

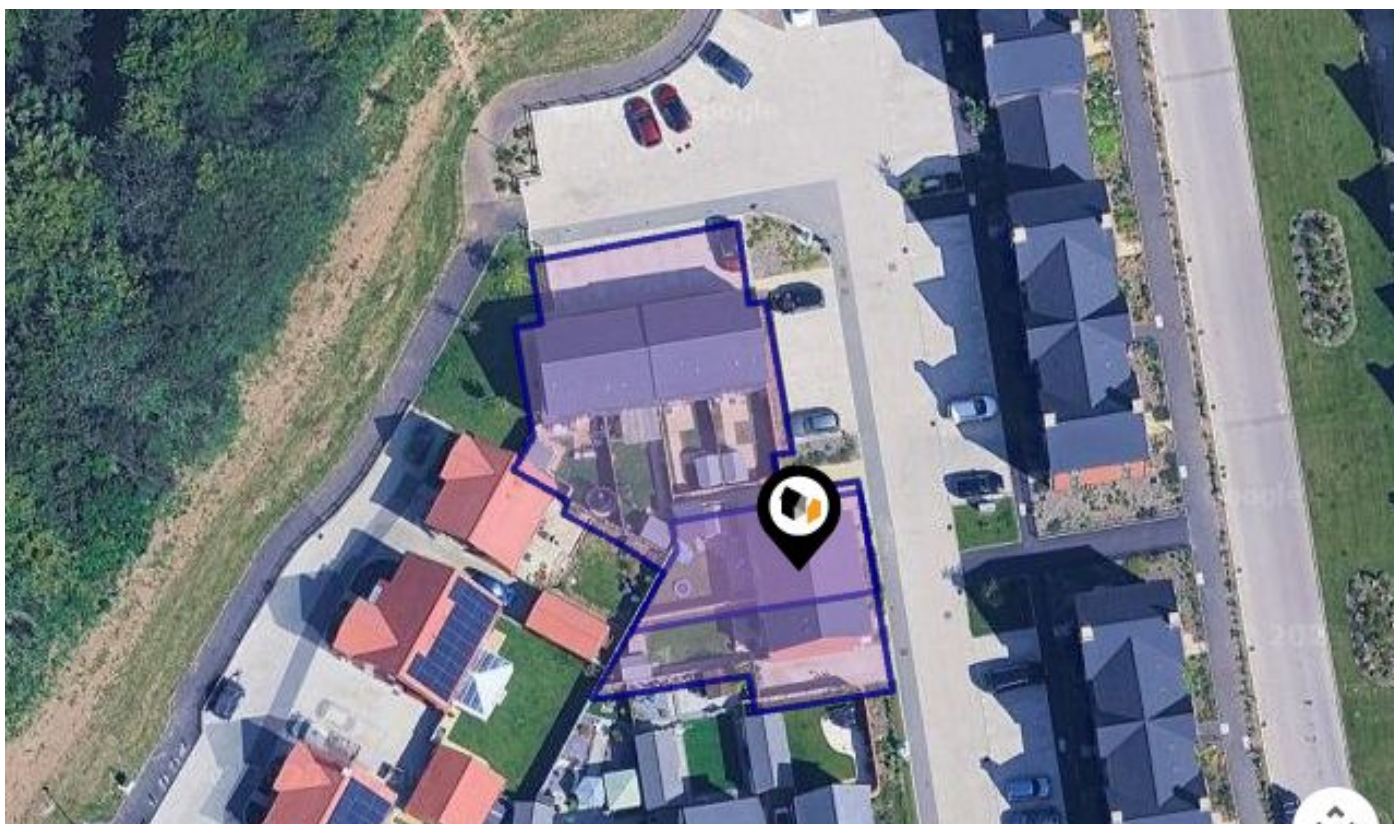


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



17, COPPER PLACE, BASINGSTOKE, RG23 7QW

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

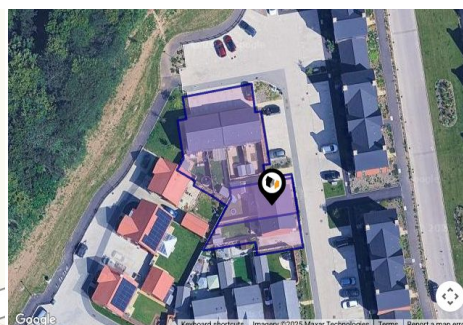
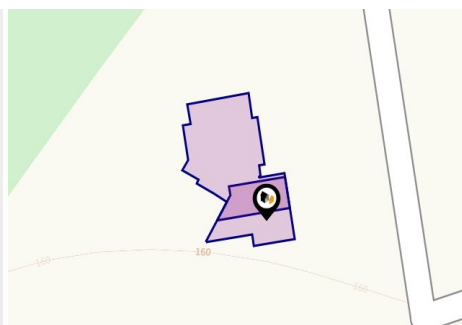
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.24 acres
