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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



4, BECKET COURT, BASINGSTOKE, RG23 8PW

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

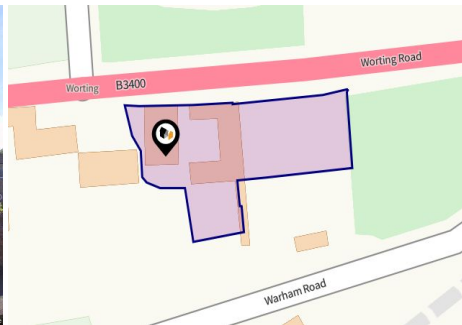
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	14/06/1989
Floor Area:	850 ft ² / 79 m ²	End Date:	25/03/2987
Plot Area:	0.58 acres	Lease Term:	999 years from 25 March 1988
Council Tax :	Band D	Term Remaining:	962 years
Annual Estimate:	£2,148		
Title Number:	HP387142		
UPRN:	100061979875		

Local Area

Local Authority:	Hampshire
Conservation Area:	Worting
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



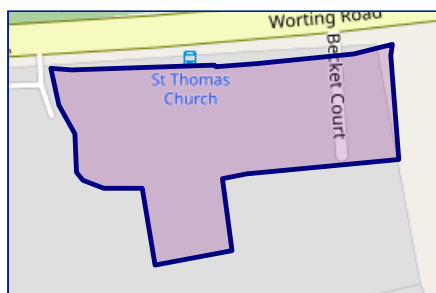
Satellite/Fibre TV Availability:



Property Multiple Title Plans

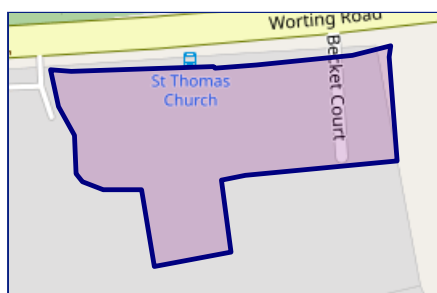


Freehold Title Plan



HP319261

Leasehold Title Plan



HP387142

Start Date: 14/06/1989
End Date: 25/03/2987
Lease Term: 999 years from 25 March 1988
Term Remaining: 962 years



Becket Court was named after the nearby church of St. Thomas a Becket.

The building was originally a coaching inn called The White Harte dating from 1639, and comprised a main house with stables and outbuildings arranged around a courtyard.

