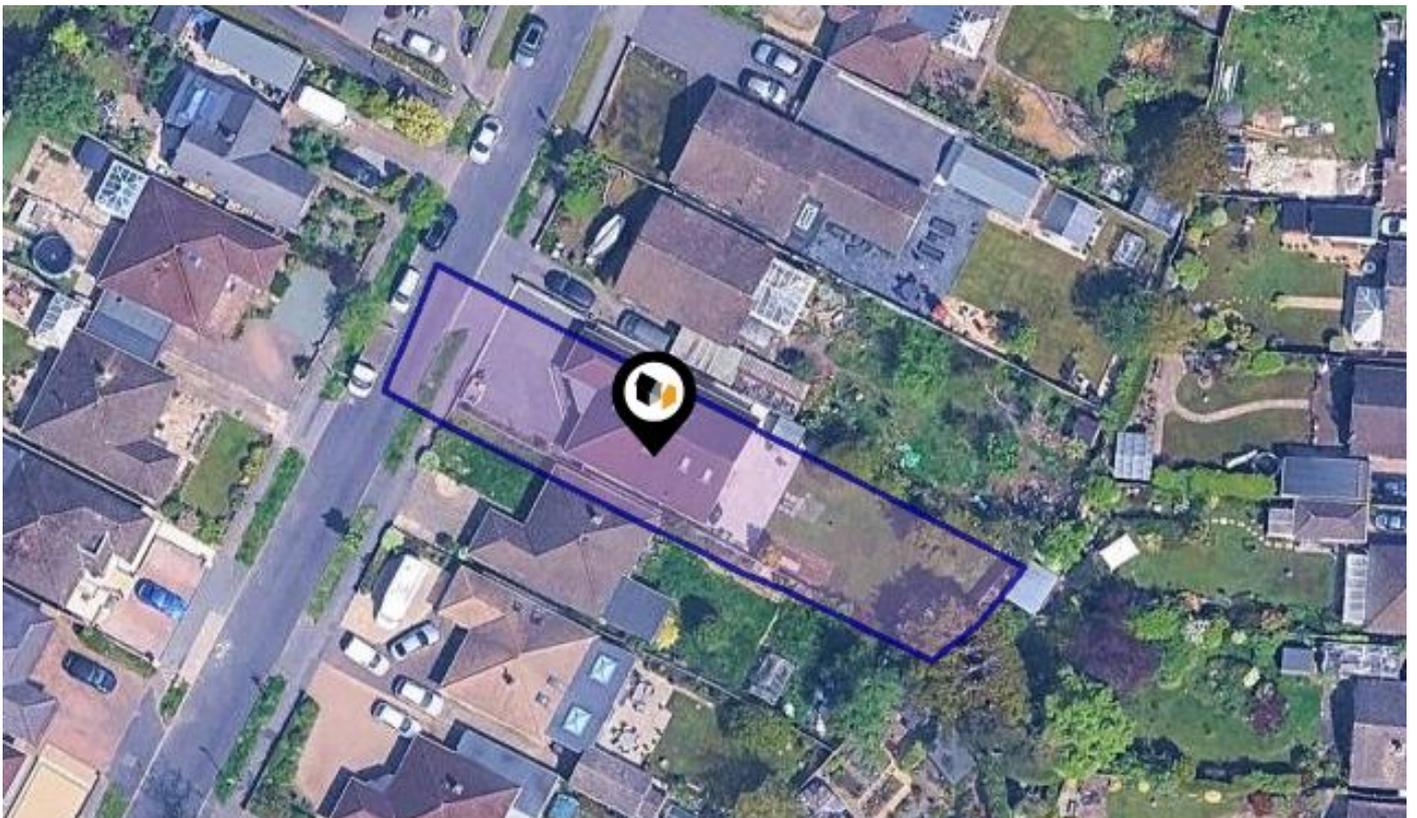




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 09th March 2026



ROSEMARY WAY, COWPLAIN, WATERLOOVILLE, PO8

Vendors & Buyers

1 Fernwood House, 45 London Road, Waterlooville, PO8 8DH

02394 350900

hello@vendorsandbuyers.com

vendorsandbuyers.com



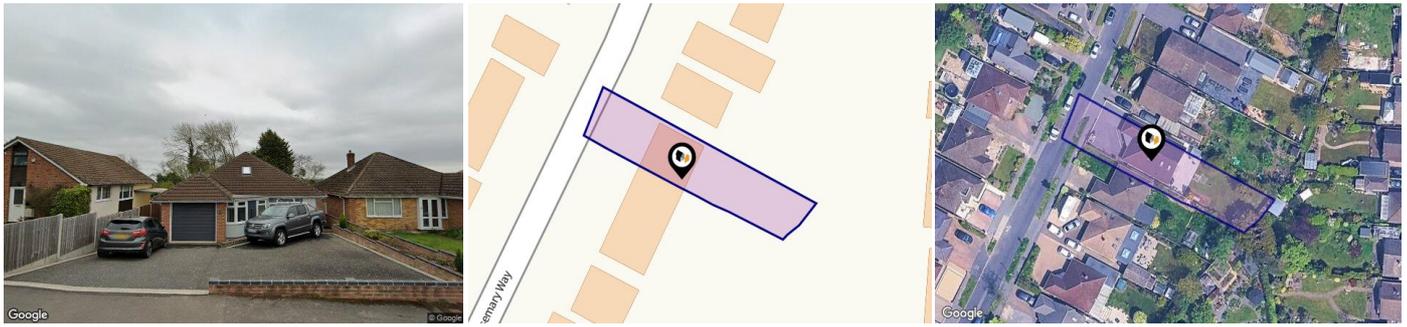
Introduction

Our Comments



Immaculate throughout, this extended detached bungalow now spanning over 2,439 sq ft is ready to move straight into. Offering flexible living accommodation, the ground floor is currently arranged with a large reception/dining room featuring bi-fold doors overlooking the generous rear garden, a stunning kitchen, two bedrooms, and a luxury bathroom complete with a TV. With immediate access to the garage from the entrance hall, there is further opportunity to extend the living space (subject to permitted development). The first floor offers a large bedroom with a luxury en-suite and a further bedroom, making this floor ideal for extended family living. The rear garden is mainly laid to lawn with a good-sized terrace and also benefits from planning permission for a garden cabin.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,439 ft ² / 226 m ²		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,213		
Title Number:	HP17432		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	32 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

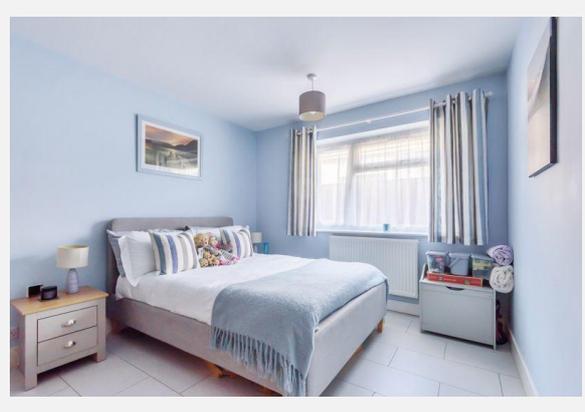
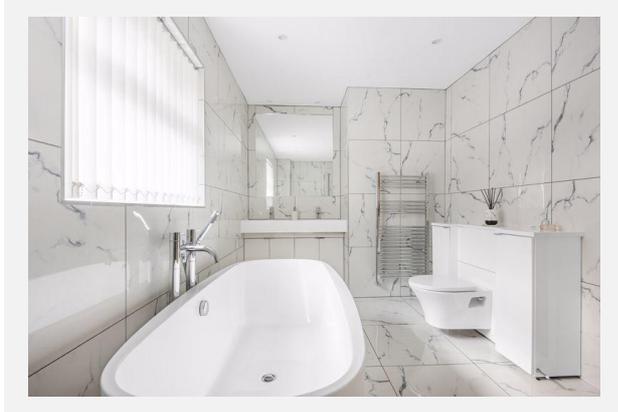
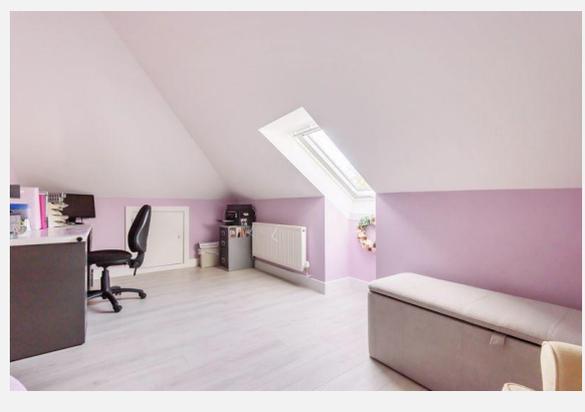
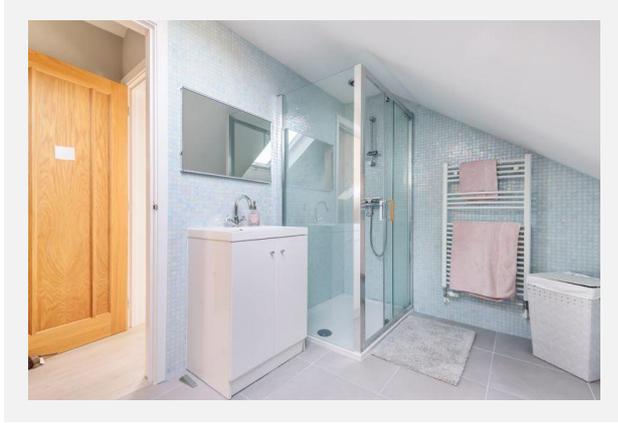


