

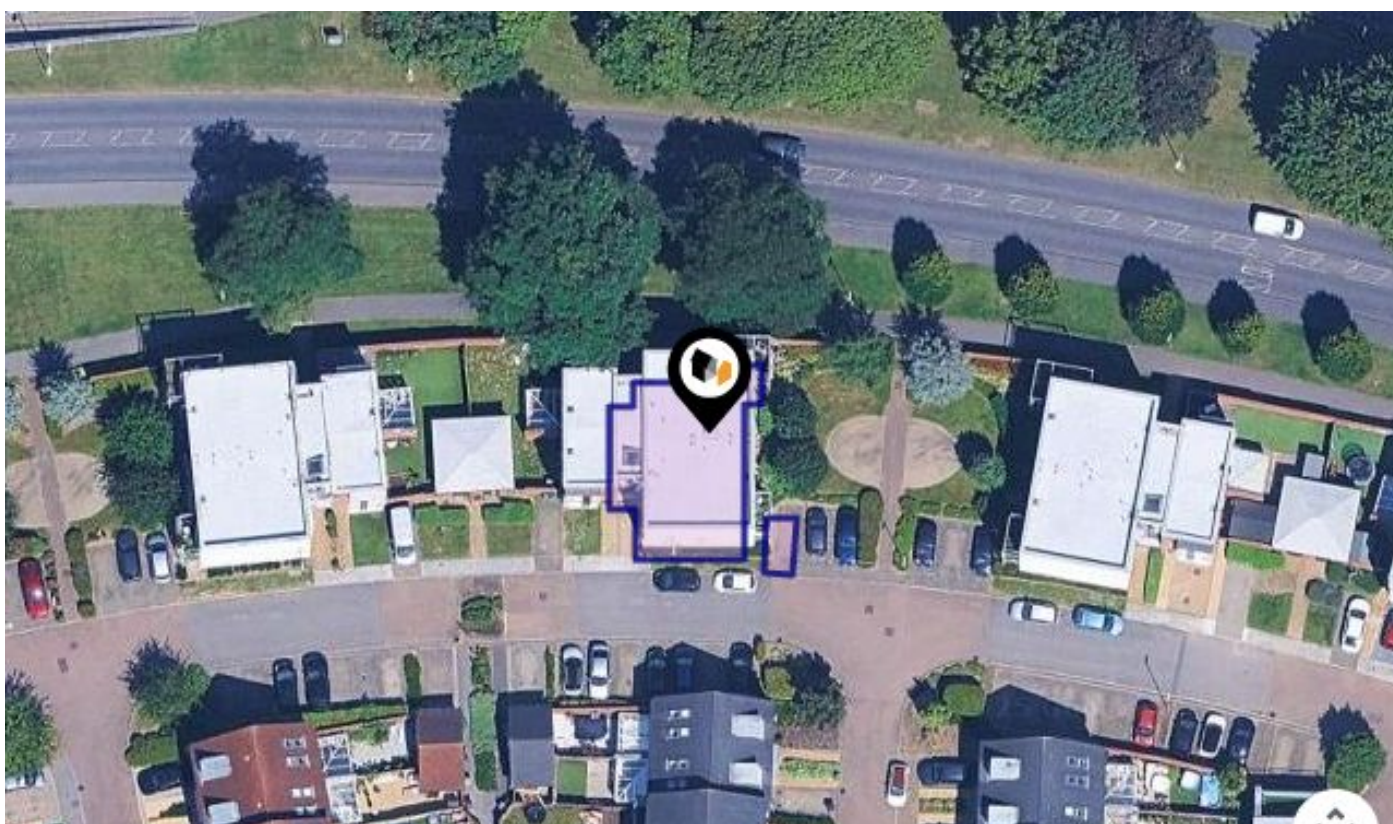


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



11, WYLIE GARDENS, BASINGSTOKE, RG24 9TU

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

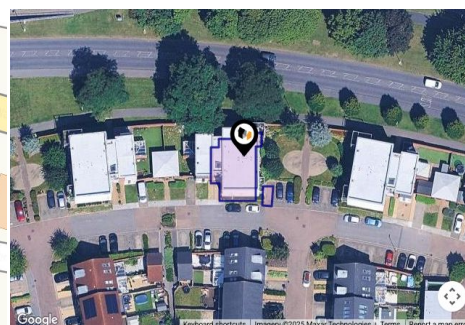
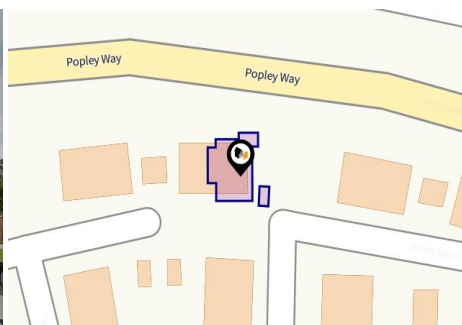
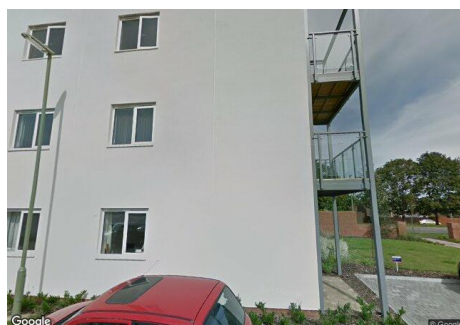
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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	29/06/2018
Bedrooms:	2	Last Sold Price:	£196,000
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft ² :	£300
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2012	Start Date:	22/03/2012
