

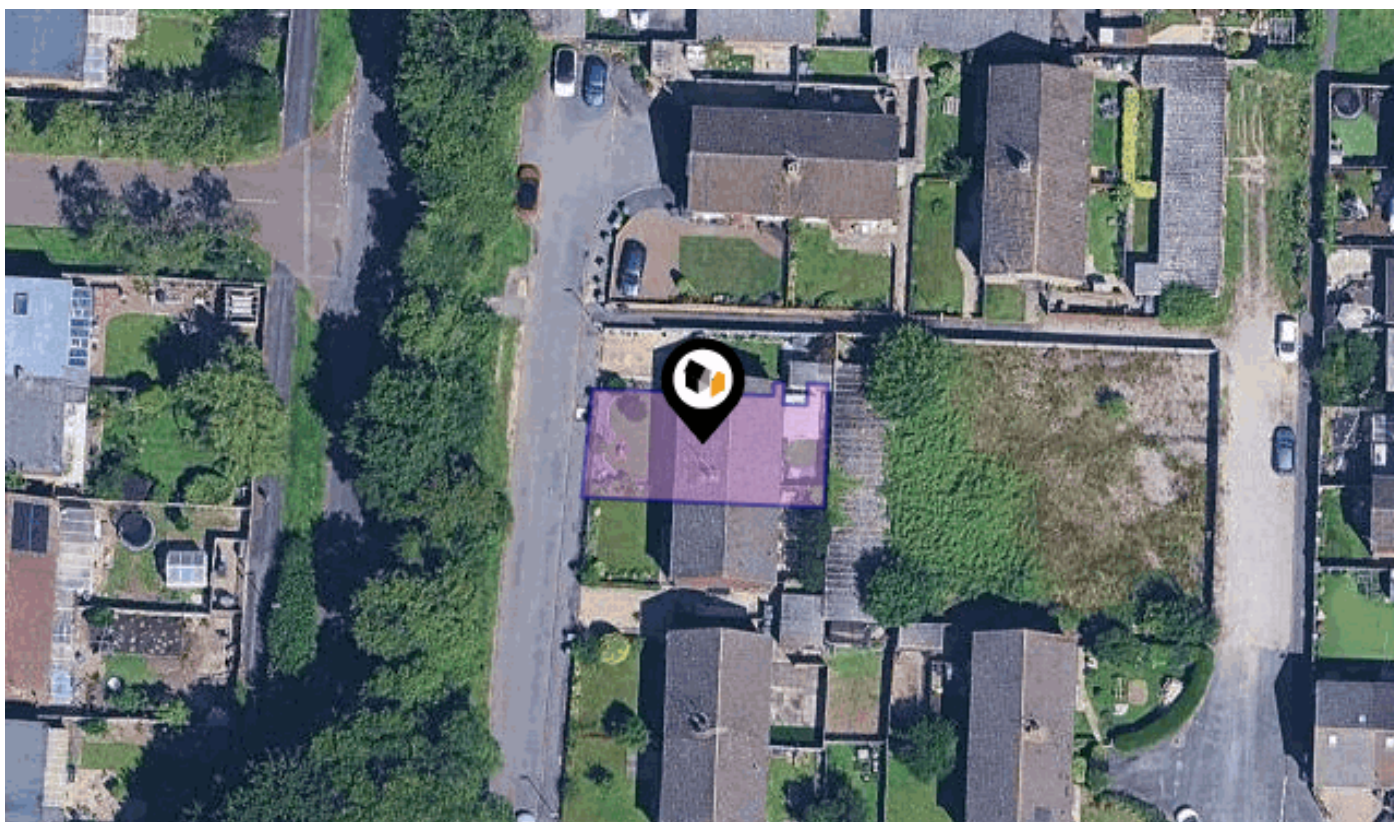


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd August 2025



235, CRANBOURNE LANE, BASINGSTOKE, RG21 3NX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