Planning records for: *Rosemary Way, Cowplain, Waterloooville, PO8*

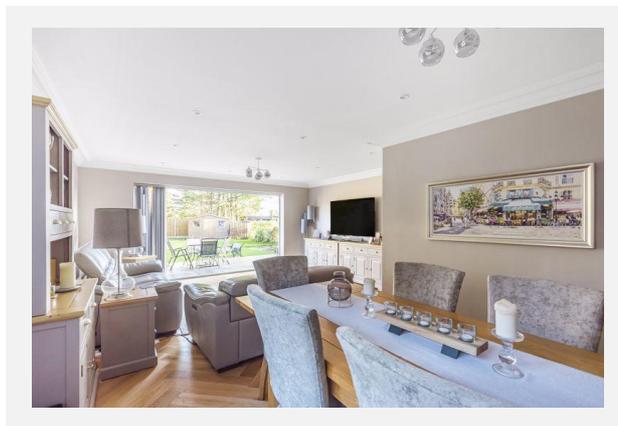
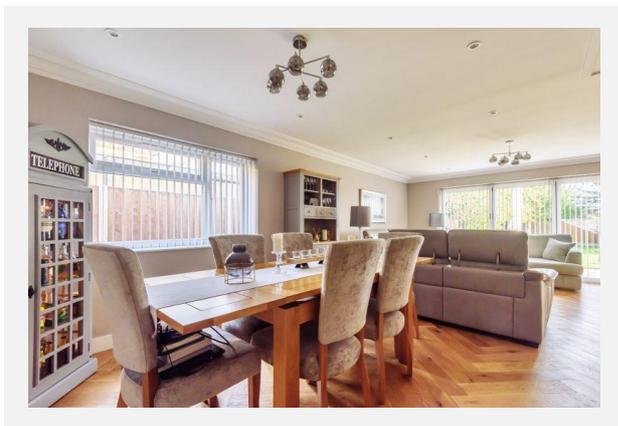
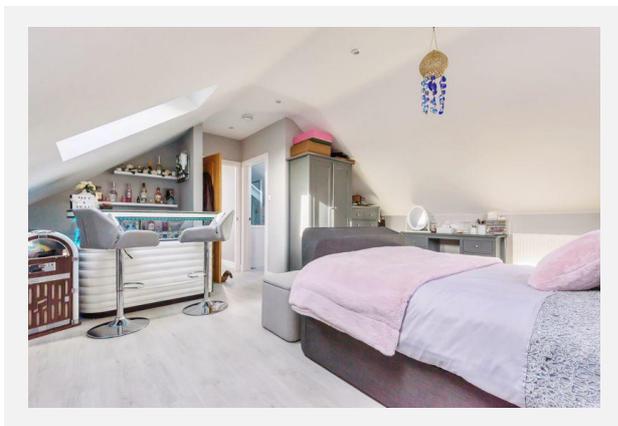
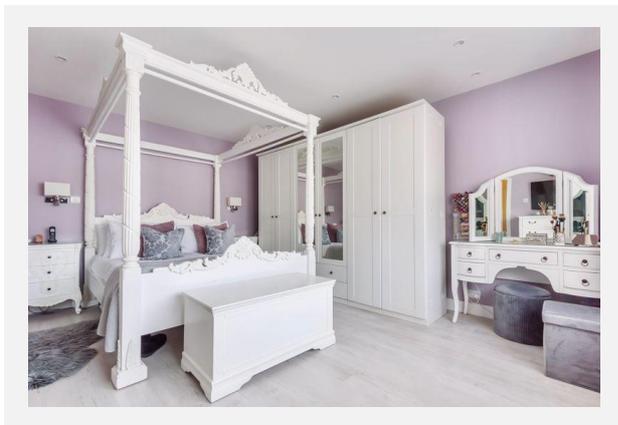
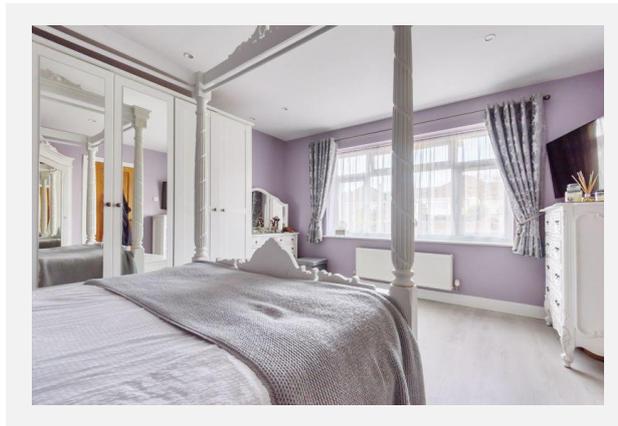
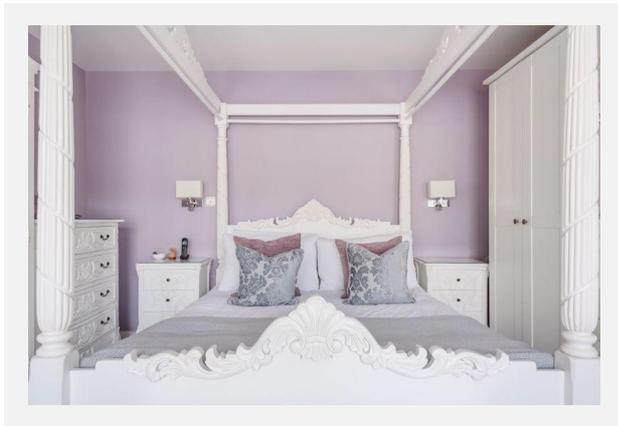
Reference - APP/17/01364	
Decision:	Decided
Date:	19th December 2017
Description:	Loft conversion incorporating rear roof extension; rear extension.

Reference - APP/24/00780	
Decision:	Decided
Date:	20th September 2024
Description:	Application for lawful development certificate for proposed construction of outbuilding.

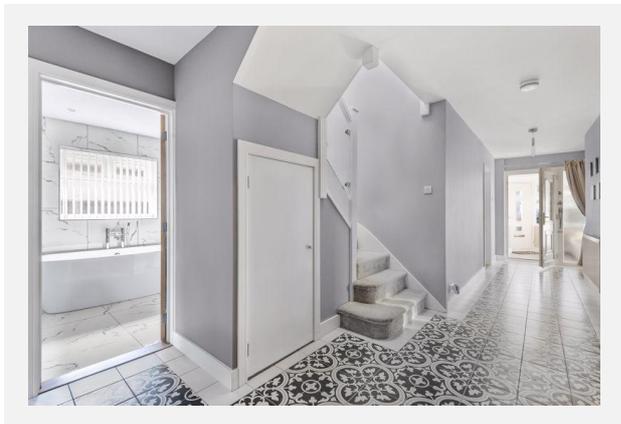
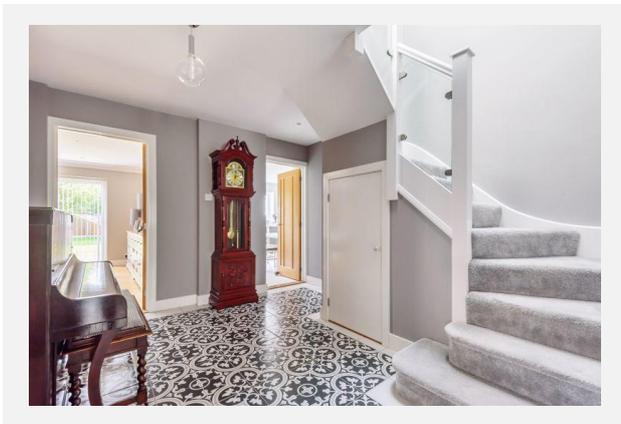
Gallery Photos



Gallery Photos

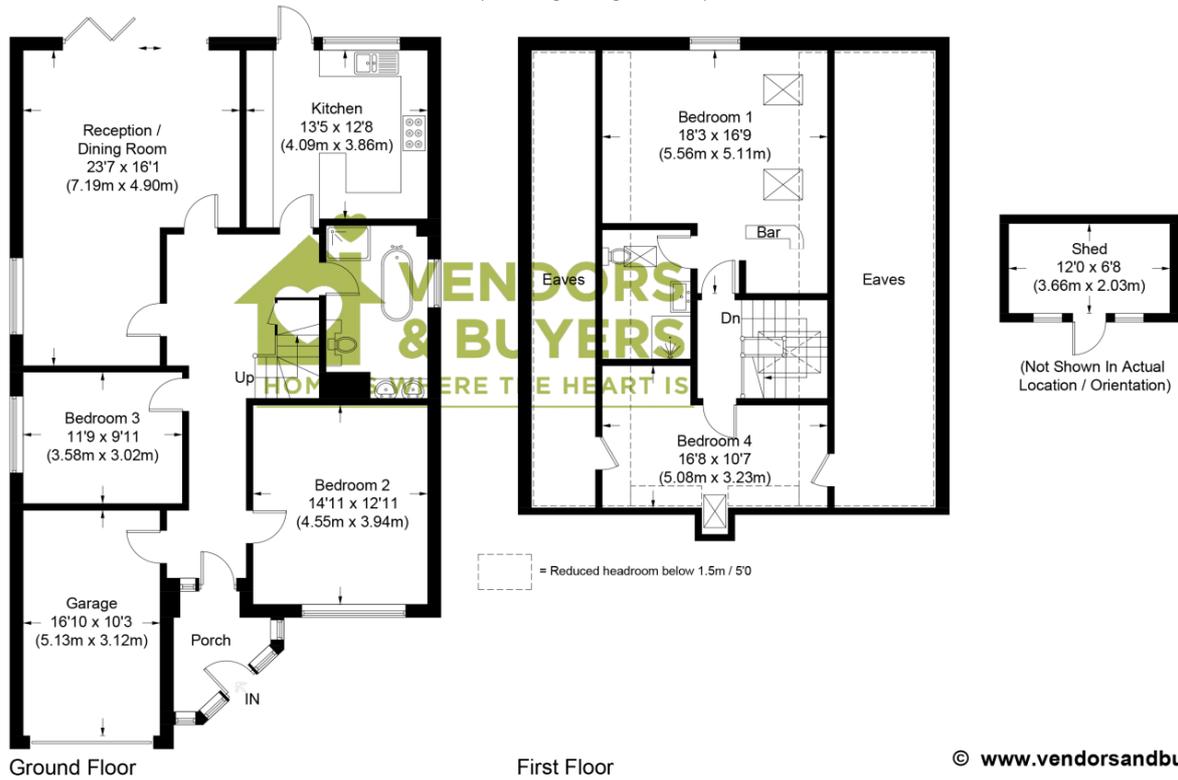


Gallery Photos



ROSEMARY WAY, COWPLAIN, WATERLOOVILLE, PO8

Approximate Gross Internal Floor Area = 2439 Sq Ft / 226.6 Sq M
 Shed = 81 Sq Ft / 7.5 Sq M
 Total = 2520 Sq Ft / 234.1 Sq M
 (Including Garage / Eaves)



