

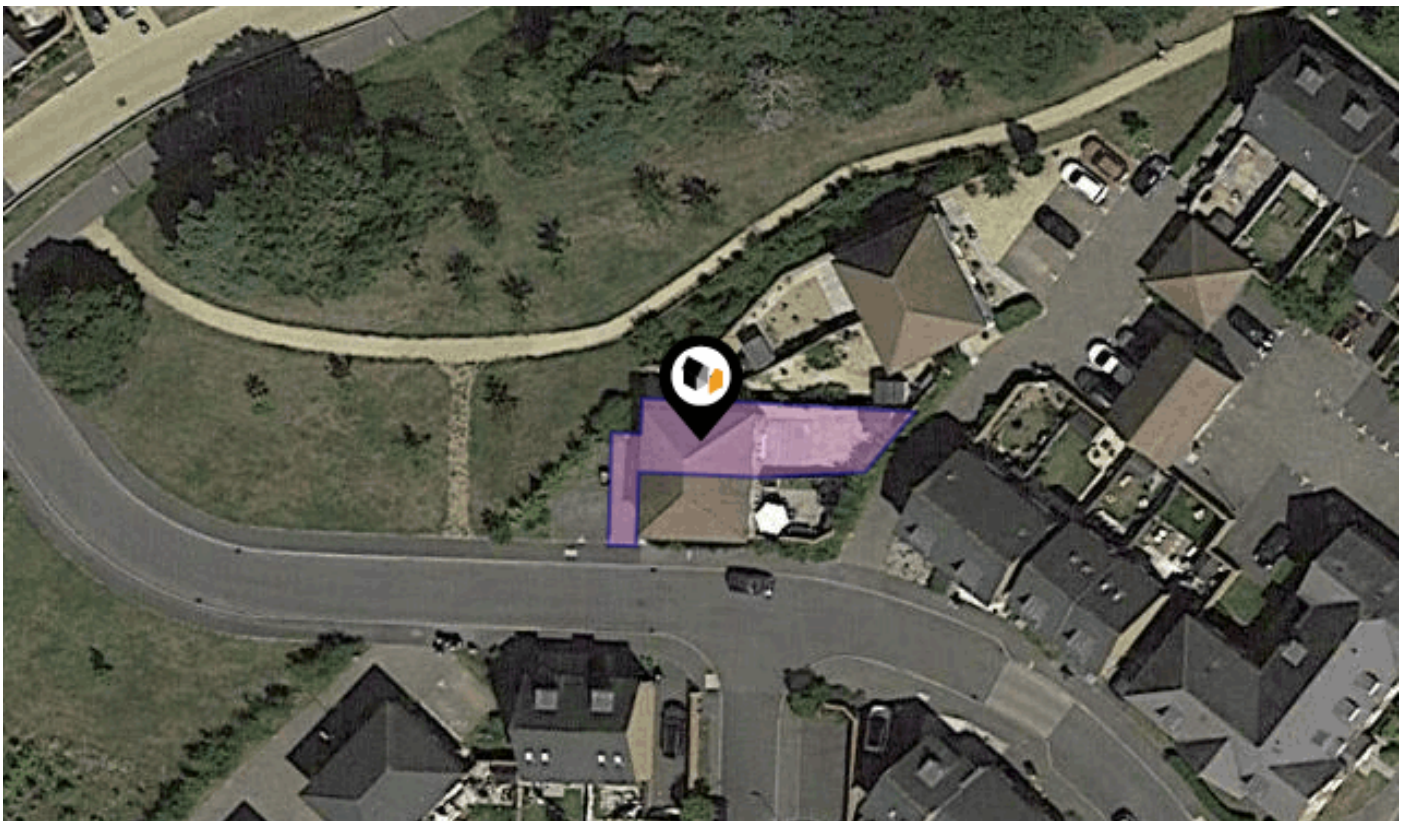


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 29<sup>th</sup> June 2024**



