BROCKENHURST
estate agents

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



60, BACH CLOSE, BASINGSTOKE, RG22 4JZ

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

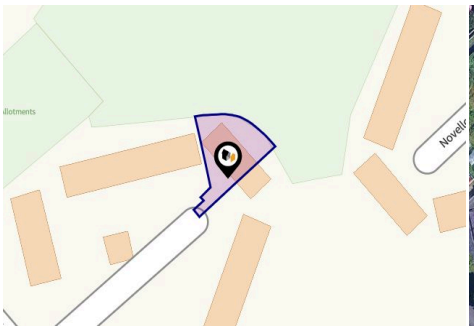
basingstoke@brockenhurst.info

www.brockenhurst.info

Powered by sprift
Know any property instantly

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,420 ft^2 / 132 m^2		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP409595		
UPRN:	100060215800		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

Planning History
This Address

Planning records for: ***60, Bach Close, Basingstoke, RG22 4JZ***

Reference - 21/02648/TWRN	
Decision:	Decided
Date:	12th August 2021
Description:	
Fell 2 trees.	

Gallery
Photos











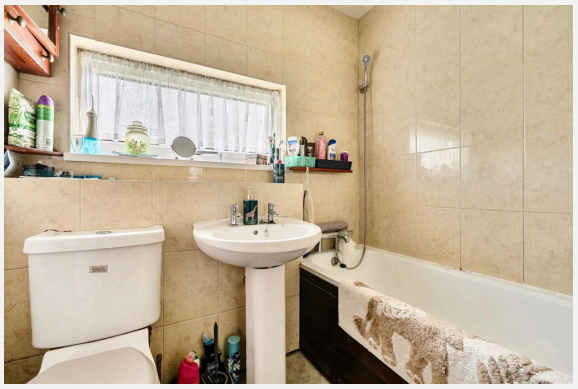






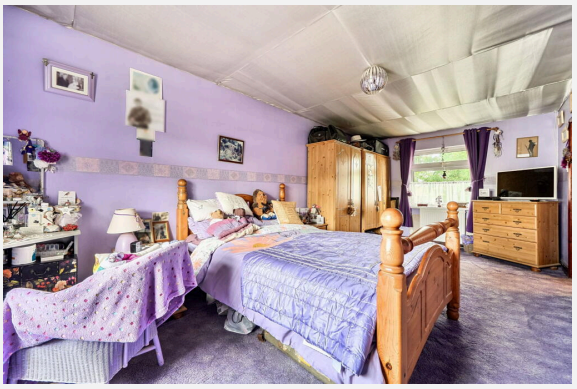
Powered by sprift
Know any property instantly

