

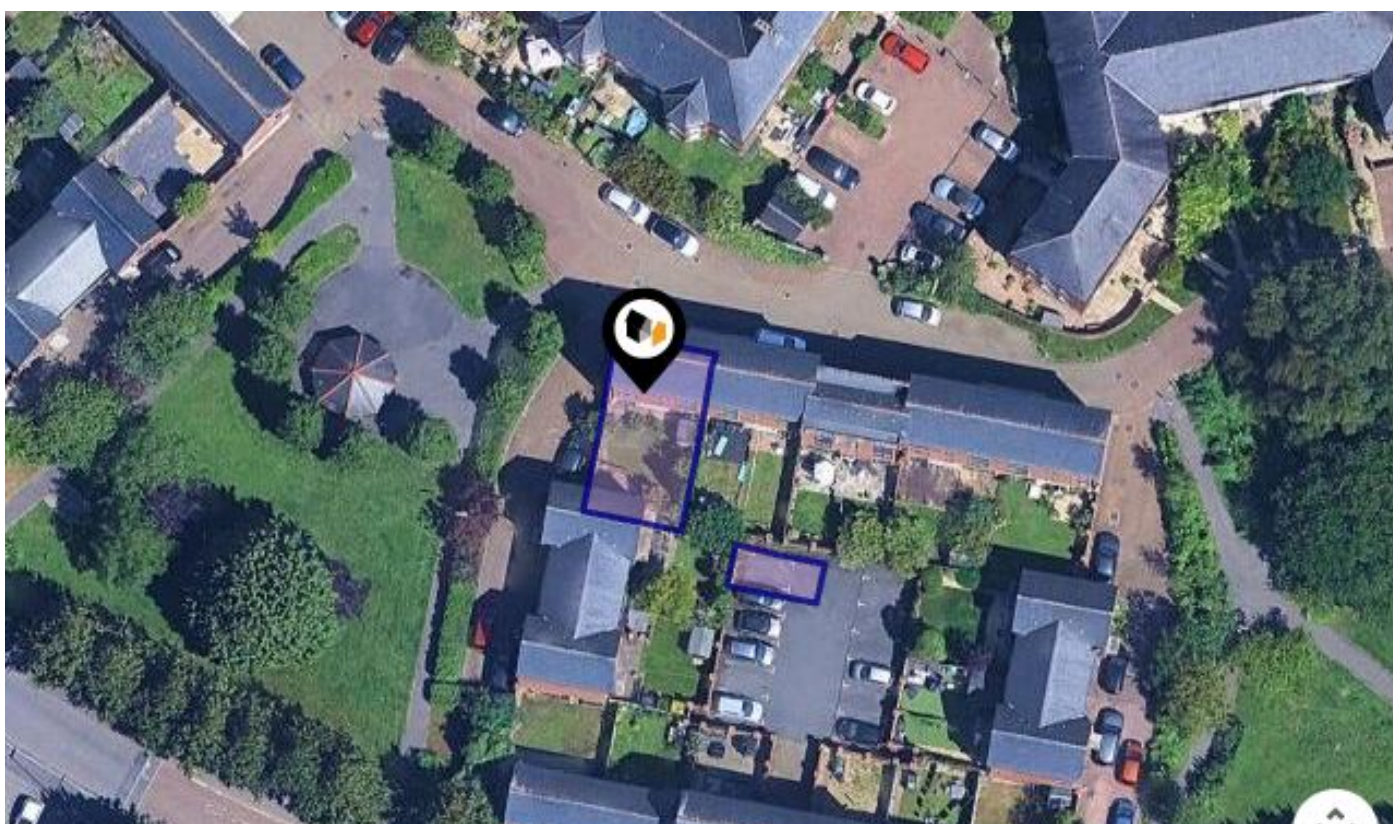


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



40, CANADIAN WAY, BASINGSTOKE, RG24 9RE

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

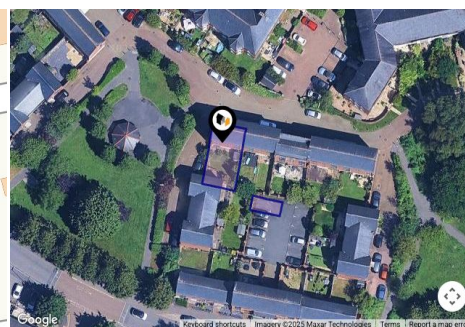
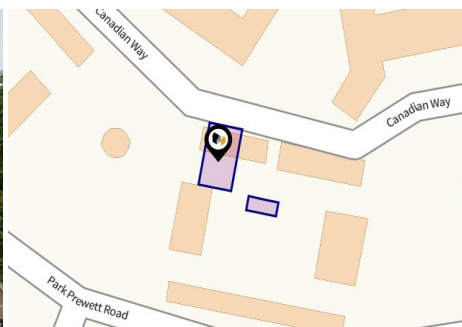
01256 224808