Council Tax :	Band D
Annual Estimate:	£2,148
Title Number:	HP876176
UPRN:	10008095987

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



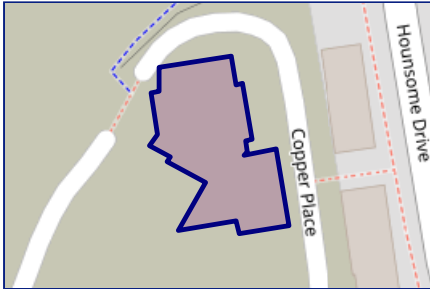
Satellite/Fibre TV Availability:



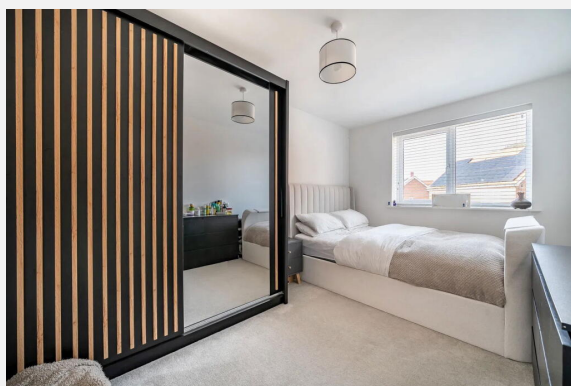
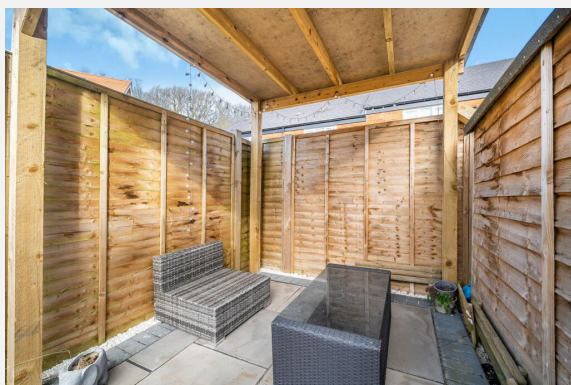
Property Multiple Title Plans