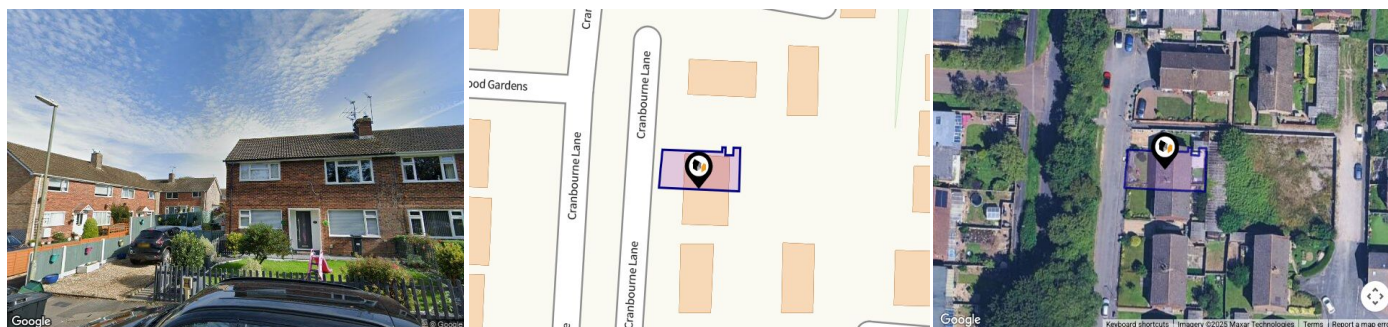
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	17/12/2021
Bedrooms:	2	Last Sold Price:	£225,000
Floor Area:	678 ft ² / 63 m ²	Last Sold £/ft²:	£331
Plot Area:	0.05 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	25/03/1964
Council Tax :	Band B	Lease Term:	26 March 1964 to 24 June 1964 and thereafter for 999 years
Annual Estimate:	£1,671		
Title Number:	HP33424		
UPRN:	100060222624		

Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	54 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

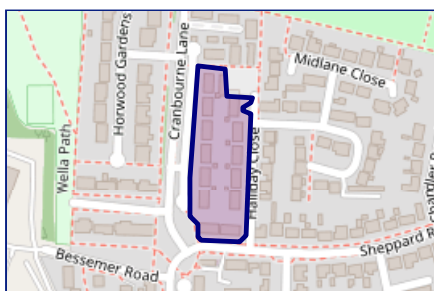


Property Multiple Title Plans



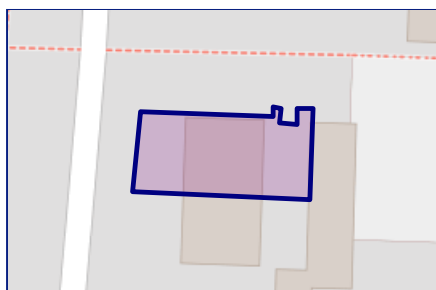
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



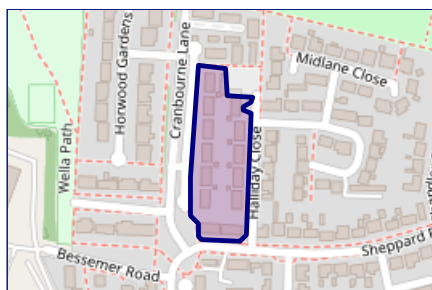
HP492554

Leasehold Title Plans



HP33424

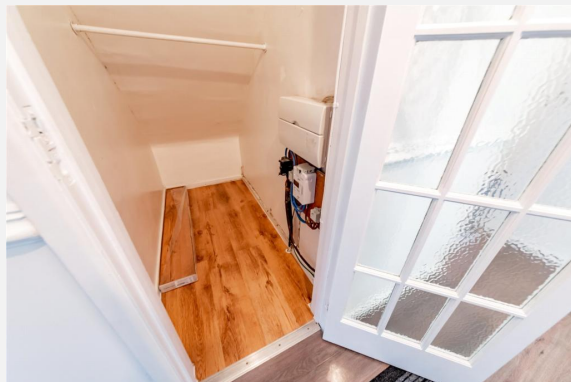
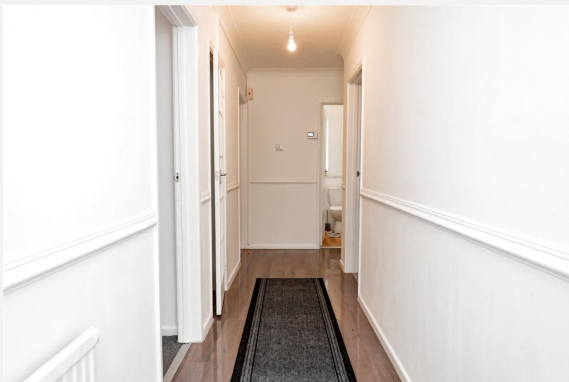
Start Date: 22/08/1963
End Date: 23/08/2962
Lease Term: 999 years from
23 August 1963
Term Remaining: 937 years