Council Tax :	Band C	End Date:	01/01/2135
Annual Estimate:	£1,909	Lease Term:	125 years from 1 January 2010
Title Number:	HP748330	Term Remaining:	109 years
UPRN:	10008493705		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	56 mb/s	1800 mb/s

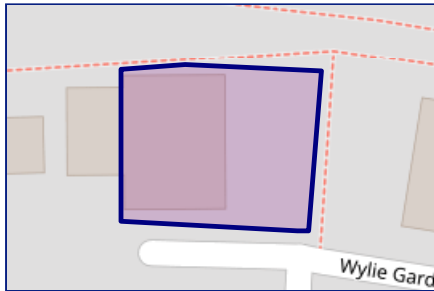
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

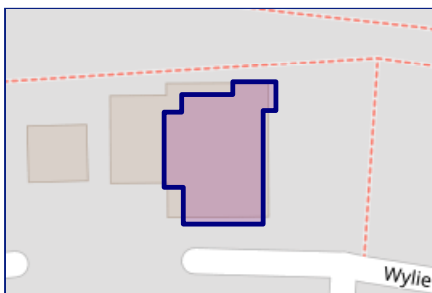


Freehold Title Plan



HP776871

Leasehold Title Plan

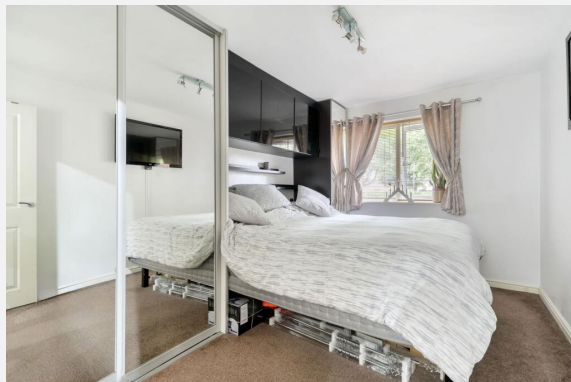


HP748330

Start Date: 22/03/2012
End Date: 01/01/2135
Lease Term: 125 years from 1 January 2010
Term Remaining: 109 years





