

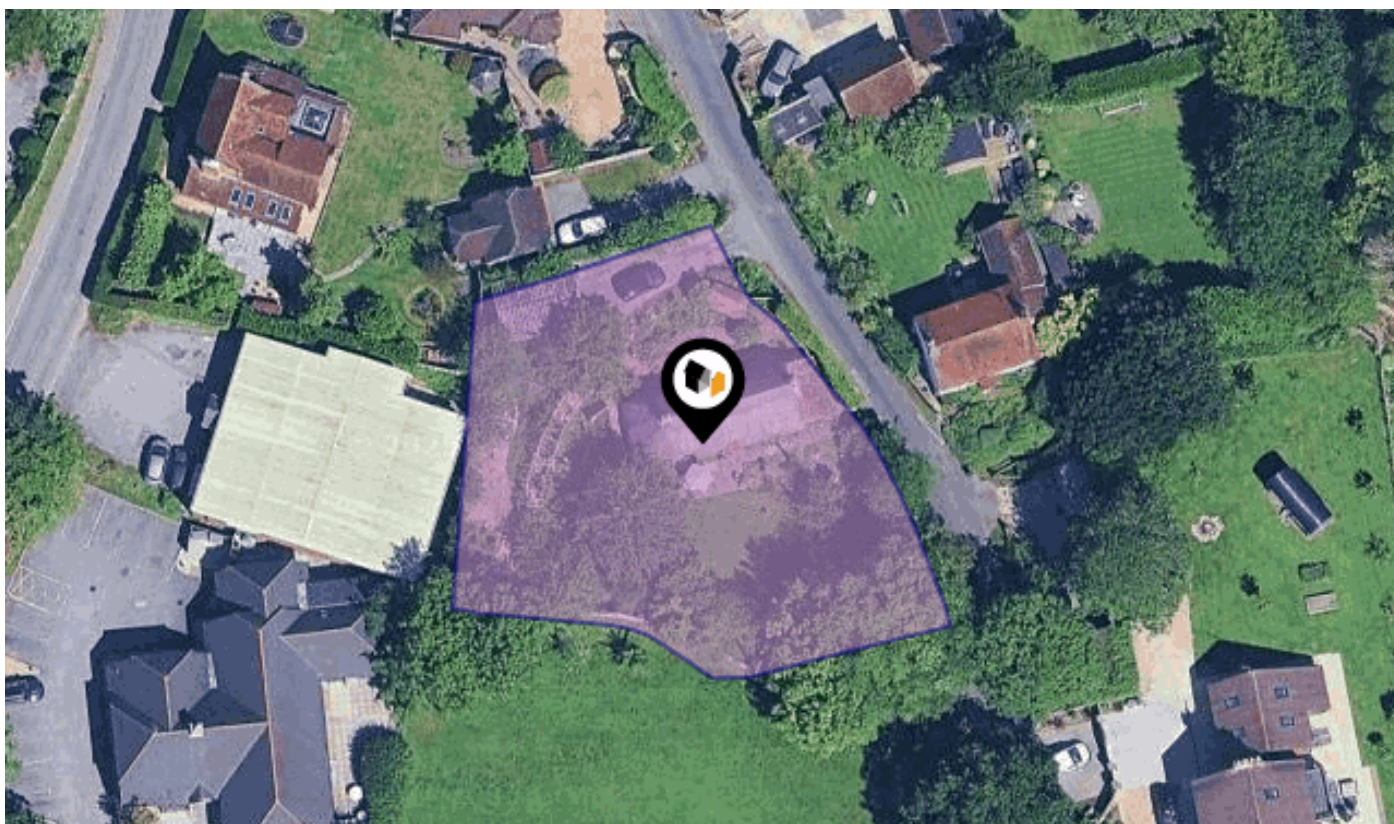


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 03<sup>rd</sup> September 2025**



