

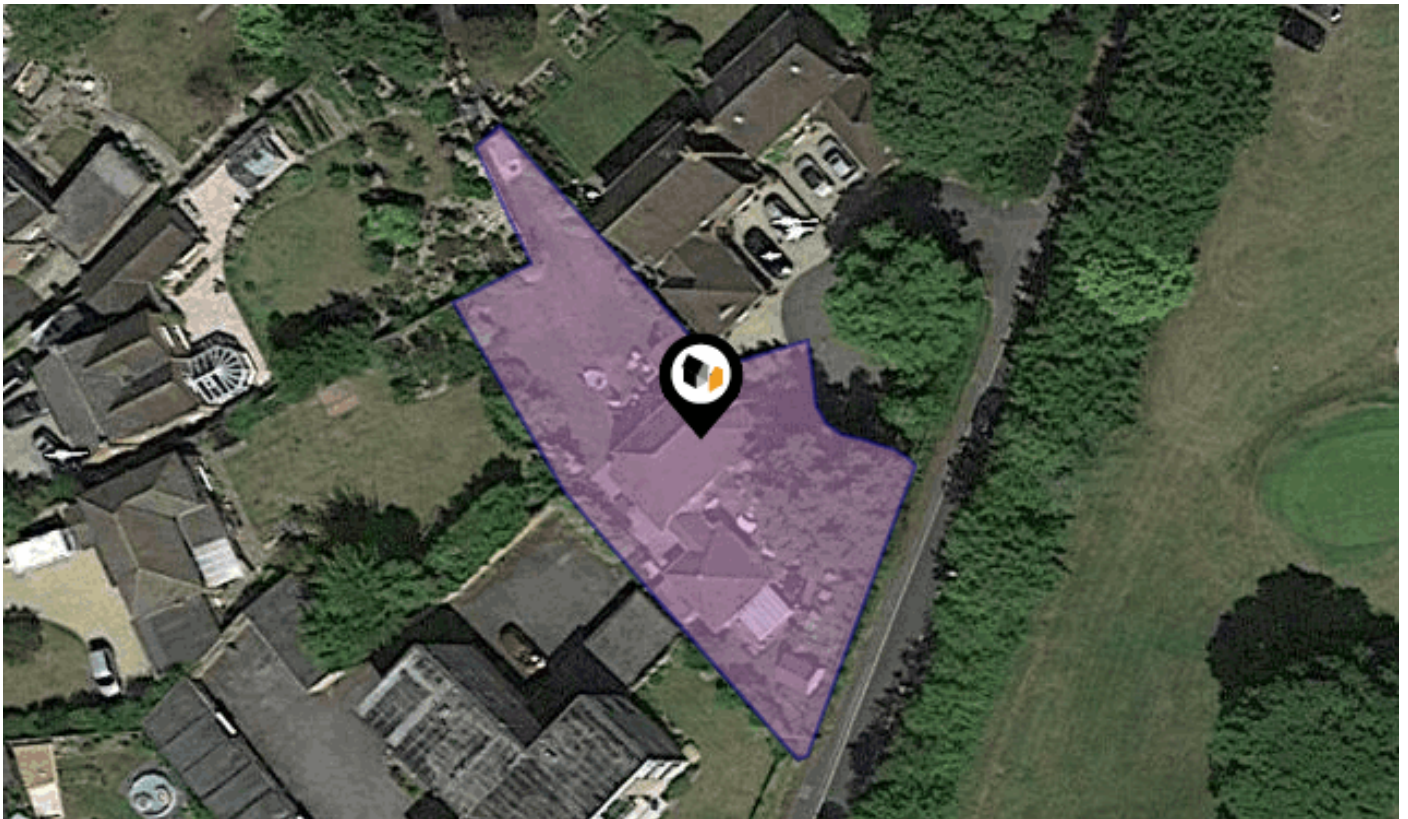


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 11<sup>th</sup> June 2024**