The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation. (ID1281319)
 Produced by Emzo Marketing

Property EPC - Certificate



Cowplain, PO8

Energy rating

C

Valid until 09.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

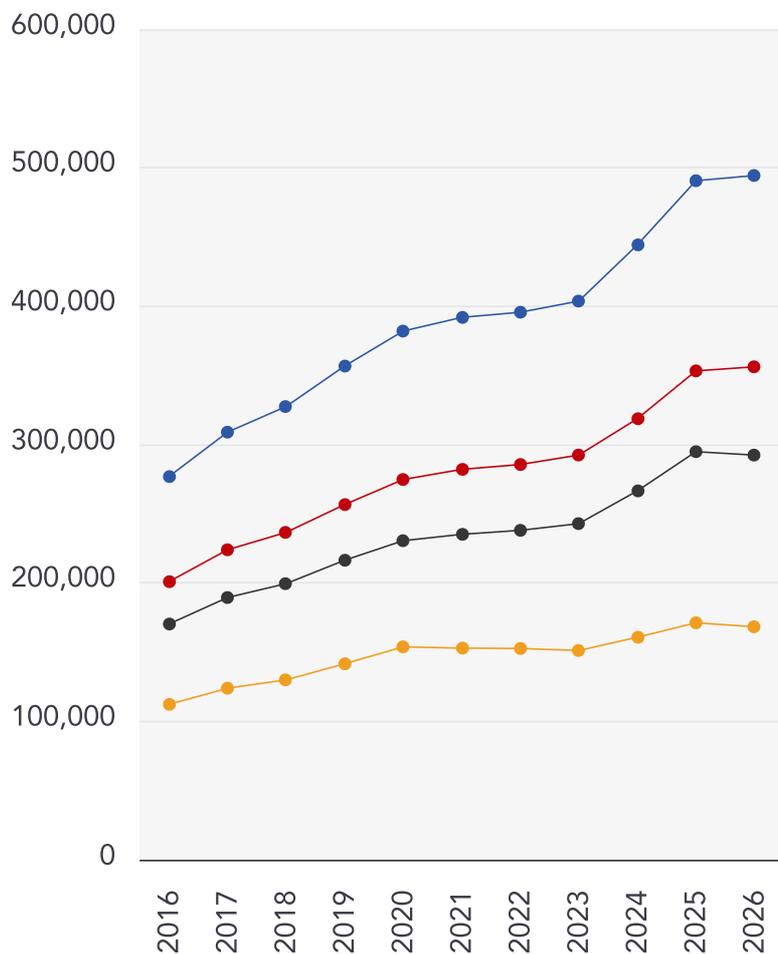
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
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:	Solid, no insulation (assumed)
Total Floor Area:	145 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PO8



Detached

+78.58%

Semi-Detached

+77.26%

Terraced

+71.68%

Flat

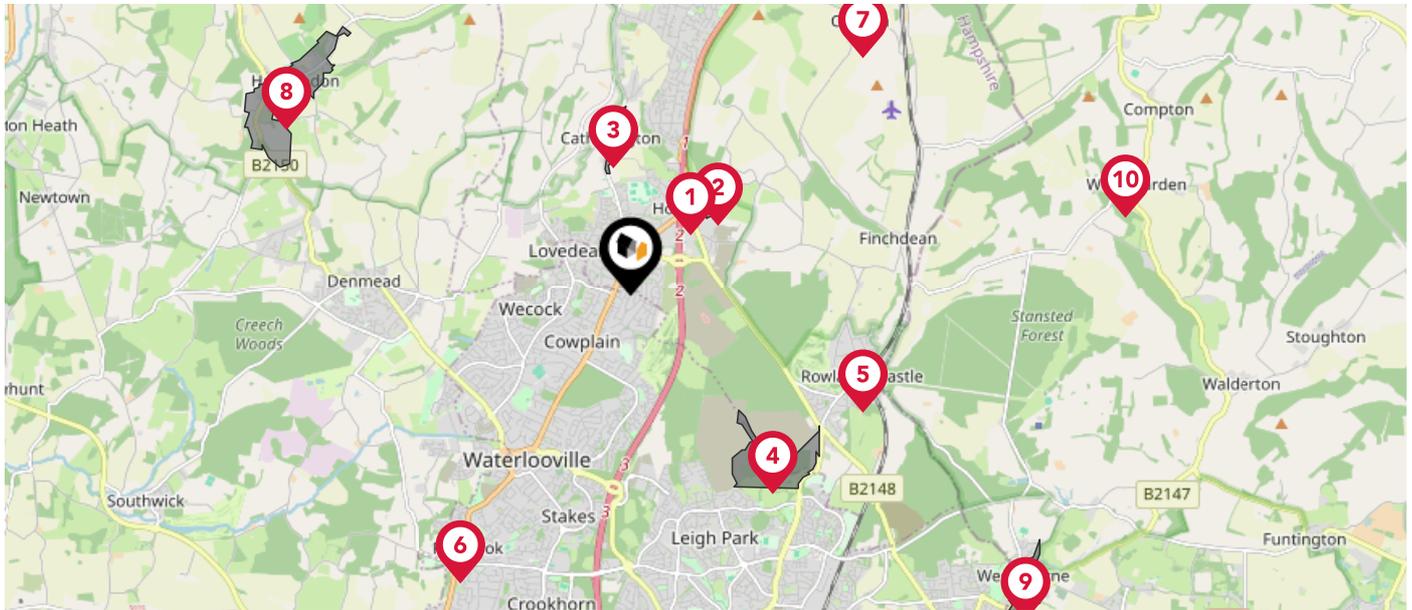
+49.97%

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

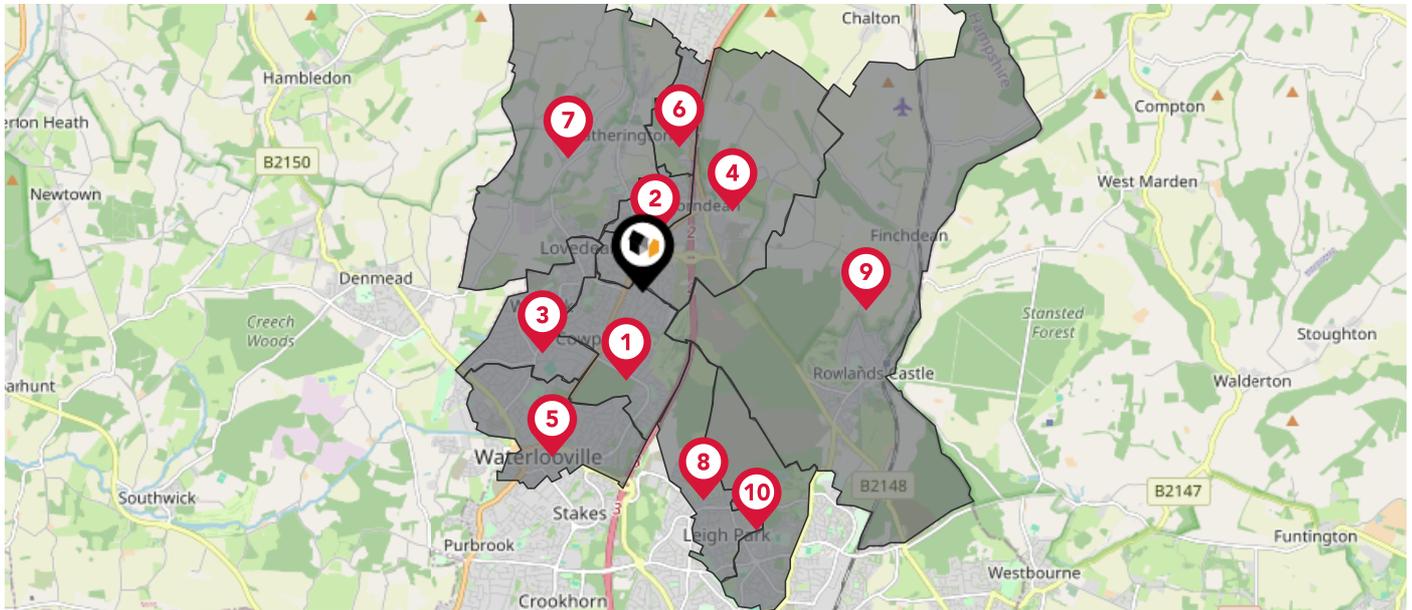
- 1 Horndean
- 2 Blendworth
- 3 Catherington
- 4 Sir George Staunton Country Park
- 5 Rowlands Castle
- 6 St John's
- 7 Chalton
- 8 Hambledon
- 9 Westbourne
- 10 West Marden

