

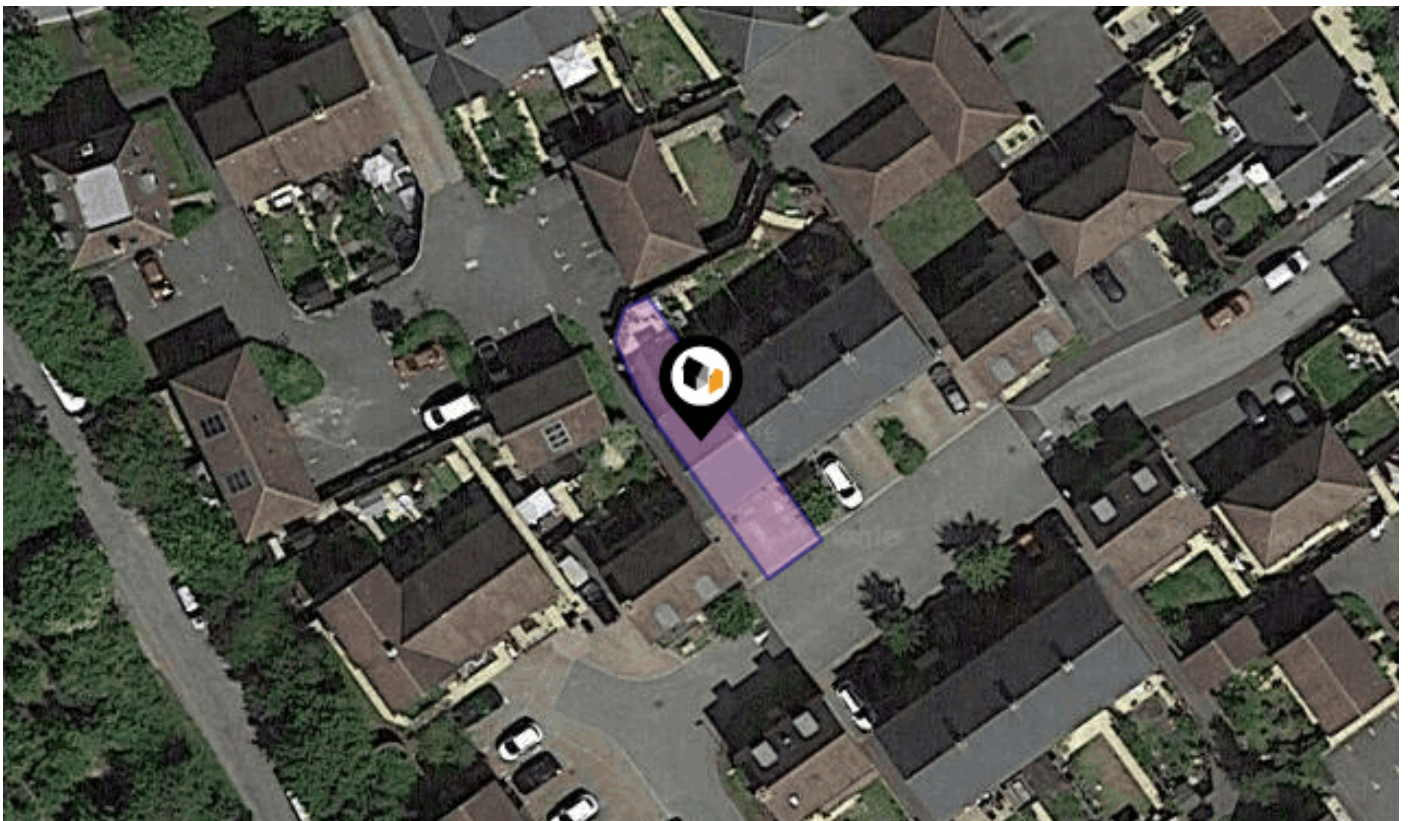


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th June 2024



TOLLHOUSE CLOSE, ANDOVER, SP11

Brockenhurst

Kingsley House Market Place Whitchurch RG28 7BH

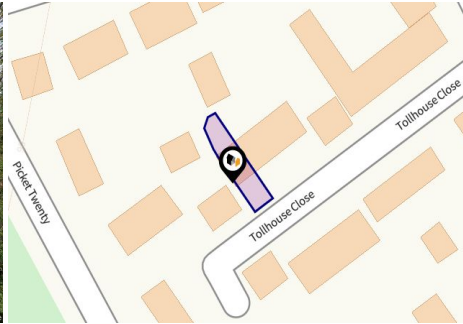
01256 892222

andy@brockenhurst.info

www.brockenhurst.info

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,515 ft ² / 140 m ²		