**3 LITTLE ORCHARD COURT, WINCHESTER ROAD,  
ANDOVER, SP10 2NY**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

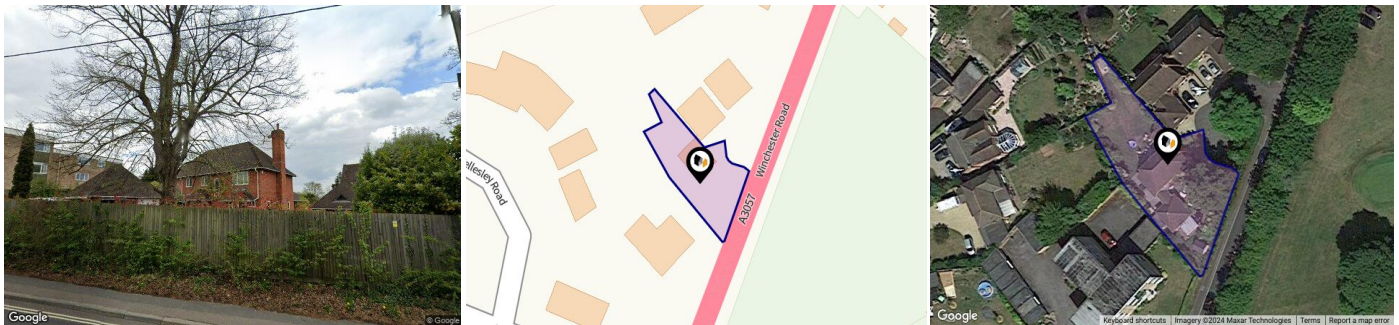
01256 892222

andy@brockenhurst.info

www.brockenhurst.info

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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	05/10/2006
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£389,000
<b>Floor Area:</b>	2,185 ft <sup>2</sup> / 203 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£284
<b>Plot Area:</b>	0.21 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1998		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,018		
<b>Title Number:</b>	HP557164		
<b>UPRN:</b>	100062009354		

## Local Area

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

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

<b>16</b> mb/s	<b>66</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *3 Little Orchard Court, Winchester Road, Andover, SP10 2NY*

<b>Reference - 20/00858/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th July 2020
<b>Description:</b> First floor side extension with Juliette balcony and single storey rear extension, to provide additional living space and accommodation
<b>Reference - 20/00858/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd April 2020
<b>Description:</b> First floor side extension with Juliette balcony and single storey rear extension, to provide additional living space and accommodation
<b>Reference - 20/00115/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th January 2020
<b>Description:</b> First floor side extension to enlarge master bedroom with Juliette balcony and single storey rear extension
<b>Reference - 20/00116/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th January 2020
<b>Description:</b> First floor side extension to enlarge master bedroom with Juliette balcony and larger single storey rear extension

# Planning History

## This Address



Planning records for: *3 Little Orchard Court, Winchester Road, Andover, SP10 2NY*

<b>Reference - 20/00115/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th January 2020
<b>Description:</b> First floor side extension to enlarge master bedroom with Juliette balcony and single storey rear extension
<b>Reference - 20/00116/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th January 2020
<b>Description:</b> First floor side extension to enlarge master bedroom with Juliette balcony and larger single storey rear extension
<b>Reference - 17/02044/TPON</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th August 2017
<b>Description:</b> T1 Ash - Fell
<b>Reference - 16/02687/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th October 2016
<b>Description:</b> Single storey side extension link to detached garage

# Planning History

## This Address



Planning records for: *3 Little Orchard Court, Winchester Road, Andover, SP10 2NY*

<b>Reference - 14/01868/FULLN</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th August 2014
<b>Description:</b> Demolish the existing rear conservatory to the house and replace with a single storey extension to include a glazed roof lantern
<b>Reference - 14/01634/PDHN</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th July 2014
<b>Description:</b> Notification of proposed works to a dwelling - Replacement conservatory ( Length 4.9m, height 3.9m, height to eaves 2.2m)
<b>Reference - TVN.04957/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2004
<b>Description:</b> Erection of car port
<b>Reference - TVN.07818</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th November 1999
<b>Description:</b> Erection of conservatory to detached double garage