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

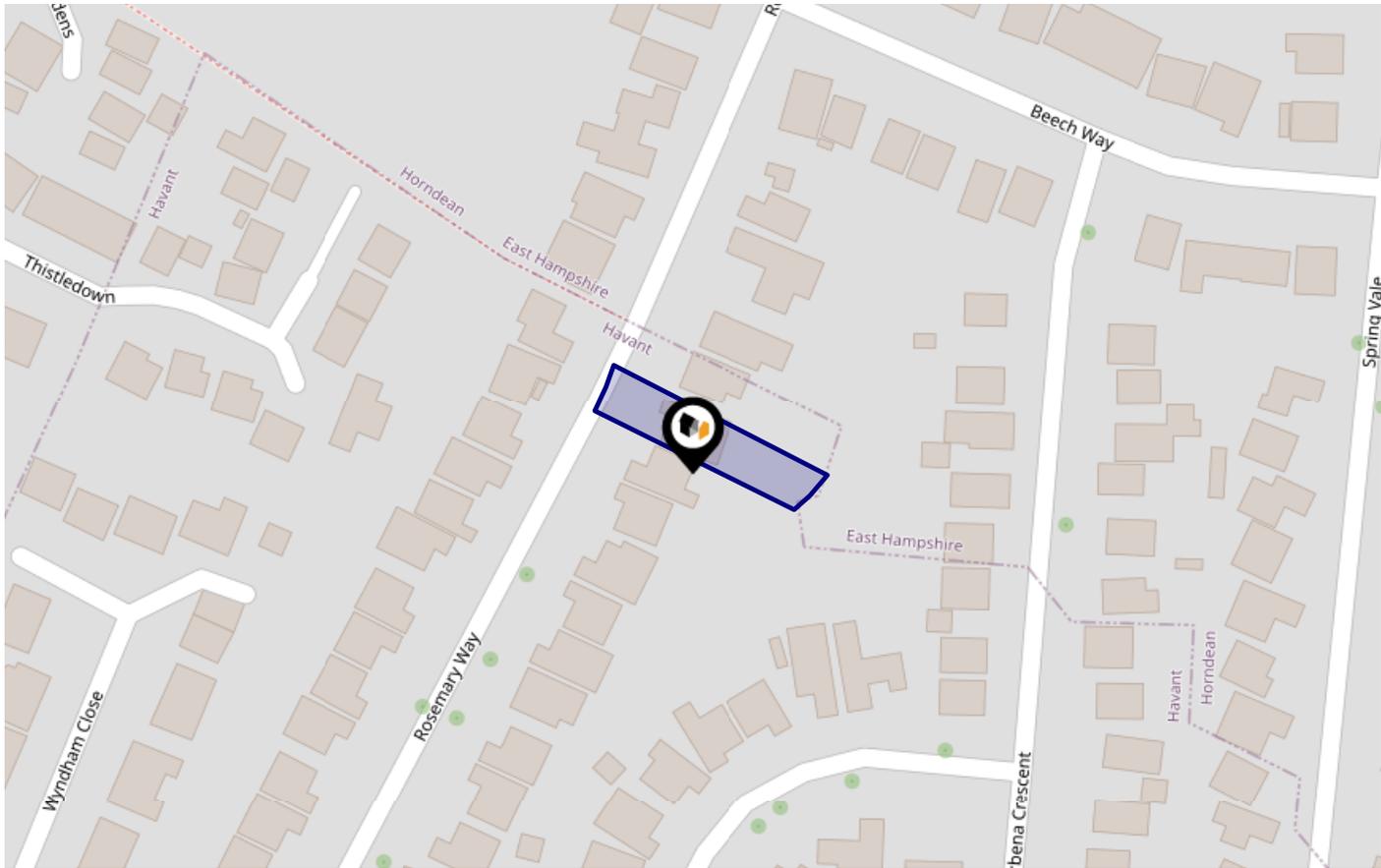
- 1 Cowplain Ward
- 2 Horndean Murray Ward
- 3 Hart Plain Ward
- 4 Horndean Kings & Blendworth Ward
- 5 Waterloo Ward
- 6 Horndean Downs Ward
- 7 Horndean Catherington Ward
- 8 Warren Park Ward
- 9 Rowlands Castle Ward
- 10 Battins Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

