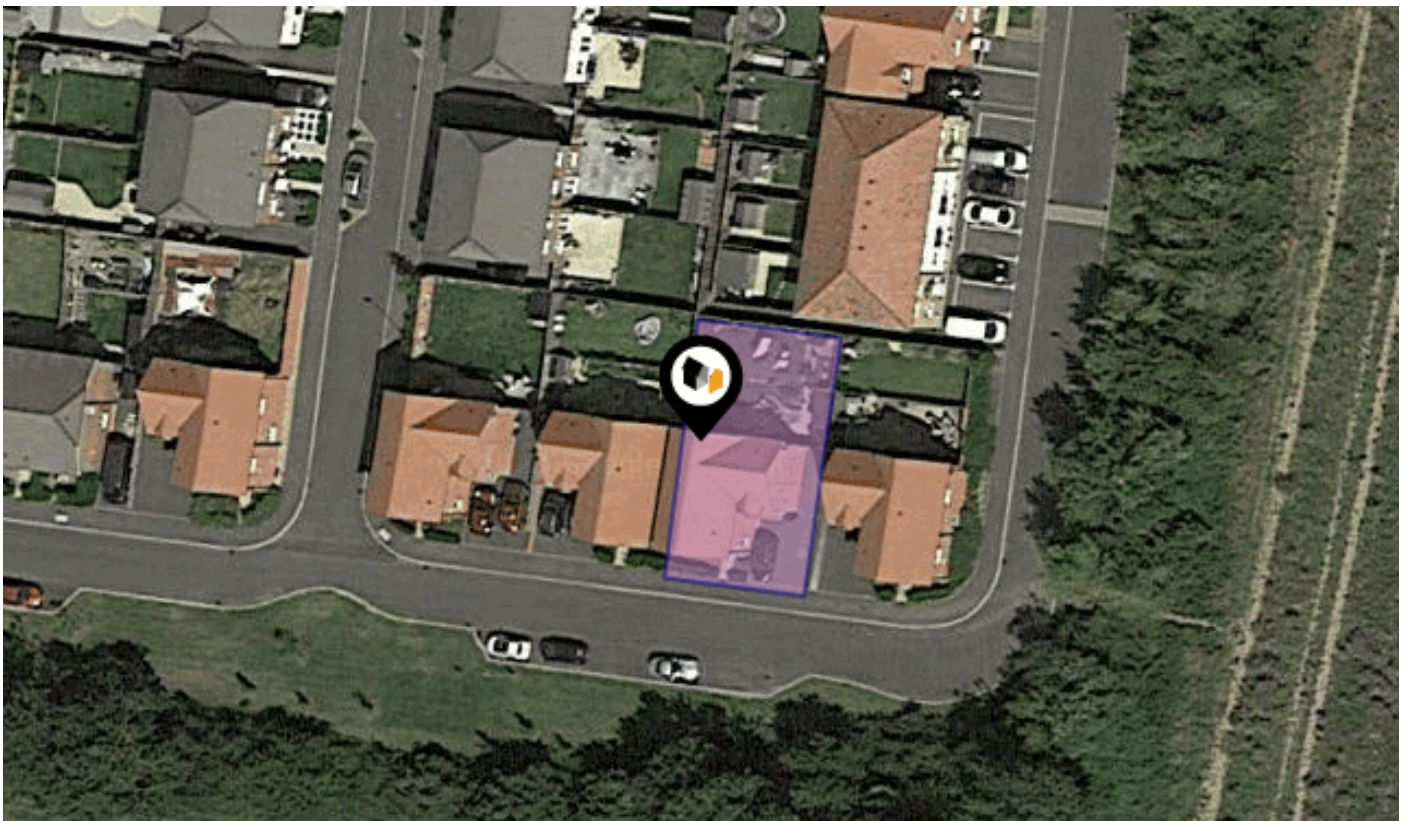


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**SOPER CRESCENT, LUDGERSHALL, ANDOVER, SP11**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