Plot Area:	0.03 acres		
Year Built :	2012		
Council Tax :	Band D		
Annual Estimate:	£2,089		
Title Number:	HP751546		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



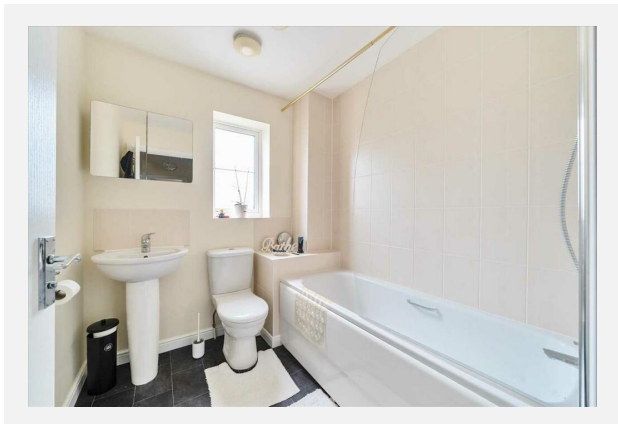
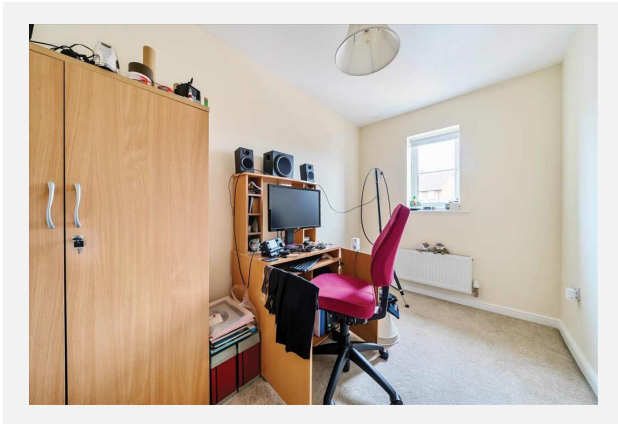
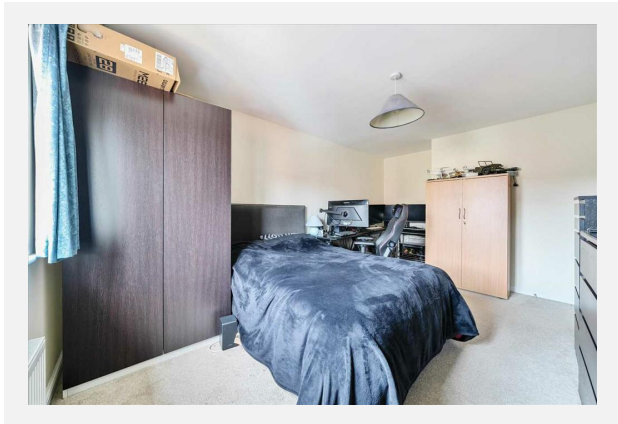
Satellite/Fibre TV Availability:



Gallery Photos



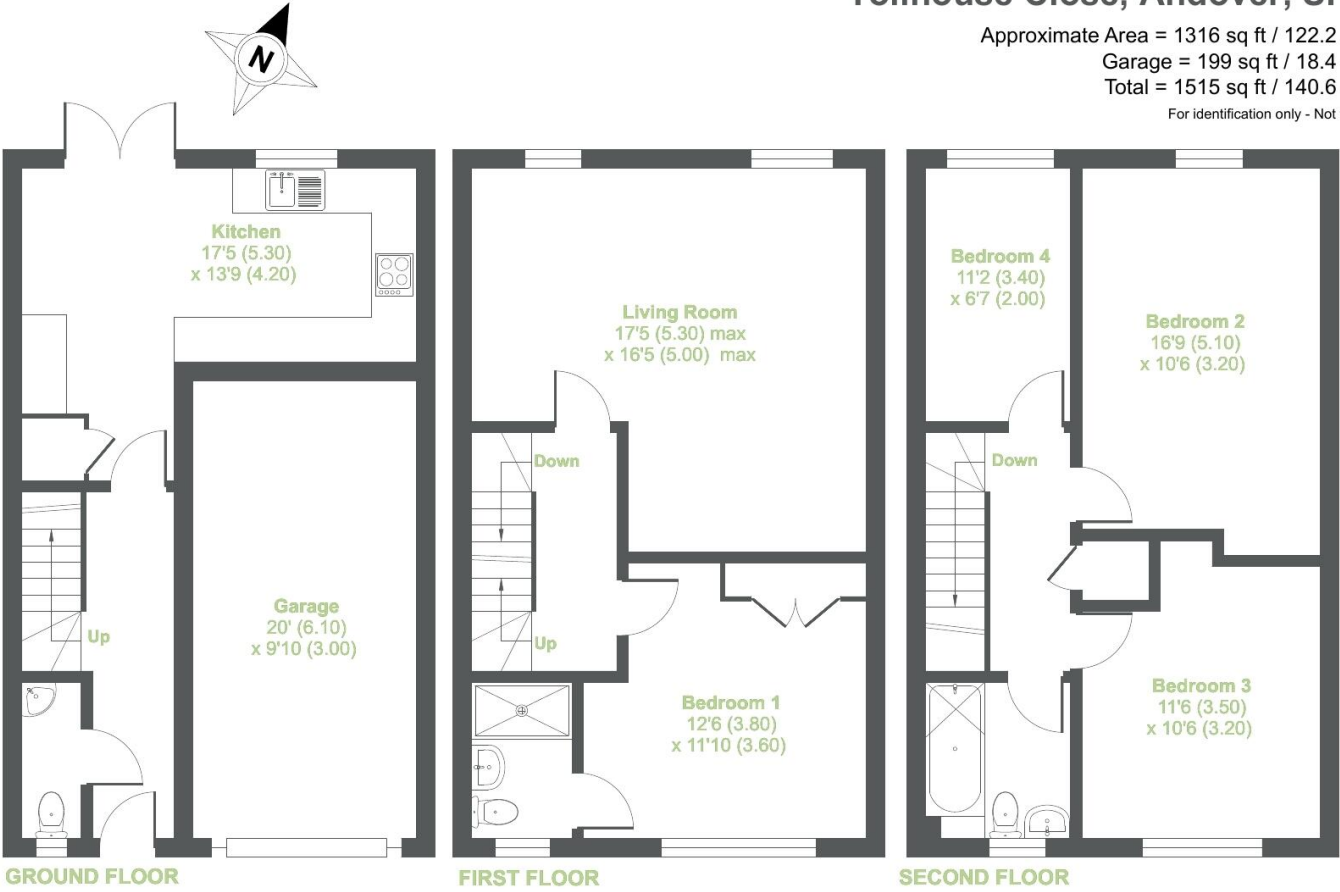
Gallery Photos



TOLLHOUSE CLOSE, ANDOVER, SP11

Tollhouse Close, Andover, SP11

Approximate Area = 1316 sq ft / 122.2 sq m
Garage = 199 sq ft / 18.4 sq m
Total = 1515 sq ft / 140.6 sq m
For identification only - Not to scale