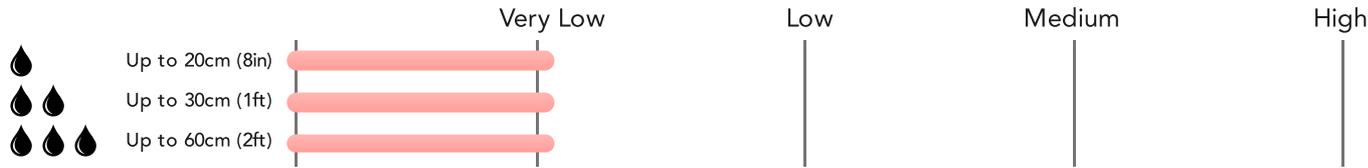


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

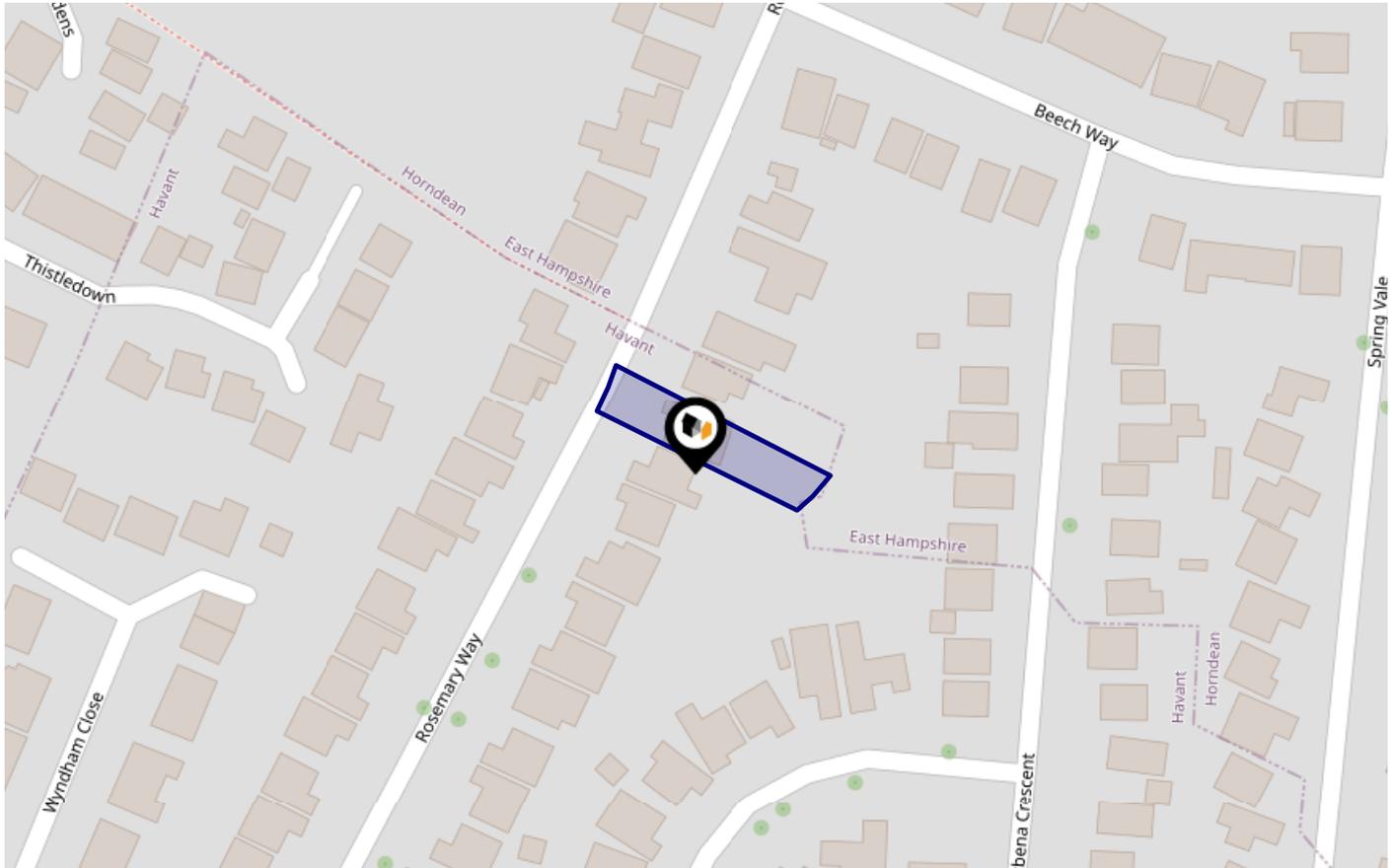


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

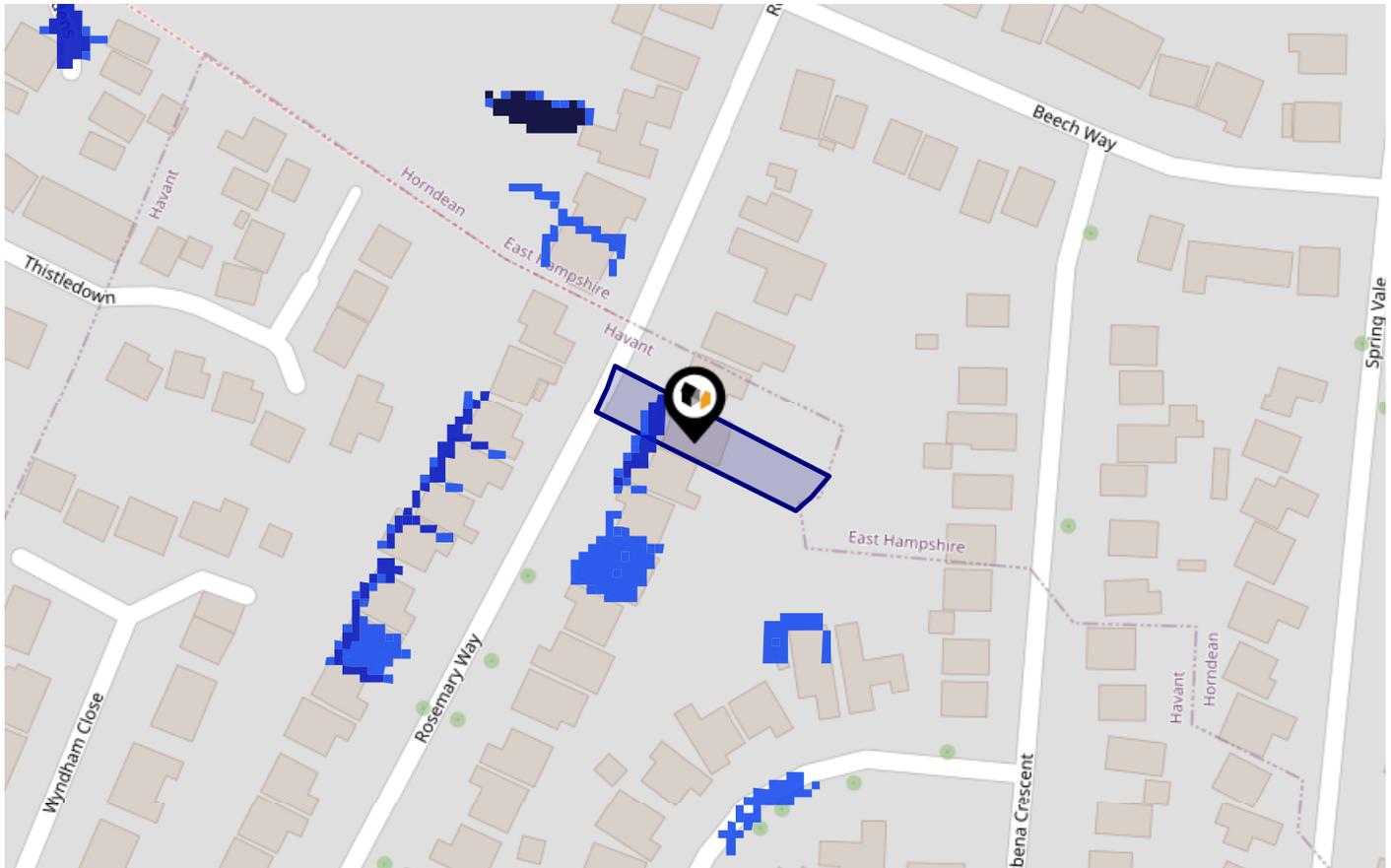


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

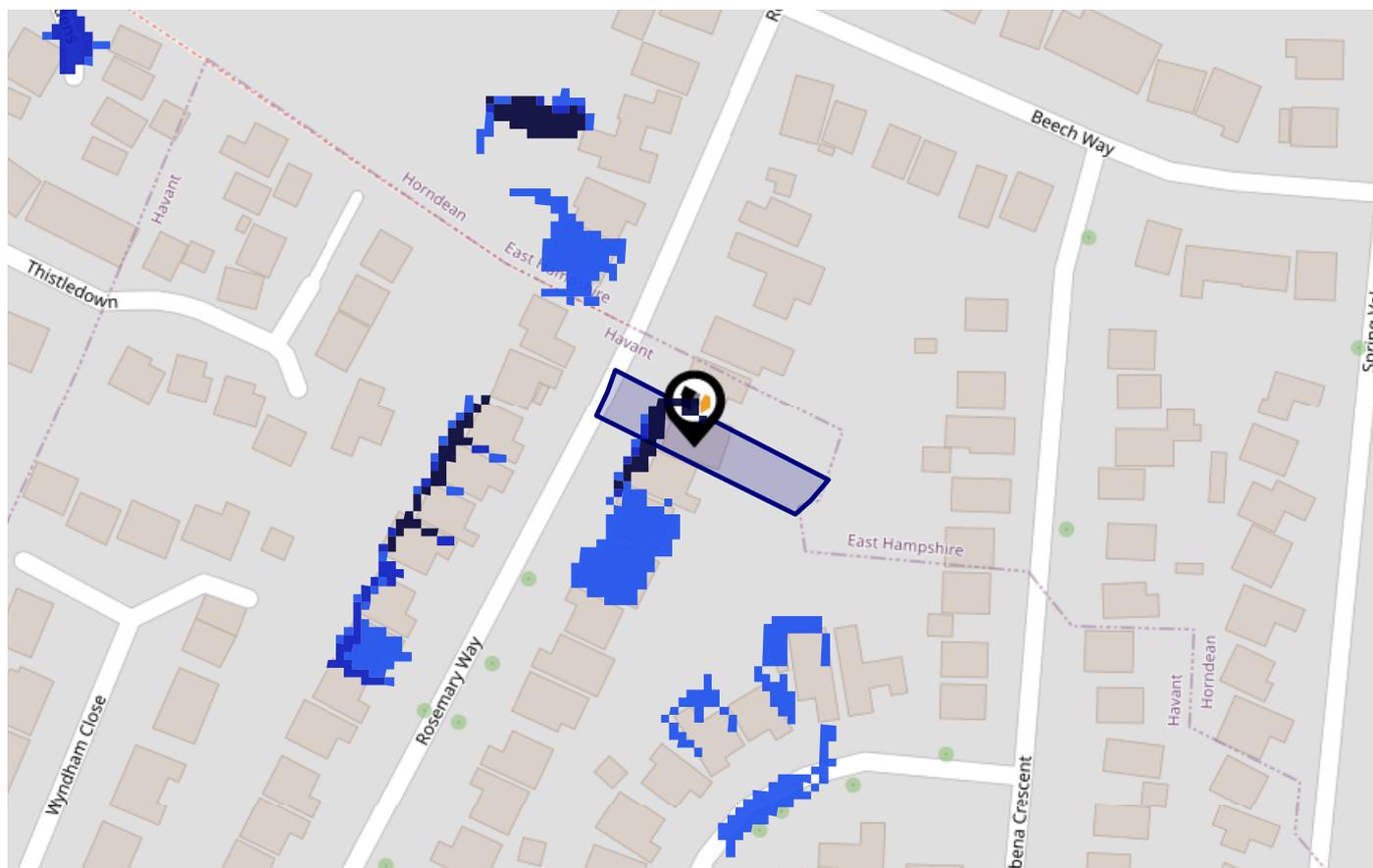


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

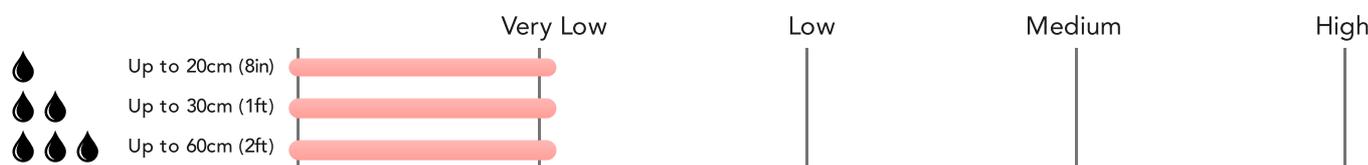


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

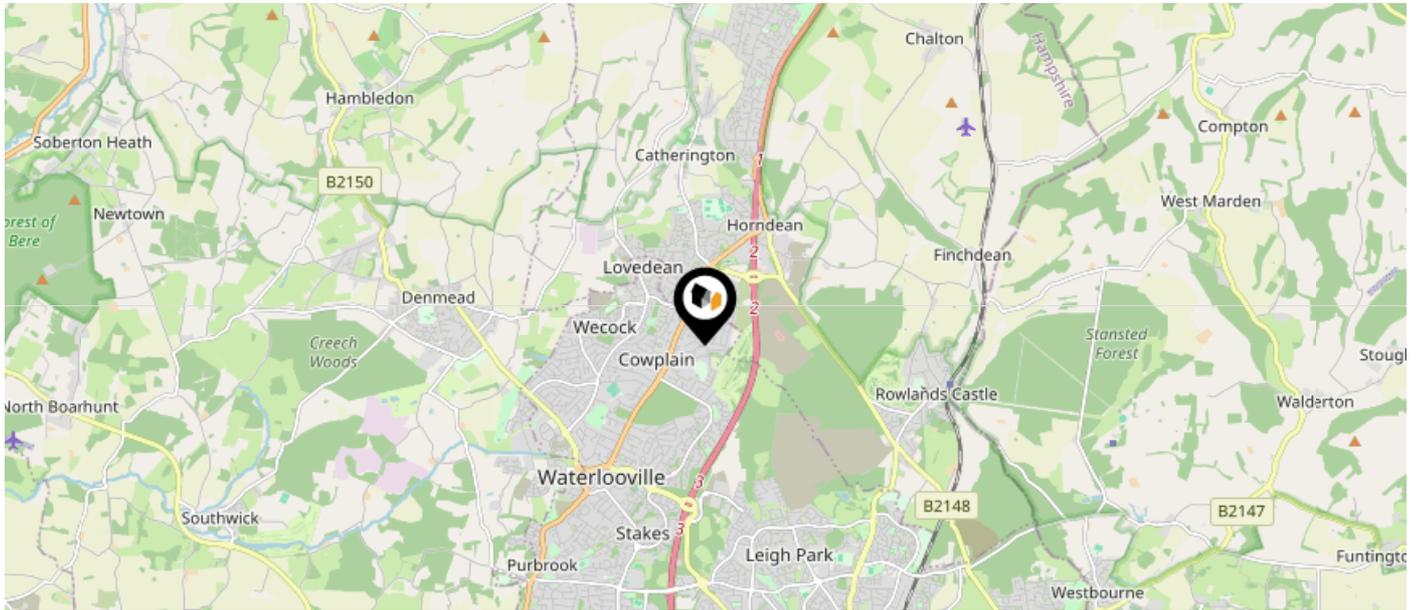


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

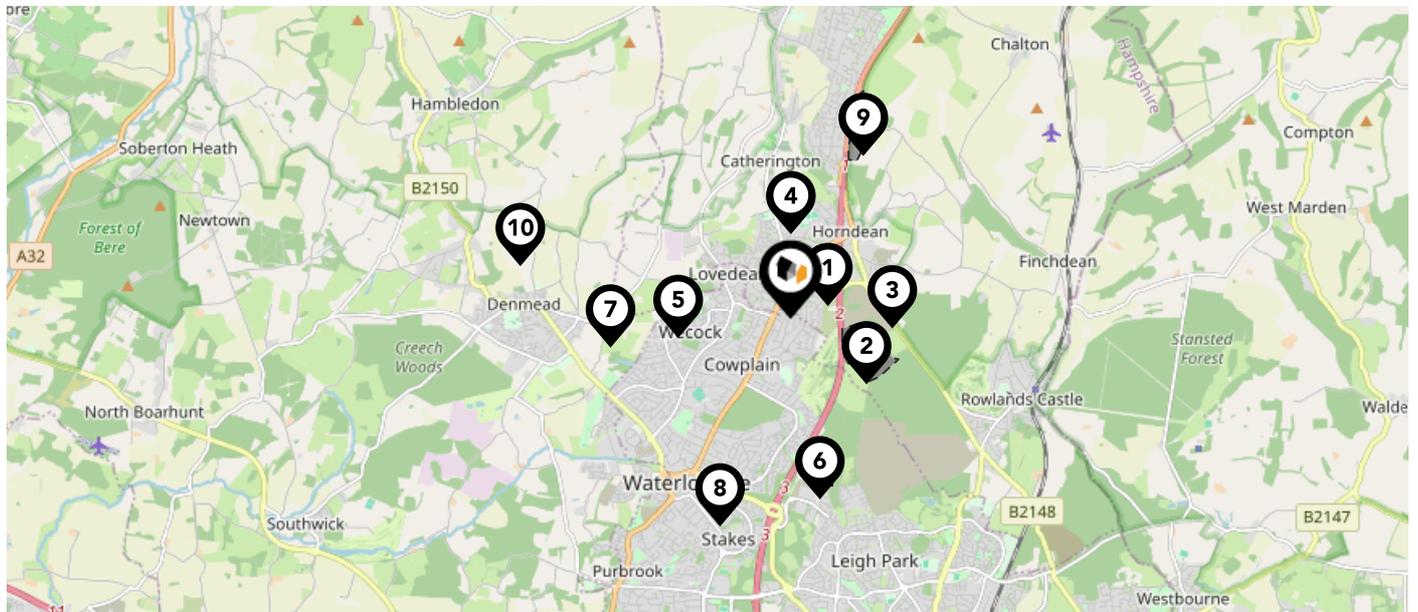
No data available.

Maps

Landfill Sites



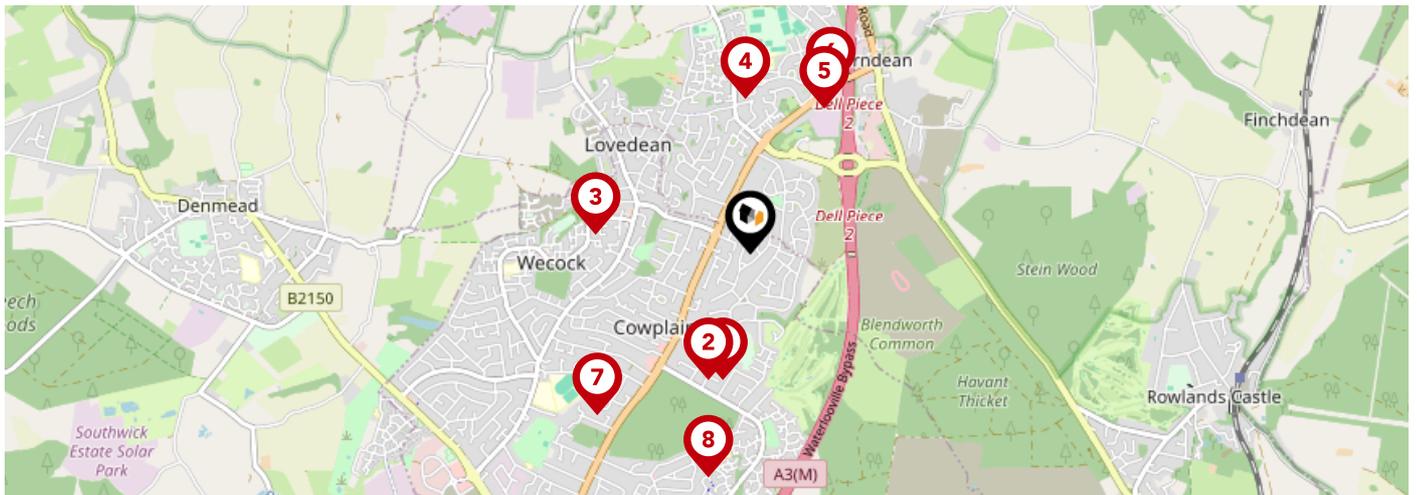