# Planning History

## This Address



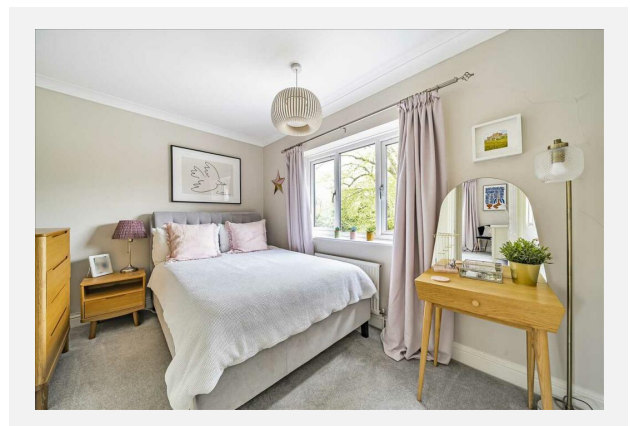
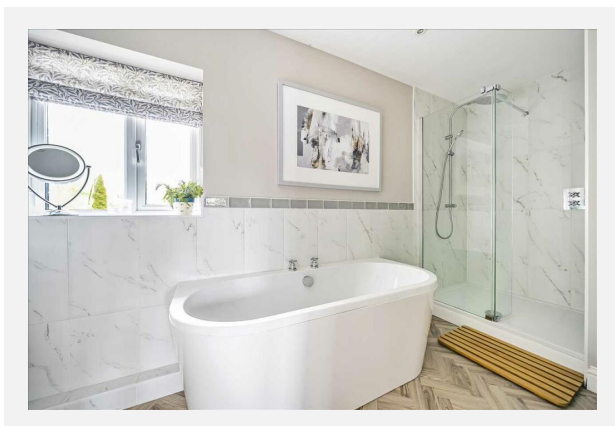
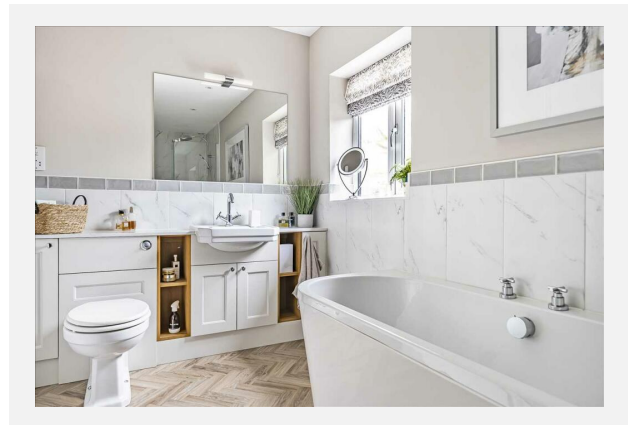
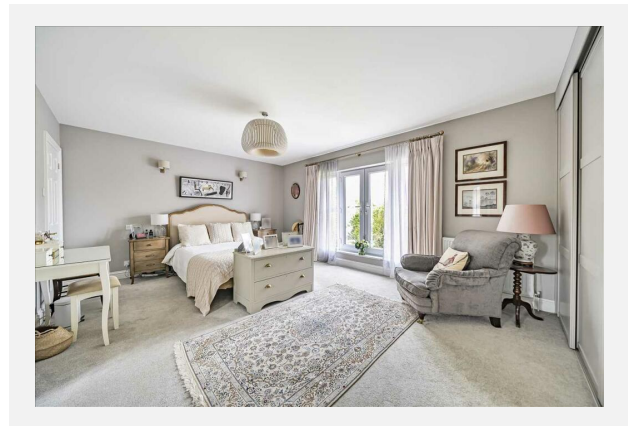
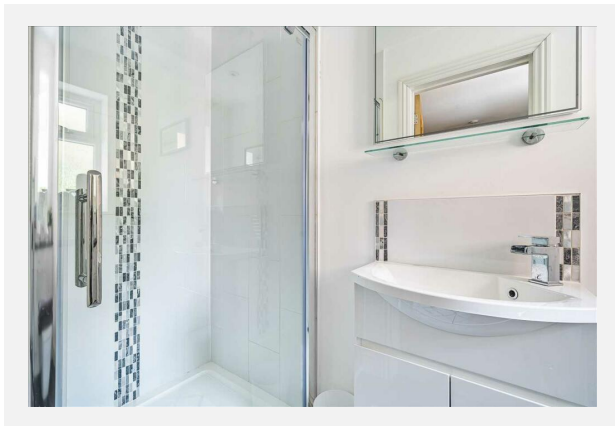
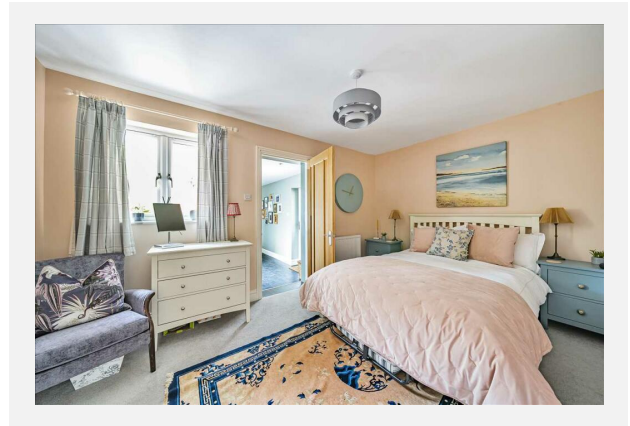
Planning records for: *3 Little Orchard Court, Winchester Road, Andover, SP10 2NY*