**HAREBELL ROAD, ANDOVER, SP11**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

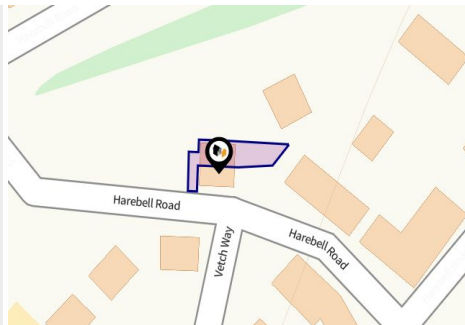
01256 892222

andy@brockenhurst.info

www.brockenhurst.info

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 850 ft<sup>2</sup> / 79 m<sup>2</sup>  
**Plot Area:** 0.04 acres  
**Year Built :** 2012  
**Council Tax :** Band C  
**Annual Estimate:** £1,857  
**Title Number:** HP758110

**Tenure:** Freehold

## Local Area

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

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

**3** **940**  
 mb/s mb/s

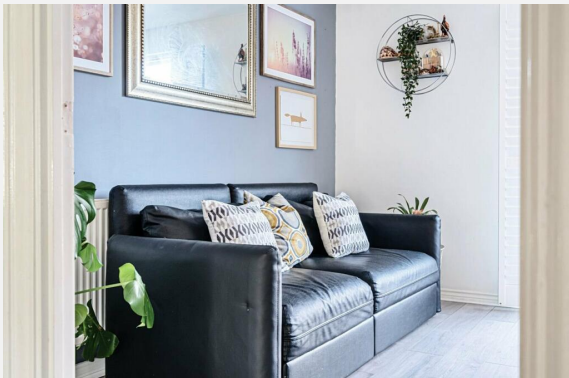
**Mobile Coverage:**  
 (based on calls indoors)