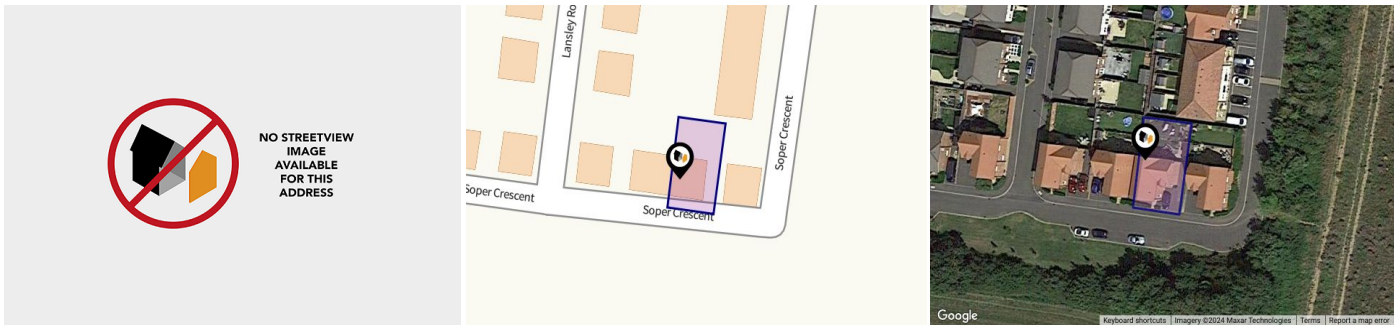
01256 892222

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>	1,216 ft <sup>2</sup> / 113 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	2017		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,848		
<b>Title Number:</b>	WT434802		

## Local Area

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

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

<b>17</b> mb/s	<b>1000</b> mb/s

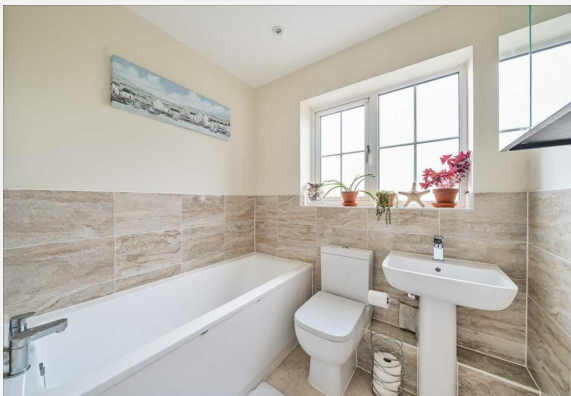
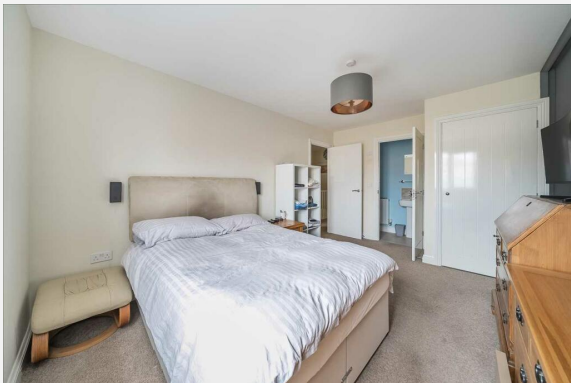
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## SOPER CRESCENT, LUDGERSHALL, ANDOVER, SP11

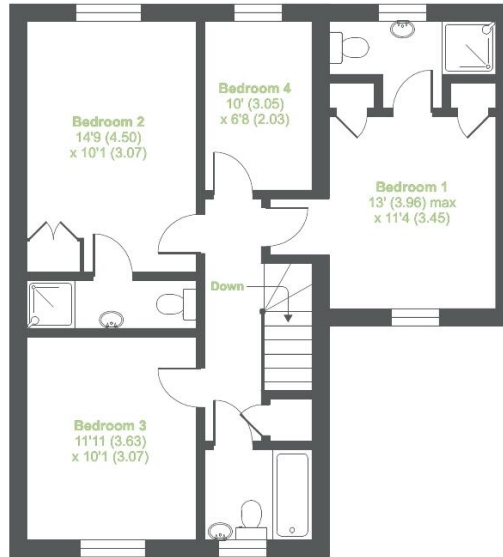
### Soper Crescent, Ludgershall, Andover, SP11