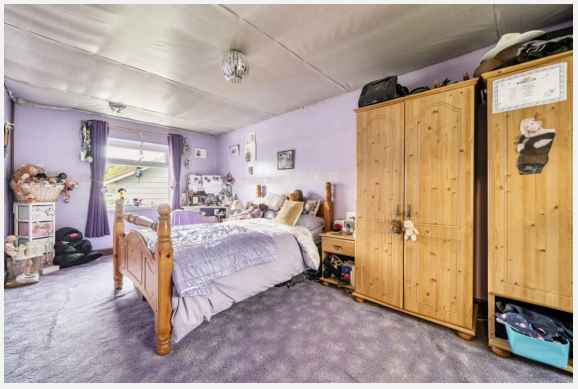
Gallery
Photos



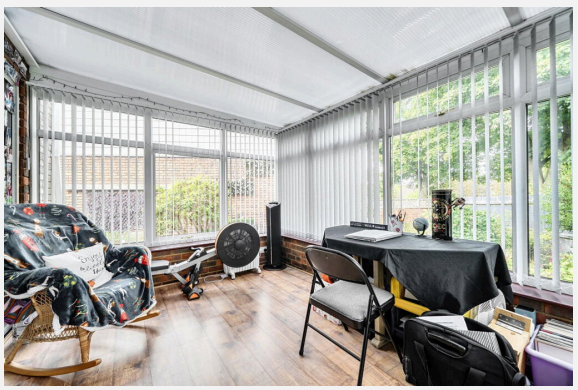














Gallery
Photos







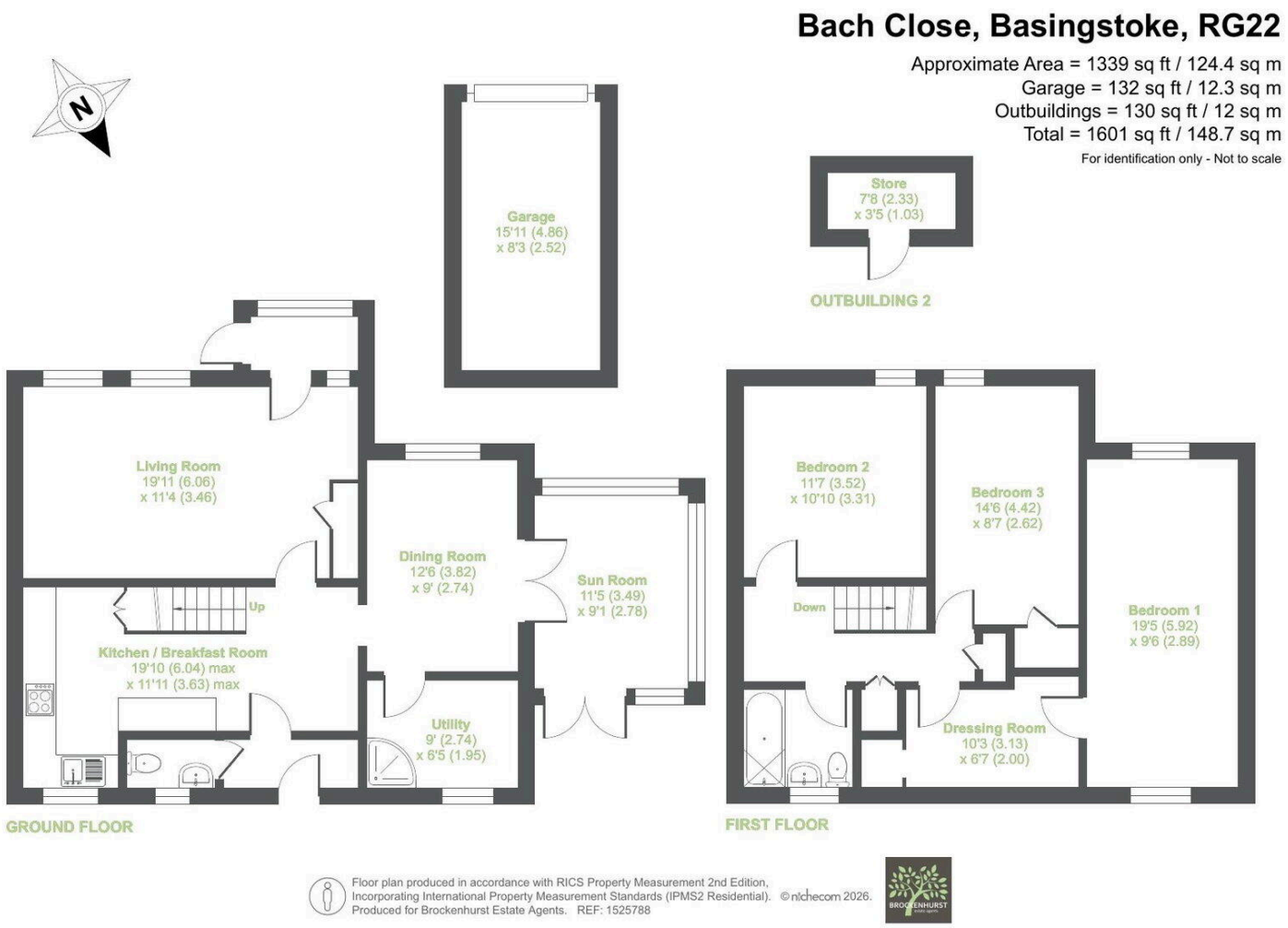




Powered by sprift
Know any property instantly

Gallery
Floorplan

60, BACH CLOSE, BASINGSTOKE, RG22 4JZ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brockenhurst Estate Agents. REF: 1525788