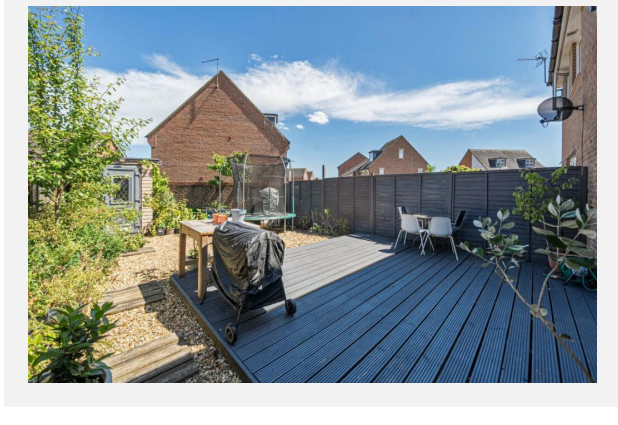
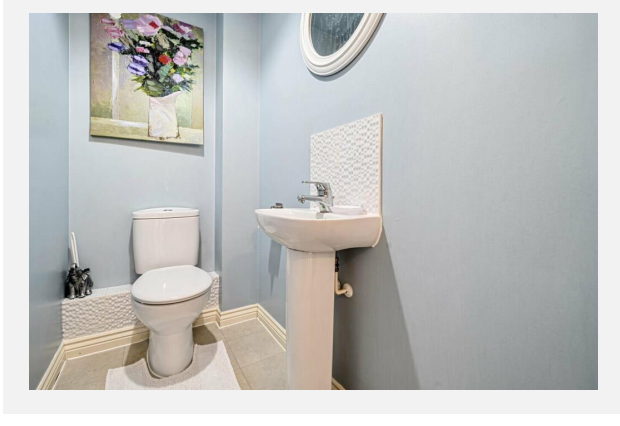
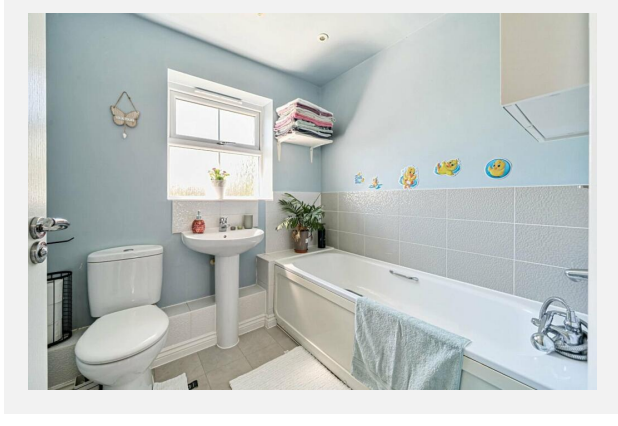
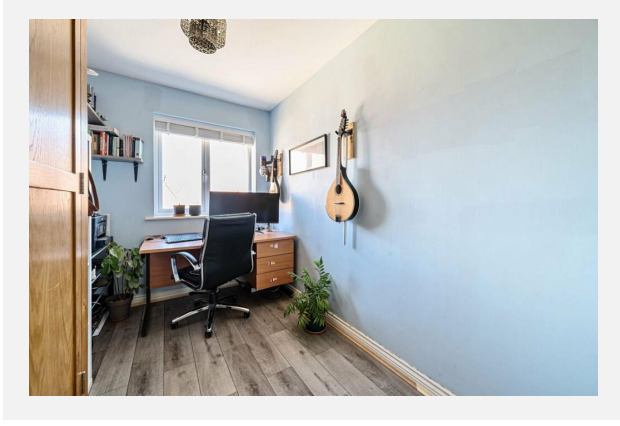
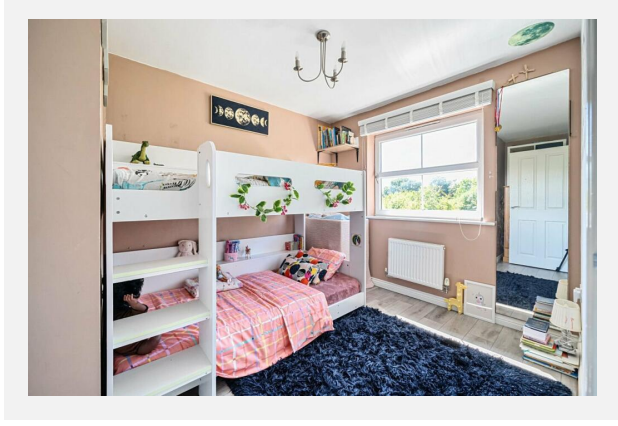
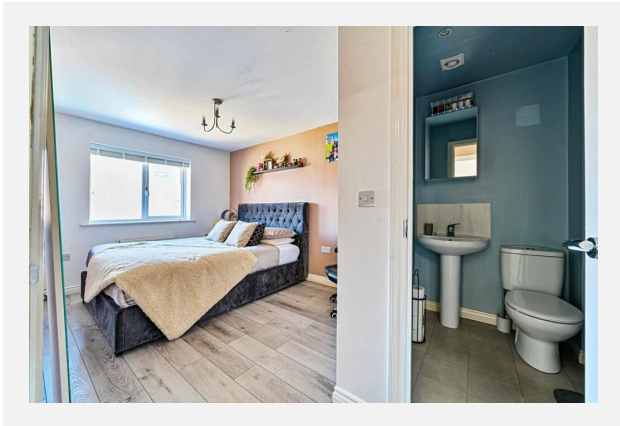
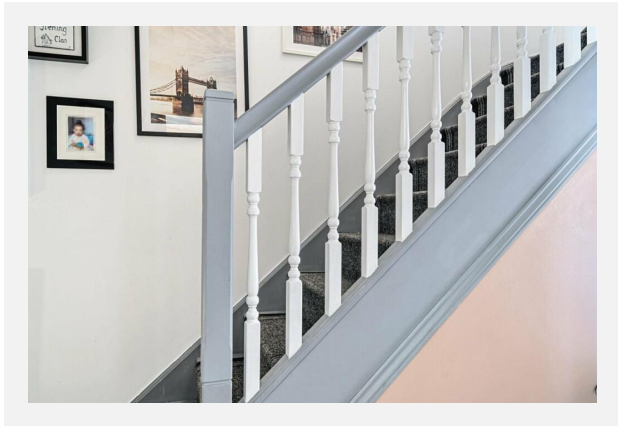
**Satellite/Fibre TV Availability:**