Approximate Area = 1214 sq ft / 112.8 sq m

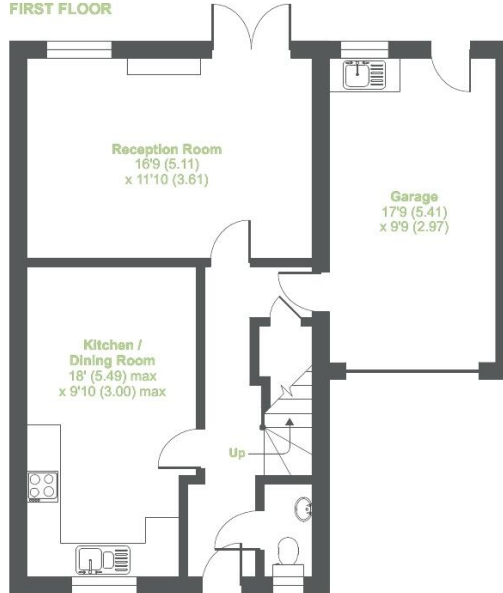
Garage = 177 sq ft / 16.4 sq m

Total = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brockenhurst Estate Agents. REF: 1059973



# Property EPC - Certificate



Soper Crescent, Ludgershall, SP11

Energy rating

# B

Valid until 09.08.2027

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

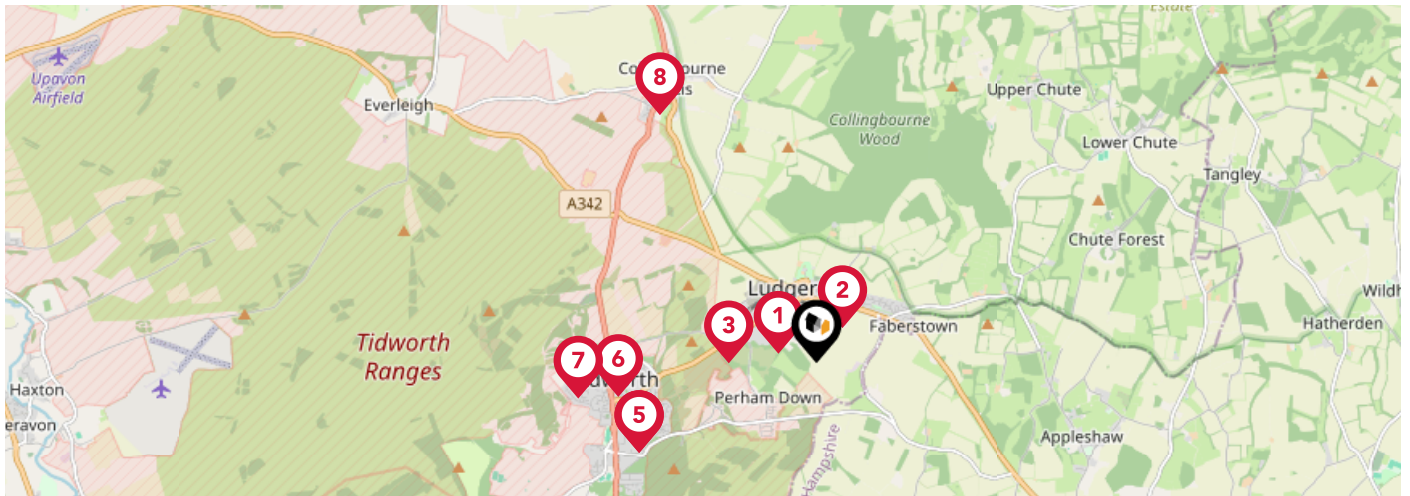
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.20 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.04 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, waste water heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	113 m <sup>2</sup>