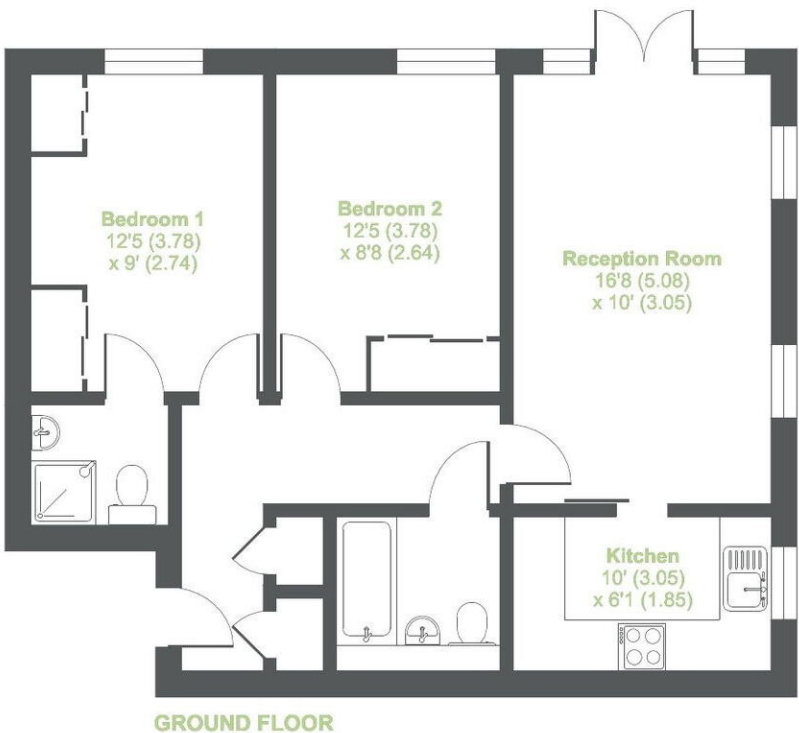


11, WYLIE GARDENS, BASINGSTOKE, RG24 9TU

Wylie Gardens, Basingstoke, RG24

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Brockenhurst Estate Agents. REF: 1326787



Property
EPC - Certificate



11 Wylie Gardens, RG24 9TU

Energy rating

C

Valid until 01.12.2034

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

Property

EPC - Additional Data



Additional EPC Data

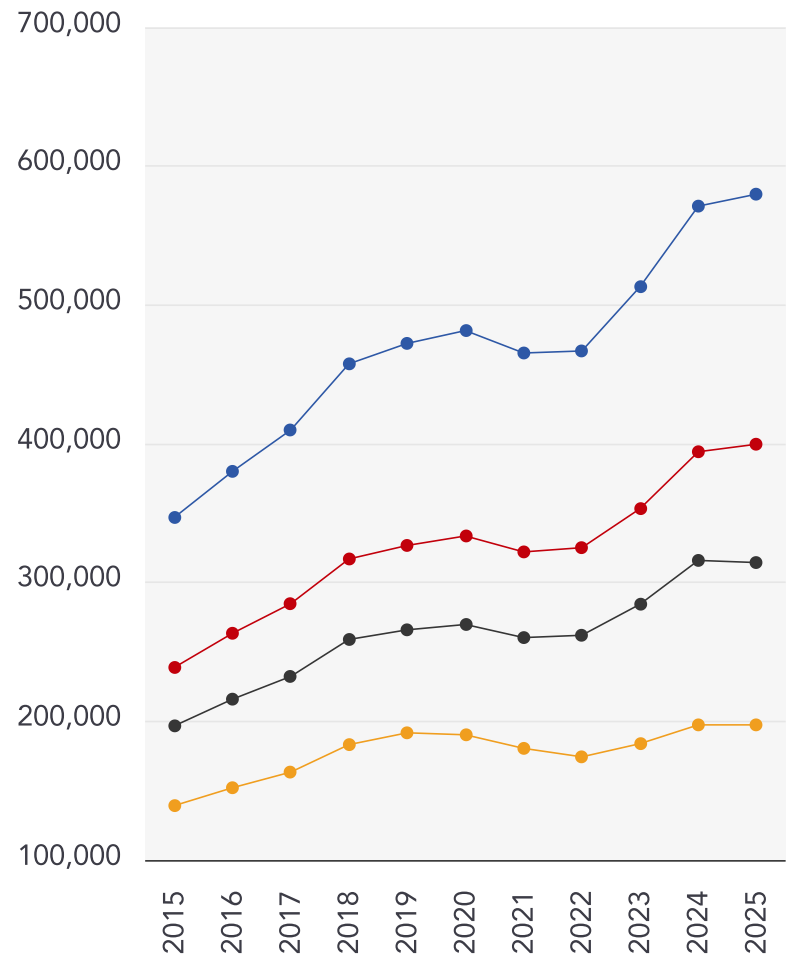
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	53 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