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www.brockenhurst.info

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Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.04 acres
Year Built :	2007
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP692069
UPRN:	10008487080

Last Sold Date:	08/08/2017
Last Sold Price:	£335,000
Last Sold £/ft ² :	£277
Tenure:	Freehold

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	72	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



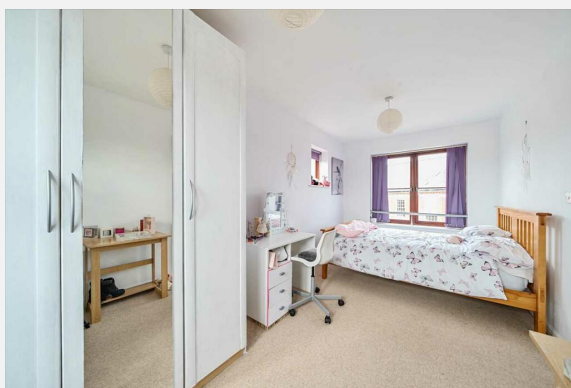
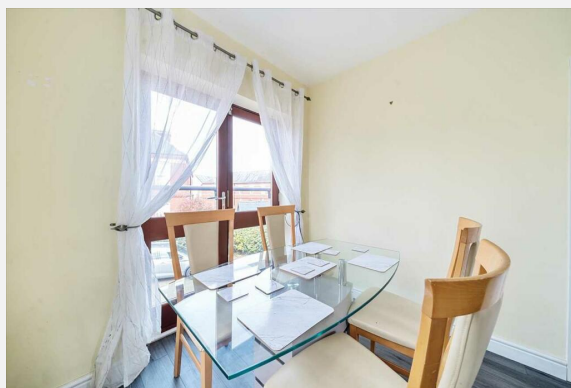
Planning History

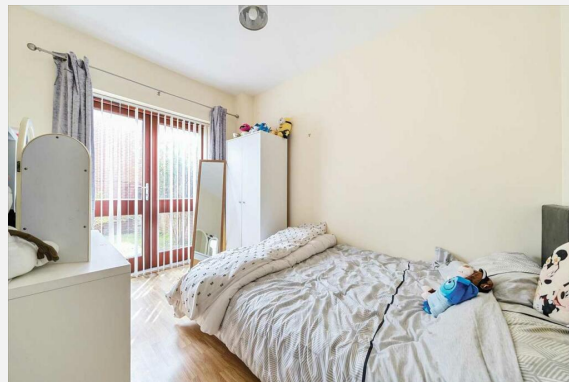
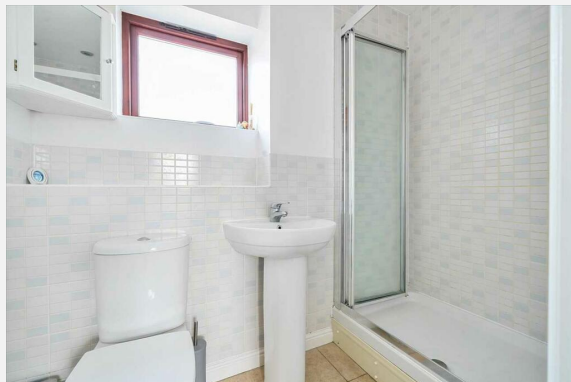
This Address