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

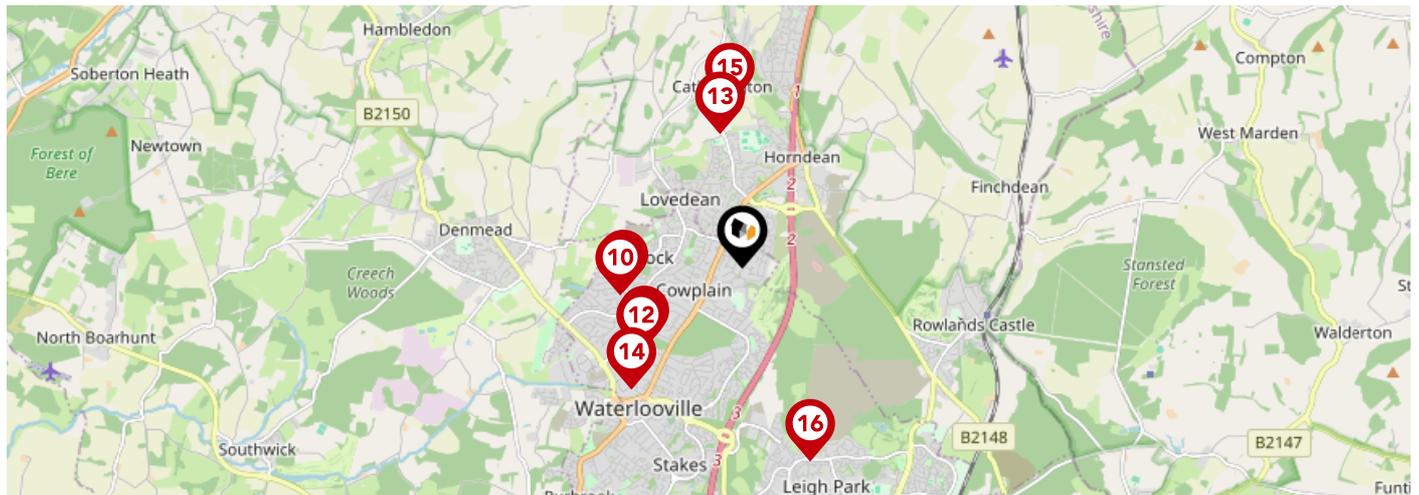
1	Dell Piece West-Hazleton, Horndean	Historic Landfill
2	Padnell Farm-Cowplain, Hampshire	Historic Landfill
3	Pyle Farm and Five Heads farm-Horndean, Hampshire	Historic Landfill
4	Bridlepath-Dellhaven, Five Heads Road, Horndean	Historic Landfill
5	Woodcroft Farm-Lovedean, Chalton, Waterlooville, Hampshire	Historic Landfill
6	Dunsbury Hill Farm-Cowplain, Hampshire	Historic Landfill
7	Anmore Dell-Denmead, Hampshire	Historic Landfill
8	Old Council Depot-South Of Cemetery, Hulbert Road, Waterlooville	Historic Landfill
9	Five Heads Farm-Five Heads Farm, Horndean, Portsmouth, Hampshire	Historic Landfill
10	Kidmore Lane-Denmead, Hampshire	Historic Landfill