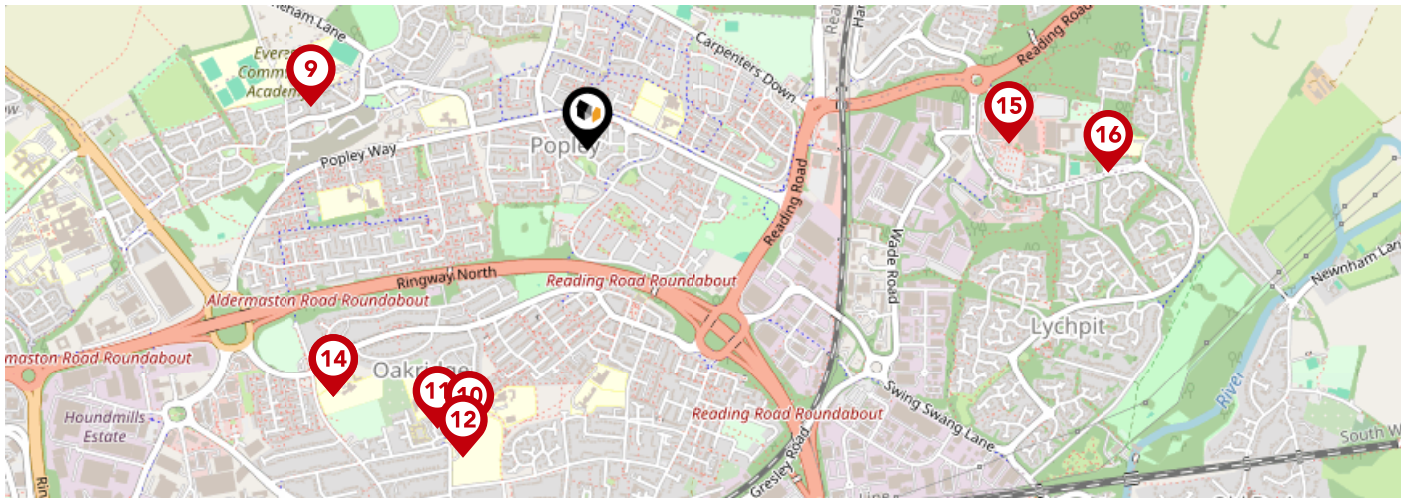
+41.79%

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:0.18	☐	☒	☐	☐	☐
2	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:0.18	☐	☒	☐	☐	☐
3	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:0.46	☐	☒	☐	☐	☐
4	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:0.47	☐	☐	☒	☐	☐
5	Merton Junior School Ofsted Rating: Good Pupils: 263 Distance:0.57	☐	☒	☐	☐	☐
6	Merton Infant School Ofsted Rating: Good Pupils: 177 Distance:0.57	☐	☒	☐	☐	☐
7	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:0.65	☐	☒	☐	☐	☐
8	South View Junior School Ofsted Rating: Good Pupils: 263 Distance:0.65	☐	☒	☐	☐	☐

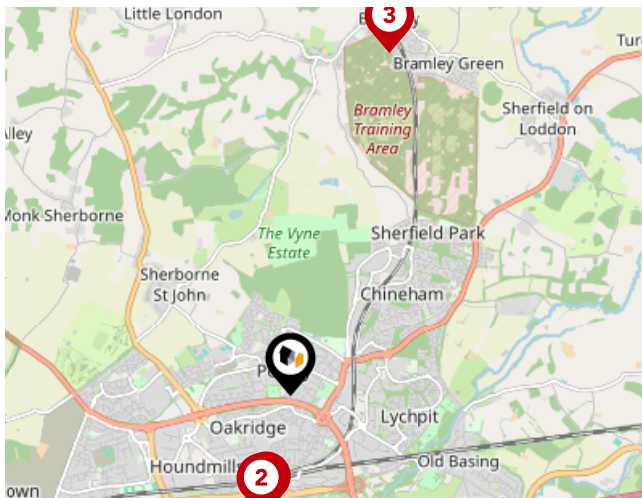
Area Schools



		Nursery	Primary	Secondary	College	Private
	Everest Community Academy Ofsted Rating: Good Pupils: 691 Distance:0.65	☐	☐	☒	☐	☐
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:0.71	☐	☐	☒	☐	☐
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance:0.73	☐	☒	☐	☐	☐
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance:0.77	☐	☐	☒	☐	☐
	Oakridge Infant School Ofsted Rating: Good Pupils: 336 Distance:0.82	☐	☒	☐	☐	☐
	Oakridge Junior School Ofsted Rating: Good Pupils: 347 Distance:0.82	☐	☒	☐	☐	☐
	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.97	☐	☐	☒	☐	☐
	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:1.21	☐	☒	☐	☐	☐