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: 1129514



Property EPC - Certificate



Energy rating

C

Valid until 19.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

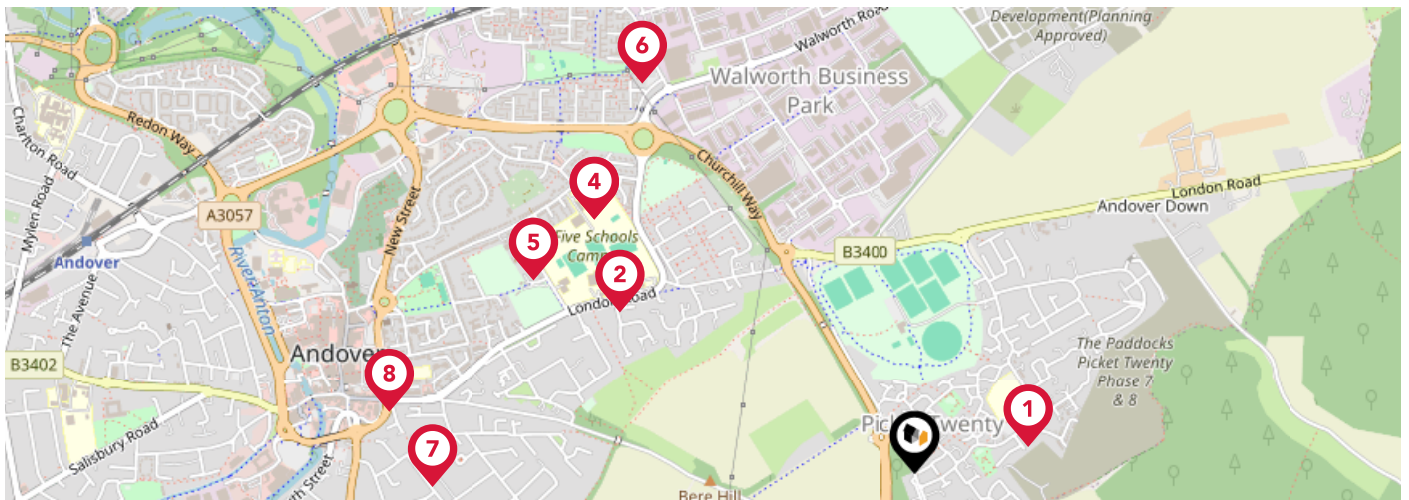
EPC - Additional Data



Additional EPC Data

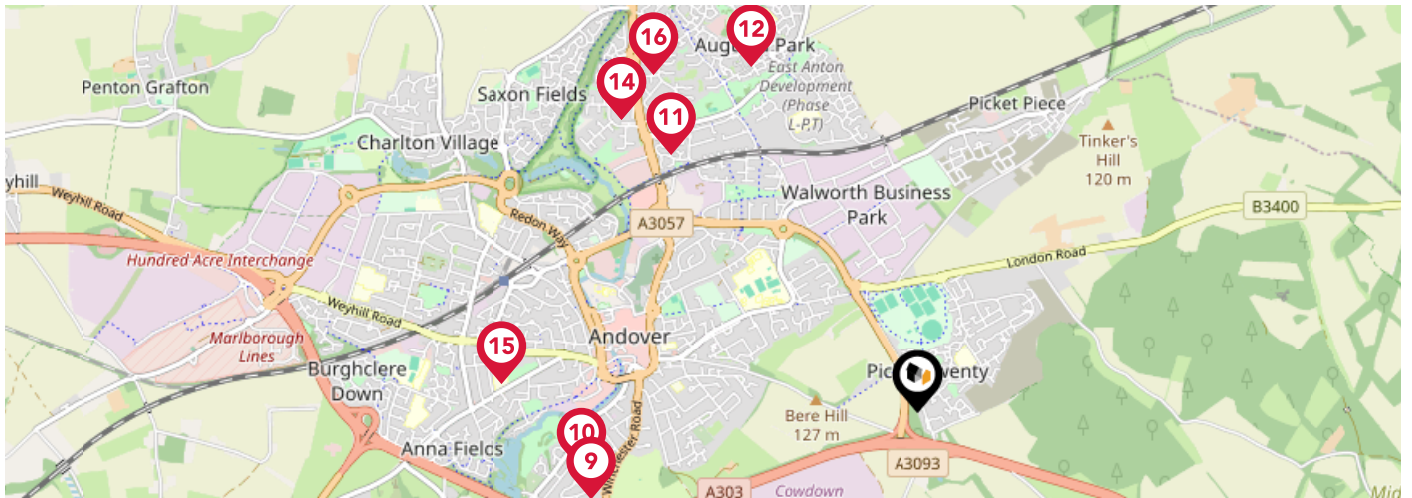
Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Time and temperature zone control
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:	131 m ²