Powered by sprift

Property
EPC - Certificate

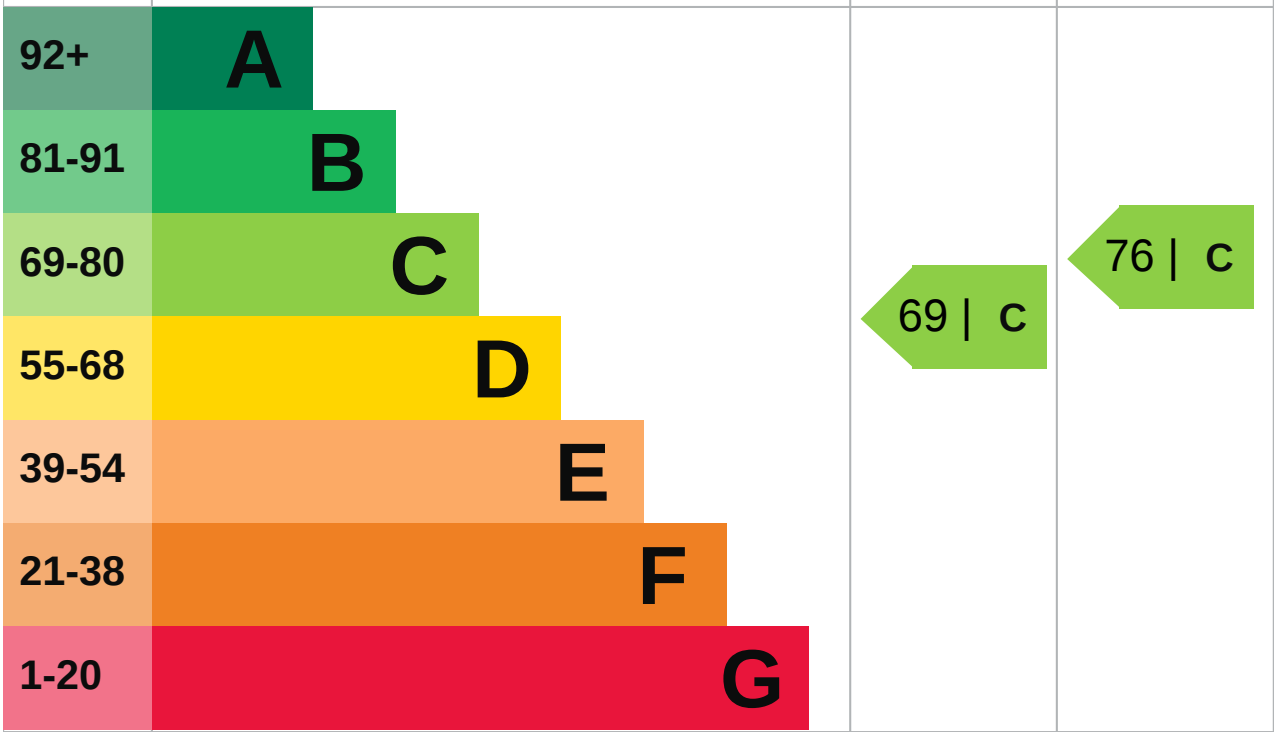
60 Bach Close, BASINGSTOKE, RG22 4JZ

Energy rating

C

Valid until 24.09.2036

Certificate number