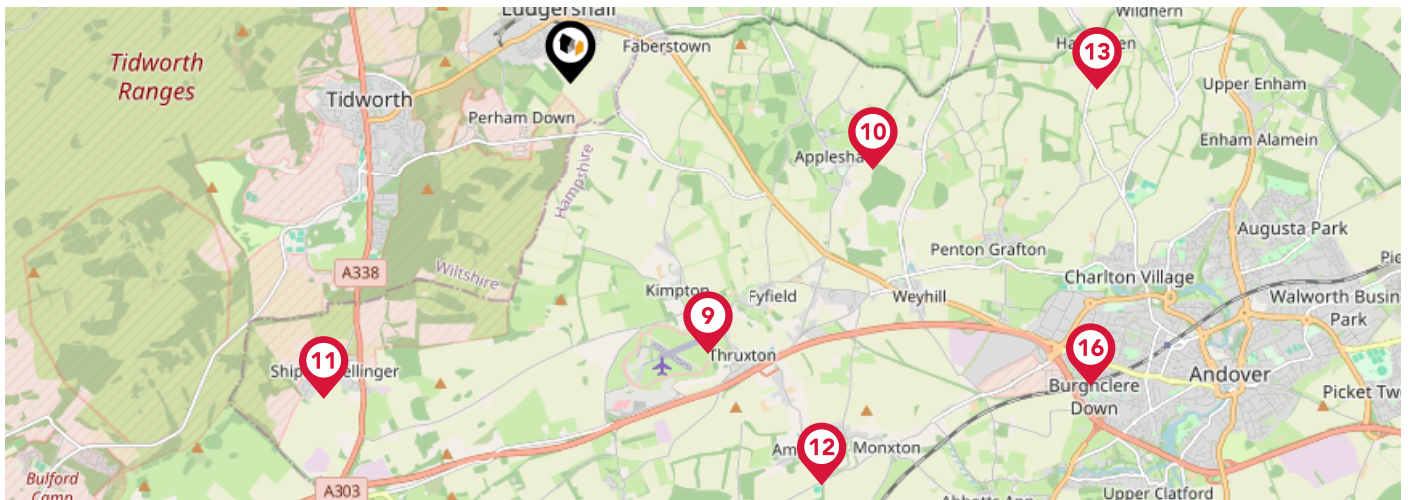
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wellington Eagles Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 144   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ludgershall Castle Primary School</b> Ofsted Rating: Good   Pupils: 295   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Wellington Academy</b> Ofsted Rating: Good   Pupils: 959   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Clarendon Infants' School</b> Ofsted Rating: Good   Pupils: 315   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Clarendon Junior School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wellington Lions Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Zouch Academy</b> Ofsted Rating: Good   Pupils: 427   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Collingbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