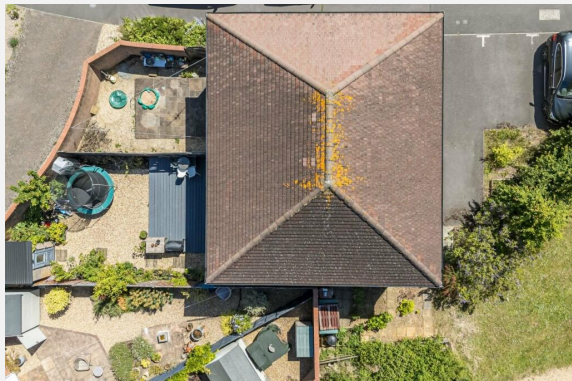
# Gallery Photos



# Gallery Photos



# Gallery Photos

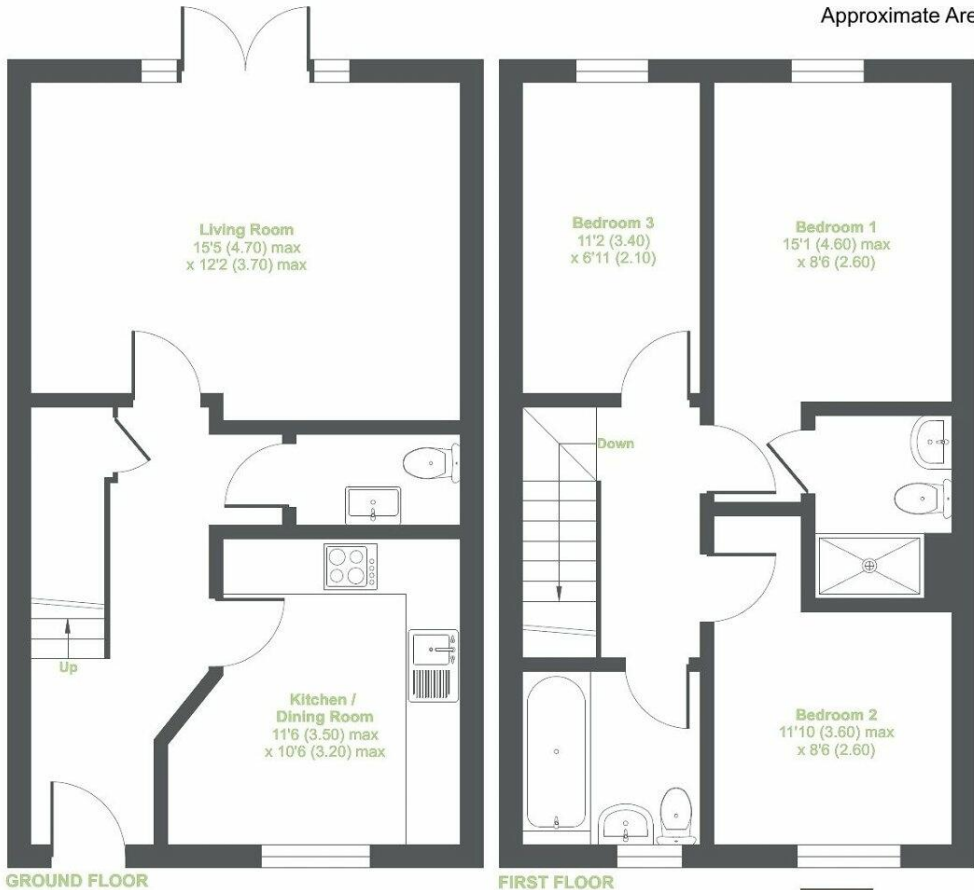


# HAREBELL ROAD, ANDOVER, SP11

Harebell Road, Andover, SP11

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Brockenhurst Estate Agents. REF: 1146152