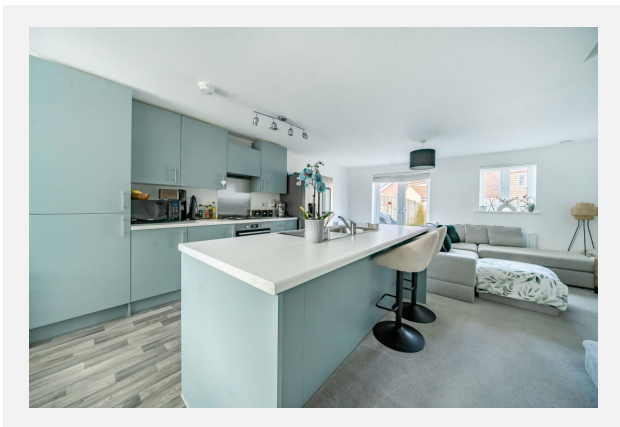
Freehold Title Plan



HP869525



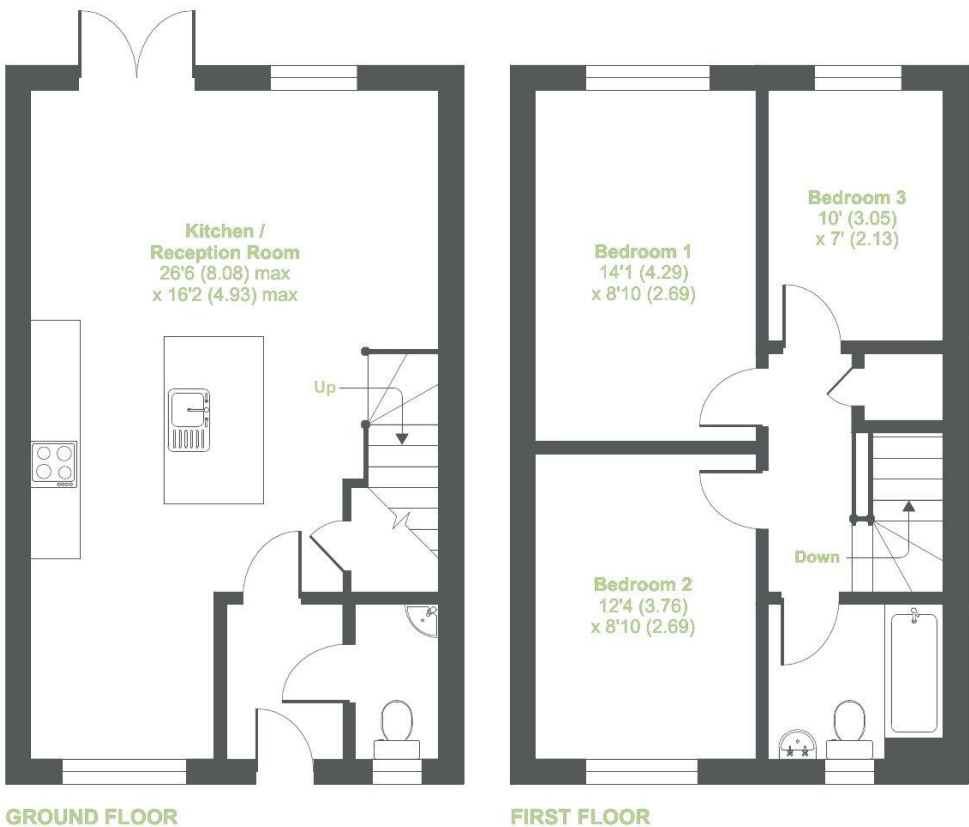




17, COPPER PLACE, BASINGSTOKE, RG23 7QW

Copper Place, Basingstoke, RG23

Approximate Area = 870 sq ft / 80.8 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). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1261709