Reference - TVN.04957/10	
<b>Decision:</b>	Decided
<b>Date:</b>	09th September 1998
<b>Description:</b>	Retention of conservatory at rear

# Gallery Photos

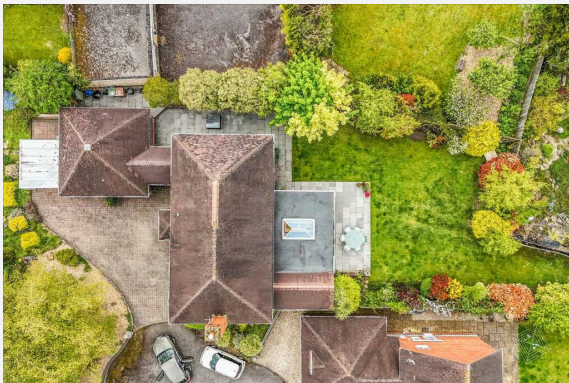


# Gallery Photos





# Gallery Photos





## 3 LITTLE ORCHARD COURT, WINCHESTER ROAD, ANDOVER, SP10 2NY

Winchester Road, Andover, SP10

Approximate Area = 2229 sq ft / 207 sq m

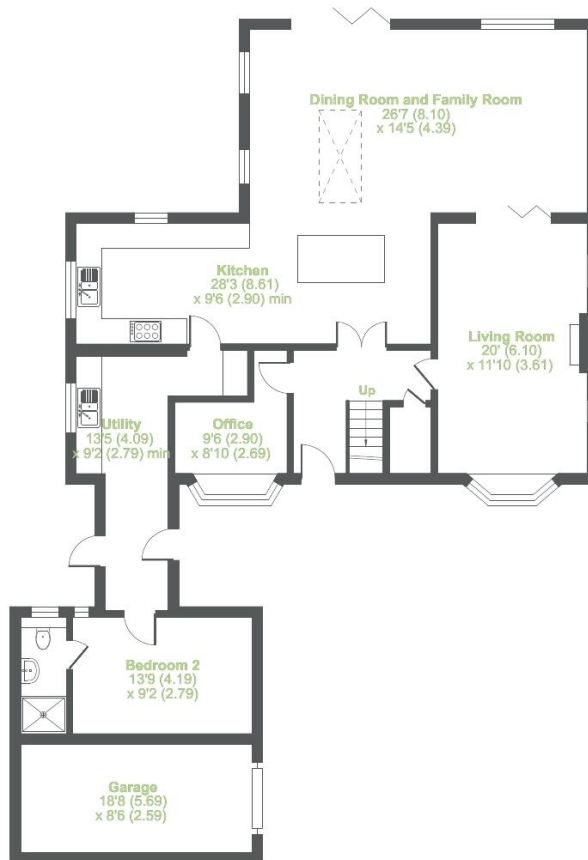
Garage = 155 sq ft / 14.3 sq m

Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Brockenhurst Estate Agents. REF: 1105281