Area Schools



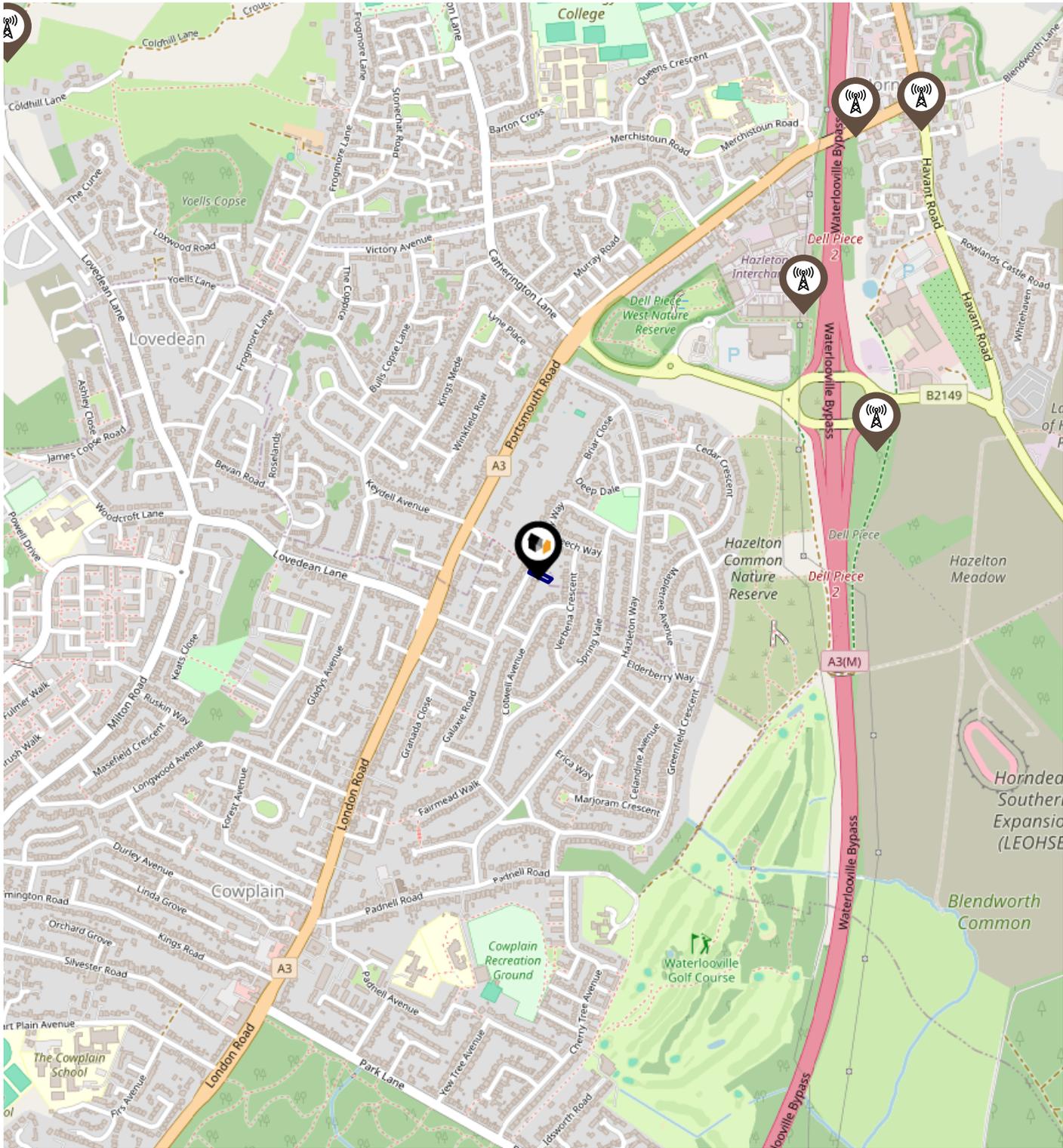
		Nursery	Primary	Secondary	College	Private
1	Padnell Junior School Ofsted Rating: Good Pupils: 358 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Padnell Infant School Ofsted Rating: Good Pupils: 267 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodcroft Primary Ofsted Rating: Requires improvement Pupils: 187 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Horndean Technology College Ofsted Rating: Good Pupils: 1283 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Horndean Infant School Ofsted Rating: Good Pupils: 248 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horndean Church of England Junior School Ofsted Rating: Good Pupils: 496 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Cowplain School Ofsted Rating: Good Pupils: 995 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queen's Inclosure Primary School Ofsted Rating: Good Pupils: 415 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Rachel Madocks School Ofsted Rating: Good Pupils: 102 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bere Clinic School Ofsted Rating: Good Pupils: 11 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hart Plain Infant School Ofsted Rating: Good Pupils: 116 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hart Plain Junior School Ofsted Rating: Good Pupils: 233 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingscourt School Ofsted Rating: Not Rated Pupils: 125 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jubilee School Ofsted Rating: Good Pupils: 46 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catherington Church of England Infant School Ofsted Rating: Good Pupils: 84 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warren Park Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

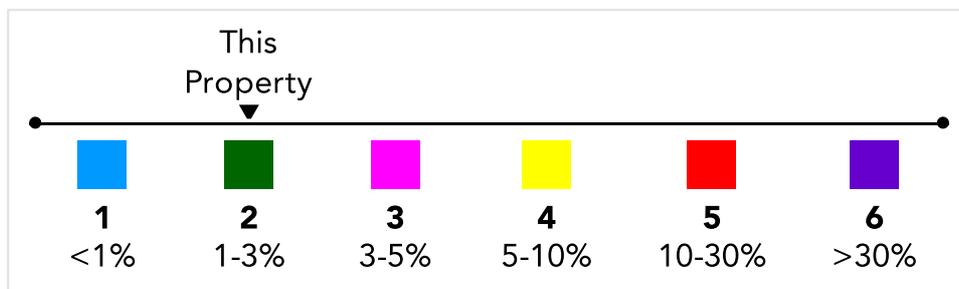
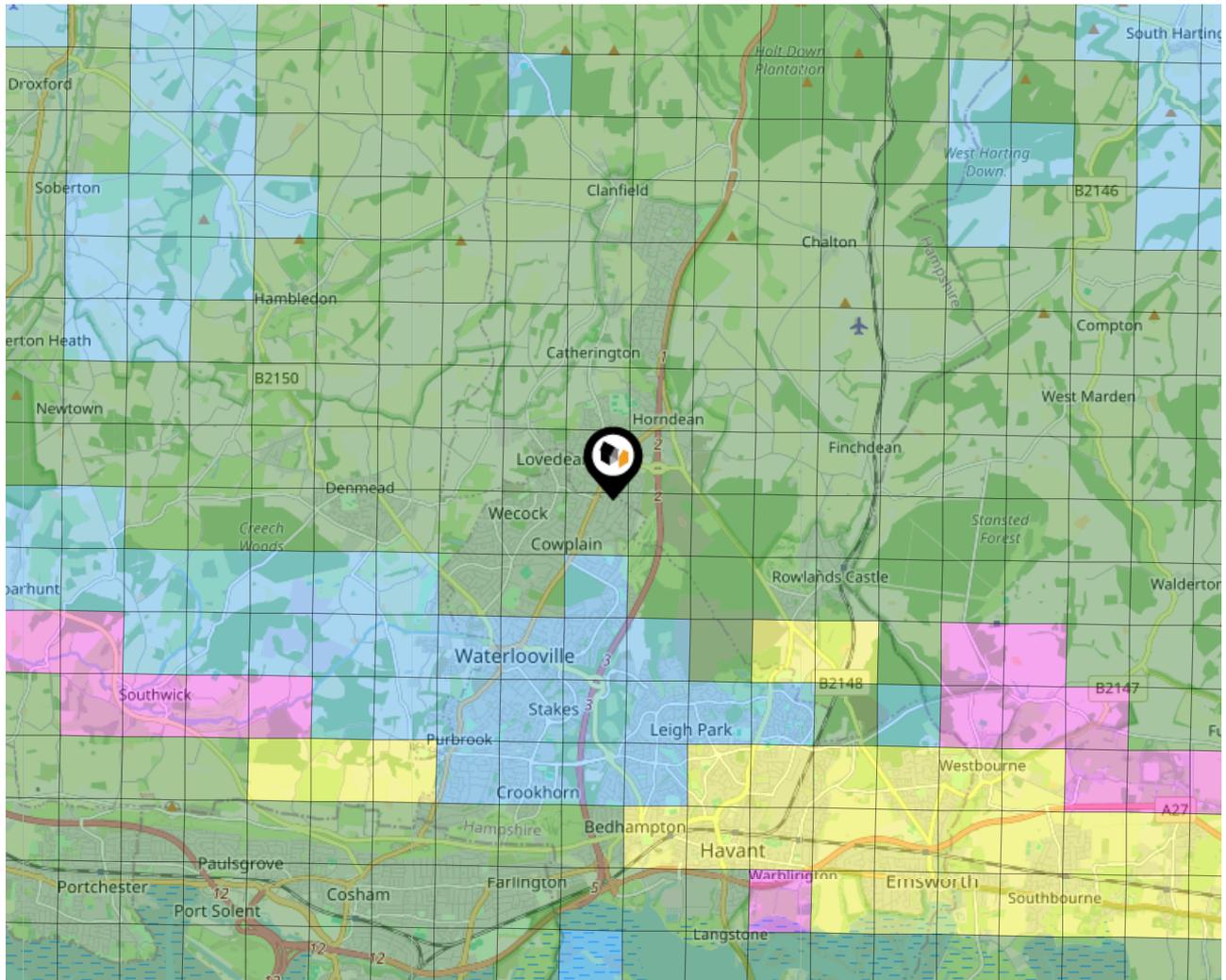
Environment