HP35602

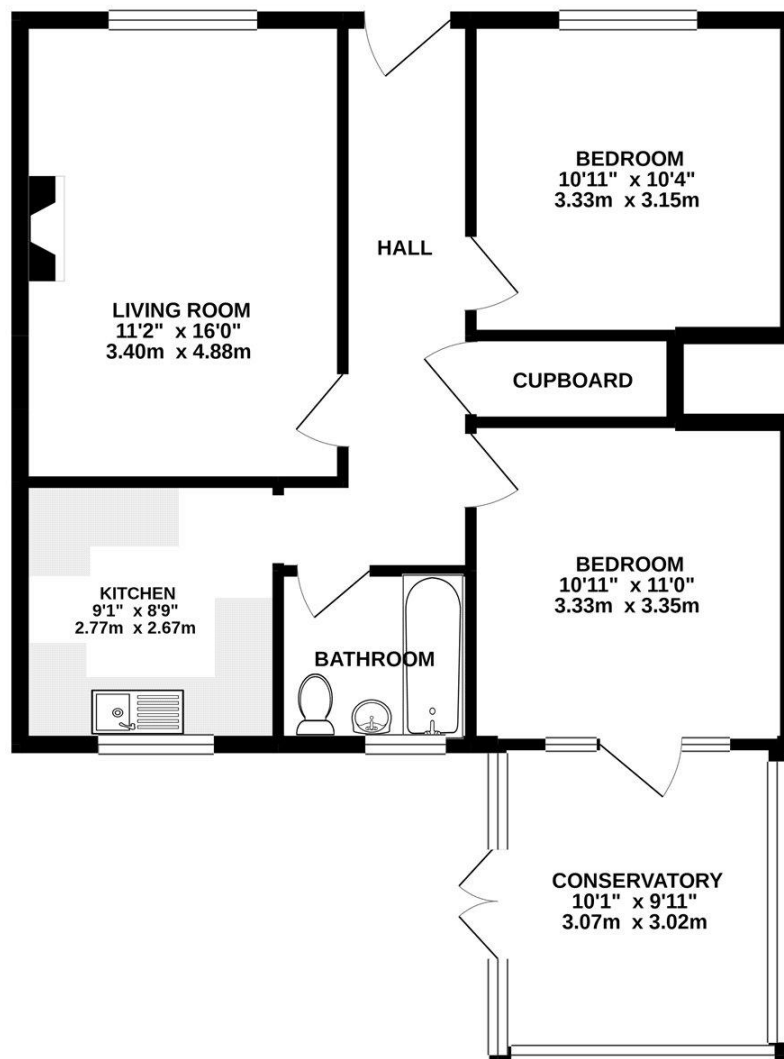
Start Date: 25/03/1964
End Date: -
Lease Term: 26 March 1964 to 24 June
1964 and thereafter for 999
years
Term Remaining: -