Property EPC - Certificate



17, Copper Place, Kempshott, RG23 7QW

Energy rating

B

Valid until 12.02.2033

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

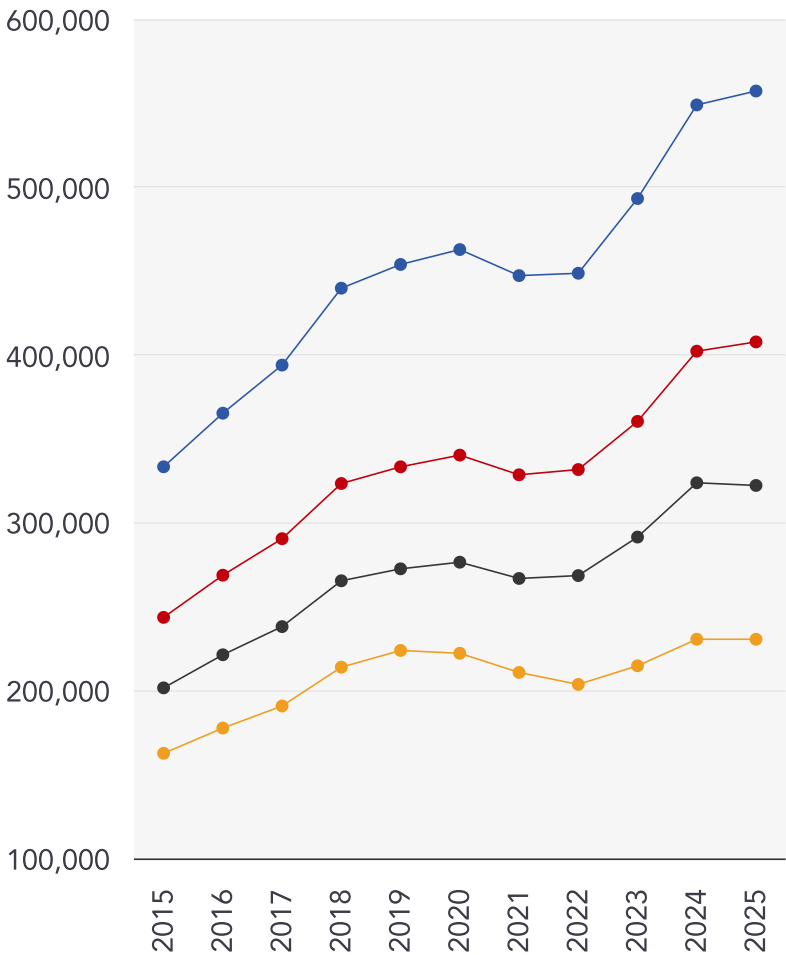
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
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 all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â°K
Total Floor Area:	80 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG23