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



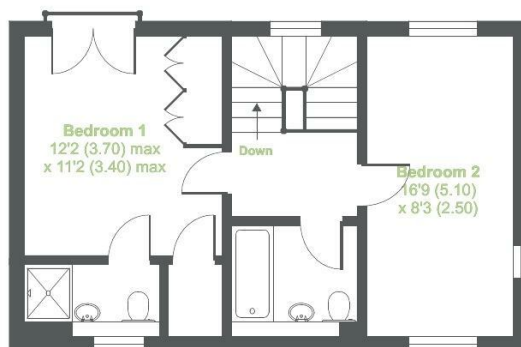


40, CANADIAN WAY, BASINGSTOKE, RG24 9RE

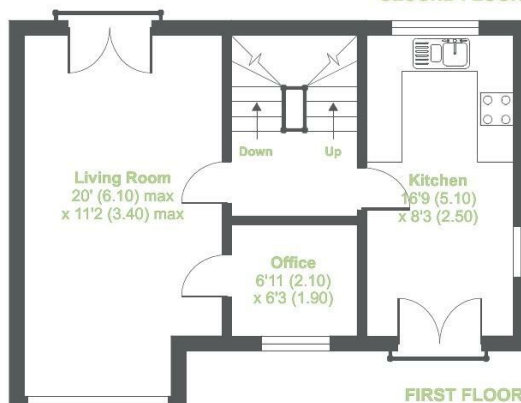
Canadian Way, Basingstoke, RG24

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

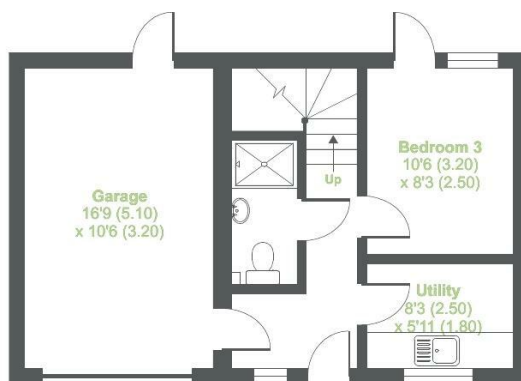
For identification only - Not to scale



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). © nitchcom 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		81 B
55-68	D	69 c	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

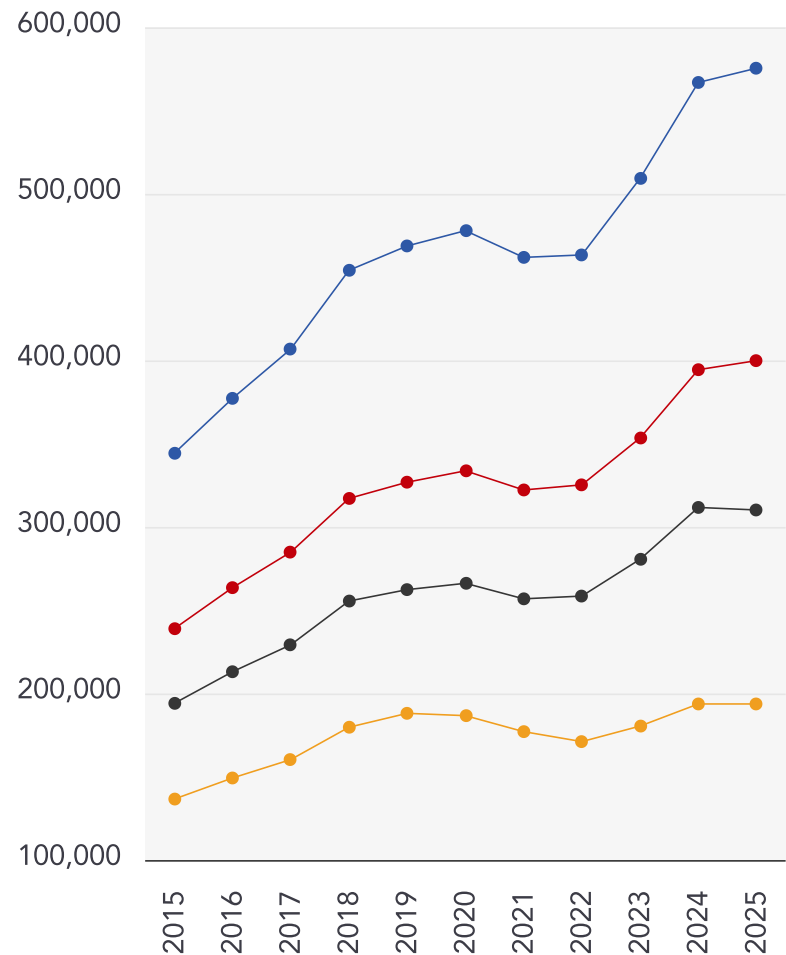
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	112 m ²