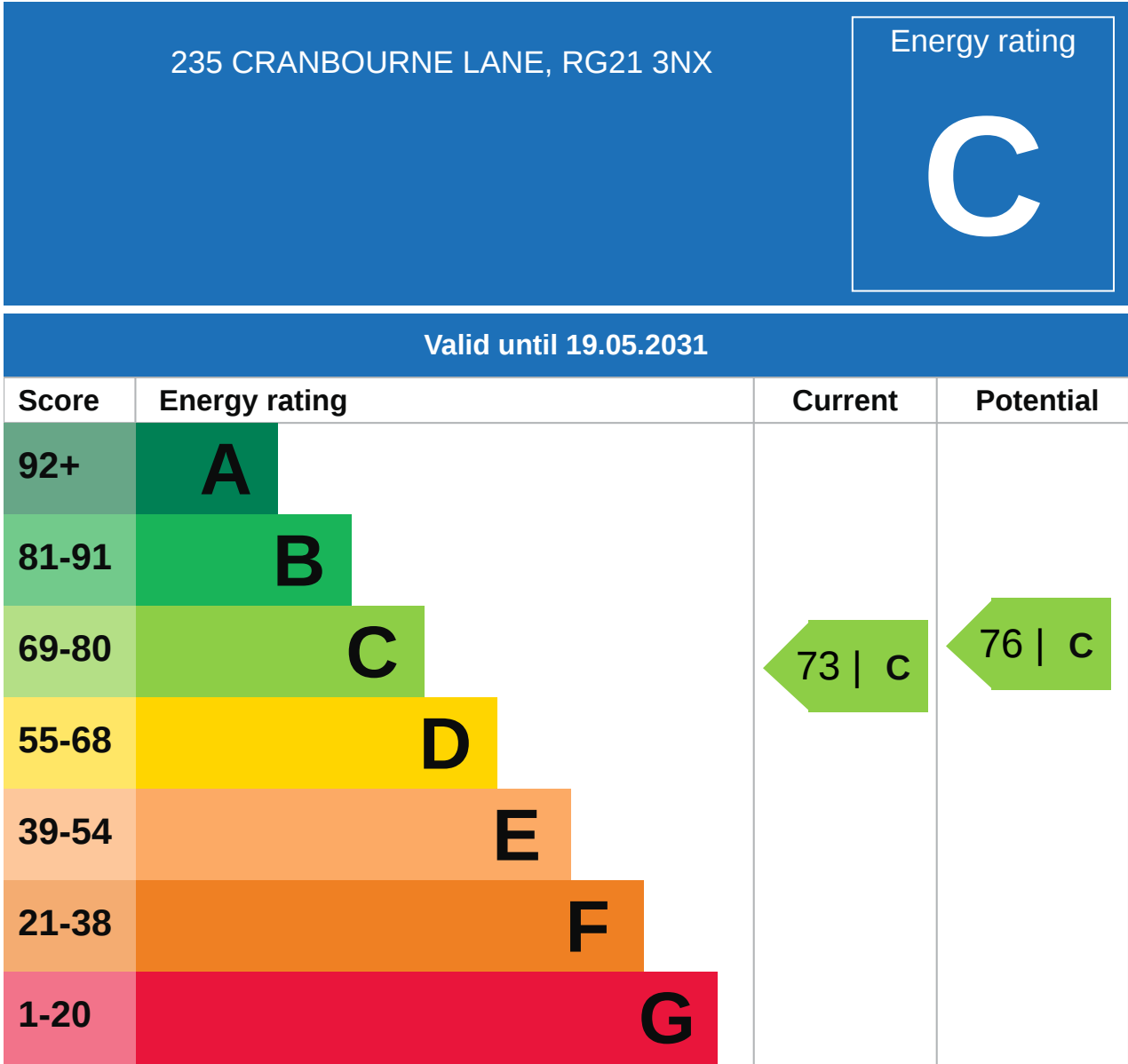
235, CRANBOURNE LANE, BASINGSTOKE, RG21 3NX