2548-3066-5201-1456-7204



Powered by sprift
Know any property instantly

Property

EPC - Additional Data

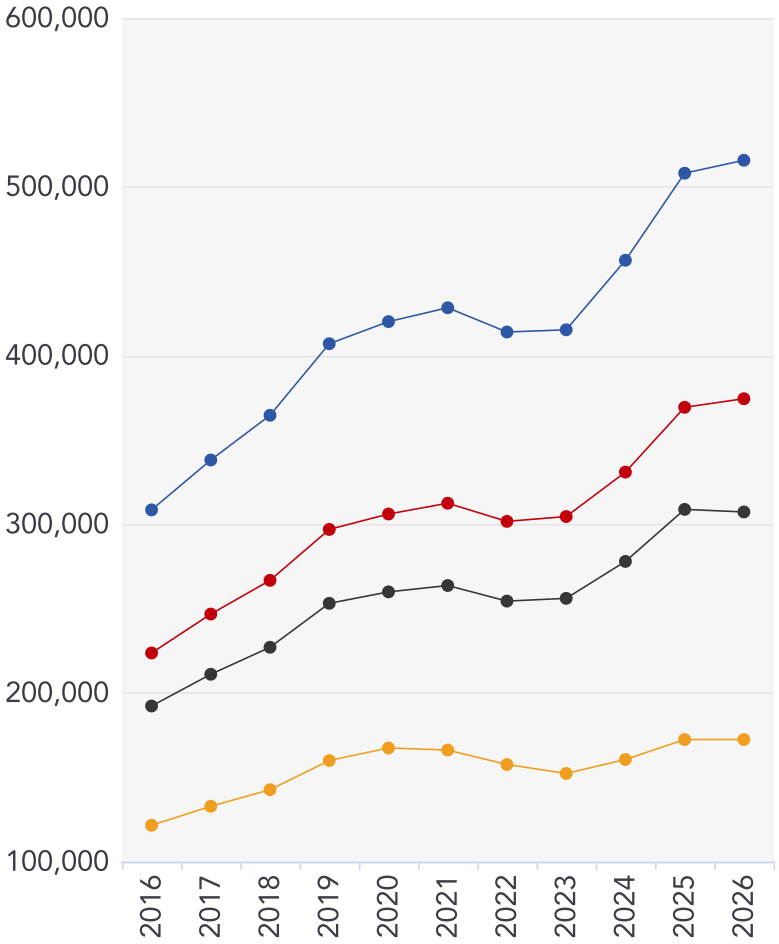
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	132 m^2