Market

House Price Statistics



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



Detached

+67.16%

Semi-Detached

+67.36%

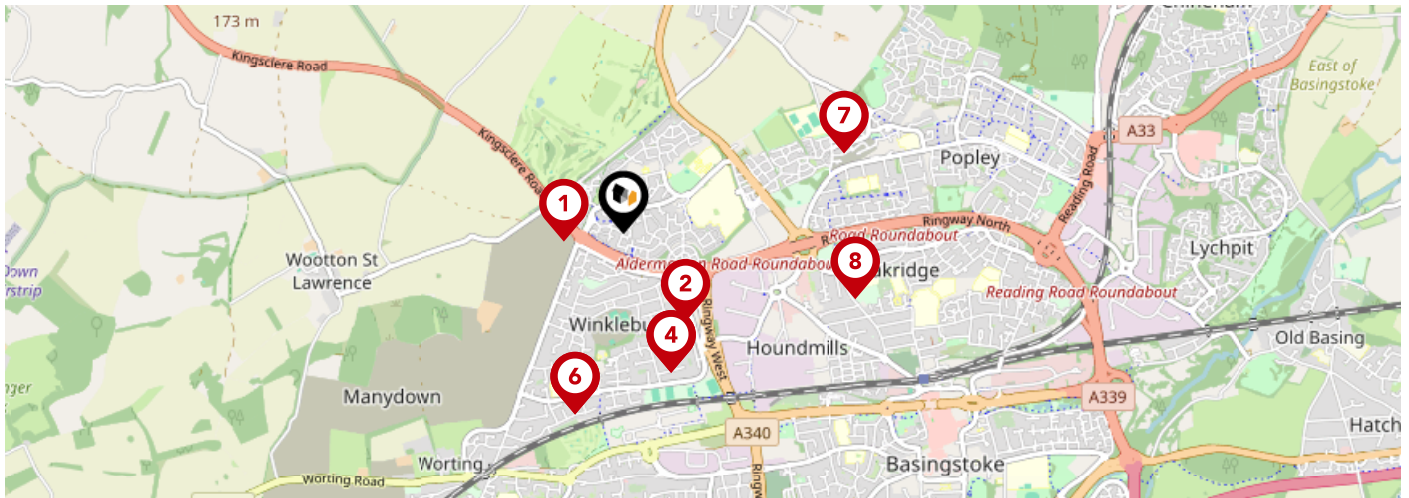
Terraced

+59.82%

Flat

+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Saxon Wood School Ofsted Rating: Good Pupils: 42 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chiltern Way Academy Futures Ofsted Rating: Not Rated Pupils:0 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winklebury Junior School Ofsted Rating: Good Pupils: 212 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Winklebury Infant School Ofsted Rating: Good Pupils: 175 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Castle Hill Primary School Ofsted Rating: Good Pupils: 648 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castle Hill Infant School Ofsted Rating: Good Pupils: 181 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakridge Infant School Ofsted Rating: Good Pupils: 336 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

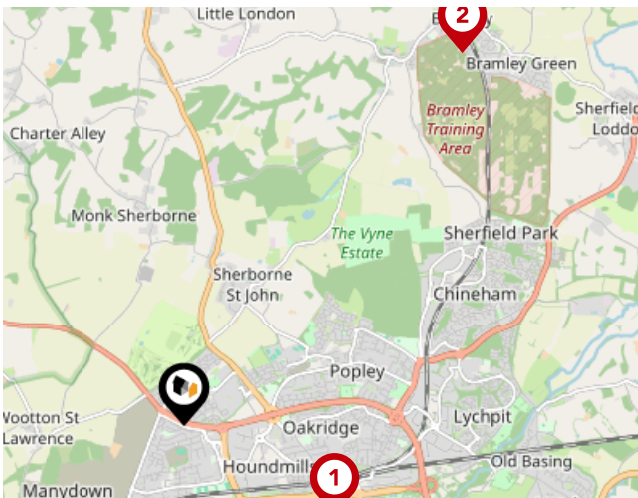
Area Schools



		Nursery	Primary	Secondary	College	Private
	Oakridge Junior School Ofsted Rating: Good Pupils: 347 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

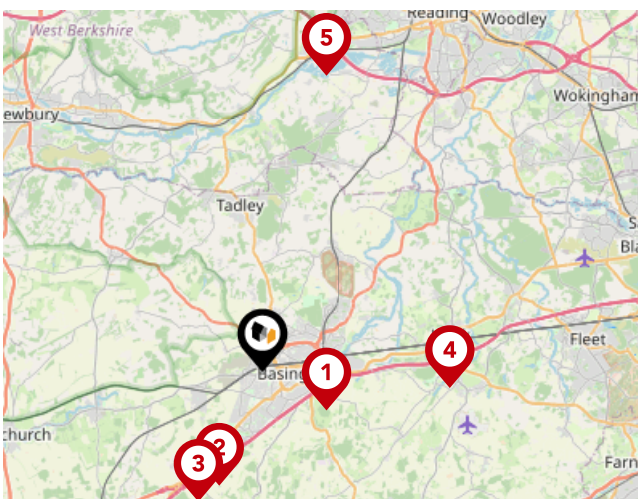
Area

Transport (National)