**APRIL COTTAGE, DARK LANE, SHERBORNE ST. JOHN,  
BASINGSTOKE, RG24 9HR**

## **Brockenhurst**

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

# Property Overview



## Property

|                  |  |
|------------------|--|
| Type:            | Detached                                   |
| Bedrooms:        | 3  |
| Floor Area:      | 1,302 ft <sup>2</sup> / 121 m <sup>2</sup> |
| Plot Area:       | 0.27 acres                                 |
| Year Built :     | 1900-1929                                  |
| Council Tax :    | Band F                                     |
| Annual Estimate: | £3,102                                     |
| Title Number:    | HP452938                                   |
| UPRN:            | 100062461974                               |

|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 16/10/2017 |
| Last Sold Price:              | £625,000   |
| Last Sold £/ft <sup>2</sup> : | £480       |
| Tenure:                       | Freehold   |

## Local Area

|                    |                   |
|--------------------|-------------------|
| Local Authority:   | Hampshire         |
| Conservation Area: | Sherborne St John |
| Flood Risk:        |                   |
| ● Rivers & Seas    | Very low          |
| ● Surface Water    | Very low          |

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

|      |      |      |
|------|------|------|
| 8    | 80   | -    |
| mb/s | mb/s | mb/s |
|      |      |      |

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



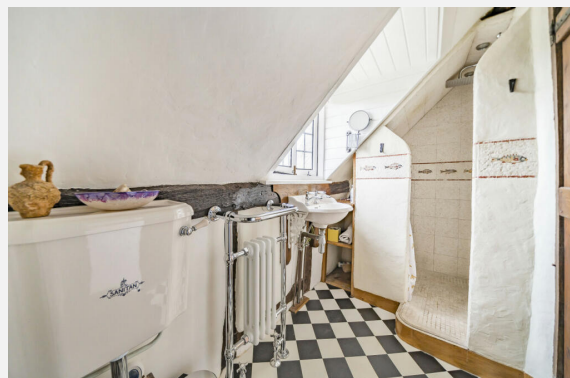
Planning records for: *April Cottage, Dark Lane, Sherborne St. John, Basingstoke, RG24 9HR*

| Reference - T/00005/16/TCA |   |
|----------------------------|---|
| Decision:                  | Decided   |
| Date:                      | 04th January 2016   |
| Description:               | T1 Willow - pollard largest of three stems down to 4-4.5m, fell remaining two stems. T2 Box Elder - remove lowest branch overhanging recreation ground. T3 Ash - fell T4 Ash - fell |

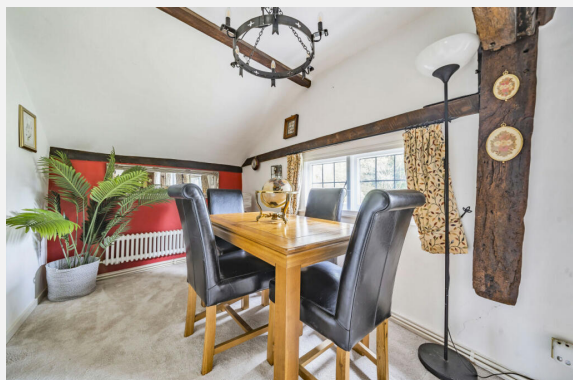












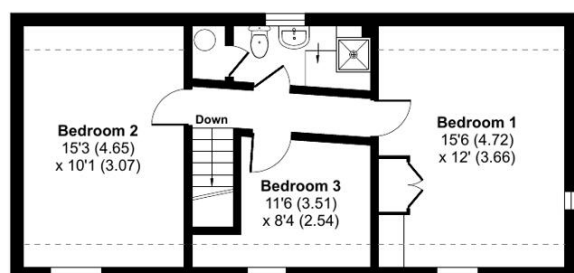


## APRIL COTTAGE, DARK LANE, SHERBORNE ST. JOHN, BASINGSTOKE, RG24 9HR

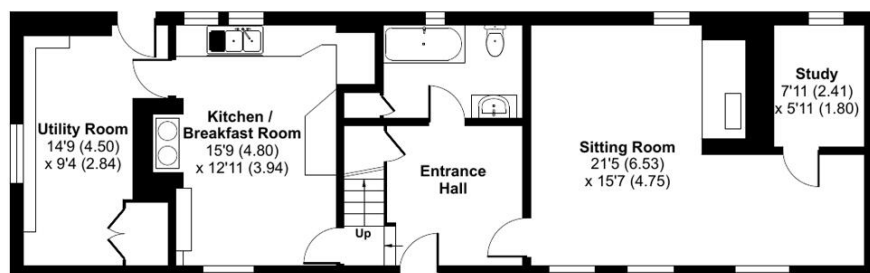
**Dark Lane, Sherborne St John, Hampshire, RG24**