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

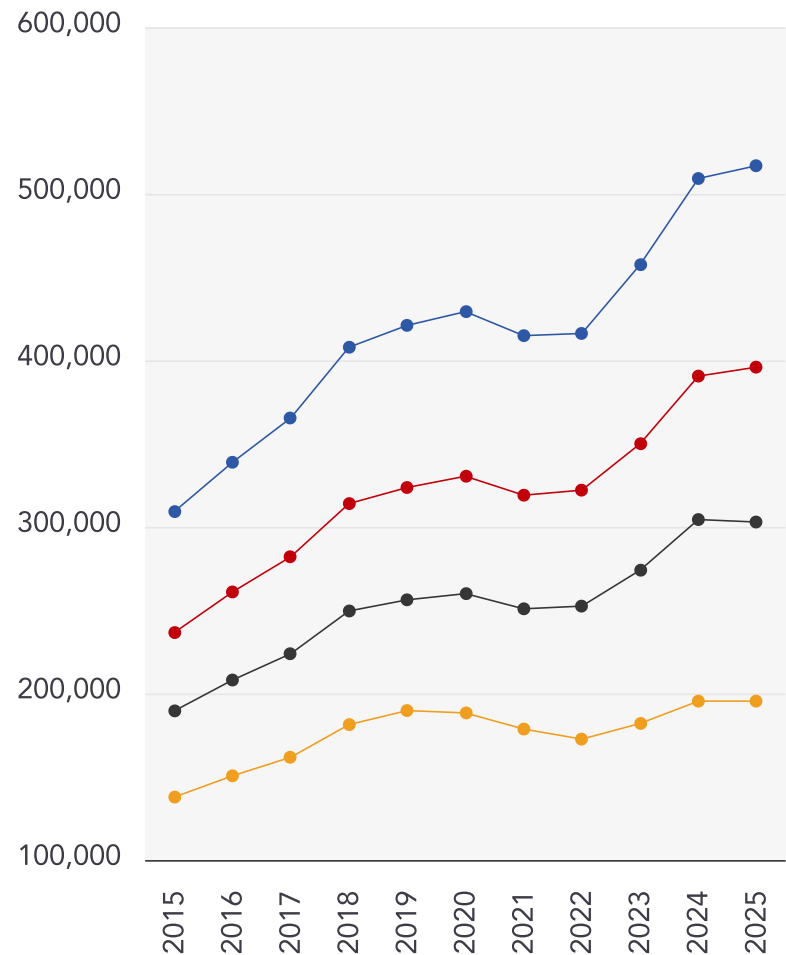
Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG21



