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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd August 2025



14, BERKELEY DRIVE, BASINGSTOKE, RG22 4NS

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

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Property Overview



Property

Type:	Terraced
Bedrooms:	1
Floor Area:	462 ft ² / 43 m ²
Plot Area:	0.06 acres
Year Built :	2003
Council Tax :	Band B
Annual Estimate:	£1,671
Title Number:	HP224277
UPRN:	10000452938

Last Sold Date:	25/02/2022
Last Sold Price:	£219,000
Last Sold £/ft²:	£473
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)

3 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

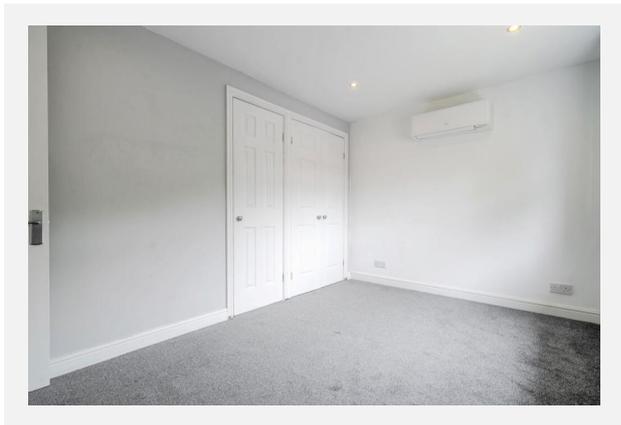
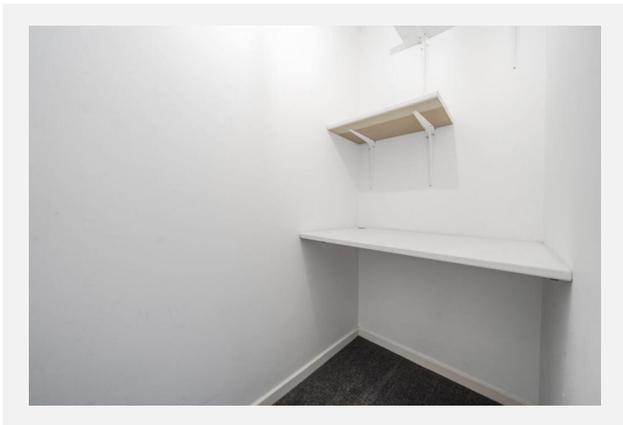
This Address



Planning records for: *14, Berkeley Drive, Basingstoke, RG22 4NS*

Reference - 19/01161/TWRN
Decision: -
Date: 25th April 2019
Description: Reduce the trees to approx 2m to maintained as a hedge

Gallery Photos



Gallery Photos



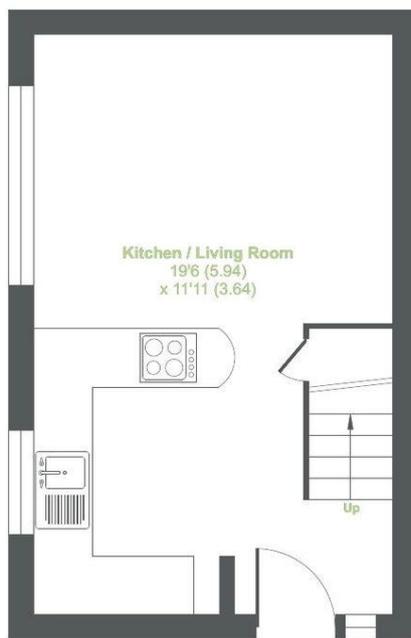


14, BERKELEY DRIVE, BASINGSTOKE, RG22 4NS

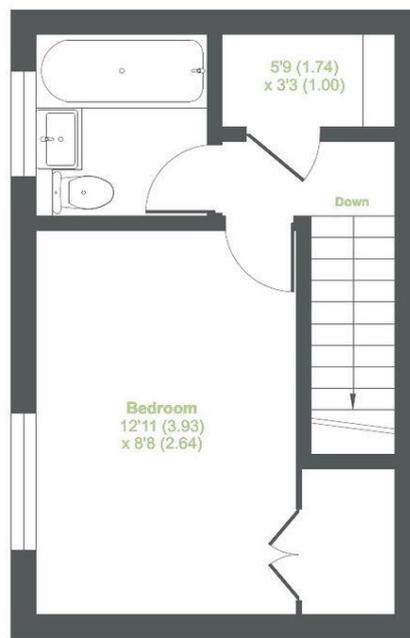
Berkeley Drive, Basingstoke, RG22

Approximate Area = 466 sq ft / 43.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brockenhurst Estate Agents. REF: 1330370



Property
EPC - Certificate



14, Berkeley Drive, RG22 4NS

Energy rating

D

Valid until 06.08.2025

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

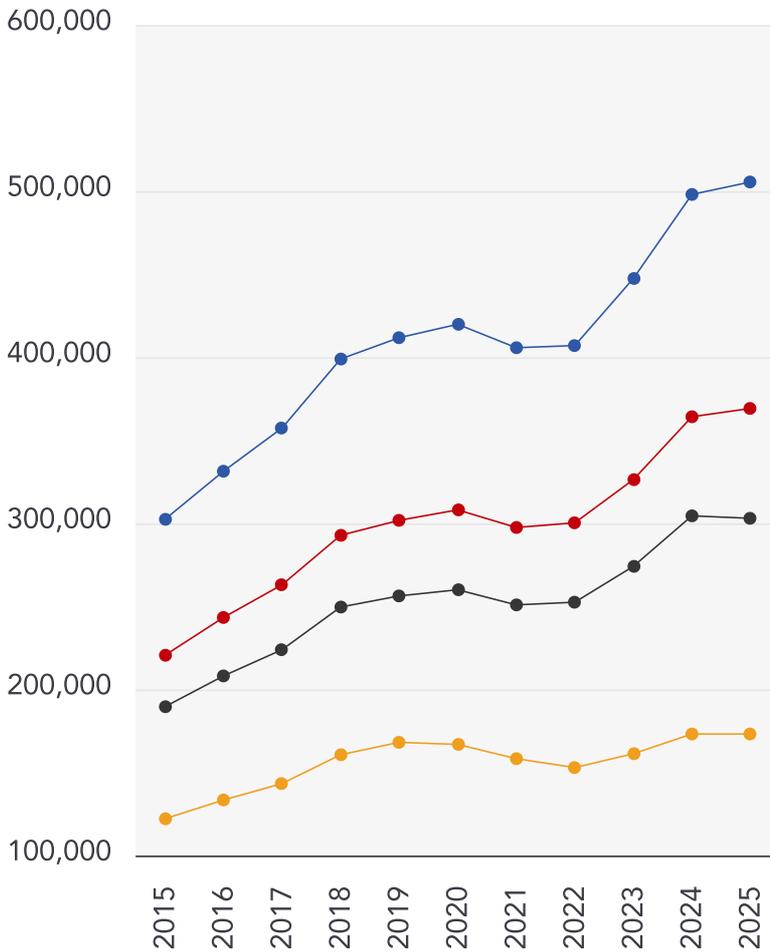
Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	43 m ²

Market

House Price Statistics



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



Detached

+67.16%

Semi-Detached

+67.36%

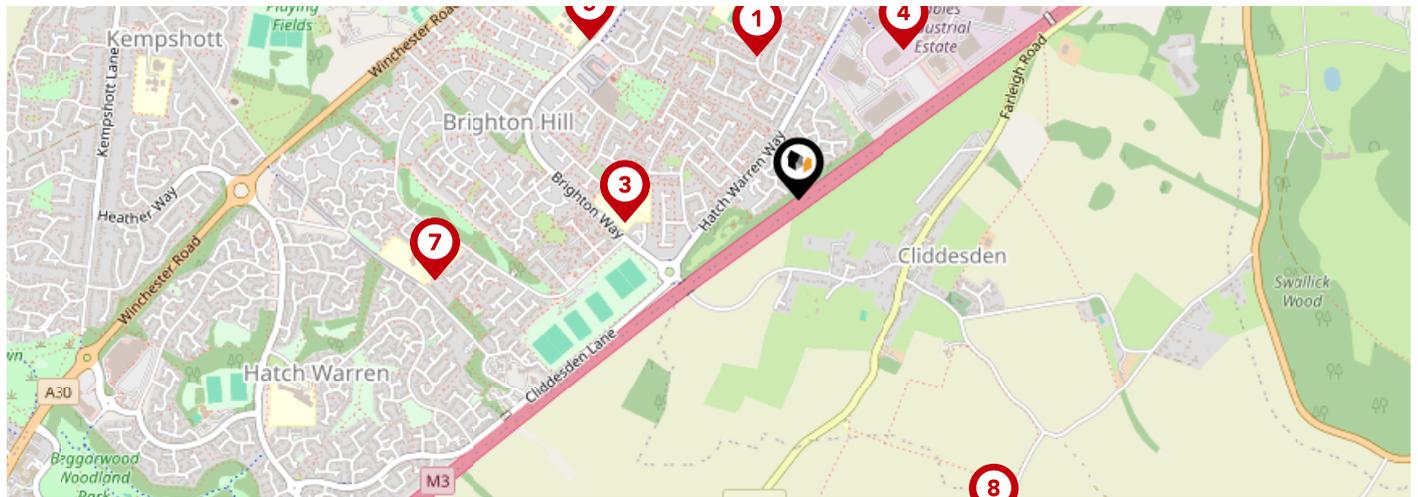
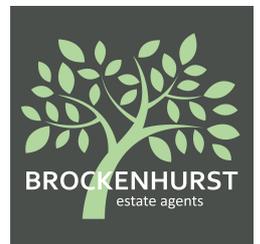
Terraced

+59.82%

Flat

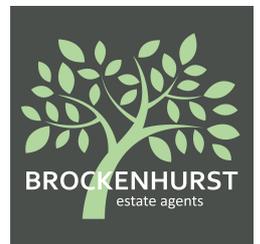
+41.79%

Area Schools



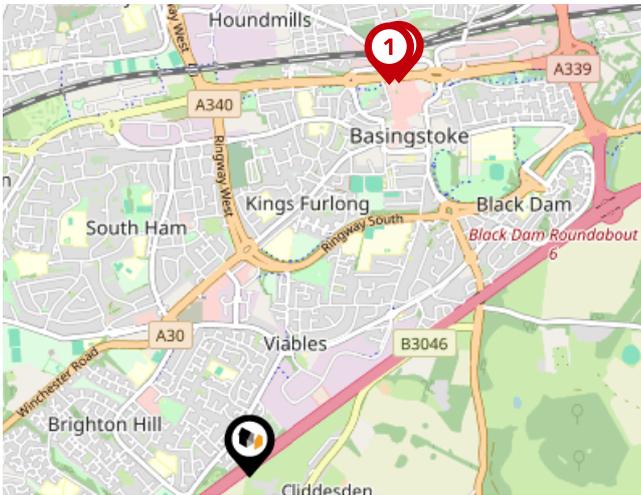
		Nursery	Primary	Secondary	College	Private
	Chalk Ridge Primary School Ofsted Rating: Good Pupils: 322 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:0.4	<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:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion School Ofsted Rating: Good Pupils: 28 Distance:0.43	<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:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cliddesden Primary School Ofsted Rating: Good Pupils: 110 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



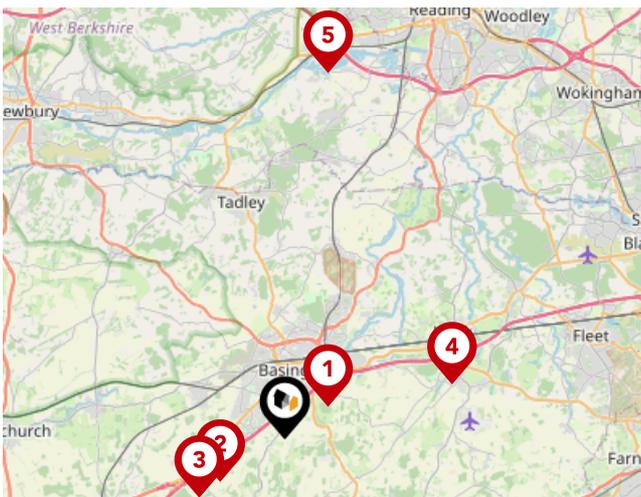
	Nursery	Primary	Secondary	College	Private
<p>9 Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 312 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cranbourne Ofsted Rating: Good Pupils: 809 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Kings Furlong Junior School Ofsted Rating: Good Pupils: 261 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Queen Mary's College Ofsted Rating: Good Pupils:0 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Limington House School Ofsted Rating: Good Pupils: 102 Distance:1.23</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	1.94 miles
2	Basingstoke Rail Station	1.96 miles
3	Bramley (Hants) Rail Station	6.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.03 miles
2	M3 J7	2.86 miles
3	M3 J8	3.84 miles
4	M3 J5	6.5 miles
5	M4 J12	13.73 miles

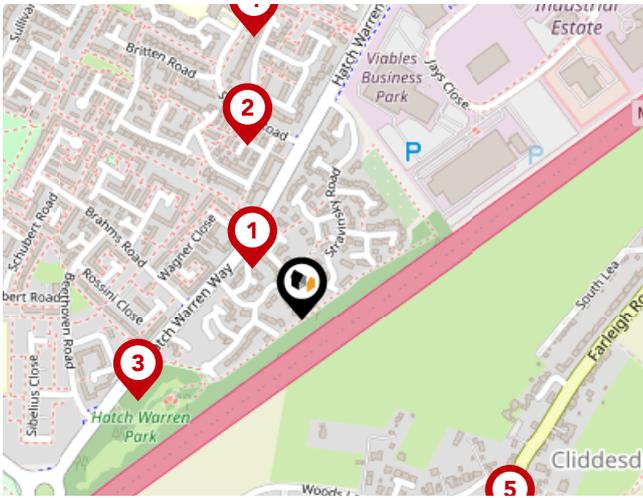


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	23.05 miles
2	Southampton Airport	23.05 miles
3	Heathrow Airport	32.37 miles
4	Heathrow Airport Terminal 4	32.08 miles

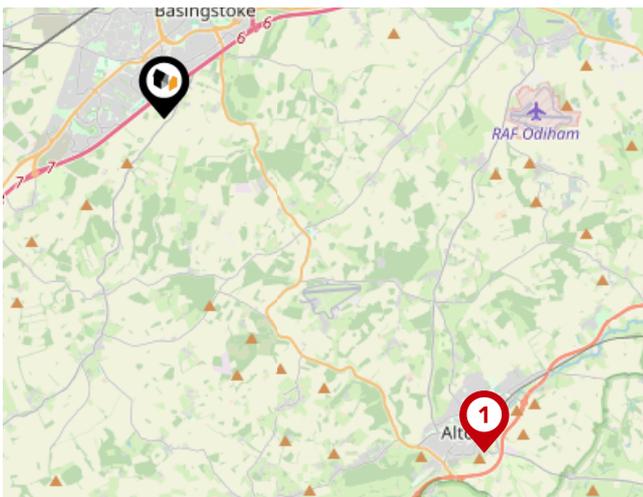
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berkeley Drive	0.08 miles
2	Borodin Close	0.21 miles
3	Beethoven Road	0.21 miles
4	Chalk Ridge Primary School	0.33 miles
5	Village Pond	0.34 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.57 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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