Area Schools



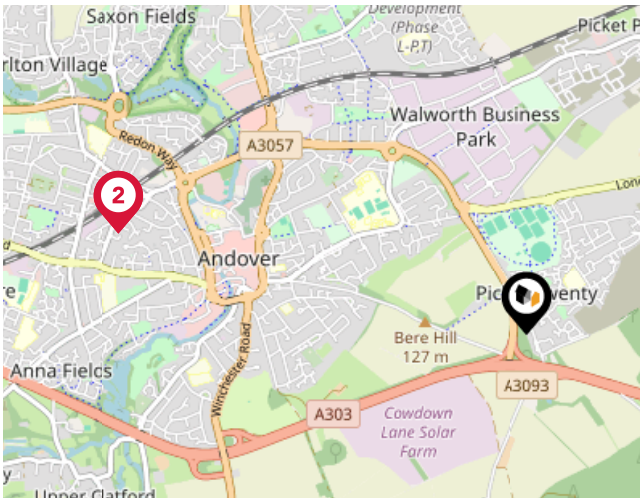
		Nursery	Primary	Secondary	College	Private
1	Pilgrims' Cross CofE Aided Primary School Ofsted Rating: Requires Improvement Pupils: 382 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Winton Community Academy Ofsted Rating: Good Pupils: 656 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Norman Gate School Ofsted Rating: Outstanding Pupils: 91 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Vigo Primary School Ofsted Rating: Requires Improvement Pupils: 471 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Mark Way School Ofsted Rating: Outstanding Pupils: 79 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Icknield School Ofsted Rating: Outstanding Pupils: 81 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wolverdene Special School Ofsted Rating: Good Pupils: 68 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Andover Church of England Primary School Ofsted Rating: Good Pupils: 201 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



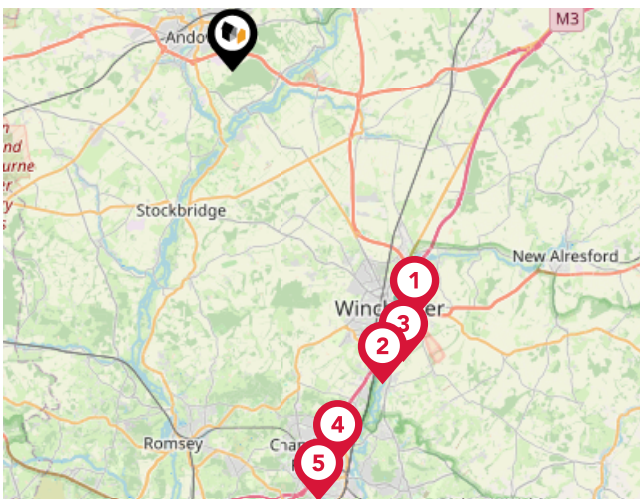
		Nursery	Primary	Secondary	College	Private
	Anton Infant School Ofsted Rating: Good Pupils: 180 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anton Junior School Ofsted Rating: Outstanding Pupils: 254 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Smannell Field School Ofsted Rating: Good Pupils: 14 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Endeavour Primary School Ofsted Rating: Good Pupils: 575 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Knights Enham Nursery and Infant School Ofsted Rating: Good Pupils: 208 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Knight's Enham Junior School Ofsted Rating: Good Pupils: 213 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rookwood School Ofsted Rating: Not Rated Pupils: 283 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roman Way Primary School Ofsted Rating: Good Pupils: 248 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