# Property EPC - Certificate



3 Little Orchard Court Winchester Road ANDOVER  
SP10 2NY

Energy rating

**C**

Valid until 01.05.2034

Certificate number  
0896-3037-0205-3854-5200

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

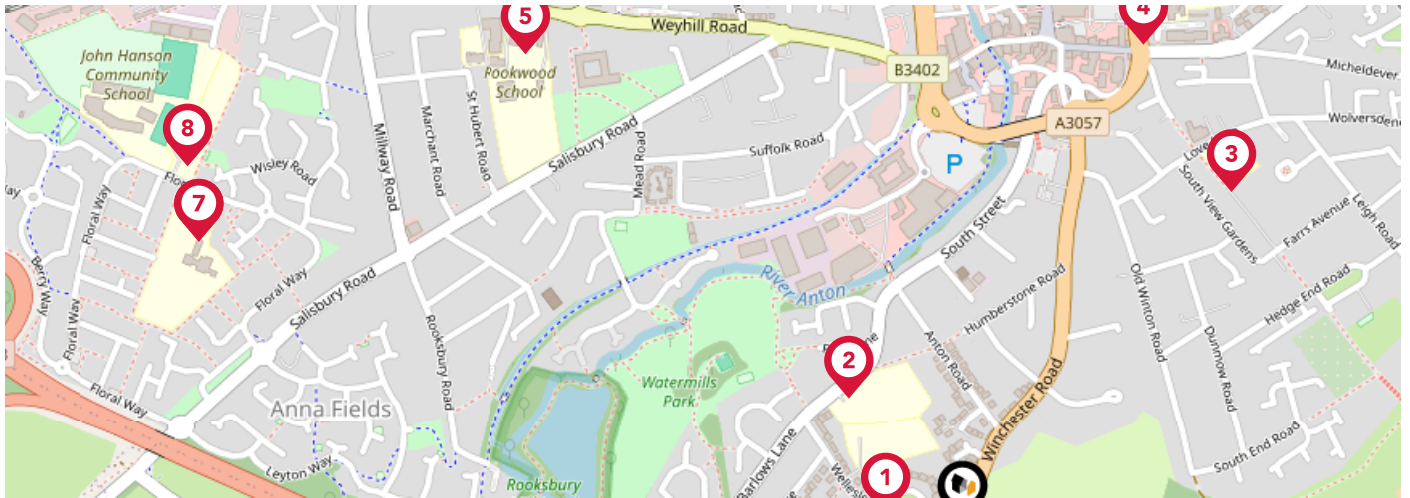
## EPC - Additional Data



### Additional EPC Data

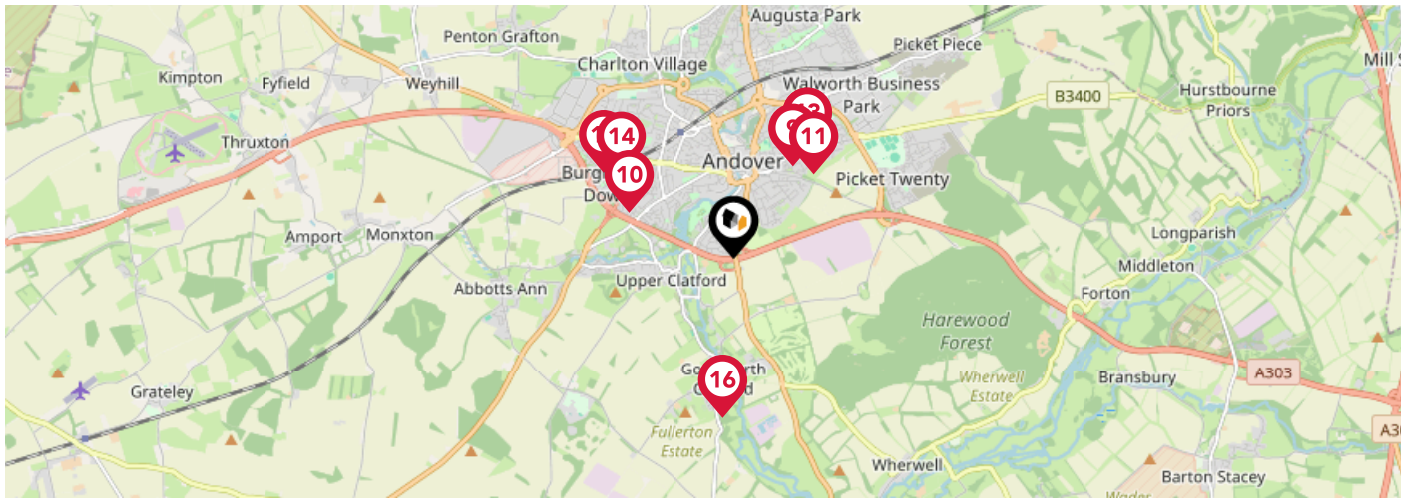
<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Main 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>	Solid limited insulation (assumed)
<b>Total Floor Area:</b>	203 m <sup>2</sup>

# Area Schools



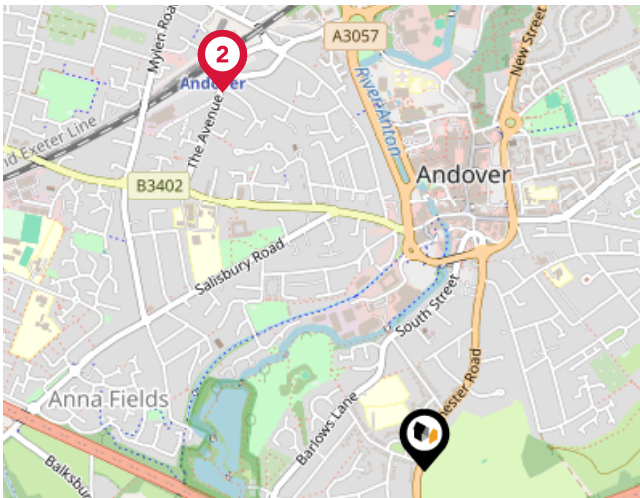
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Anton Infant School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Anton Junior School</b> Ofsted Rating: Outstanding   Pupils: 254   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Wolverdene Special School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Andover Church of England Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Rookwood School</b> Ofsted Rating: Not Rated   Pupils: 283   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Balksbury Infant School</b> Ofsted Rating: Good   Pupils: 257   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Balksbury Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St John the Baptist Catholic Primary School, Andover</b> Ofsted Rating: Outstanding   Pupils: 214   Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