Powered by sprift

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG22



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

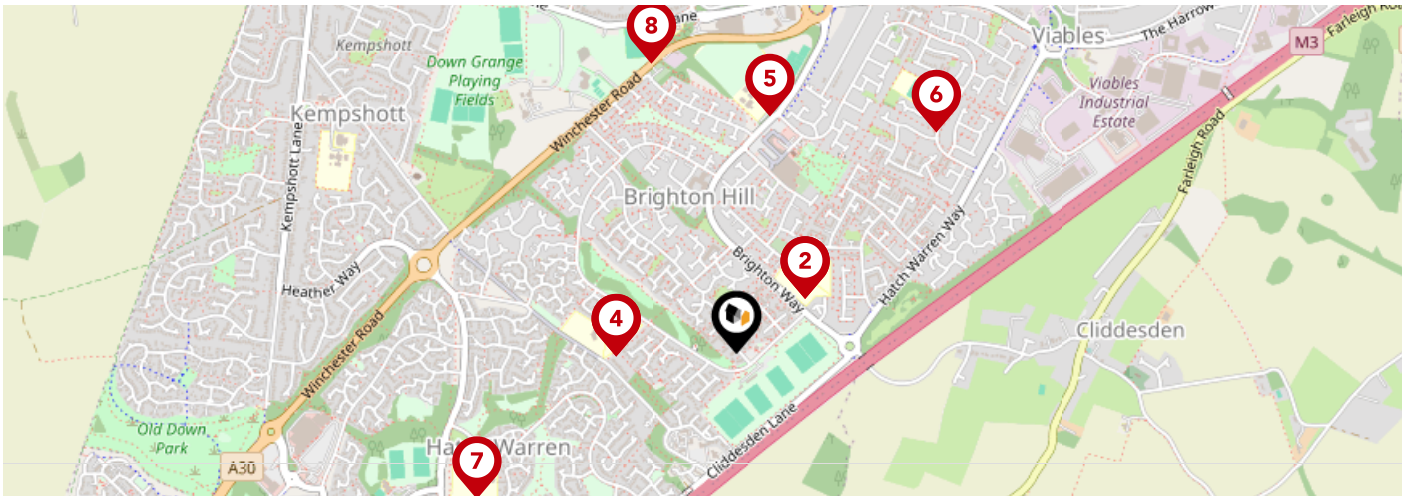
+59.82%

Flat

+41.79%

Powered by sprift
Know any property instantly

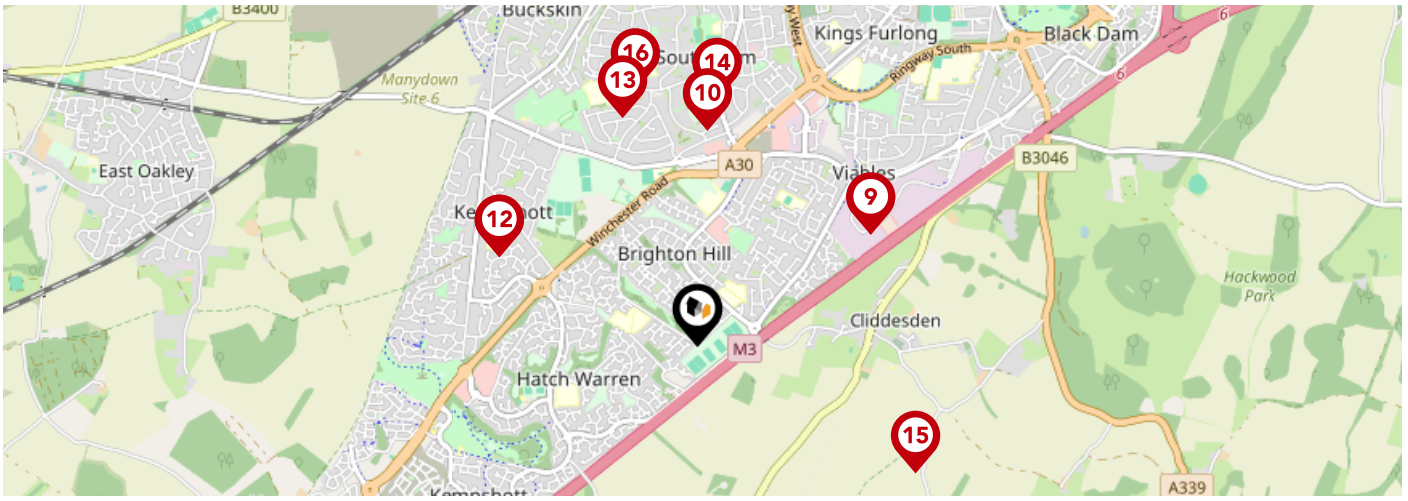
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Field Junior School Ofsted Rating: Good | Pupils: 211 | Distance:0.2	☐	☑	☐	☐	☐
2	Manor Field Infant School Ofsted Rating: Good | Pupils: 164 | Distance:0.2	☐	☑	☐	☐	☐
3	Hatch Warren Junior School Ofsted Rating: Good | Pupils: 354 | Distance:0.28	☐	☑	☐	☐	☐
4	Hatch Warren Infant School Ofsted Rating: Good | Pupils: 249 | Distance:0.28	☐	☑	☐	☐	☐
5	Brighton Hill Community School Ofsted Rating: Good | Pupils: 1271 | Distance:0.56	☐	☐	☑	☐	☐
6	Chalk Ridge Primary School Ofsted Rating: Good | Pupils: 322 | Distance:0.69	☐	☑	☐	☐	☐
7	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 622 | Distance:0.69	☐	☑	☐	☐	☐
8	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated | Pupils:0 | Distance:0.7	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