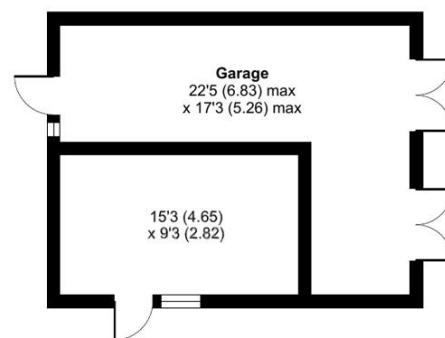
Approximate Area = 1292 sq ft / 120 sq m  
 Limited Use Area(s) = 87 sq ft / 8 sq m  
 Garage = 231 sq ft / 21.4 sq m  
 Outbuilding = 138 sq ft / 12.8 sq m  
 Total = 1748 sq ft / 162.2 sq m  
 For identification only - Not to scale



FIRST FLOOR



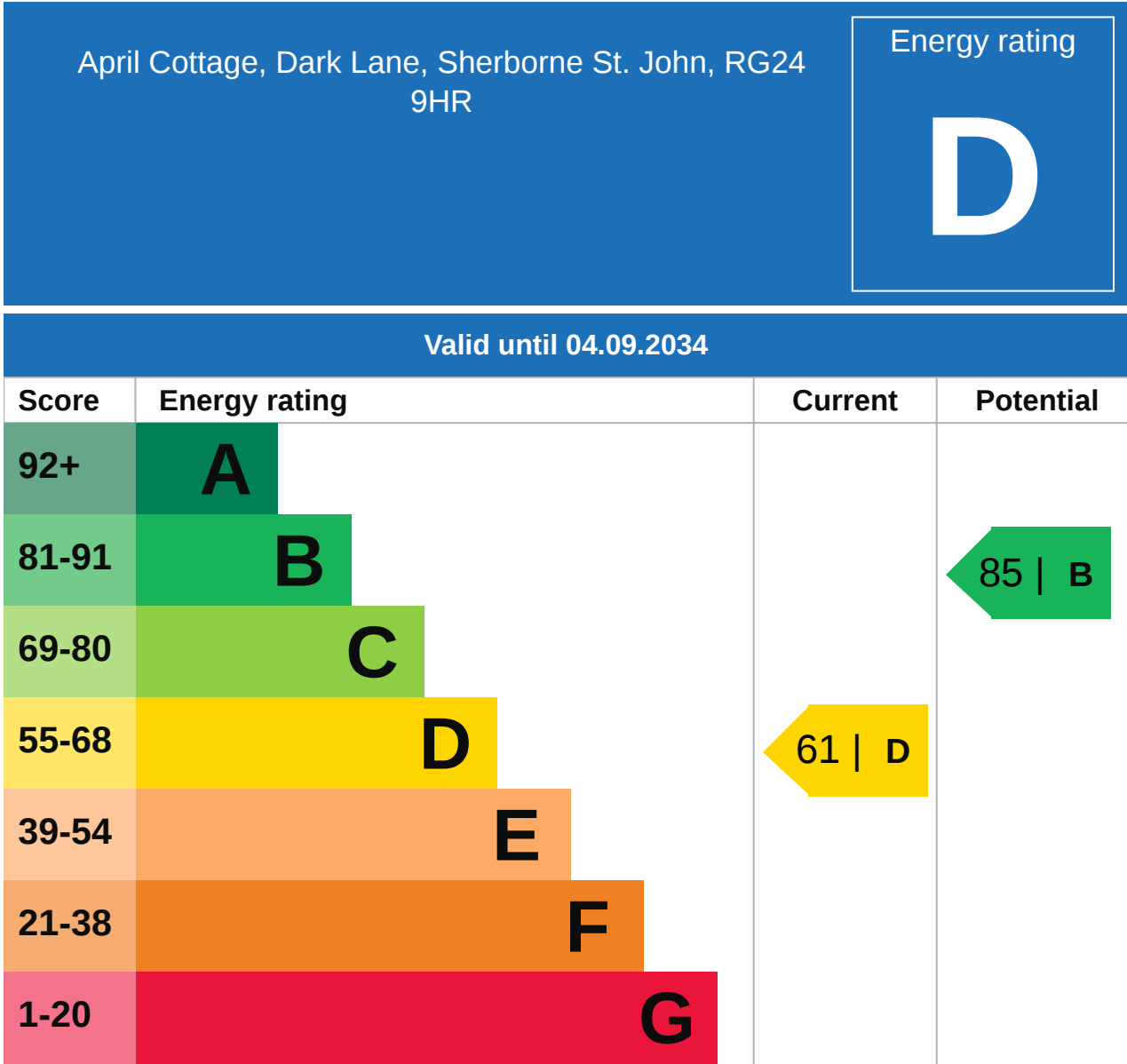
GROUND FLOOR



OUTBUILDING / GARAGE



Property  
**EPC - Certificate**



# Property

## EPC - Additional Data



### Additional EPC Data

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|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <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>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 200 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 all fixed outlets       |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 121 m <sup>2</sup>                             |