# Property EPC - Certificate



ANDOVER, SP11

Energy rating

# C

Valid until 20.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

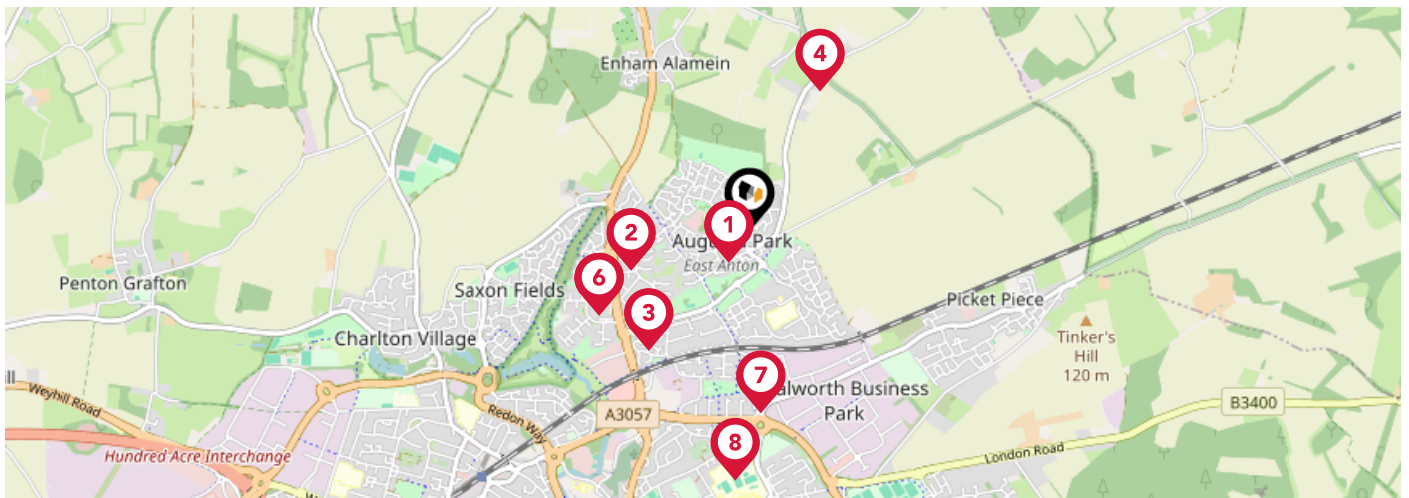


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	79 m <sup>2</sup>

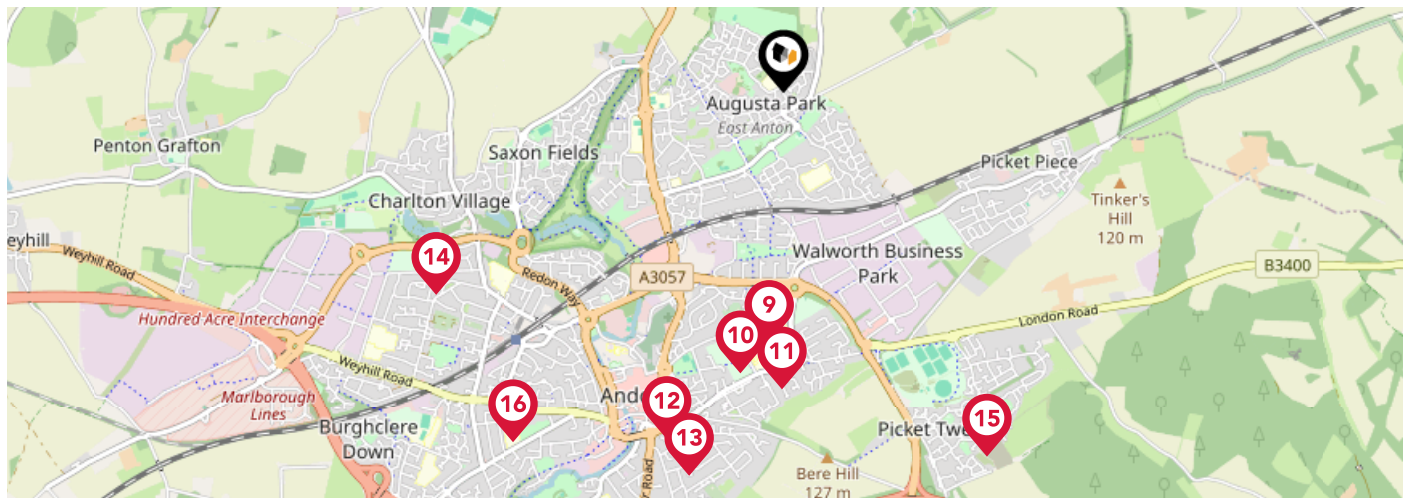










# Area Schools



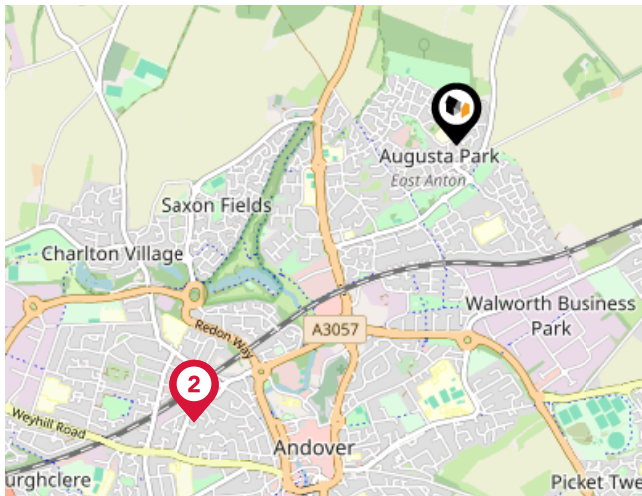
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Endeavour Primary School</b> Ofsted Rating: Good   Pupils: 575   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Roman Way Primary School</b> Ofsted Rating: Good   Pupils: 248   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Smannell Field School</b> Ofsted Rating: Good   Pupils: 14   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Smannell and Enham Church of England (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Knights Enham Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Knight's Enham Junior School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Icknield School</b> Ofsted Rating: Outstanding   Pupils: 81   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Norman Gate School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