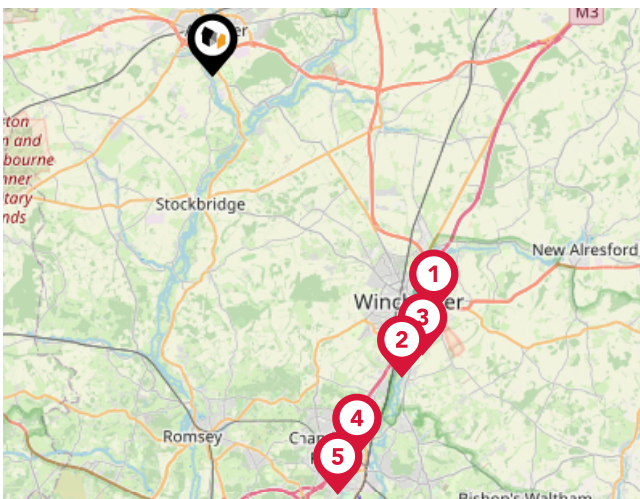
		Nursery	Primary	Secondary	College	Private
	<b>The Mark Way School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Hanson Community School</b> Ofsted Rating: Good   Pupils: 926   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winton Community Academy</b> Ofsted Rating: Good   Pupils: 656   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Vigo Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 471   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Norman Gate School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portway Infant School</b> Ofsted Rating: Outstanding   Pupils: 305   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portway Junior School</b> Ofsted Rating: Good   Pupils: 382   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clatford Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



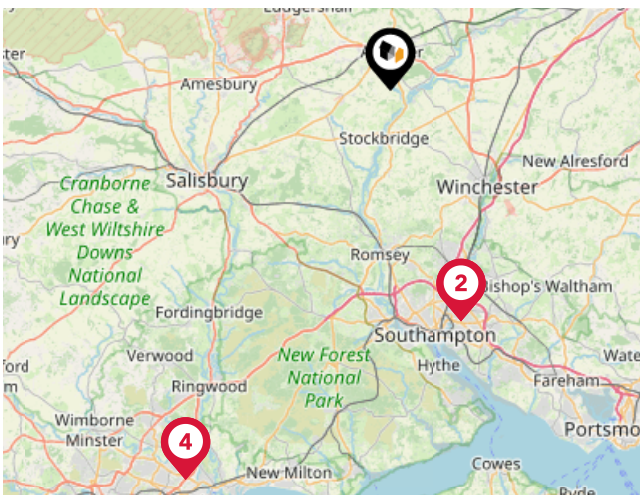
## National Rail Stations

Pin	Name	Distance
1	Andover Rail Station	1 miles
2	Andover Rail Station	1 miles
3	Grateley Rail Station	6.36 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	12.02 miles
2	M3 J11	13.22 miles
3	M3 J10	12.97 miles
4	M3 J12	15.09 miles
5	M3 J13	16.26 miles



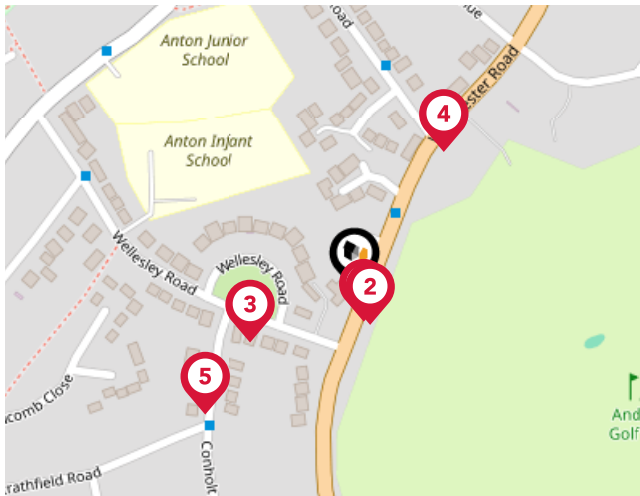
## Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	17.99 miles
2	Southampton Airport	17.99 miles
3	Bournemouth International Airport	32.9 miles
4	Bournemouth International Airport	32.93 miles