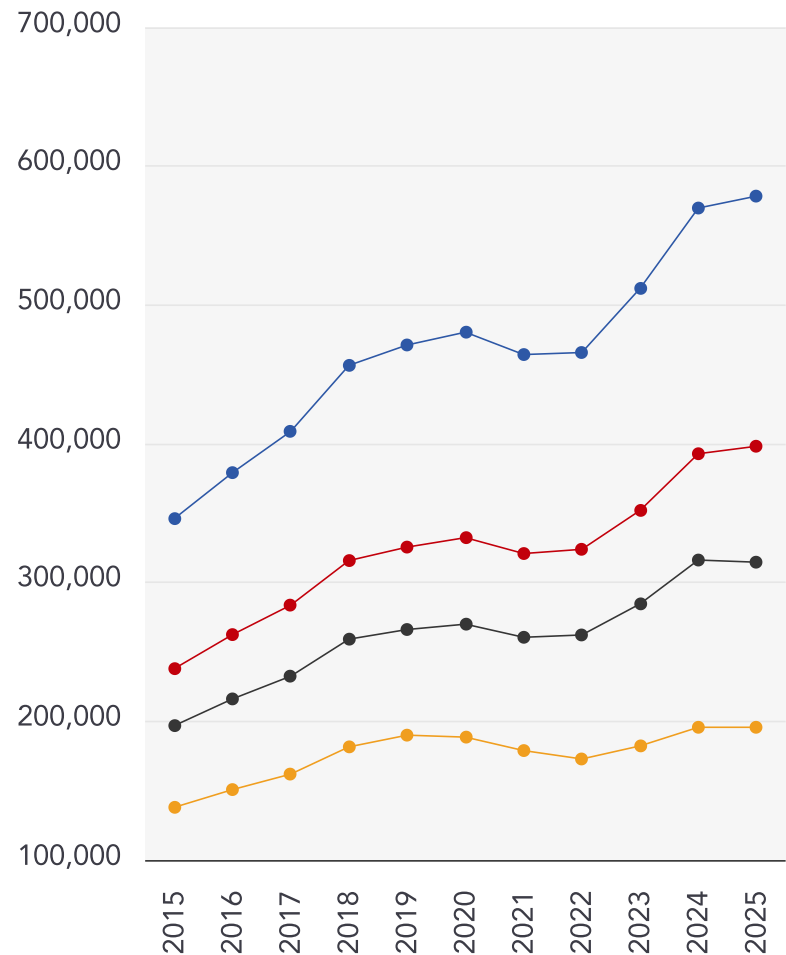


# Market

## House Price Statistics



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



Detached

**+67.16%**

Semi-Detached

**+67.36%**

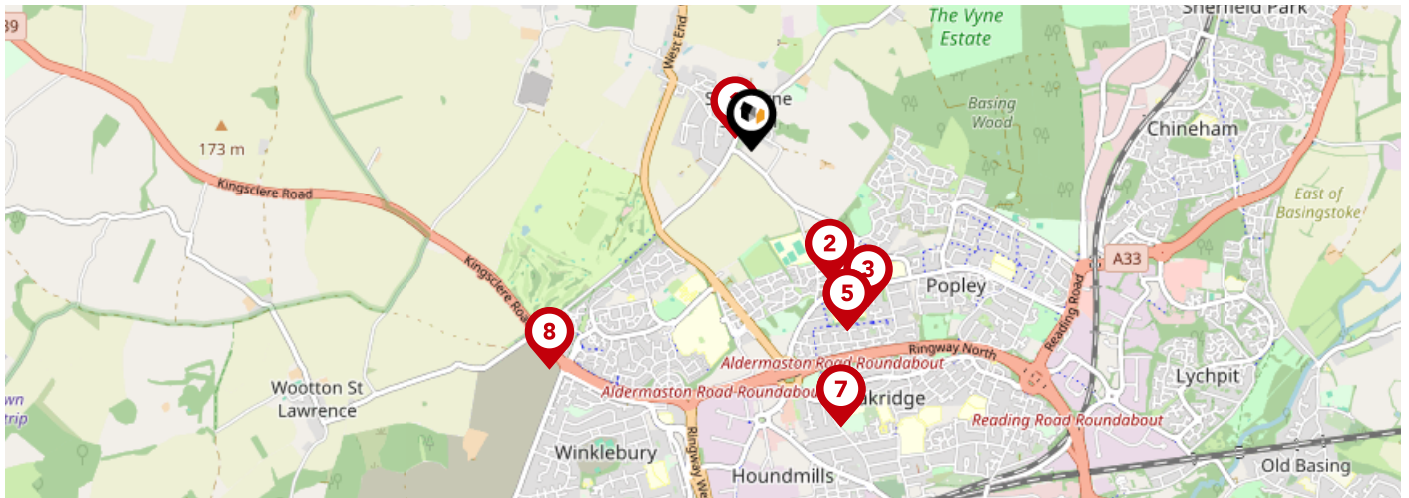
Terraced

**+59.82%**

Flat

**+41.79%**

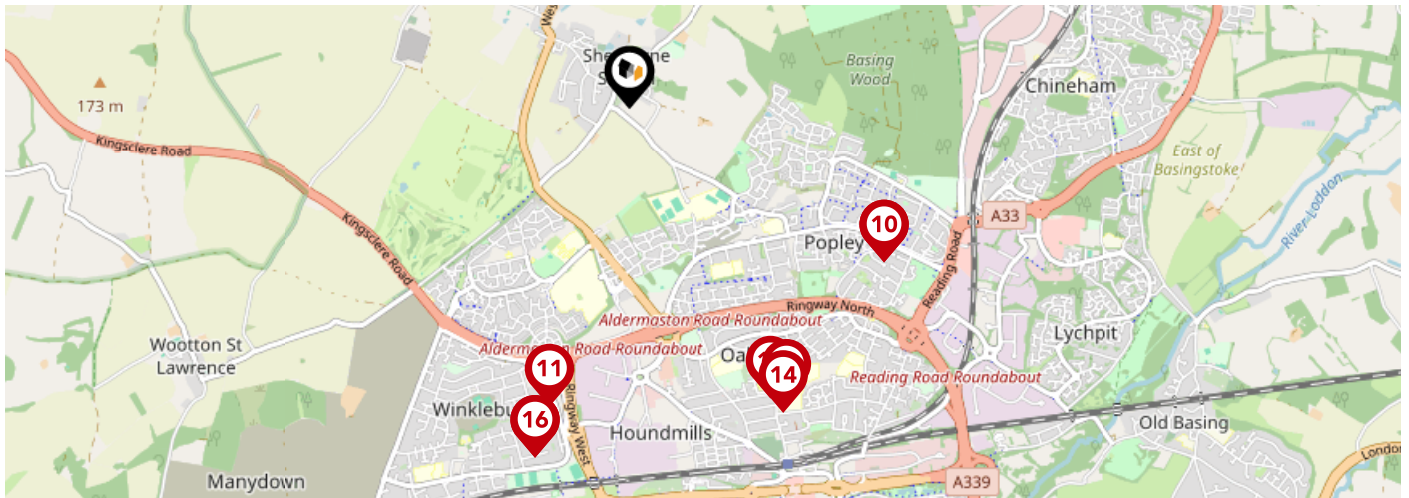
# Area Schools











|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Sherborne St John Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 117   Distance:0.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Everest Community Academy</b><br>Ofsted Rating: Good   Pupils: 691   Distance:0.7                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Bede's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 435   Distance:0.9                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Merton Junior School</b><br>Ofsted Rating: Good   Pupils: 263   Distance:0.94                