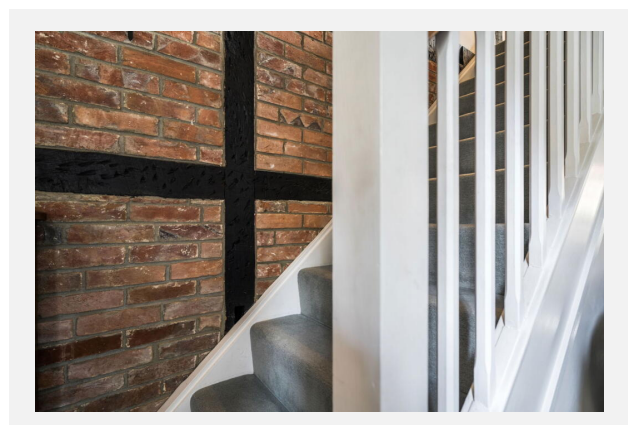
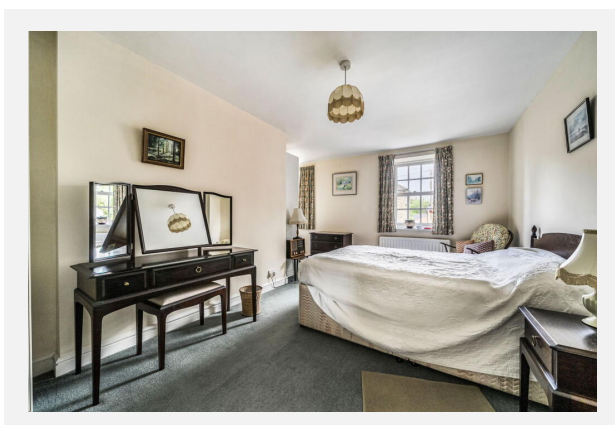
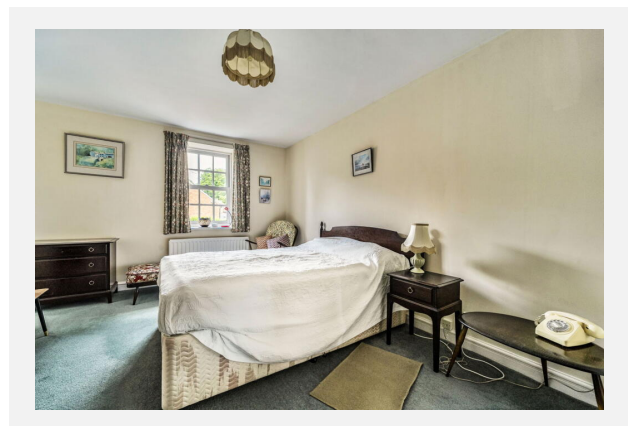
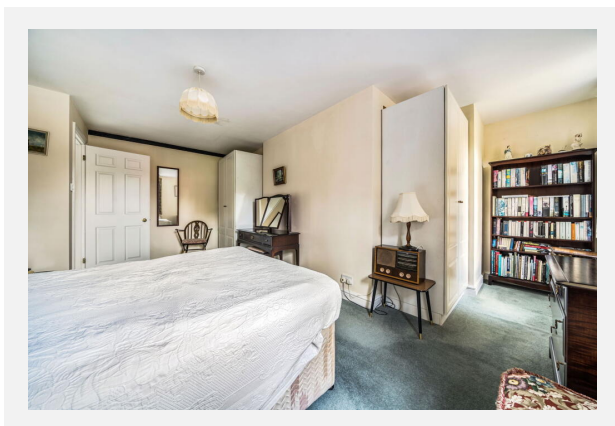
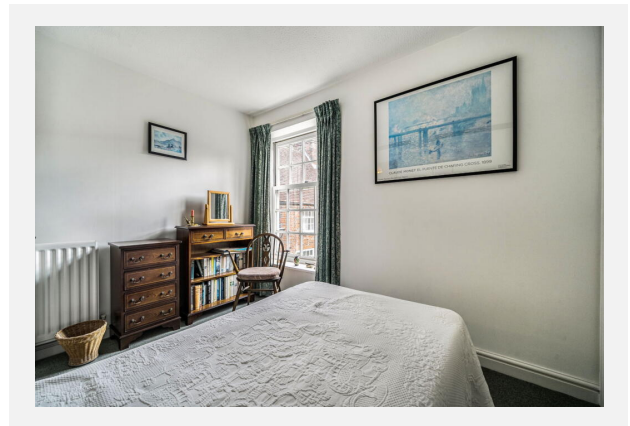
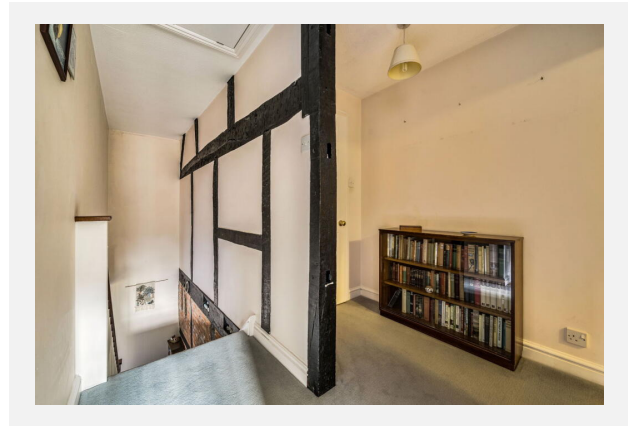
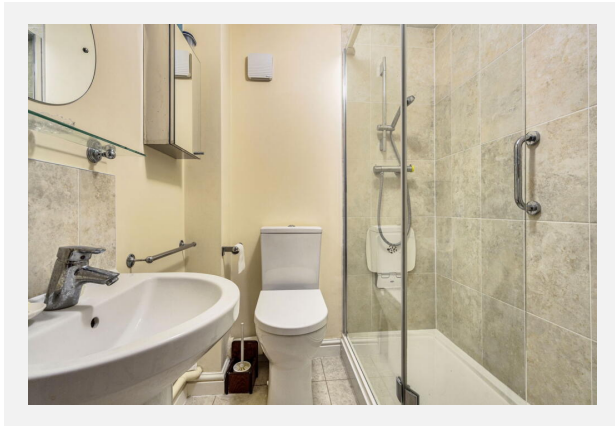
Coaches travelling from London to Salisbury entered through an archway leading directly from the main road and daily changed horses here.

