

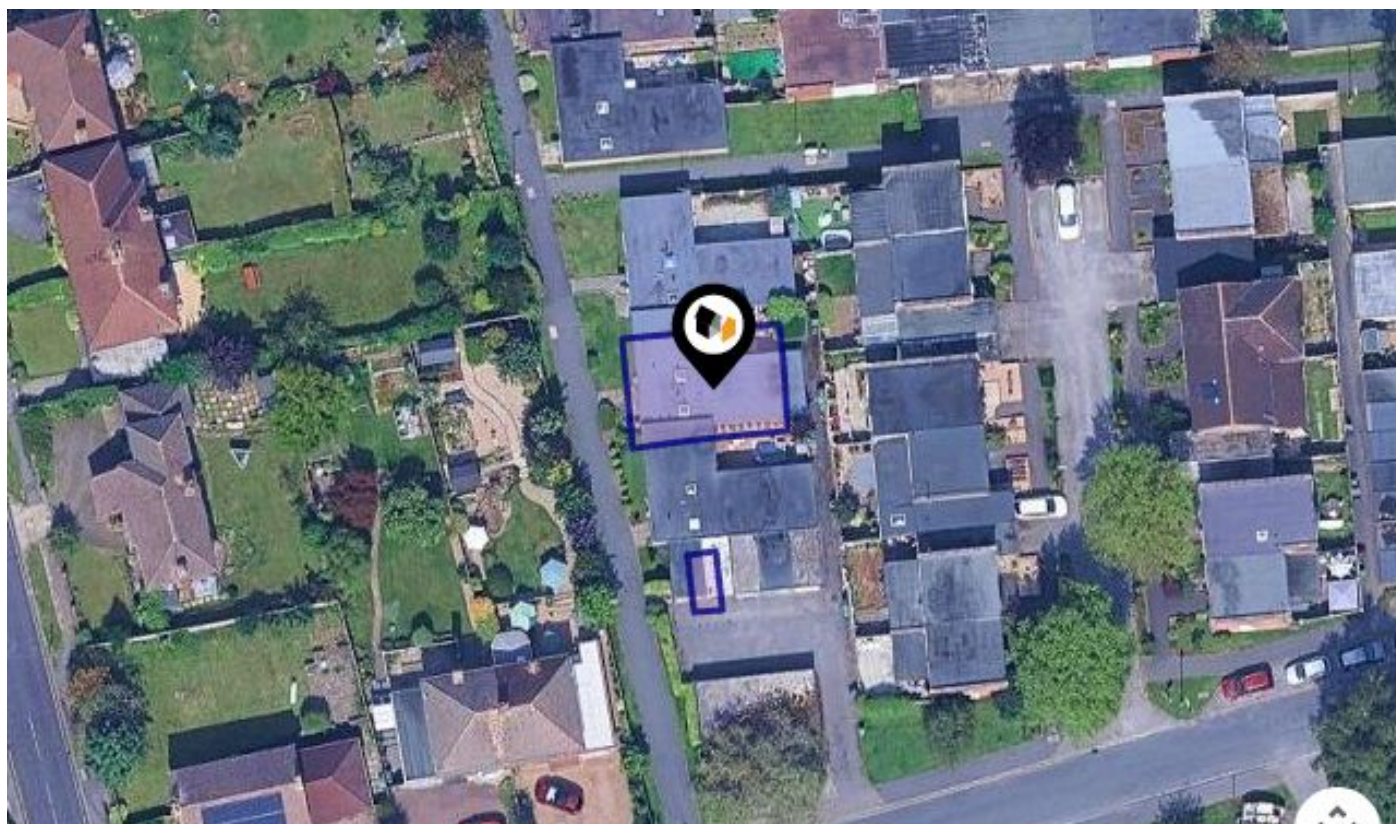


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 07<sup>th</sup> August 2025**