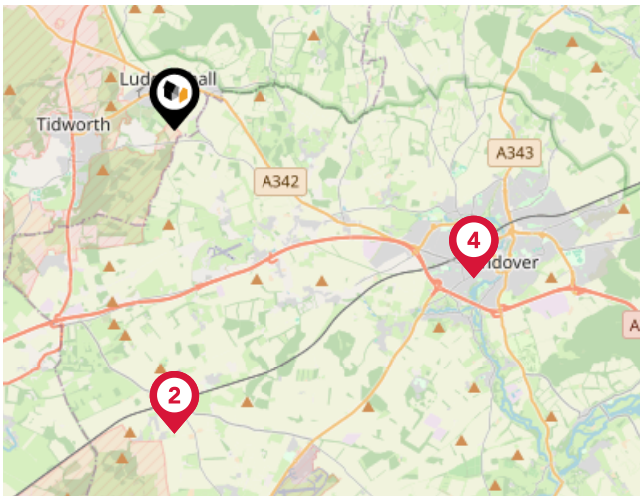


# Area Schools



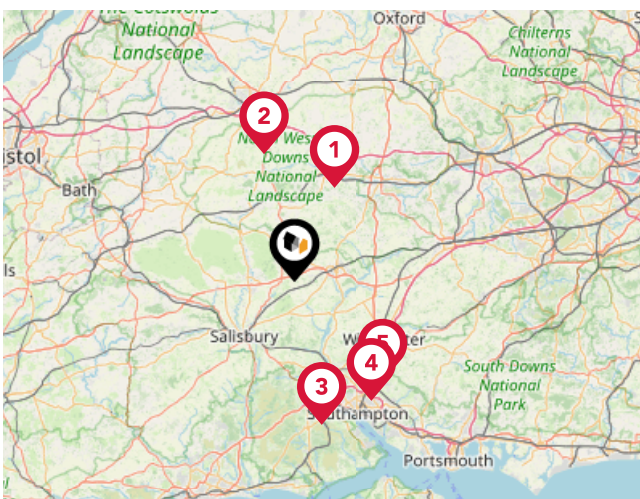
		Nursery	Primary	Secondary	College	Private
	<b>Kimpton, Thruxton and Fyfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Appleshaw St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shipton Bellinger Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Amport Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatherden Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 68   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grateley Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grateley House School</b> Ofsted Rating: Inadequate   Pupils: 51   Distance:5.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portway Junior School</b> Ofsted Rating: Good   Pupils: 382   Distance:5.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



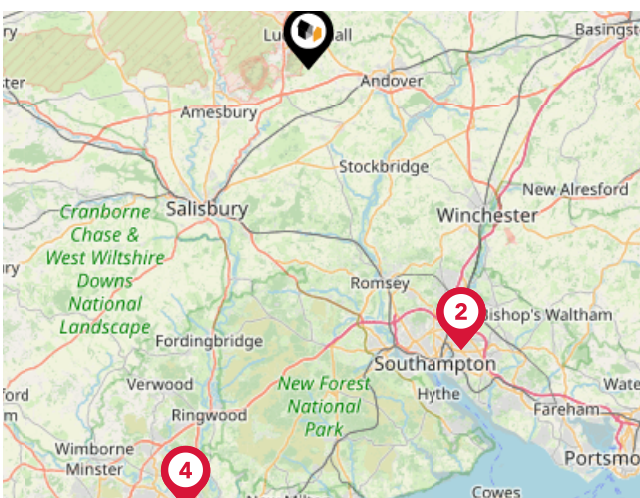
## National Rail Stations

Pin	Name	Distance
1	Grateley Rail Station	5.6 miles
2	Grateley Rail Station	5.6 miles
3	Andover Rail Station	6.2 miles
4	Andover Rail Station	6.2 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	15.2 miles
2	M4 J15	19.62 miles
3	M27 J2	21.48 miles
4	M3 J12	21.07 miles
5	M3 J11	19.75 miles

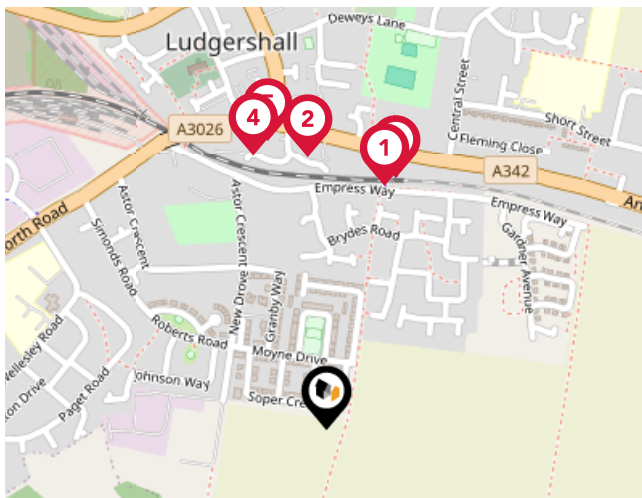


## Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.69 miles
2	Southampton Airport	23.69 miles
3	Bournemouth International Airport	34.01 miles
4	Bournemouth International Airport	34.04 miles