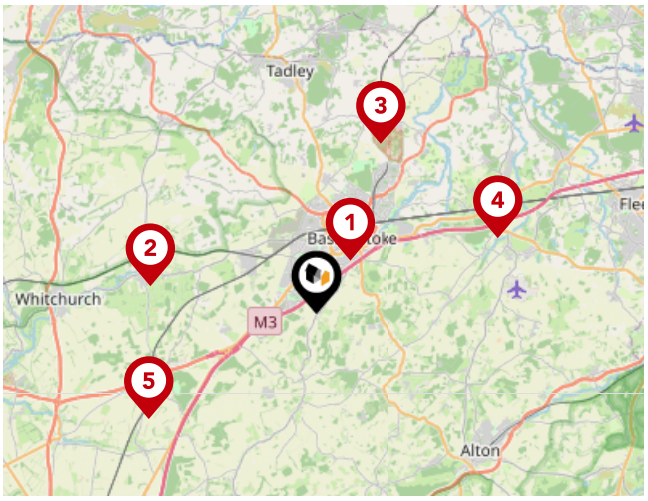


		Nursery	Primary	Secondary	College	Private
9	Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:0.96	☐	☐	☑	☐	☐
10	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.01	☐	☐	☑	☐	☐
11	Kempshott Junior School Ofsted Rating: Good | Pupils: 367 | Distance:1.01	☐	☑	☐	☐	☐
12	Kempshott Infant School Ofsted Rating: Good | Pupils: 270 | Distance:1.01	☐	☑	☐	☐	☐
13	Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.12	☐	☑	☐	☐	☐
14	St Anne's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.15	☐	☑	☐	☐	☐
15	Cliddesden Primary School Ofsted Rating: Good | Pupils: 110 | Distance:1.17	☐	☑	☐	☐	☐
16	Bishop Challoner Catholic Secondary School Ofsted Rating: Good | Pupils: 887 | Distance:1.23	☐	☐	☑	☐	☐

Powered by sprift

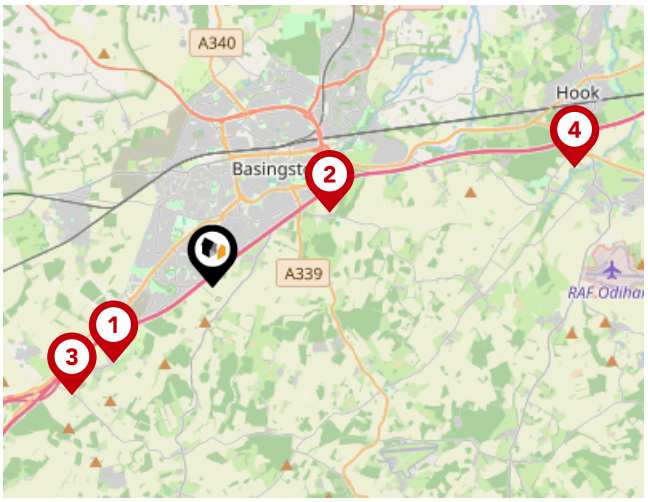
Area

Transport (National)