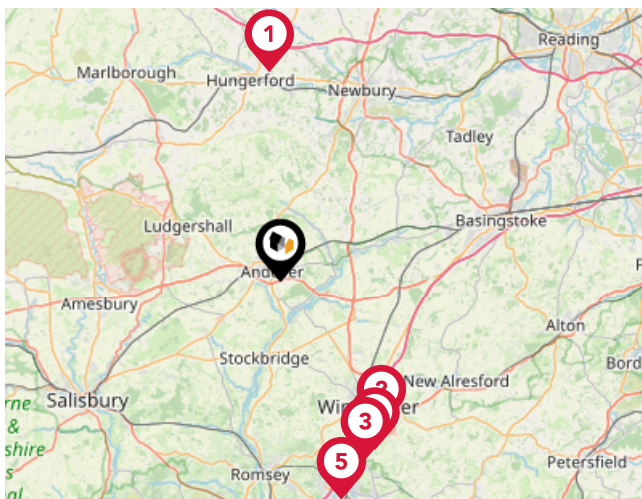
		Nursery	Primary	Secondary	College	Private
	<b>Vigo Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 471   Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Mark Way School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winton Community Academy</b> Ofsted Rating: Good   Pupils: 656   Distance: 1.38	<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: 1.7	<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: 1.83	<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: 1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrims' Cross CofE Aided Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 382   Distance: 1.94	<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: 2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



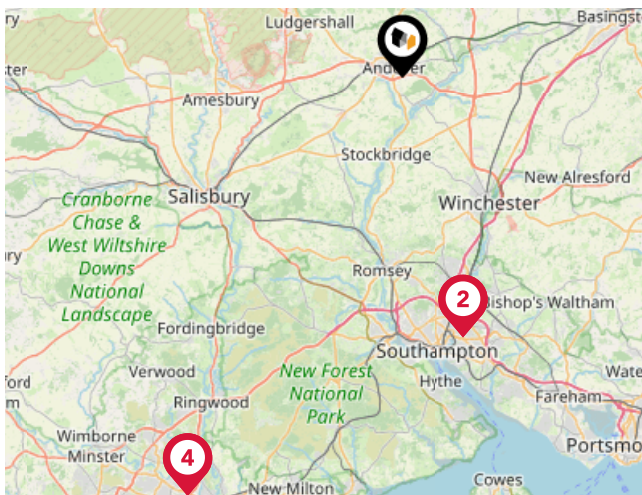
## National Rail Stations

Pin	Name	Distance
1	Andover Rail Station	1.77 miles
2	Andover Rail Station	1.77 miles
3	Whitchurch (Hants) Rail Station	5.48 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	15.45 miles
2	M3 J9	13.24 miles
3	M3 J11	14.76 miles
4	M3 J10	14.37 miles
5	M3 J12	16.91 miles

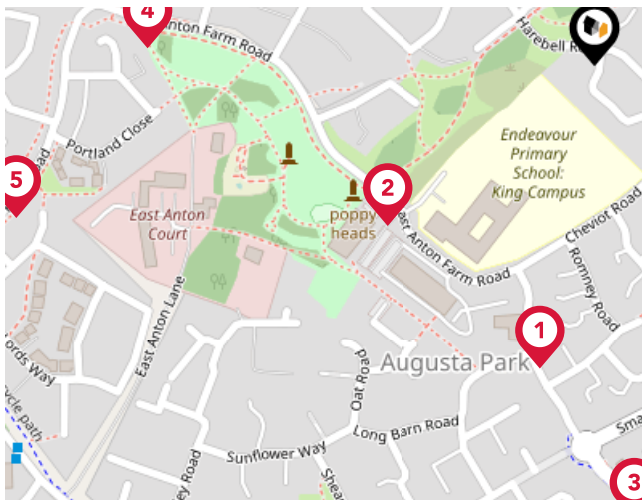


## Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	19.88 miles
2	Southampton Airport	19.88 miles
3	Bournemouth International Airport	35.16 miles
4	Bournemouth International Airport	35.2 miles