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Merton Infant School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:0.94                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Oakridge Infant School</b><br>Ofsted Rating: Good   Pupils: 336   Distance:1.34                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Oakridge Junior School</b><br>Ofsted Rating: Good   Pupils: 347   Distance:1.34                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Saxon Wood School</b><br>Ofsted Rating: Good   Pupils: 42   Distance:1.37                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



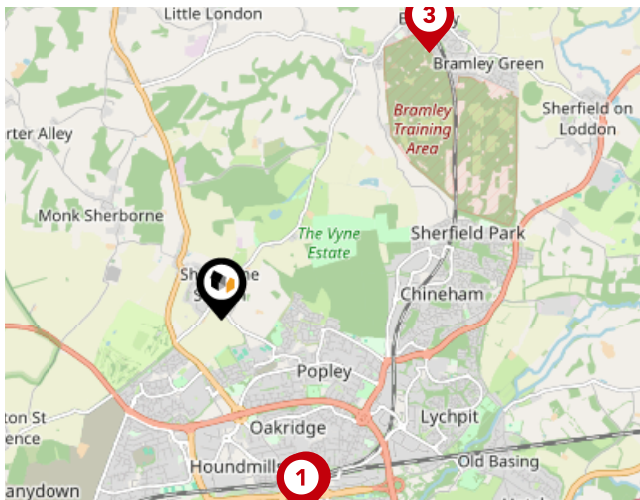
# Area Schools



|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Marnel Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 438   Distance: 1.38           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Marnel Community Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 358   Distance: 1.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Chiltern Way Academy Futures</b><br>Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.43       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Maple Ridge School</b><br>Ofsted Rating: Good   Pupils: 101   Distance: 1.49                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dove House Academy</b><br>Ofsted Rating: Outstanding   Pupils: 230   Distance: 1.54             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Vyne Community School</b><br>Ofsted Rating: Good   Pupils: 742   Distance: 1.58             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Winklebury Junior School</b><br>Ofsted Rating: Good   Pupils: 212   Distance: 1.68              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Winklebury Infant School</b><br>Ofsted Rating: Good   Pupils: 175   Distance: 1.68              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