Detached

+67.16%

Semi-Detached

+67.36%

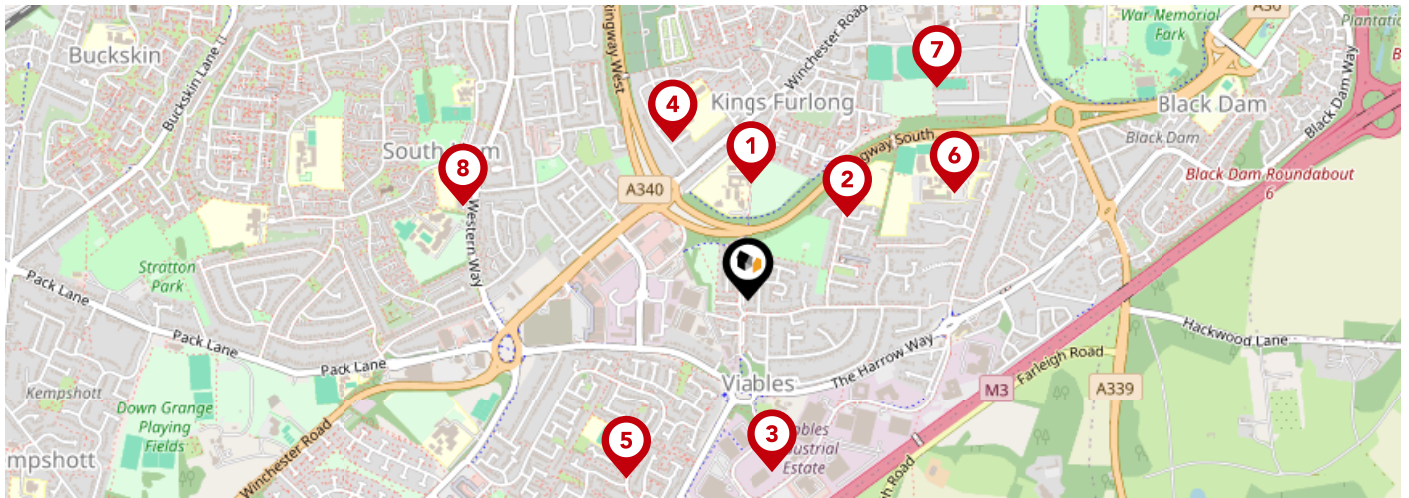
Terraced

+59.82%

Flat

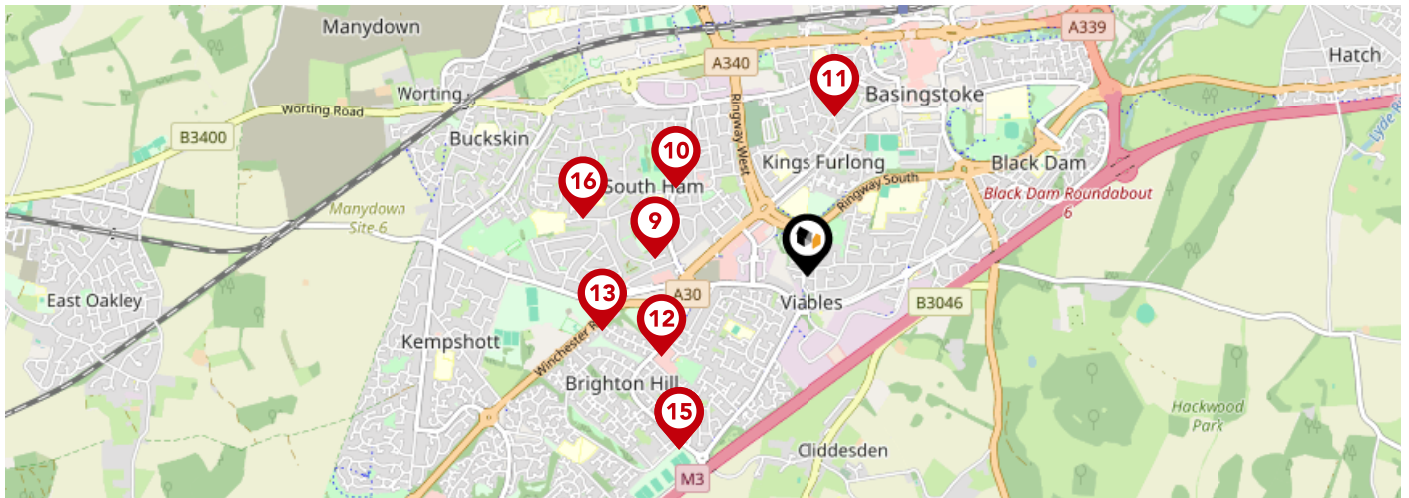
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cranbourne Ofsted Rating: Good Pupils: 809 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Queen Mary's College Ofsted Rating: Good Pupils:0 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fairfields Primary School Ofsted Rating: Good Pupils: 415 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

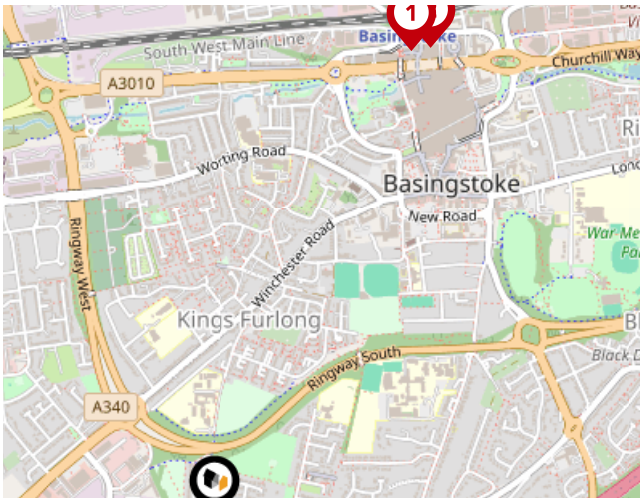
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Limington House School Ofsted Rating: Good Pupils: 102 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Basingstoke College of Technology Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

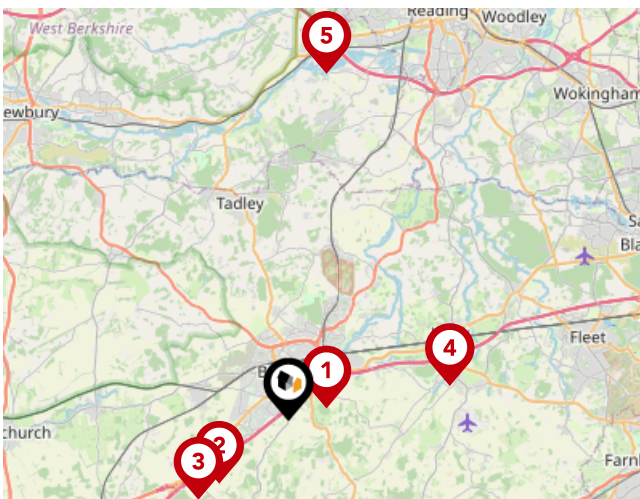
Area

Transport (National)