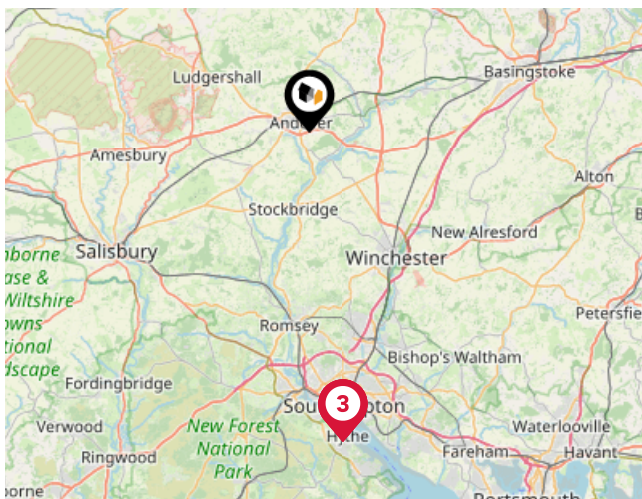
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sunflower Way	0.18 miles
2	Community Centre	0.15 miles
3	Pasture Walk	0.26 miles
4	Pavilion Road	0.26 miles
5	Woolwich Way	0.35 miles



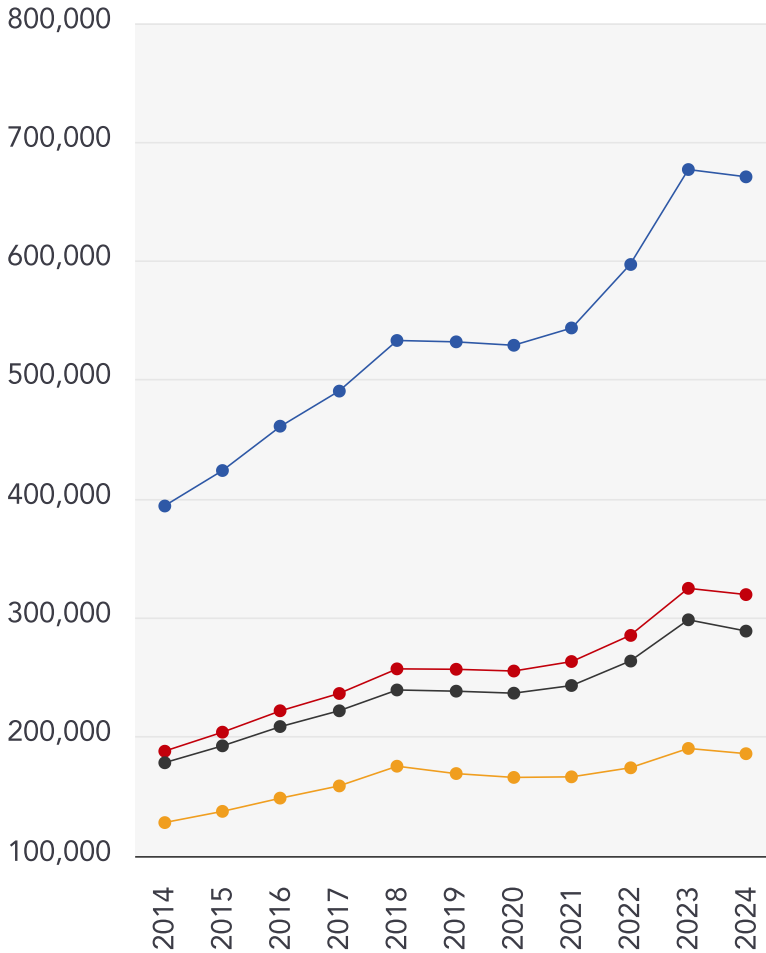
### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	23.27 miles
2	Southampton Vehicle Ferry Terminal	23.27 miles
3	Southampton Vehicle Ferry Terminal	23.27 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**

---

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

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