Detached

+67.16%

Semi-Detached

+67.36%

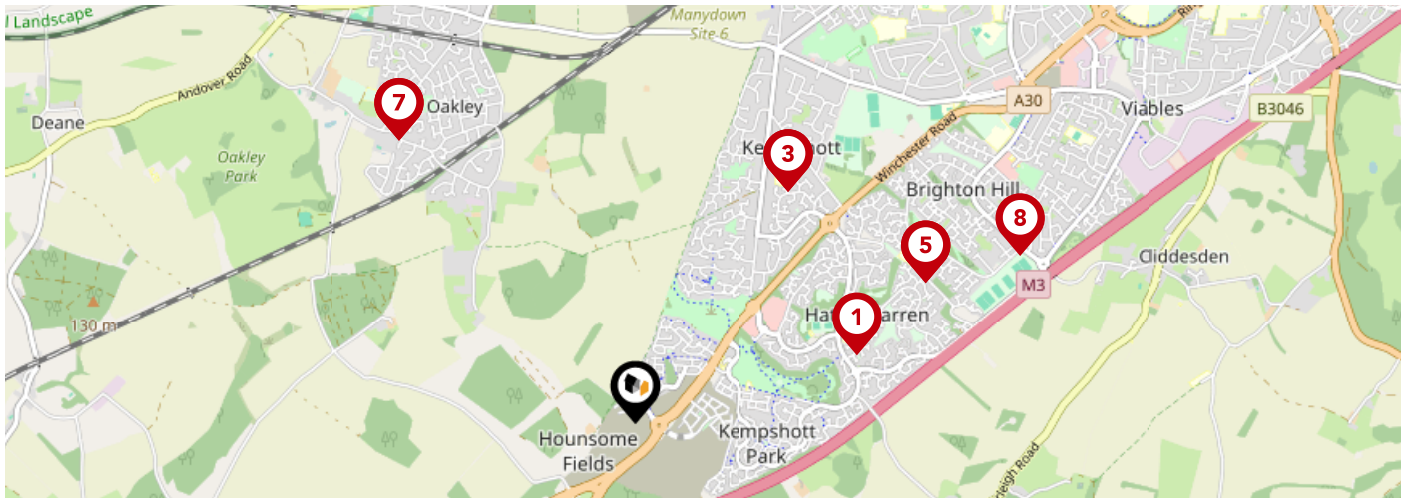
Terraced

+59.82%

Flat

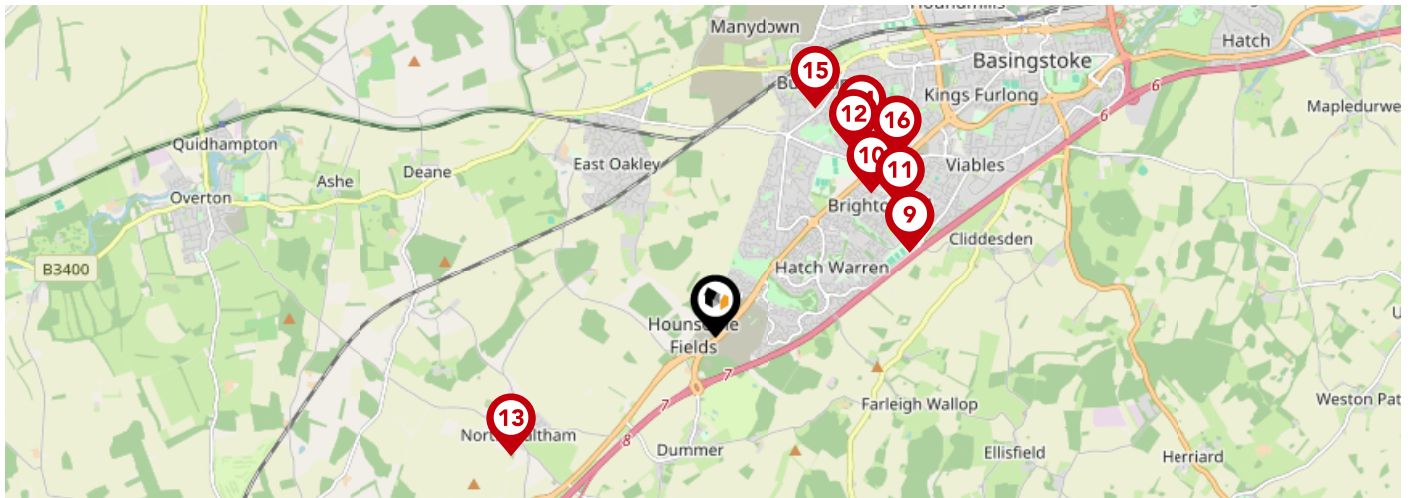
+41.79%

Area Schools



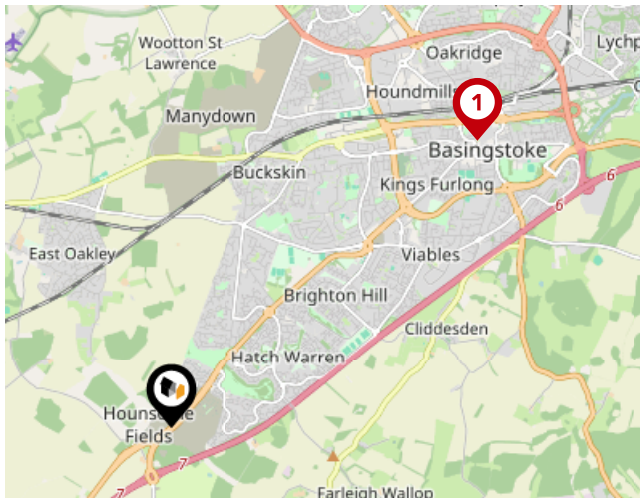
		Nursery	Primary	Secondary	College	Private
1	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 622 Distance:1.08	☐	☒	☐	☐	☐
2	Kempshott Junior School Ofsted Rating: Good Pupils: 367 Distance:1.29	☐	☒	☐	☐	☐
3	Kempshott Infant School Ofsted Rating: Good Pupils: 270 Distance:1.29	☐	☒	☐	☐	☐
4	Hatch Warren Junior School Ofsted Rating: Good Pupils: 354 Distance:1.5	☐	☒	☐	☐	☐
5	Hatch Warren Infant School Ofsted Rating: Good Pupils: 249 Distance:1.5	☐	☒	☐	☐	☐
6	Oakley Church of England Junior School Ofsted Rating: Good Pupils: 245 Distance:1.71	☐	☒	☐	☐	☐
7	Oakley Infant School Ofsted Rating: Good Pupils: 172 Distance:1.71	☐	☒	☐	☐	☐
8	Manor Field Junior School Ofsted Rating: Good Pupils: 211 Distance:1.96	☐	☒	☐	☐	☐