Part of the building was used for religious meetings possibly by The Society of Friends (Quakers). This meeting place consisted of an upper room approached by an outside staircase and had a barrel ceiling.

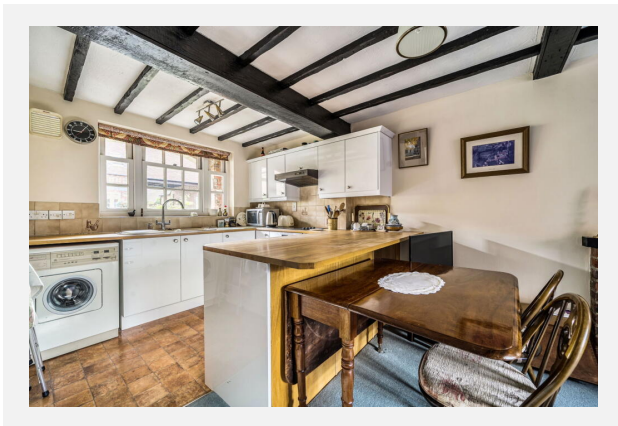
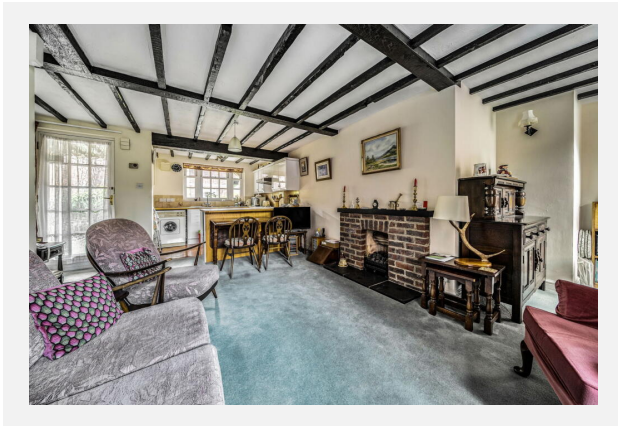
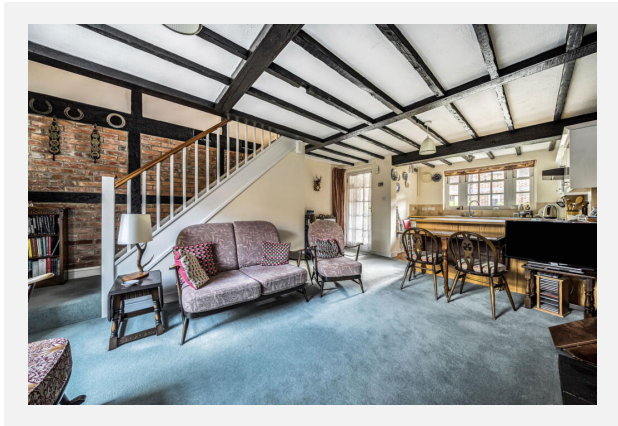
The present alterations and conversions were designed and carried out by J.A.Manser & Son Ltd. in their Centenary Year 1988.