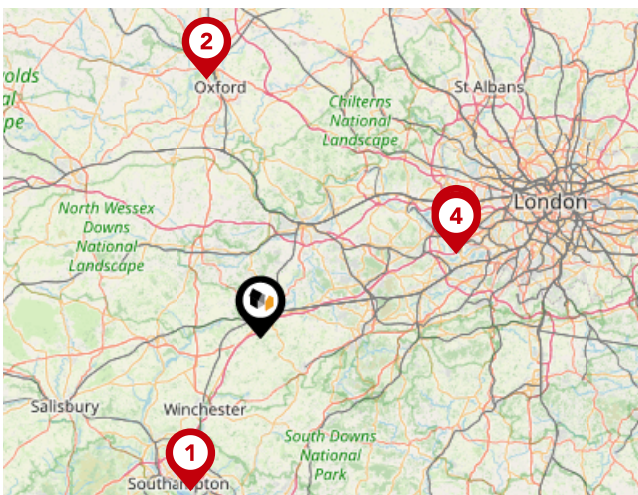
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.63 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

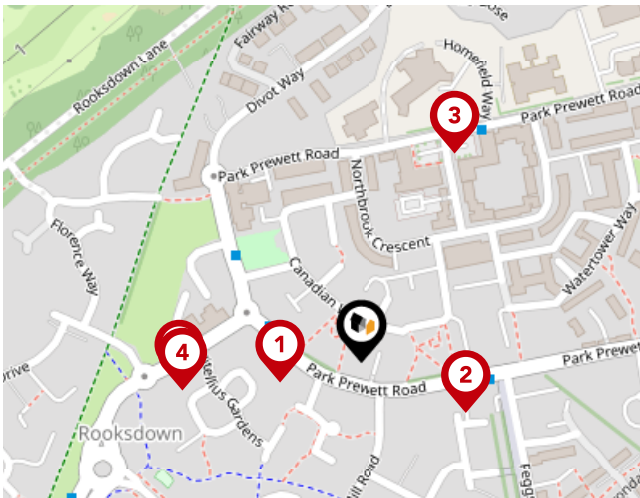


Airports/Helipads

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

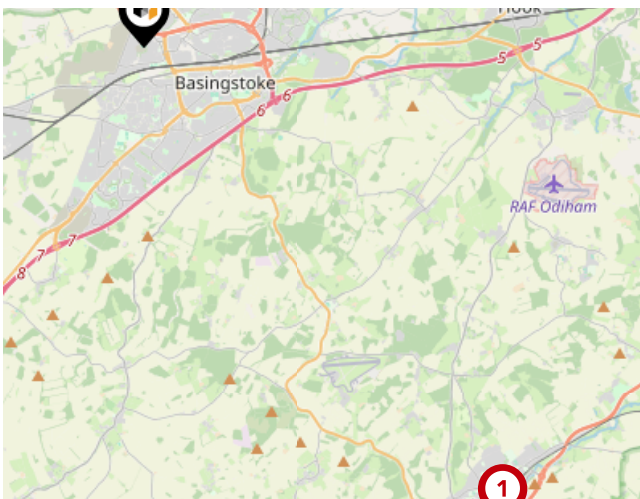
Area

Transport (Local)



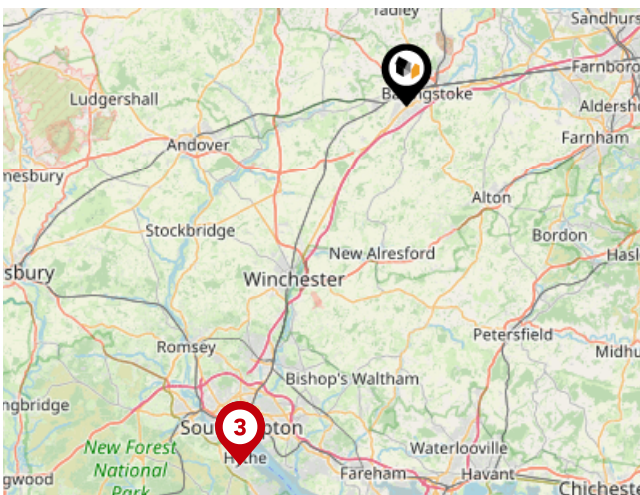
Bus Stops/Stations

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

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.



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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