Area Schools



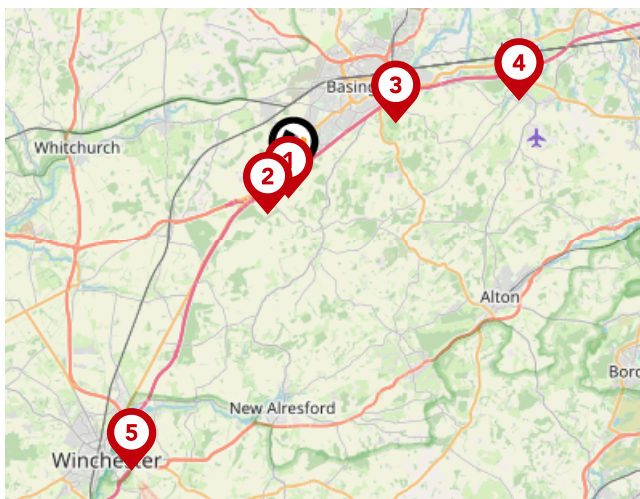
		Nursery	Primary	Secondary	College	Private
	Manor Field Infant School Ofsted Rating: Good Pupils: 164 Distance:1.96	☐	☒	☐	☐	☐
	Chiltern Way Academy Basingstoke Ofsted Rating: Not Rated Pupils:0 Distance:1.96	☐	☐	☒	☐	☐
	Brighton Hill Community School Ofsted Rating: Good Pupils: 1271 Distance:2.1	☐	☐	☒	☐	☐
	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:2.15	☐	☒	☐	☐	☐
	North Waltham Primary School Ofsted Rating: Good Pupils: 141 Distance:2.2	☐	☒	☐	☐	☐
	Bishop Challoner Catholic Secondary School Ofsted Rating: Good Pupils: 887 Distance:2.29	☐	☐	☒	☐	☐
	Chiltern Primary School Ofsted Rating: Good Pupils: 198 Distance:2.32	☐	☒	☐	☐	☐
	The Blue Coat School Basingstoke Ofsted Rating: Requires improvement Pupils:0 Distance:2.36	☐	☐	☒	☐	☐

Area Transport (National)



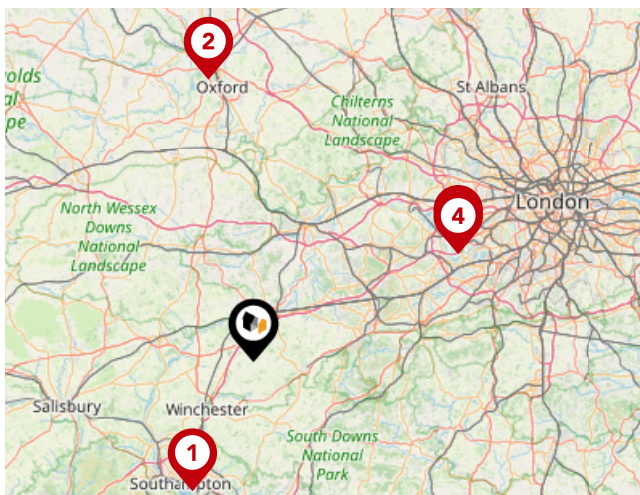
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	3.89 miles
2	Overton Rail Station	4.9 miles
3	Micheldever Rail Station	5.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	0.77 miles
2	M3 J8	1.65 miles
3	M3 J6	4.33 miles
4	M3 J5	8.85 miles
5	M3 J9	12.44 miles