Gallery Photos



Gallery Photos

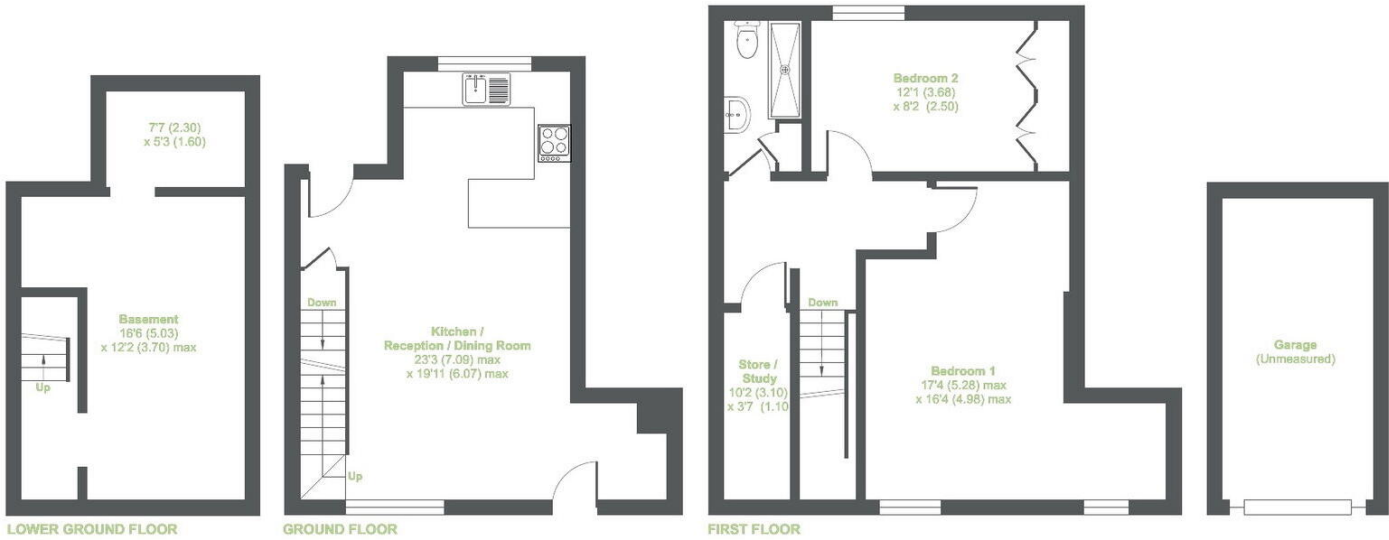


4, BECKET COURT, BASINGSTOKE, RG23 8PW

Becket Court, Basingstoke, RG23

Approximate Area = 1096 sq ft / 101.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Brockenhurst Estate Agents. REF: 1294608



Property
EPC - Certificate



4 Becket Court BASINGSTOKE RG23 8PW

Energy rating

D

Valid until 15.05.2035

Certificate number
 03502665055023958001

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



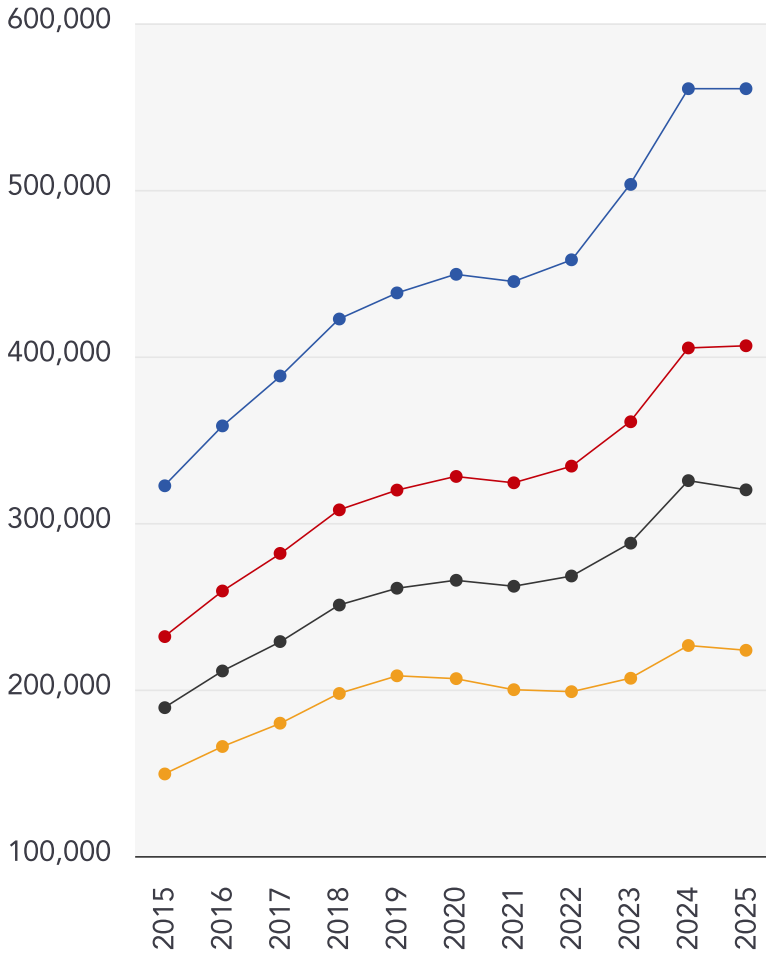
Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG23