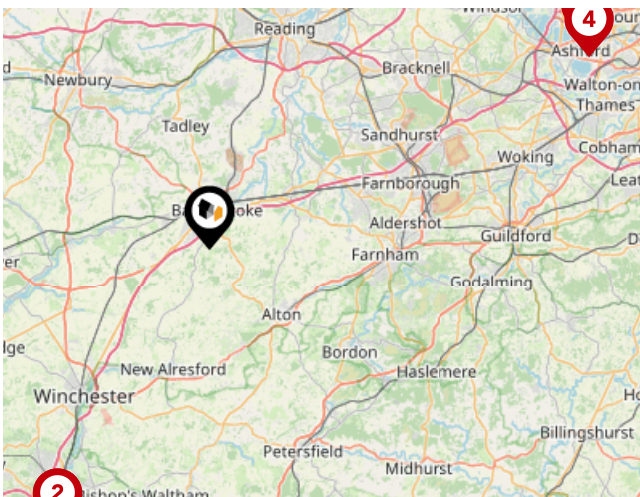
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.18 miles
2	Basingstoke Rail Station	1.2 miles
3	Bramley (Hants) Rail Station	5.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.51 miles
2	M3 J7	3.47 miles
3	M3 J8	4.44 miles
4	M3 J5	6.13 miles
5	M4 J12	12.97 miles

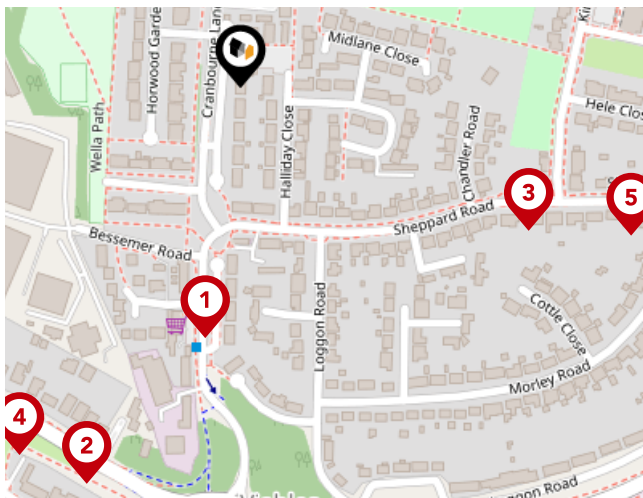


Airports/Helipads






Pin	Name	Distance
1	North Stoneham	23.79 miles
2	Southampton Airport	23.79 miles
3	Heathrow Airport	31.84 miles
4	Heathrow Airport Terminal 4	31.57 miles

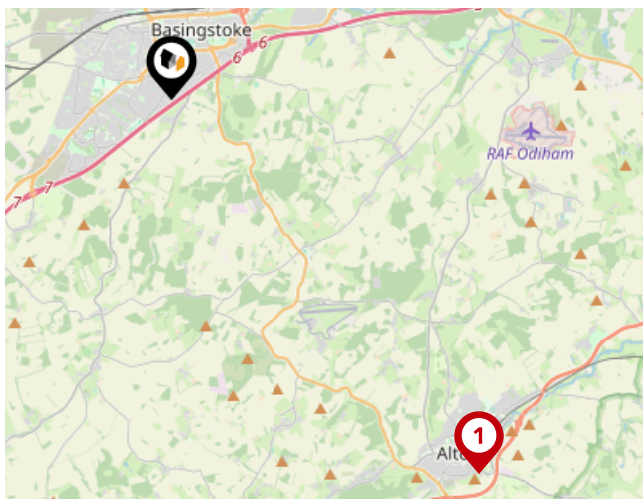
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Stratton Road	0.15 miles
	Viabes Roundabout	0.25 miles
	Kingsmill Road	0.19 miles
	Viabes Roundabout	0.25 miles
	Morley Road	0.24 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	9 miles



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



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 !

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.



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Brockenhurst

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