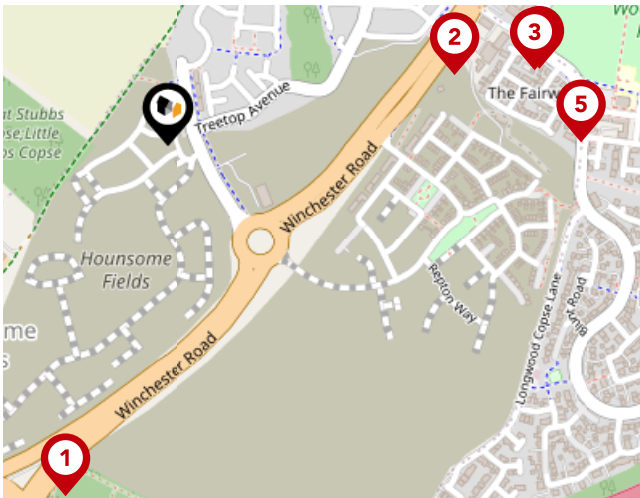


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	21.3 miles
2	Kidlington	42.2 miles
3	Heathrow Airport	34.69 miles
4	Heathrow Airport Terminal 4	34.41 miles

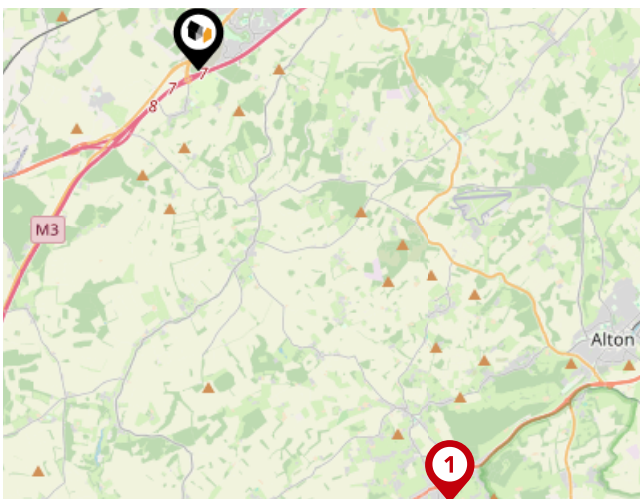
Area

Transport (Local)



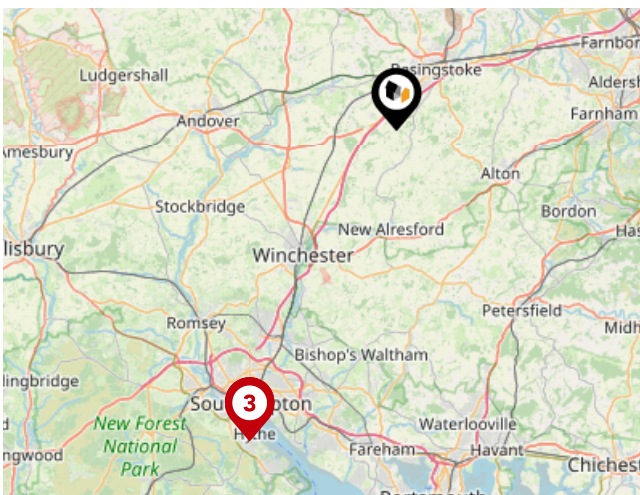
Bus Stops/Stations

Pin	Name	Distance
	Southwood Farm	0.43 miles
	Beggarwood Lane	0.34 miles
	Shortwood Copse Lane	0.43 miles
	Shortwood Copse Lane	0.44 miles
	Broadmere Road	0.48 miles



Local Connections

Pin	Name	Distance
	Medstead & Four Marks (Mid Hants Railway)	9.3 miles



Ferry Terminals

Pin	Name	Distance
	Southampton Vehicle Ferry Terminal	25.57 miles
	Southampton Vehicle Ferry Terminal	25.58 miles
	Southampton Passenger Ferry Terminal	25.64 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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