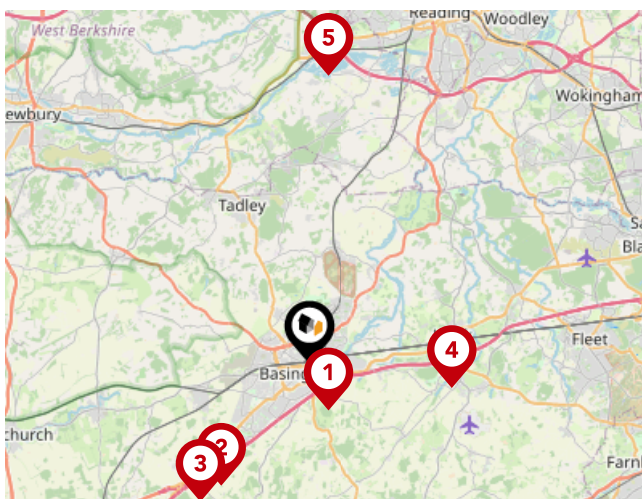
Area

Transport (National)



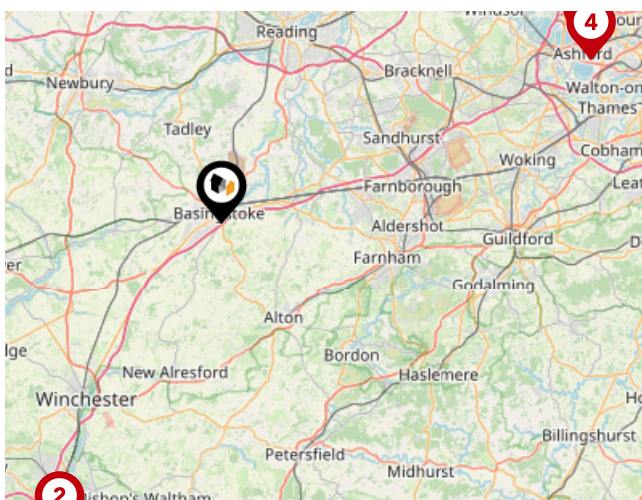
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.12 miles
2	Basingstoke Rail Station	1.13 miles
3	Bramley (Hants) Rail Station	3.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	1.85 miles
2	M3 J7	5.59 miles
3	M3 J8	6.53 miles
4	M3 J5	5.35 miles
5	M4 J12	10.73 miles

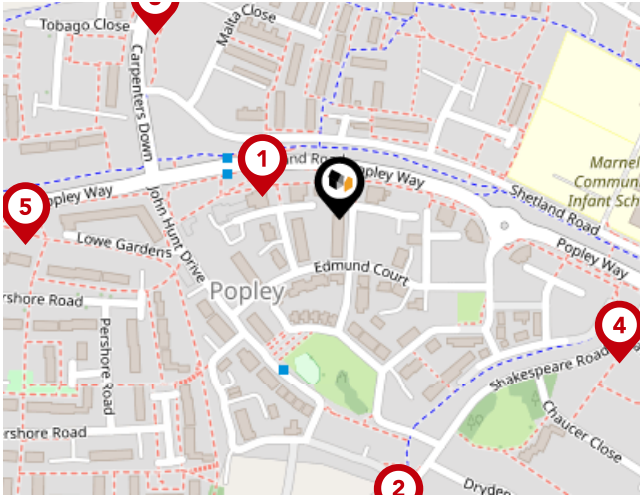


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.06 miles
2	Southampton Airport	26.06 miles
3	Heathrow Airport	30.19 miles
4	Heathrow Airport Terminal 4	29.97 miles

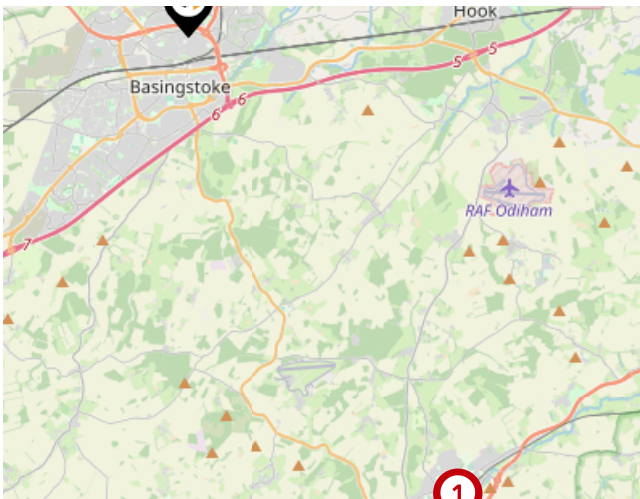
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Carpenters Down	0.05 miles
	Dryden Close	0.18 miles
	Tobago Close	0.15 miles
	Lawrence Close	0.18 miles
	Tewkesbury Close	0.18 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	10.42 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. 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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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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