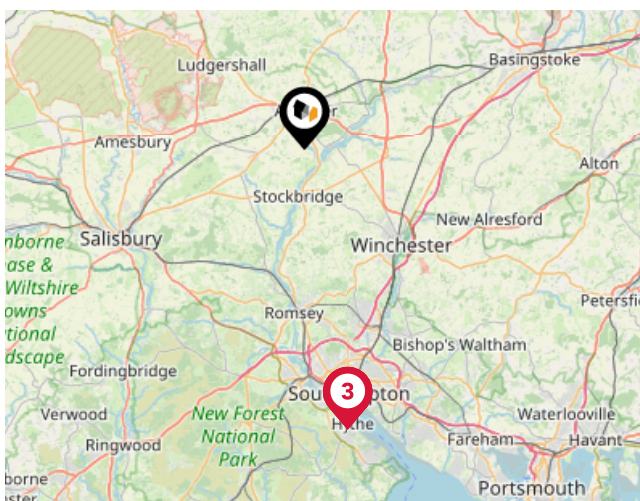
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wellesley Court	0.02 miles
2	Wellesley Court	0.02 miles
3	Conholt Road	0.07 miles
4	Andover Golf Club	0.1 miles
5	Strathfield Road	0.11 miles



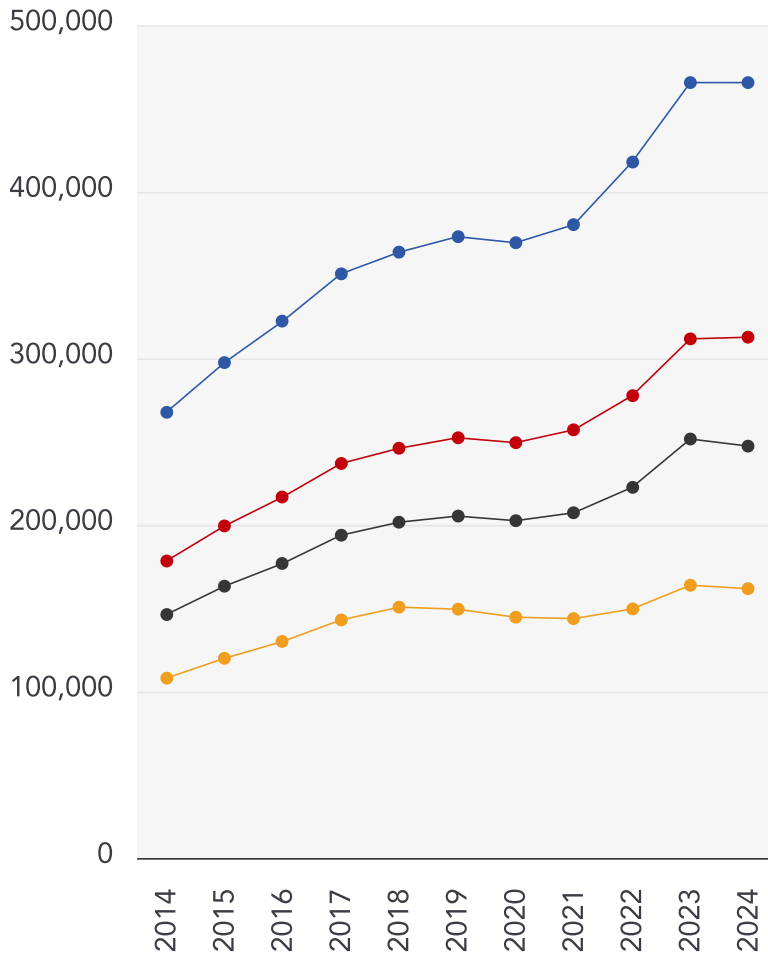
### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	21.22 miles
2	Southampton Vehicle Ferry Terminal	21.22 miles
3	Southampton Vehicle Ferry Terminal	21.23 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP10



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**



### **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**

Kingsley House Market Place Whitchurch  
RG28 7BH  
01256 892222  
andy@brockenhurst.info  
www.brockenhurst.info