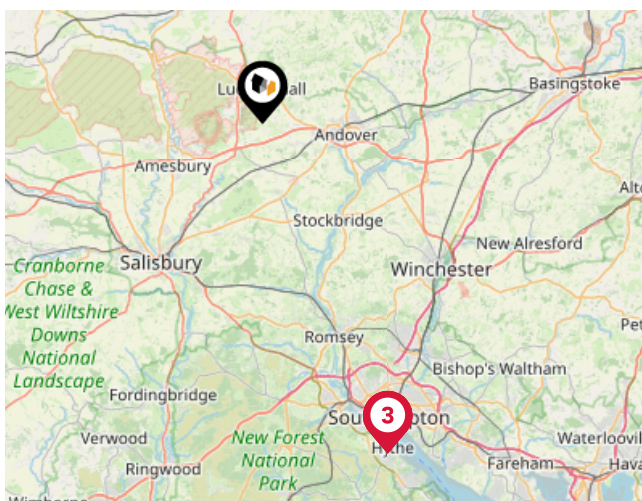
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Co-Op	0.29 miles
2	War Memorial	0.32 miles
3	Co-Op	0.3 miles
4	War Memorial	0.33 miles
5	The Crown Inn	0.34 miles



### Ferry Terminals

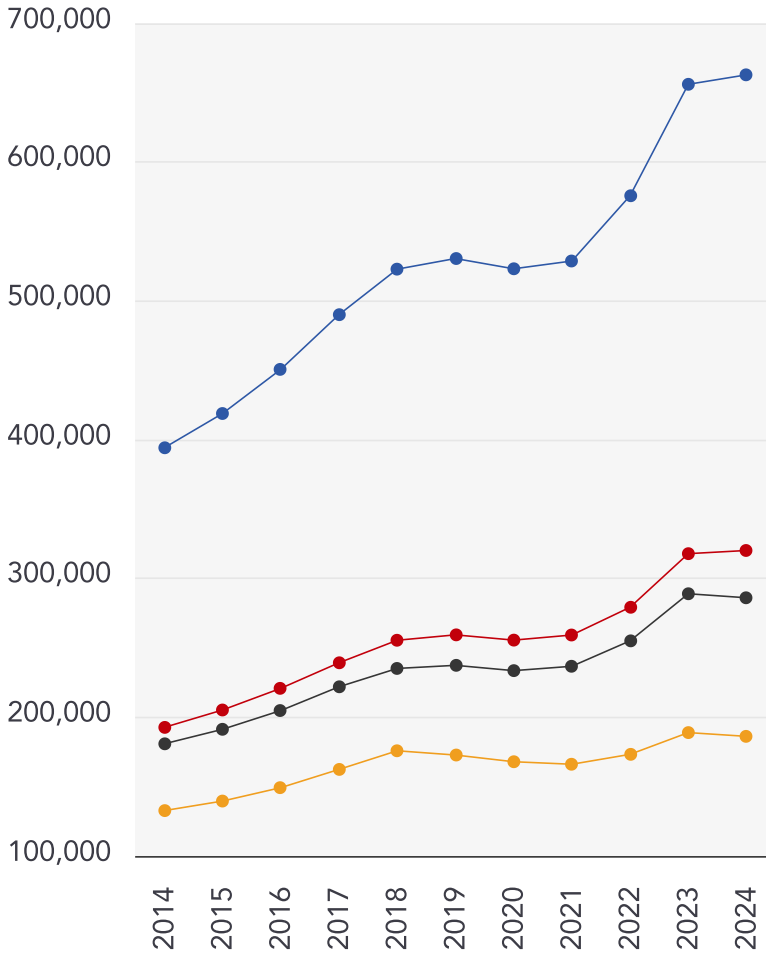
Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.28 miles
2	Southampton Vehicle Ferry Terminal	26.28 miles
3	Southampton Vehicle Ferry Terminal	26.29 miles

# Market

## House Price Statistics



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



Detached

**+68.17%**

Semi-Detached

**+66.14%**

Terraced

**+58.17%**

Flat

**+40.31%**



### **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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