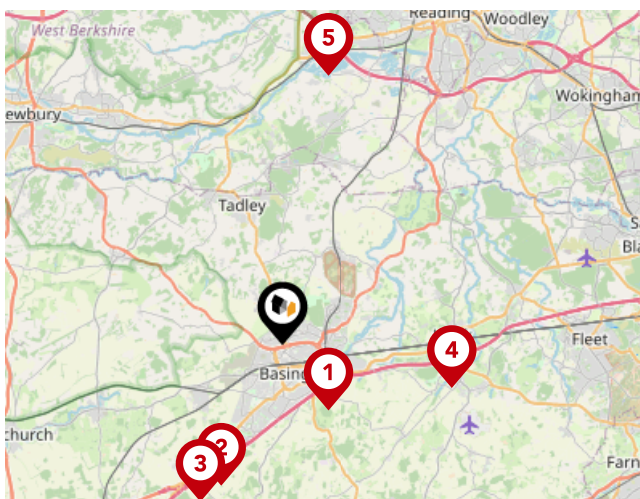
# Area

## Transport (National)



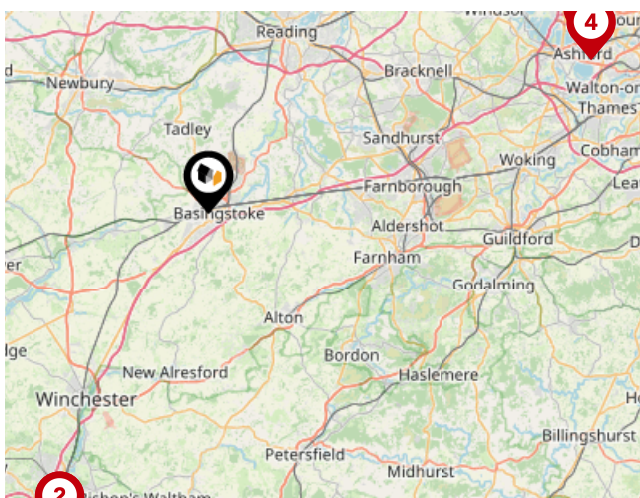
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Basingstoke Rail Station     | 1.95 miles |
| 2   | Basingstoke Rail Station     | 1.96 miles |
| 3   | Bramley (Hants) Rail Station | 3.13 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M3 J6  | 2.95 miles  |
| 2   | M3 J7  | 5.7 miles   |
| 3   | M3 J8  | 6.57 miles  |
| 4   | M3 J5  | 6.47 miles  |
| 5   | M4 J12 | 10.15 miles |



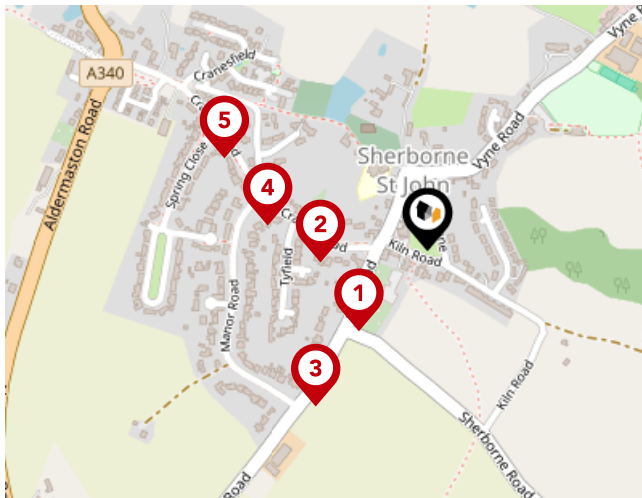
### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | North Stoneham              | 26.24 miles |
| 2   | Southampton Airport         | 26.24 miles |
| 3   | Heathrow Airport            | 30.8 miles  |
| 4   | Heathrow Airport Terminal 4 | 30.62 miles |








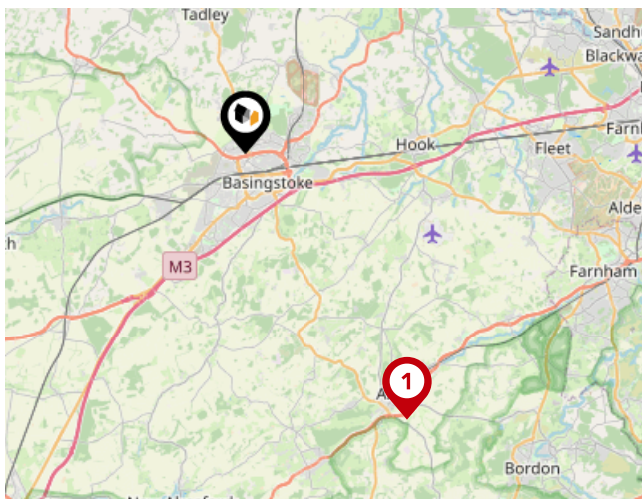
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin   | Name           | Distance   |
|---|----------------|------------|
|  | Sherborne Road | 0.12 miles |
|  | Tyfield        | 0.12 miles |
|  | Manor Road     | 0.22 miles |
|  | Manor Road     | 0.19 miles |
|  | Spring Close   | 0.26 miles |



### Local Connections

| Pin   | Name                      | Distance    |
|---|---------------------------|-------------|
|  | Alton (Mid-Hants Railway) | 11.53 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 !



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## Important - Please Read

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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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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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