**2, MEON WALK, BASINGSTOKE, RG21 4DX**

## **Brockenhurst**

8 Buckland Parade, Basingstoke RG22 6JN

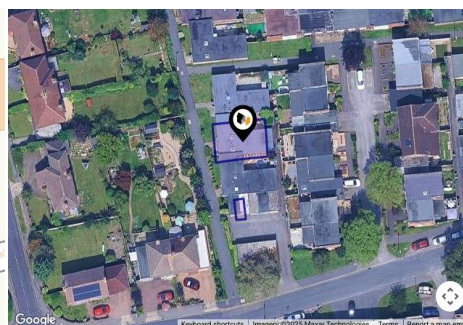
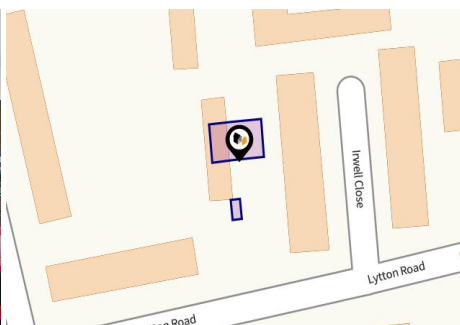
01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	957 ft <sup>2</sup> / 89 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,671
Title Number:	HP92395
UPRN:	100060235076

Last Sold Date:	15/05/2015
Last Sold Price:	£175,000
Last Sold £/ft <sup>2</sup> :	£195
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b>	<b>80</b>	<b>1000</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

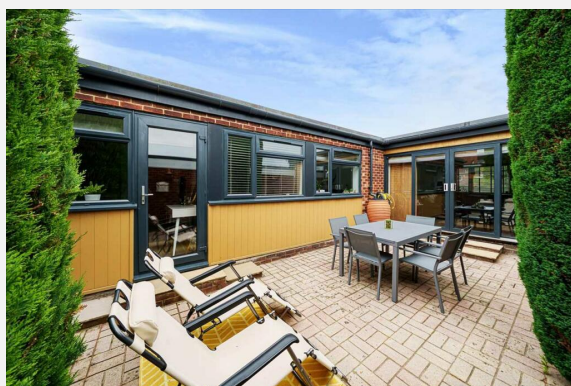
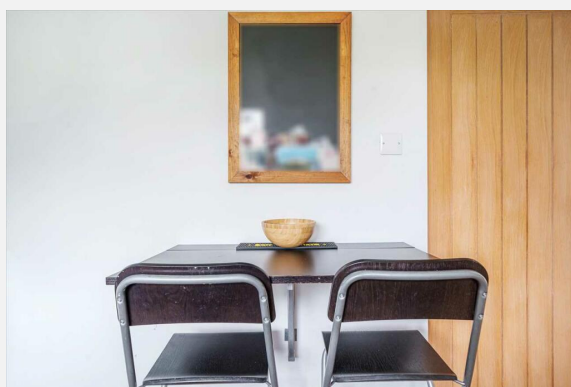
(based on calls indoors)



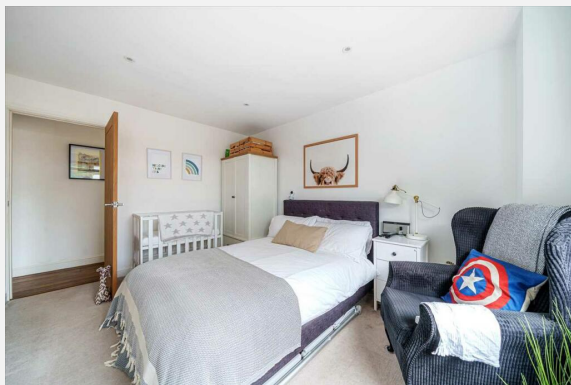
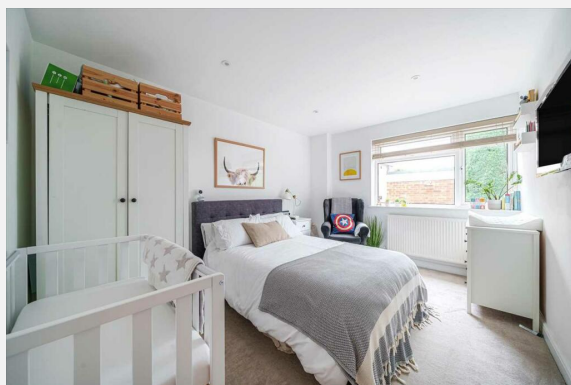
### Satellite/Fibre TV Availability:

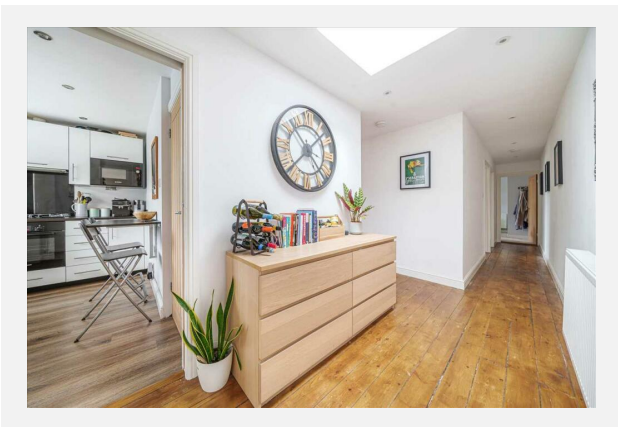
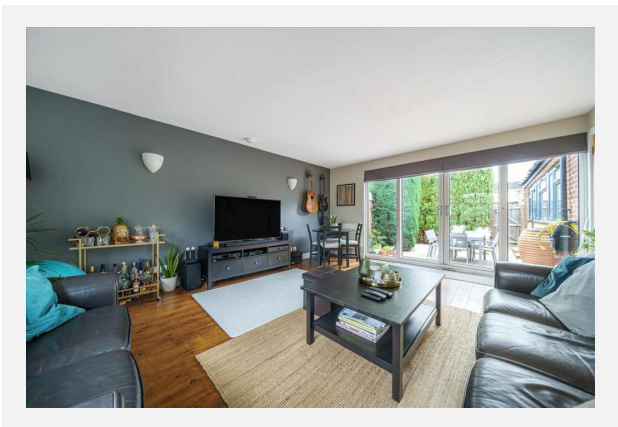












## 2, MEON WALK, BASINGSTOKE, RG21 4DX

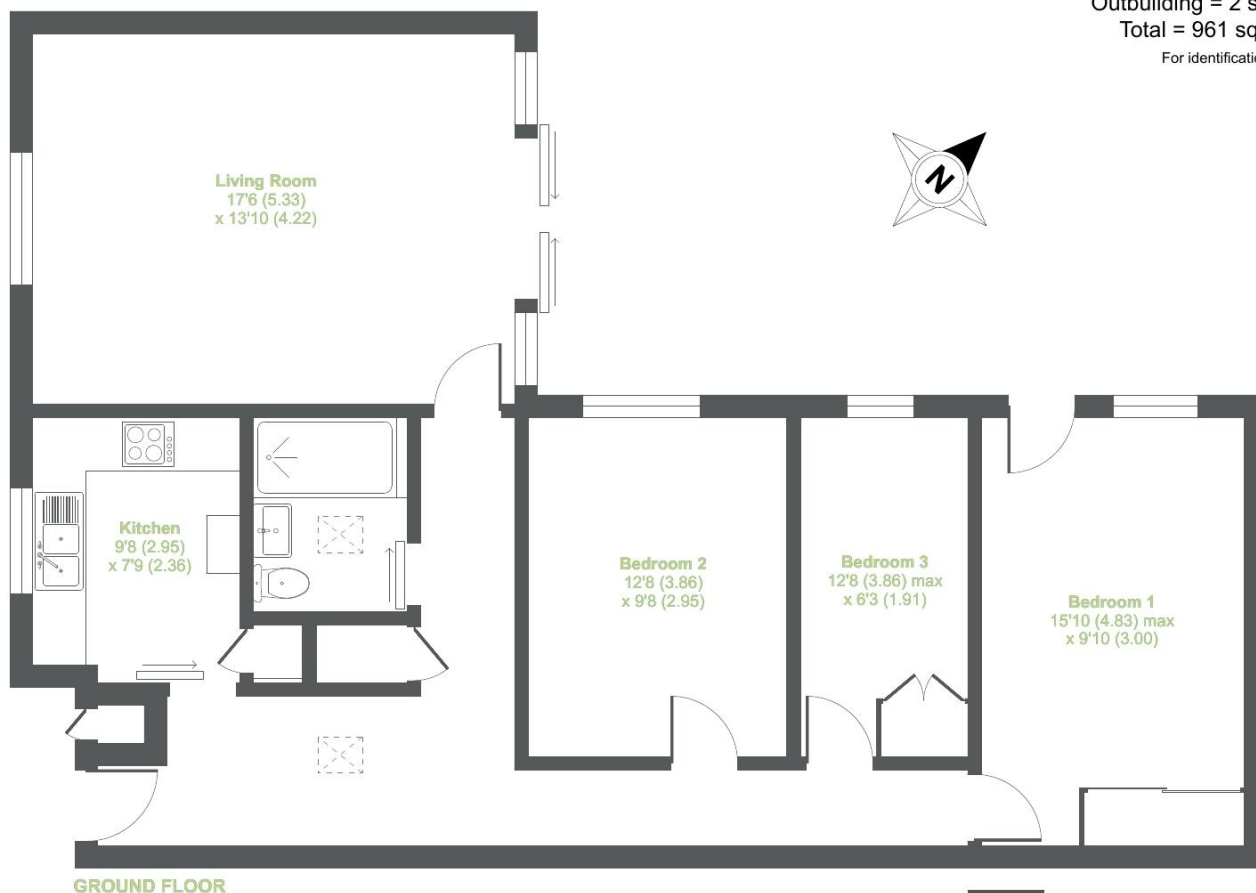
### Meon Walk, Basingstoke, RG21

Approximate Area = 959 sq ft / 89 sq m

Outbuilding = 2 sq ft / 0.1 sq m

Total = 961 sq ft / 89.1 sq m

For identification only - Not to scale



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: 1004055



# Property EPC - Certificate



2 MEON WALK, BASINGSTOKE, RG21 4DX

Energy rating

**D**

Valid until 02.07.2033

Certificate number  
0390-2030-0260-2177-3841

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Mid-terrace bungalow
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Flat, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<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>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	89 m <sup>2</sup>

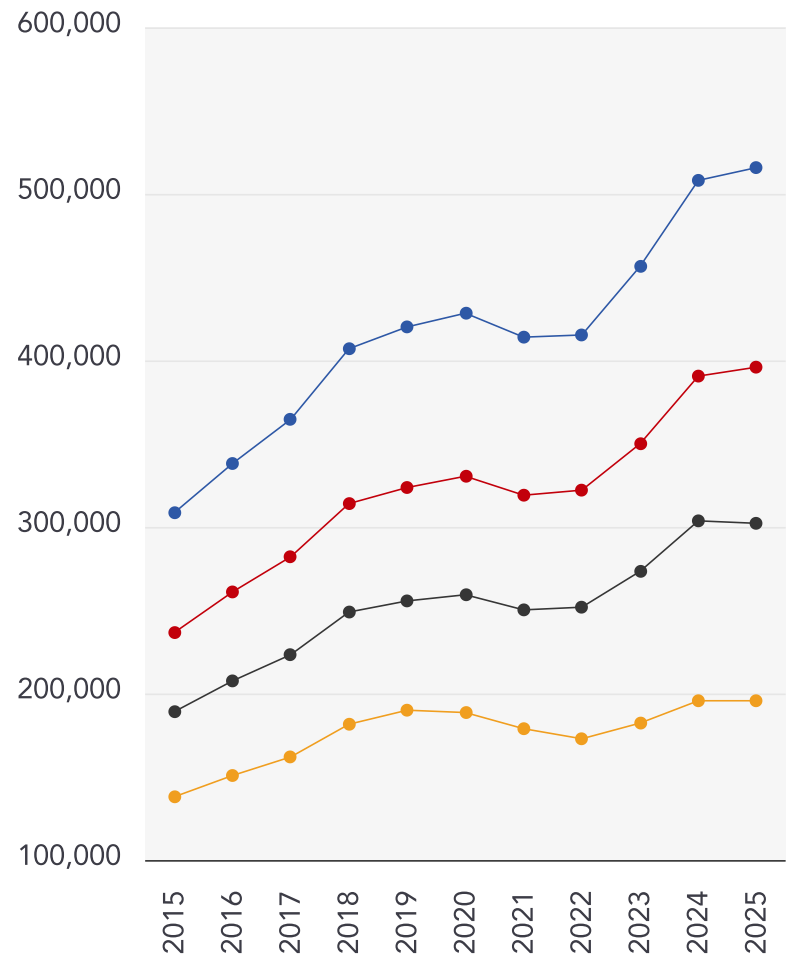


# Market

## House Price Statistics



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



Detached

**+67.16%**

Semi-Detached

**+67.36%**

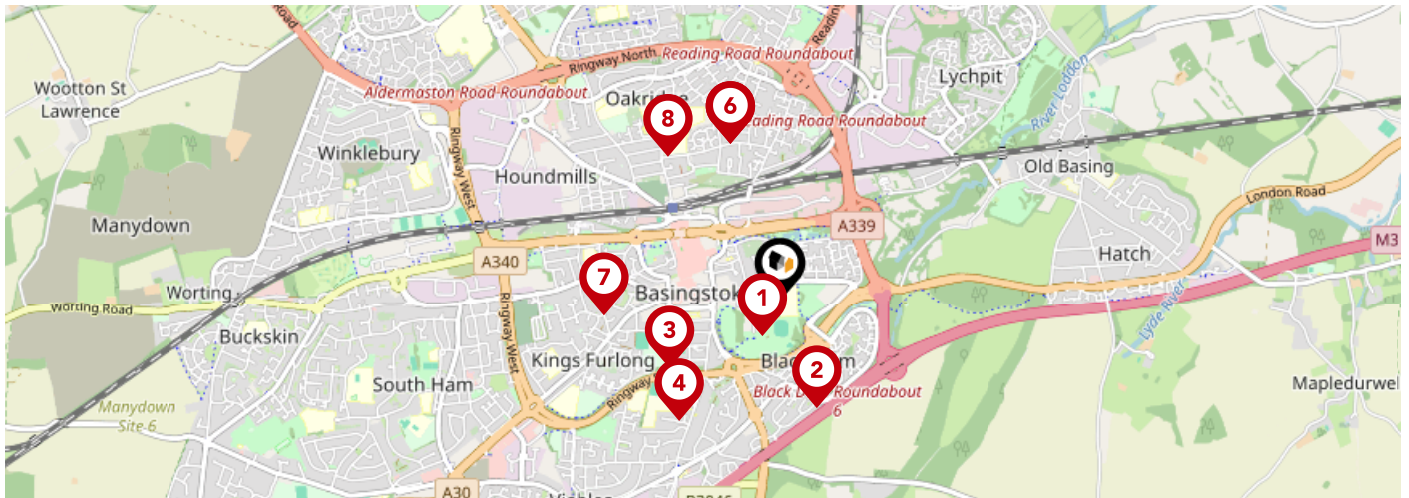
Terraced

**+59.82%**

Flat

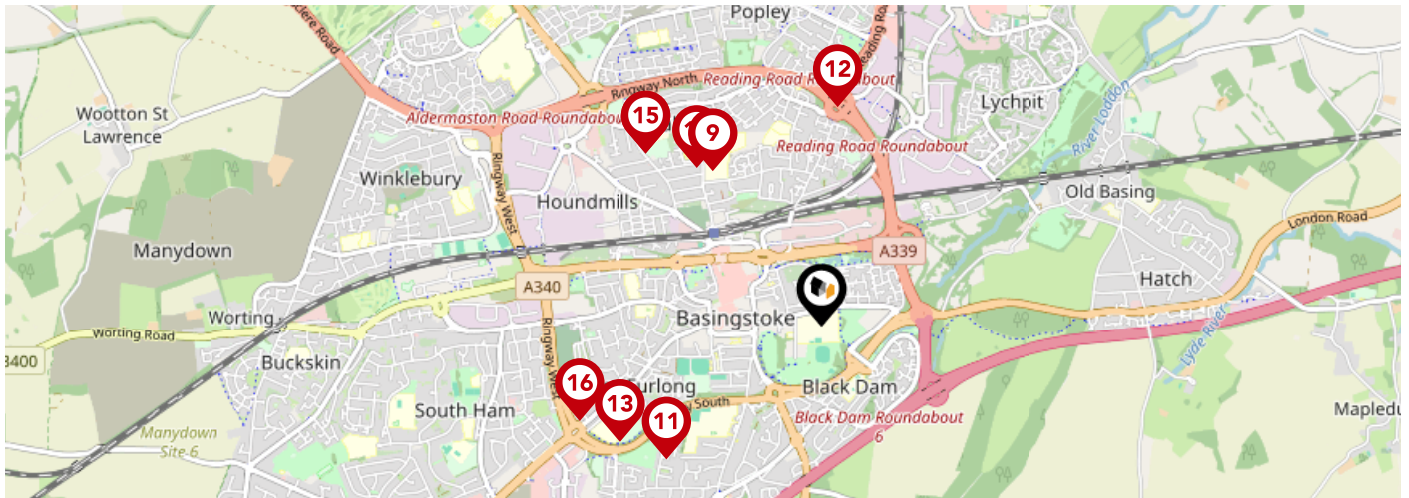
**+41.79%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Costello School</b> Ofsted Rating: Good   Pupils: 1215   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rucstall Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fairfields Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queen Mary's College</b> Ofsted Rating: Good   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>South View Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>South View Junior School</b> Ofsted Rating: Good   Pupils: 263   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Basingstoke College of Technology</b> Ofsted Rating: Good   Pupils:0   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Vyne Community School</b> Ofsted Rating: Good   Pupils: 742   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

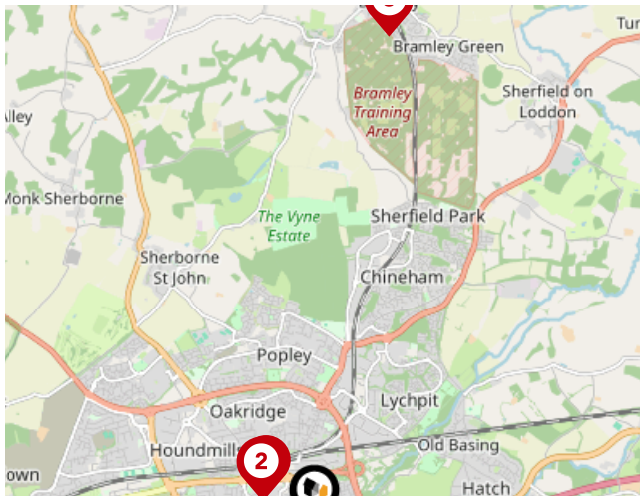


		Nursery	Primary	Secondary	College	Private
	<b>Dove House Academy</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Maple Ridge School</b> Ofsted Rating: Good   Pupils: 101   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chiltern Way Academy Austen</b> Ofsted Rating: Requires improvement   Pupils: 136   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cranbourne</b> Ofsted Rating: Good   Pupils: 809   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakridge Infant School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakridge Junior School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Furlong Junior School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



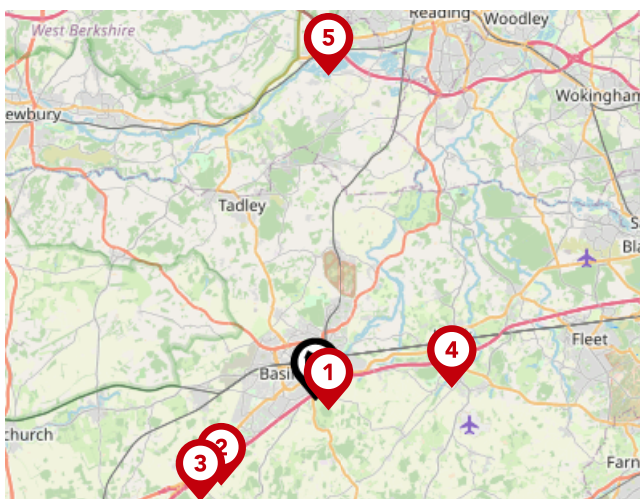
# Area

## Transport (National)



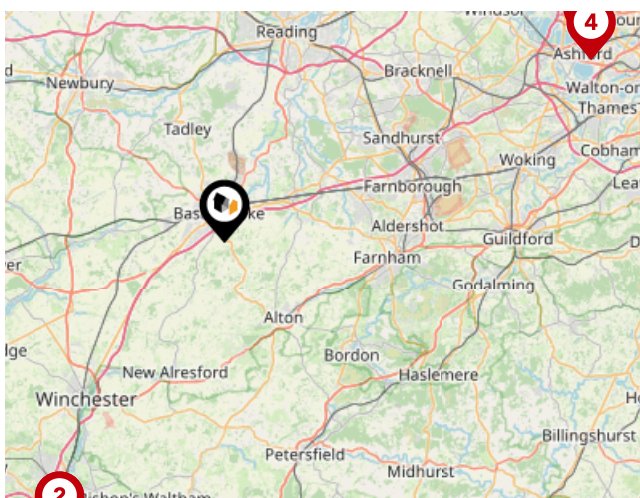
### National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.52 miles
2	Basingstoke Rail Station	0.56 miles
3	Bramley (Hants) Rail Station	4.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	0.58 miles
2	M3 J7	4.72 miles
3	M3 J8	5.69 miles
4	M3 J5	5.07 miles
5	M4 J12	12.09 miles



### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	24.96 miles
2	Southampton Airport	24.96 miles
3	Heathrow Airport	30.62 miles
4	Heathrow Airport Terminal 4	30.36 miles

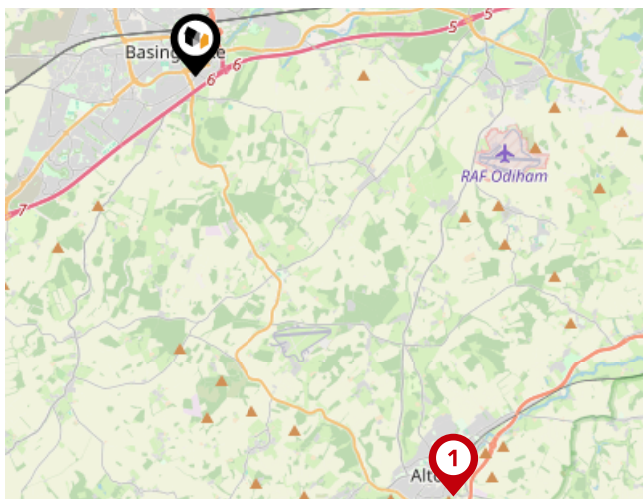
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Crossborough Hill	0.12 miles
2	The Riverdene	0.15 miles
3	St Marys Church	0.2 miles
4	Hilton Hotel	0.3 miles
5	Magistrates Court	0.31 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.12 miles



### 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



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

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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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