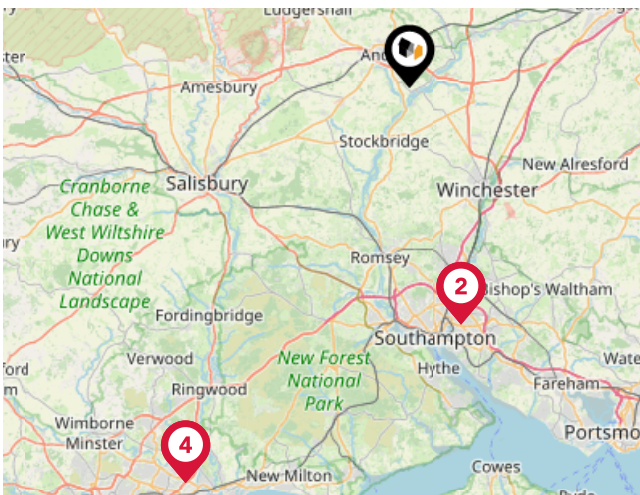
National Rail Stations

Pin	Name	Distance
1	Andover Rail Station	1.96 miles
2	Andover Rail Station	1.96 miles
3	Whitchurch (Hants) Rail Station	5.28 miles



Trunk Roads/Motorways

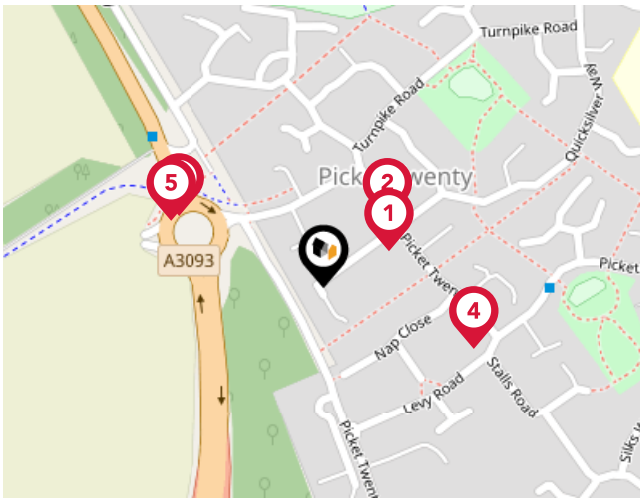
Pin	Name	Distance
1	M3 J9	11.42 miles
2	M3 J11	12.88 miles
3	M3 J10	12.51 miles
4	M3 J12	15.04 miles
5	M3 J13	16.31 miles



Airports/Helipads

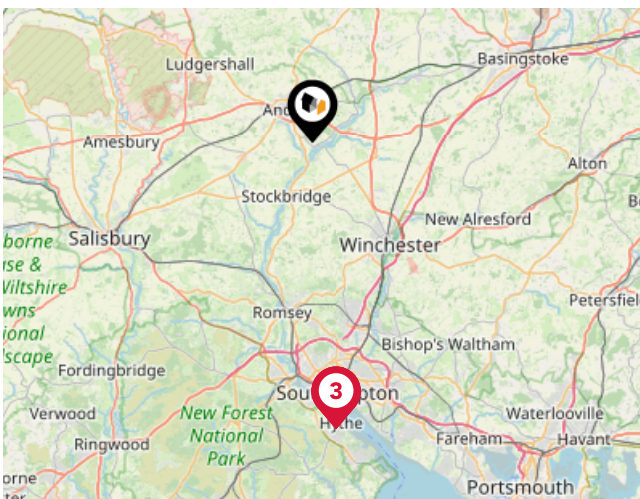
Pin	Name	Distance
1	Southampton Airport	18.02 miles
2	Southampton Airport	18.02 miles
3	Bournemouth International Airport	33.94 miles
4	Bournemouth International Airport	33.98 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Quicksilver Way	0.04 miles
2	Quicksilver Way	0.05 miles
3	Turnpike Road	0.09 miles
4	Nap Close	0.1 miles
5	Turnpike Road	0.1 miles