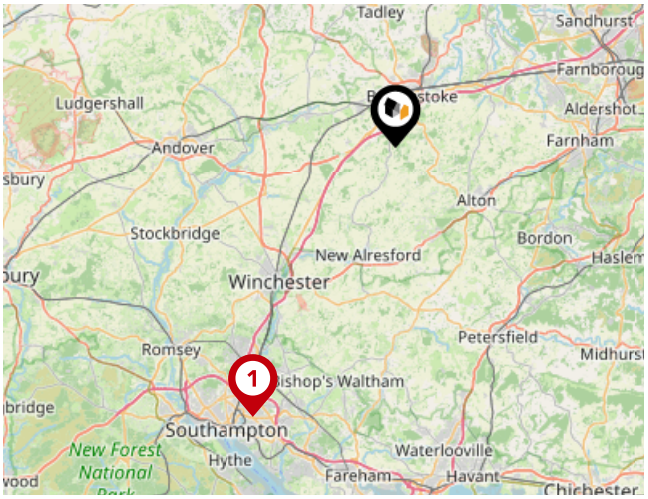
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.36 miles
2	Overton Rail Station	6.27 miles
3	Bramley (Hants) Rail Station	6.72 miles
4	Hook Rail Station	7.25 miles
5	Micheldever Rail Station	7.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	2.3 miles
2	M3 J6	2.58 miles
3	M3 J8	3.27 miles
4	M3 J5	7.08 miles



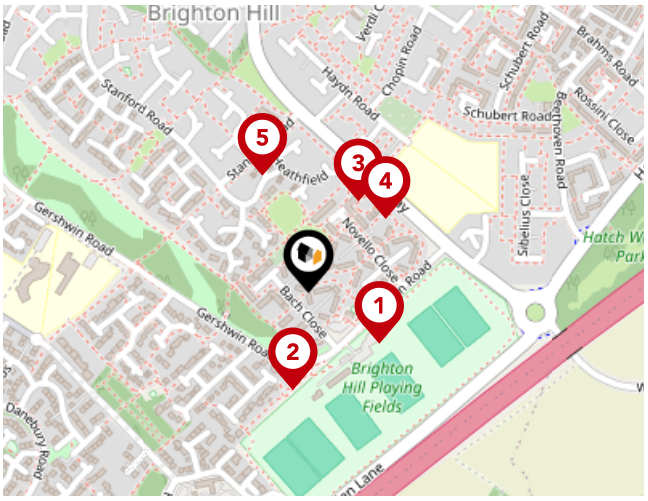
Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.59 miles

Powered by sprift

Area

Transport (Local)



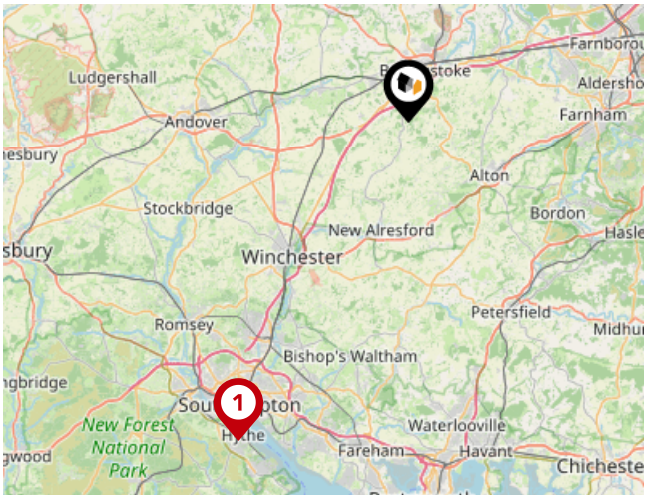
Bus Stops/Stations

Pin	Name	Distance
1	Novello Close	0.09 miles
2	Bach Close	0.11 miles
3	Manor Field School	0.12 miles
4	Manor Field School	0.12 miles
5	Heathfield	0.14 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.83 miles
2	Medstead & Four Marks (Mid Hants Railway)	9.2 miles
3	Ropley (Mid-Hants Railway)	10.49 miles
4	Alresford (Mid Hants Railway)	10.6 miles



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.87 miles

Powered by sprift

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.

Brockenhurst
Testimonials

Testimonial 1

Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2

I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3

We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

Agent
Disclaimer

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 Brockenhurst 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 Brockenhurst and therefore no warranties can be given as to their good working order.

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN
01256 224808
basingstoke@brockenhurst.info
www.brockenhurst.info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail