

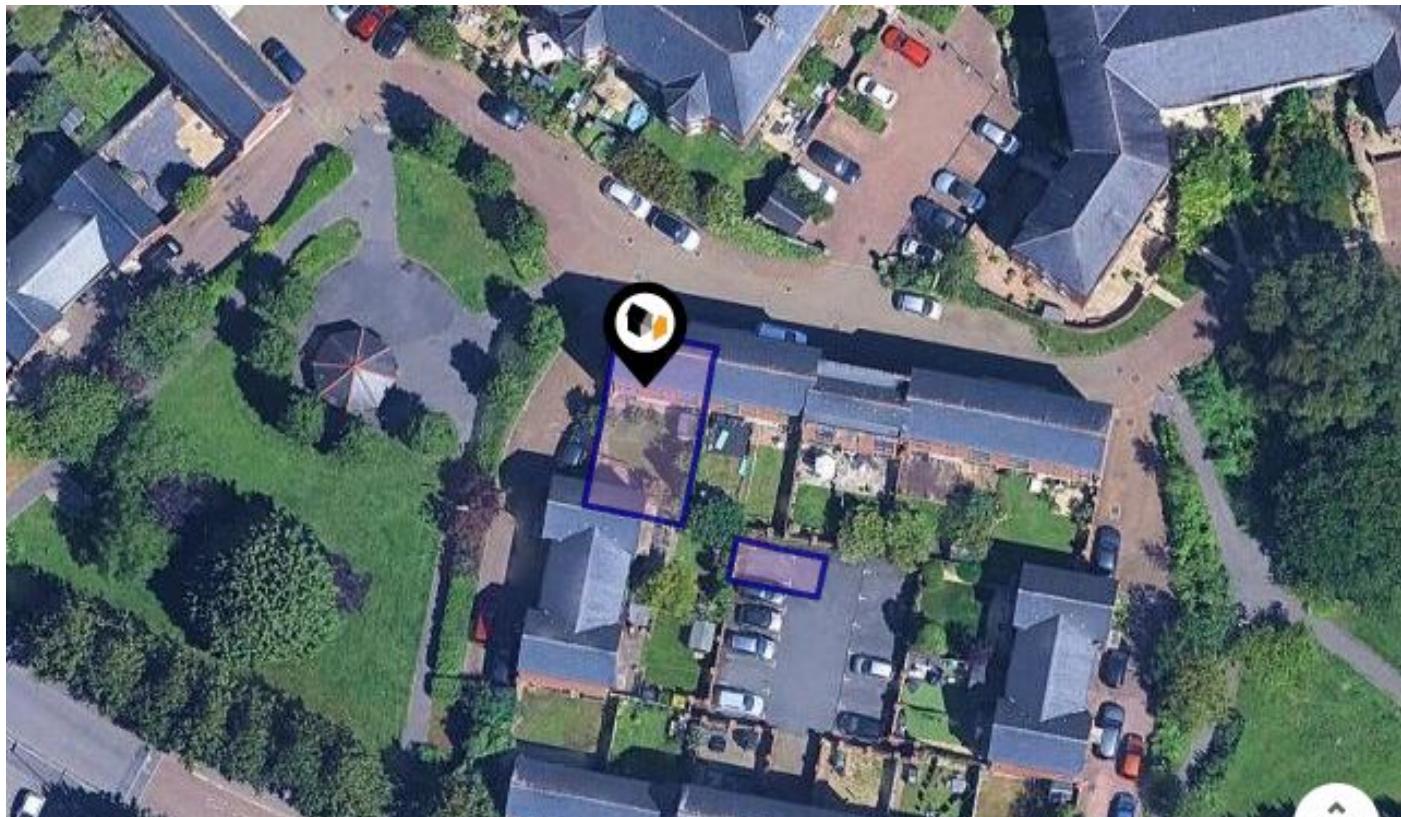


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 11<sup>th</sup> April 2025**



**40, CANADIAN WAY, BASINGSTOKE, RG24 9RE**

## Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

Danielle@brockenhurst.info

[www.brockenhurst.info](http://www.brockenhurst.info)

# Property Overview



## Property

Type:	Terraced	Last Sold Date:	08/08/2017
Bedrooms:	3	Last Sold Price:	£335,000
Floor Area:	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£277
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2007		
Council Tax :	Band D		
Annual Estimate:	£2,148		
Title Number:	HP692069		
UPRN:	10008487080		

## Local Area

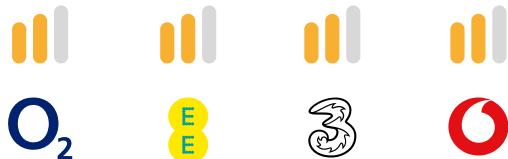
Local Authority:	Hampshire
Conservation Area:	Park Prewett
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**4**  
mb/s      **72**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: **40, Canadian Way, Basingstoke, RG24 9RE**

## Reference - BDB/67050

**Decision:** Decided

**Date:** 10th September 2007

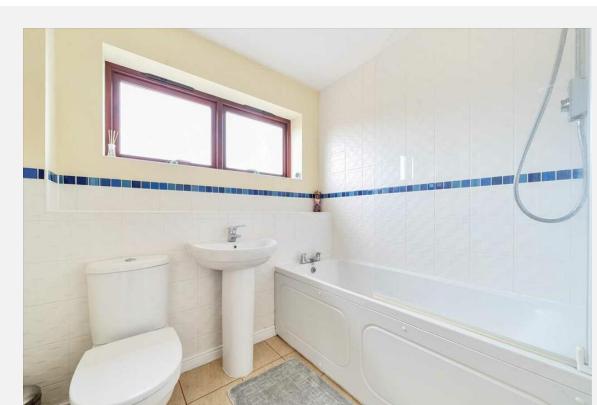
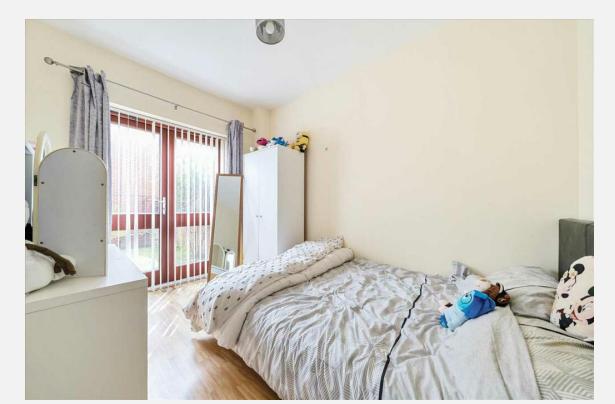
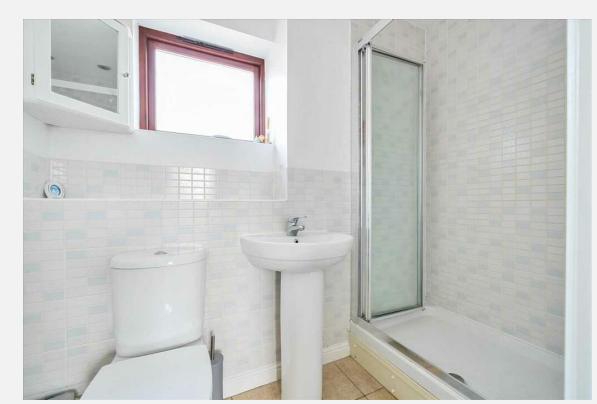
**Description:**

Certificate of Lawfulness for the proposed use of car port as fully enclosed garage

# Gallery Photos



# Gallery Photos



# Gallery Floorplan

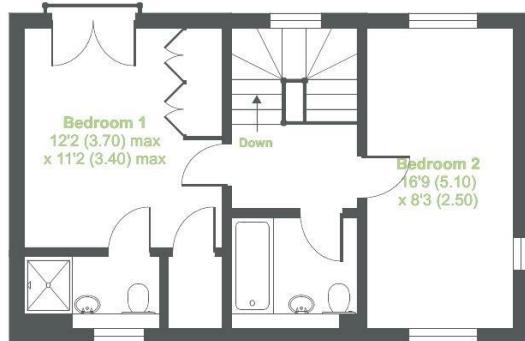


## 40, CANADIAN WAY, BASINGSTOKE, RG24 9RE

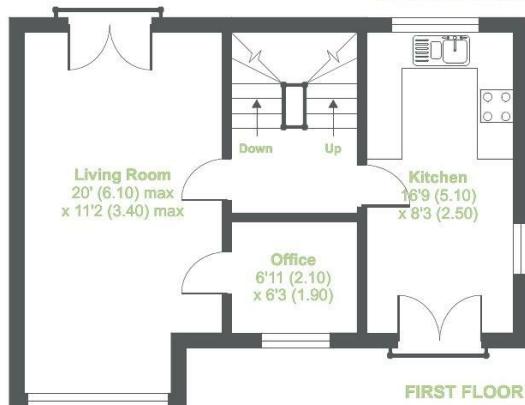
### Canadian Way, Basingstoke, RG24

Approximate Area = 1382 sq ft / 128.3 sq m (includes garage)

For identification only - Not to scale



#### SECOND FLOOR



#### FIRST FLOOR



#### GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Brockenhurst Estate Agents. REF: 1115173



# Property EPC - Certificate



40 Canadian Way, RG24 9RE

Energy rating

C

Valid until 17.01.2032

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

81 | B

69 | c

# Property EPC - Additional Data



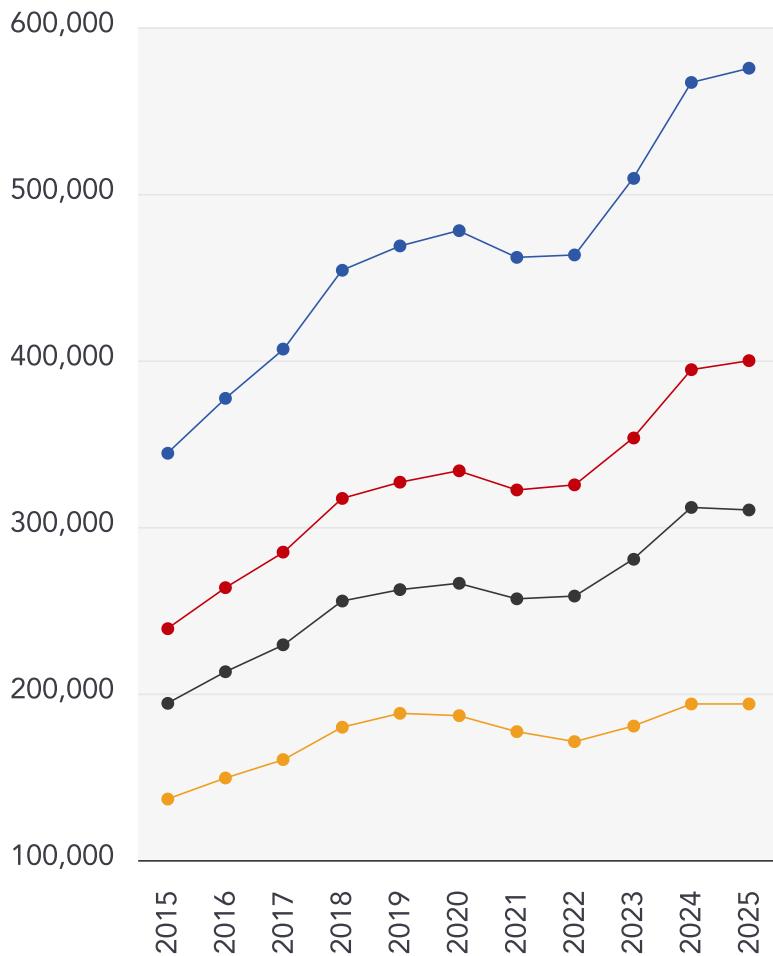
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	112 m <sup>2</sup>

# Market House Price Statistics



## 10 Year History of Average House Prices by Property Type in RG24



Detached

**+67.16%**

Semi-Detached

**+67.36%**

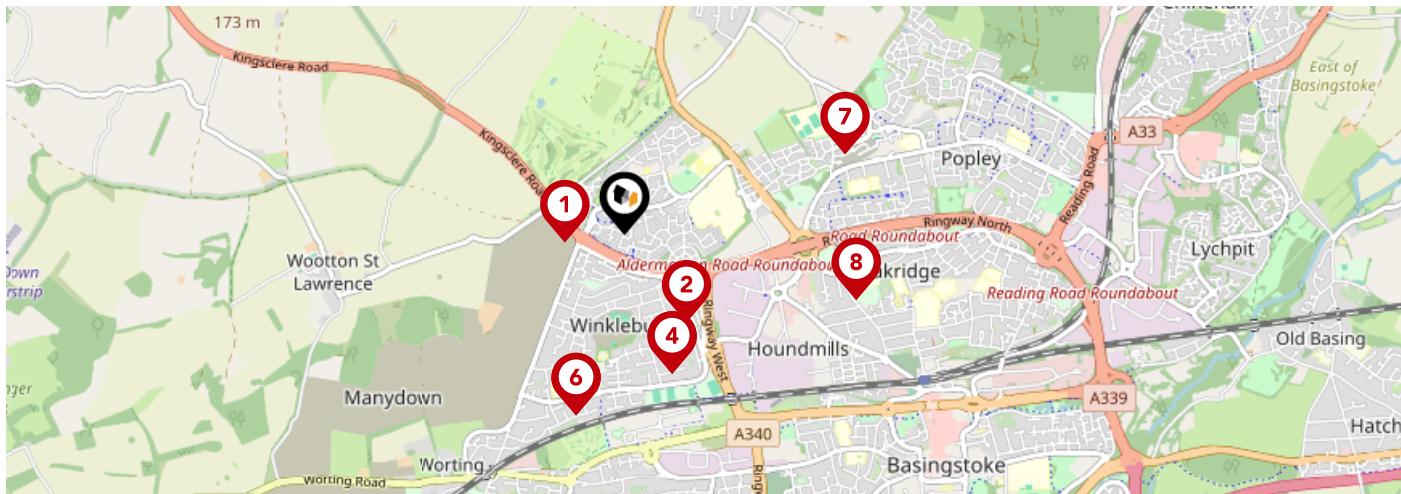
Terraced

**+59.82%**

Flat

**+41.79%**

# Area Schools



Nursery Primary Secondary College Private



## Saxon Wood School

Ofsted Rating: Good | Pupils: 42 | Distance: 0.28



## Chiltern Way Academy Futures

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.5



## Winklebury Junior School

Ofsted Rating: Good | Pupils: 212 | Distance: 0.68



## Winklebury Infant School

Ofsted Rating: Good | Pupils: 175 | Distance: 0.68



## Castle Hill Primary School

Ofsted Rating: Good | Pupils: 648 | Distance: 0.87



## Castle Hill Infant School

Ofsted Rating: Good | Pupils: 181 | Distance: 0.87



## Everest Community Academy

Ofsted Rating: Good | Pupils: 691 | Distance: 1.09



## Oakridge Infant School

Ofsted Rating: Good | Pupils: 336 | Distance: 1.11



# Area Schools



Nursery Primary Secondary College Private



## Oakridge Junior School

Ofsted Rating: Good | Pupils: 347 | Distance: 1.11



## Merton Junior School

Ofsted Rating: Good | Pupils: 263 | Distance: 1.12



## Merton Infant School

Ofsted Rating: Good | Pupils: 177 | Distance: 1.12



## Sherborne St John Church of England Primary School

Ofsted Rating: Good | Pupils: 117 | Distance: 1.19



## St Bede's Catholic Primary School

Ofsted Rating: Good | Pupils: 435 | Distance: 1.23



## Maple Ridge School

Ofsted Rating: Good | Pupils: 101 | Distance: 1.36



## Dove House Academy

Ofsted Rating: Outstanding | Pupils: 230 | Distance: 1.44

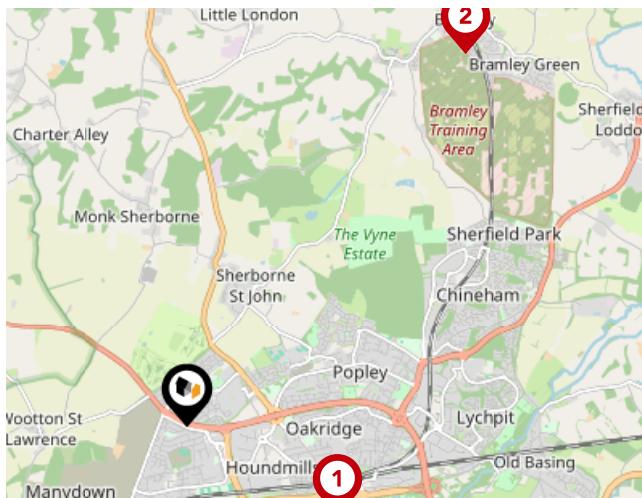


## The Vyne Community School

Ofsted Rating: Good | Pupils: 742 | Distance: 1.44

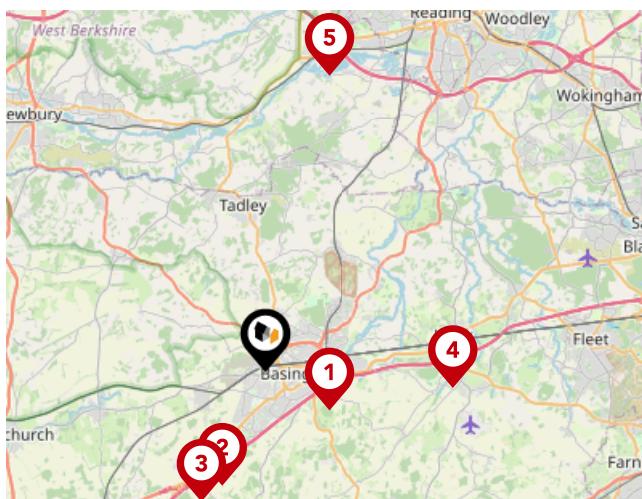


# Area Transport (National)



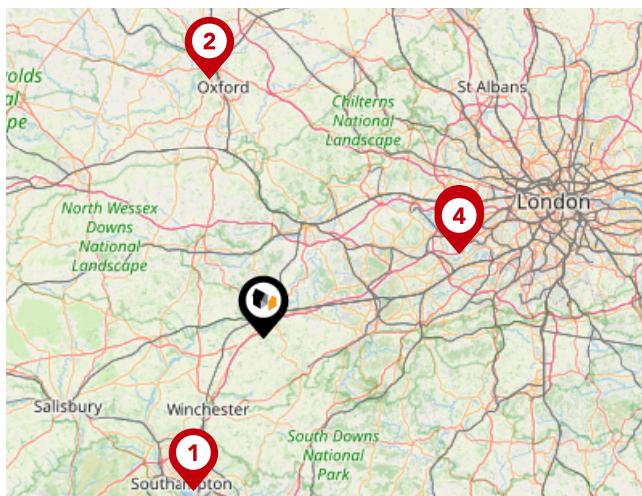
## National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.63 miles
2	Bramley (Hants) Rail Station	4.31 miles
3	Overton Rail Station	6.3 miles