Detached

+73.97%

Semi-Detached

+75.35%

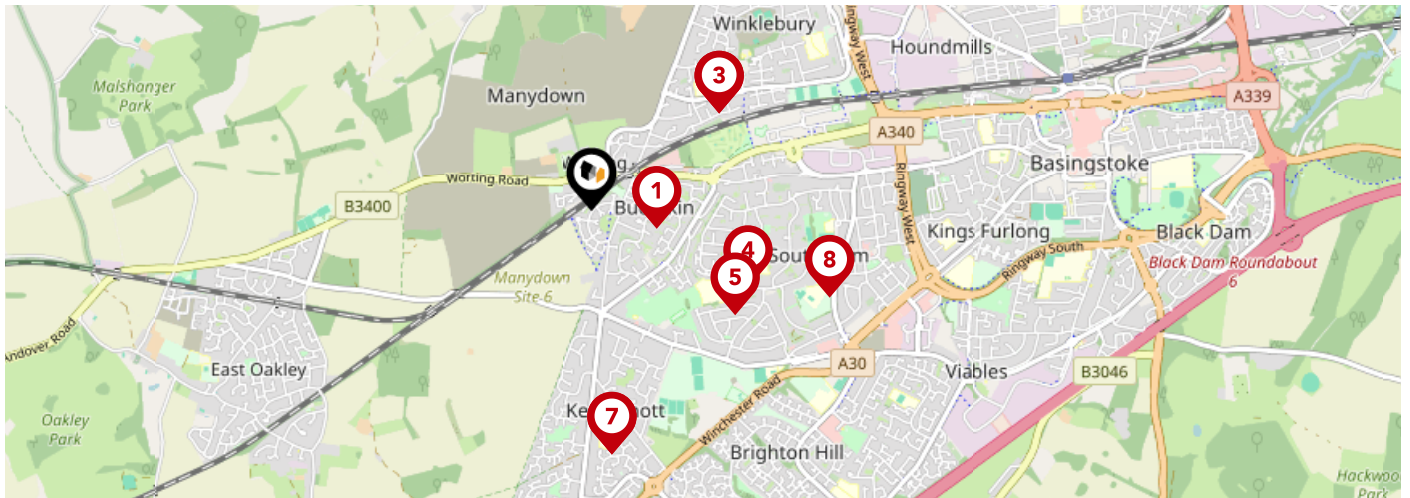
Terraced









+69.17%

Flat

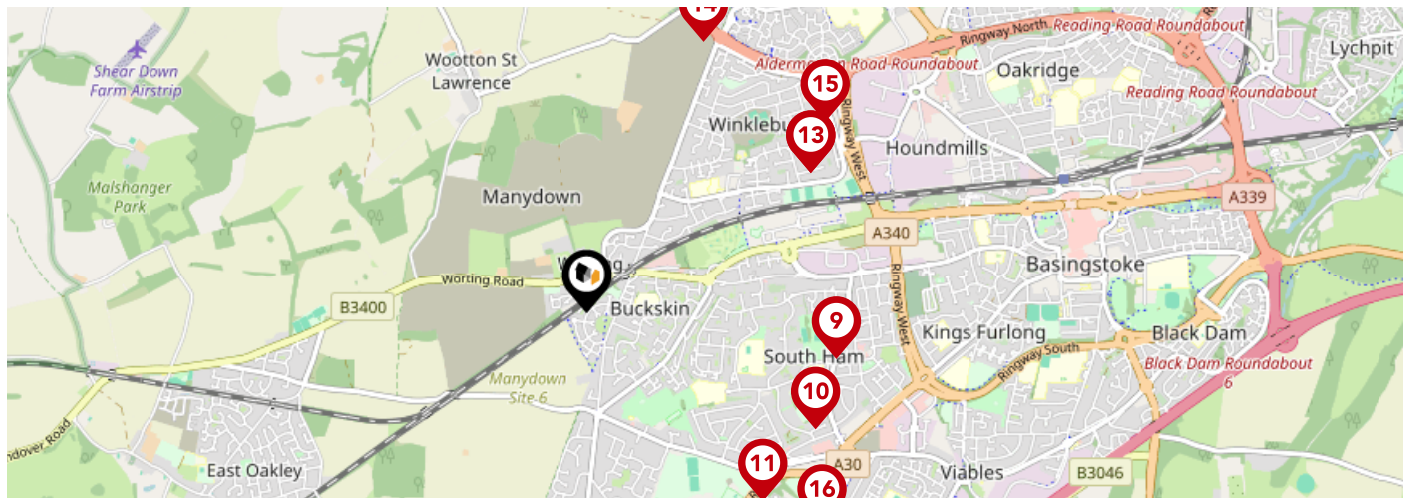
+49.74%

Area Schools



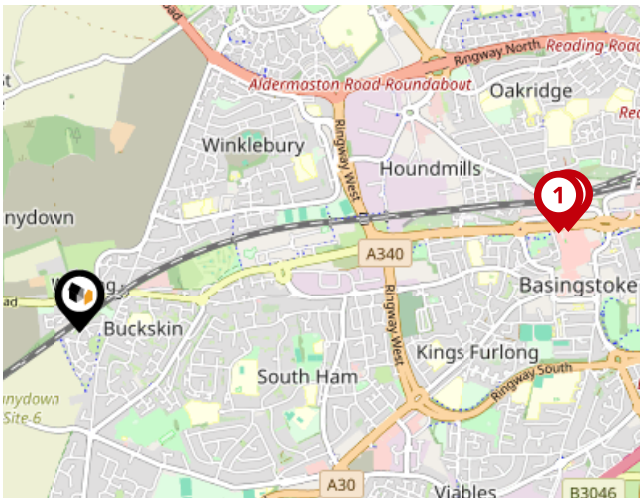
	Nursery	Primary	Secondary	College	Private
 Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:0.75	<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:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



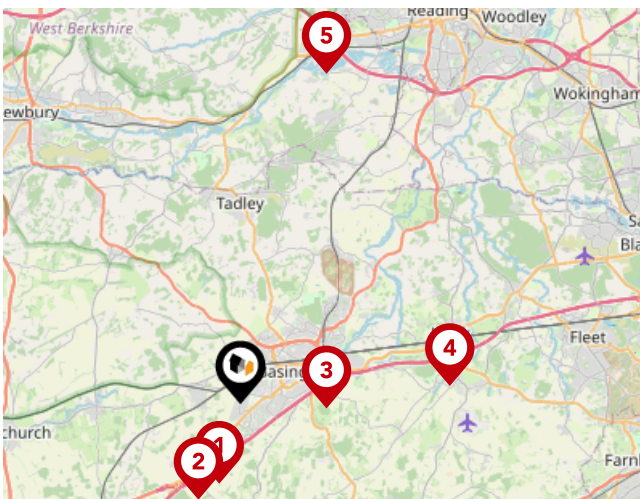
	Nursery	Primary	Secondary	College	Private
<p>9 Limington House School Ofsted Rating: Good Pupils: 102 Distance: 1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils: 0 Distance: 1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance: 1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance: 1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Saxon Wood School Ofsted Rating: Good Pupils: 42 Distance: 1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chiltern Way Academy Futures Ofsted Rating: Not Rated Pupils: 0 Distance: 1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance: 1.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