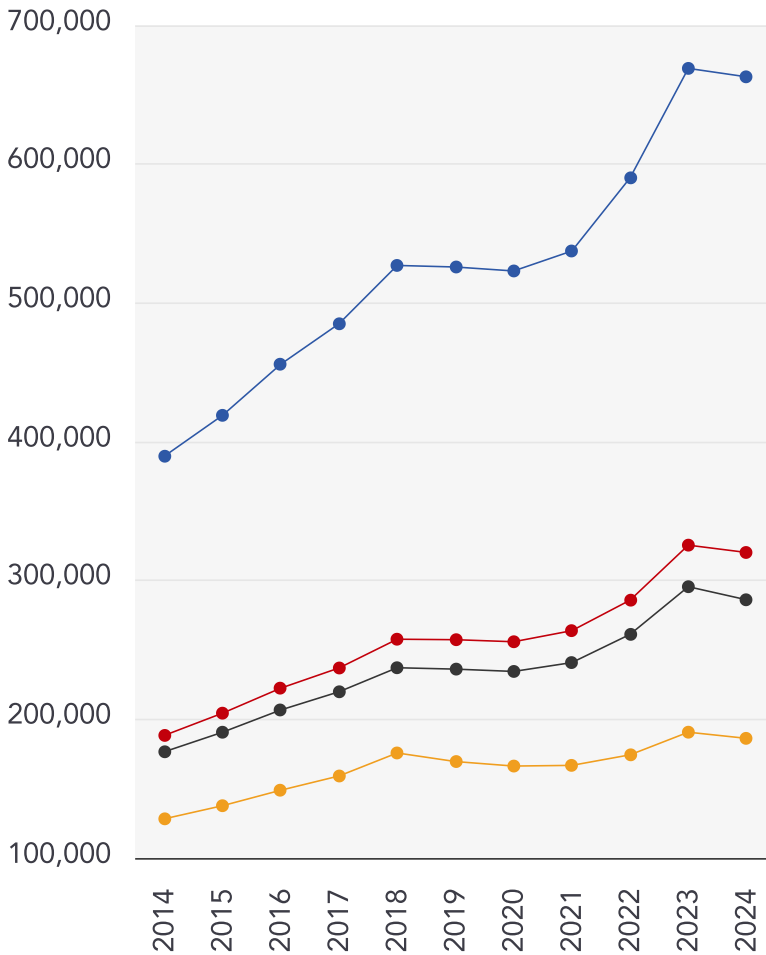
Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	21.46 miles
2	Southampton Vehicle Ferry Terminal	21.46 miles
3	Southampton Vehicle Ferry Terminal	21.46 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

+70.18%

Semi-Detached

+69.98%

Terraced

+62.02%

Flat

+45.21%



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



I cannot praise Brockenhurst enough for their support during a particularly challenging sale/purchase. Andy, in particular, communicated with us day and night and was meticulous in ensuring we were kept in the loop at all times. Arranging viewings was really easy and feedback from Brockenhurst was always constructive. We sold very quickly thanks to the team at Brockenhurst. We wouldn't hesitate to use them in future.

Testimonial 2



We chose Brockenhurst as they were friendly and knowledgeable from the get go. We were assured that we would be taken care of and kept up to date throughout the process – and that was completely true. We sold our house in 2 days, and Andy was thoughtful throughout the madness of that. He has updated us with every element of the process and even just checks in to make sure all is ok. I'm not sure another estate agent would ever live up to them.

Testimonial 3



I would highly recommend Brockenhurst Estate Agents. The communication has been outstanding, always professional and timely, no matter who we spoke to they had an excellent understanding of our sale/purchase. We sold and purchased a house with Brockenhurst Estate Agents within 3 months, from day one the professionalism and support has been exceptional. Although all the team were amazing I would like to single out Andy who was amazing!

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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Brockenhurst

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