## Trunk Roads/Motorways

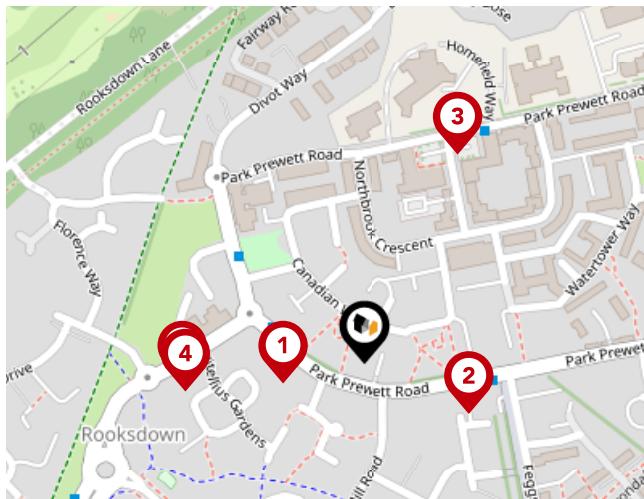
Pin	Name	Distance
1	M3 J6	2.77 miles
2	M3 J7	4.55 miles
3	M3 J8	5.4 miles
4	M3 J5	6.96 miles
5	M4 J12	11.23 miles



## Airports/Helpads

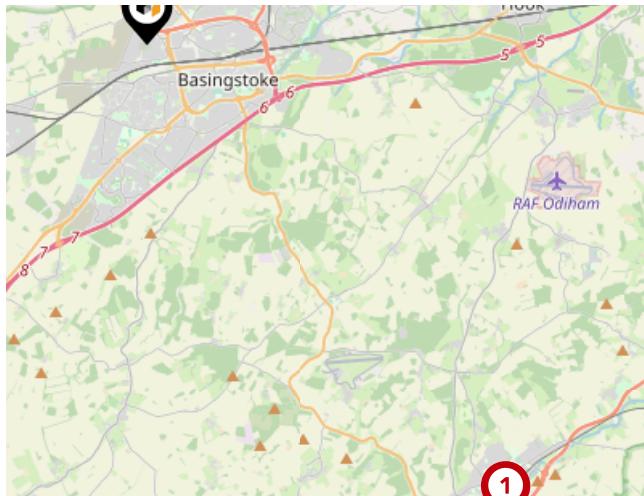
Pin	Name	Distance
1	Southampton Airport	25.08 miles
2	Kidlington	39.02 miles
3	Heathrow Airport	31.81 miles
4	Heathrow Airport Terminal 4	31.61 miles

# Area Transport (Local)



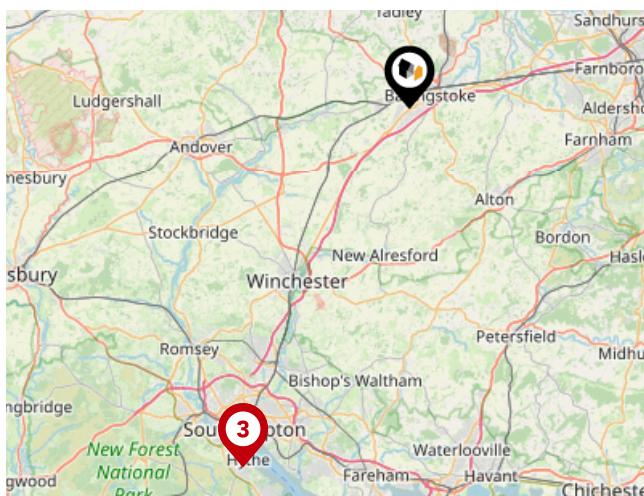
## Bus Stops/Stations

Pin	Name	Distance
1	Domitian Gardens	0.05 miles
2	Peggs Way	0.07 miles
3	Fairway House	0.13 miles
4	Vitellius Gardens	0.11 miles
5	Vitellius Gardens	0.11 miles



## Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	11.09 miles



## Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	29.35 miles
2	Southampton Vehicle Ferry Terminal	29.35 miles
3	Southampton Passenger Ferry Terminal	29.42 miles

# Brockenhurst

## About Us



### 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.

In 2018 our Whitchurch office was voted 18th best in the UK by Rightmove and Property Academy, out of around 30,000 estate agency offices. We've recently opened our 5th sales office in Oakley (Basingstoke) and currently have offices covering 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.

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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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Land Registry