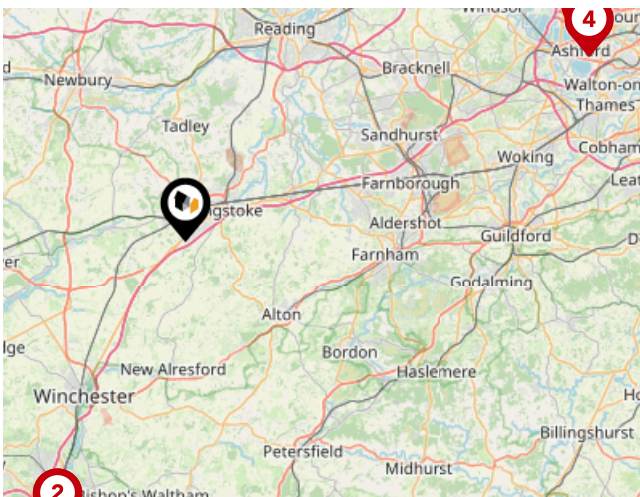
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.27 miles
2	Basingstoke Rail Station	2.32 miles
3	Overton Rail Station	5.2 miles



Trunk Roads/Motorways

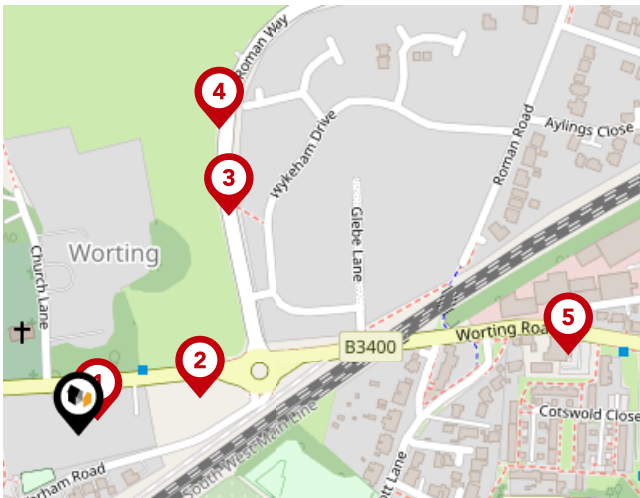
Pin	Name	Distance
1	M3 J7	3.06 miles
2	M3 J8	3.88 miles
3	M3 J6	3.2 miles
4	M3 J5	7.79 miles
5	M4 J12	12.68 miles



Airports/Helipads

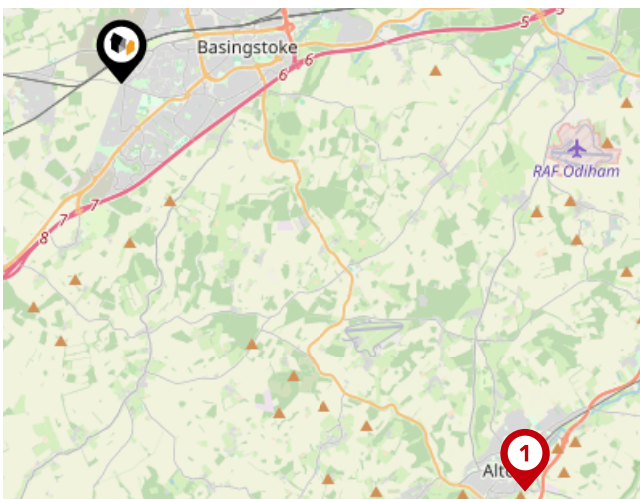
Pin	Name	Distance
1	North Stoneham	23.56 miles
2	Southampton Airport	23.57 miles
3	Heathrow Airport	33.11 miles
4	Heathrow Airport Terminal 4	32.89 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roman Way	0.01 miles
2	Roman Way	0.07 miles
3	Wykeham Drive	0.15 miles
4	Wykeham Drive	0.2 miles
5	White Hart Inn	0.29 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.65 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 !

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

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