Radon Gas

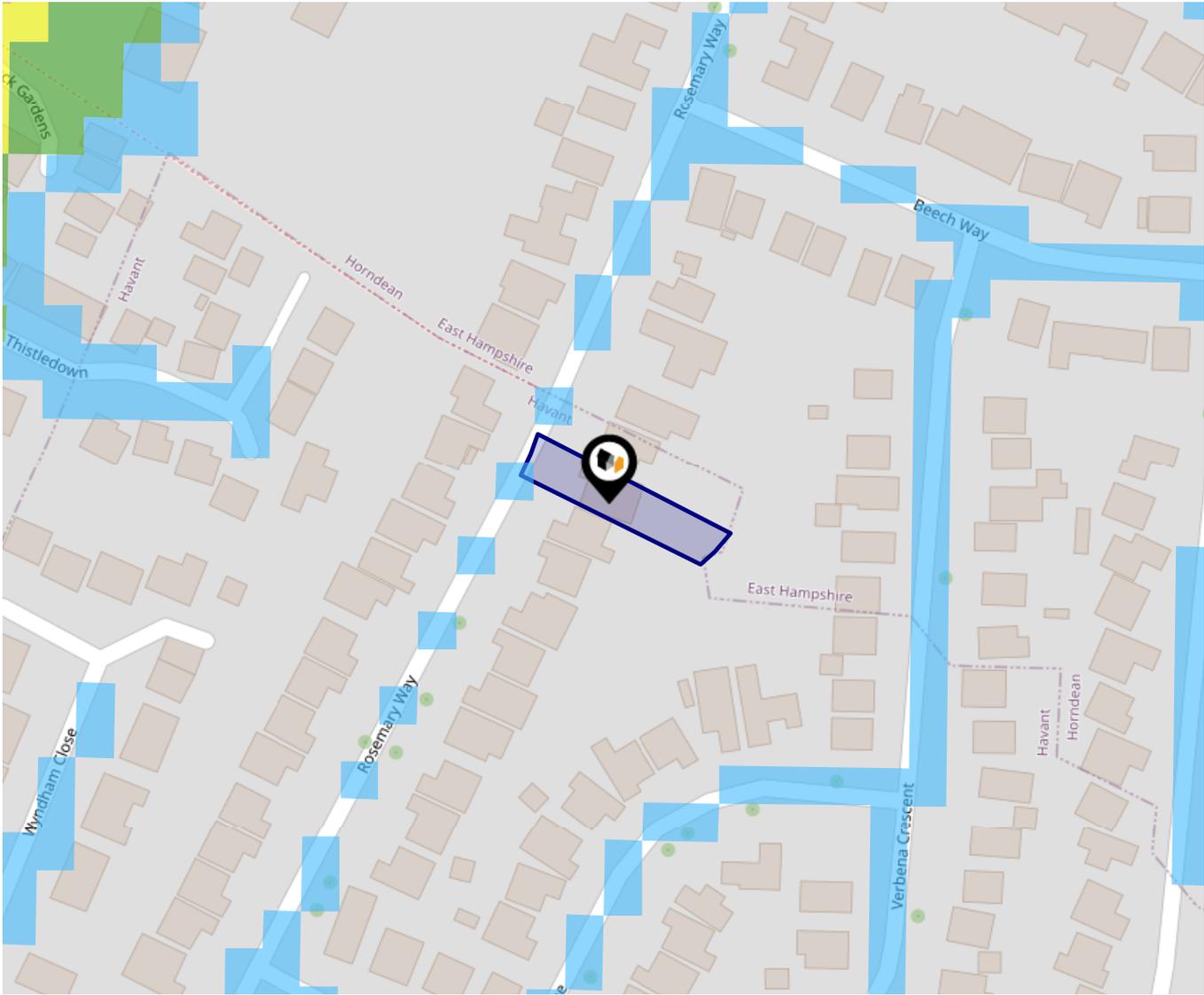


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



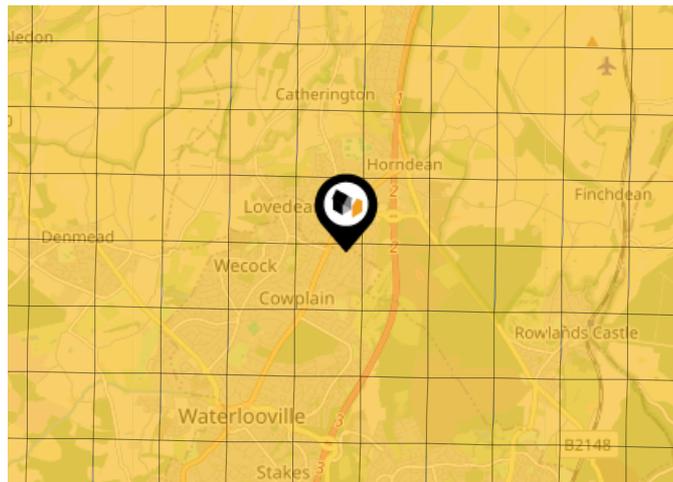
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

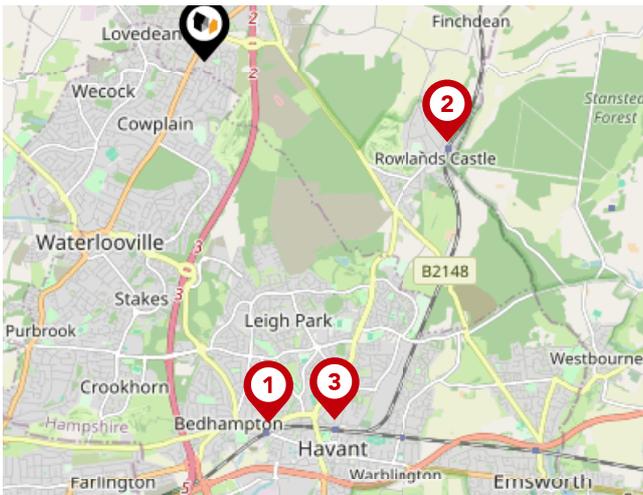


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

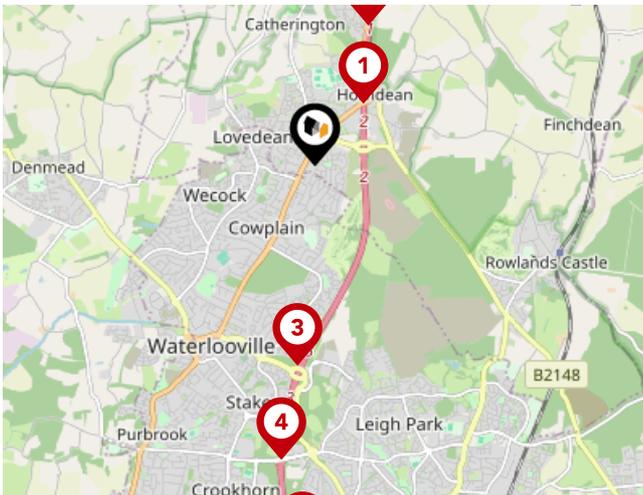
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bedhampton Rail Station	3.44 miles
2	Rowlands Castle Rail Station	2.39 miles
3	Havant Rail Station	3.57 miles

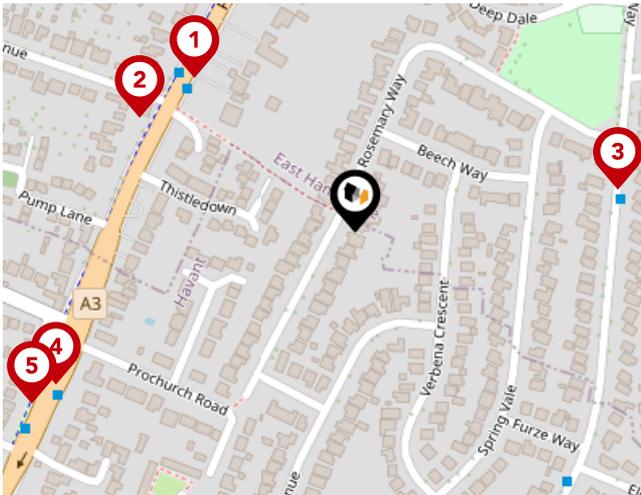


Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J2	0.74 miles
2	A3(M) J1	1.42 miles
3	A3(M) J3	1.87 miles
4	A3(M) J4	2.77 miles
5	A3(M) J5	3.64 miles

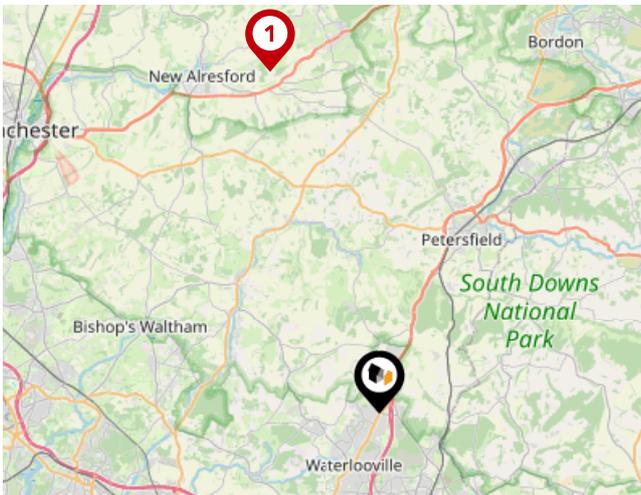
Area

Transport (Local)



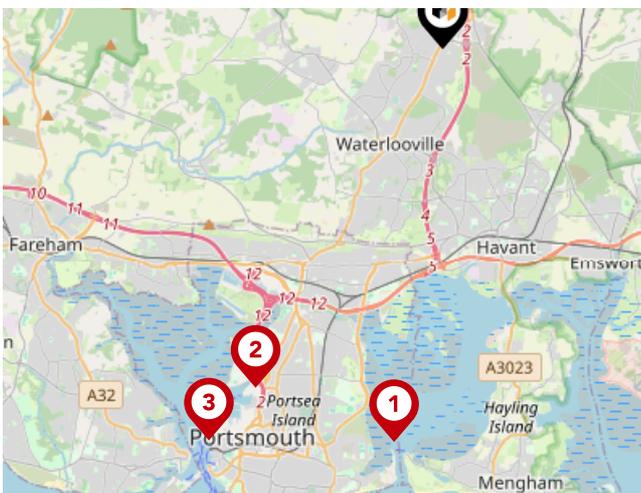
Bus Stops/Stations

Pin	Name	Distance
1	Keydell Avenue	0.13 miles
2	Keydell Avenue	0.14 miles
3	Rosemary Way	0.15 miles
4	Lovedean Lane	0.2 miles
5	Lovedean Lane	0.21 miles



Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	13.39 miles



Ferry Terminals

Pin	Name	Distance
1	Eastney Ferry Landing	7.42 miles
2	Portsmouth International Cruise & Ferry Terminal	7.23 miles
3	Portsmouth Harbour Station Pier	8.53 miles

Vendors & Buyers

About Us



Vendors & Buyers

At Vendors and Buyers, property is our passion — and exceptional service is our promise.

Established in 2019 and proudly endorsed by property expert Phil Spencer, we are an award-winning, independent estate agency with a personal touch.

With a combined 64 years of experience in property and conveyancing, our expert team is here to support you through every step of your property journey.

We know that buying or selling a home is about more than bricks and mortar — it's an emotional experience. That's why we're committed to guiding you with genuine care and proven expertise.

Our in-depth knowledge of the South Coast property market, paired with cutting-edge marketing tools, allows us to showcase your home at its best. From professional photography, video tours, and detailed floor plans to drone footage and targeted exposure across

Vendors & Buyers

Testimonials



Testimonial 1



Jo was an absolute star! Amazing service from start to finish and did exactly what she said she would do with great efficiency. Jo was superb at liaising with solicitors and other parties to move the transaction along during a covid lockdown period. We would use Vendors and Buyers again without hesitation... a refreshing approach to buying and selling houses.

Testimonial 2



Fabulous service. Great deal of experience and knowledge. The team actions with the deadlines they promise. High standards from an estate agency you can trust. Would highly recommend and most definitely use again.

Testimonial 3



Jo, MD, provides an honest and trustworthy service to vendors. Spot on with her valuation she then works exceptionally hard to progress to sale - conducting viewings throughout the week and beyond that of other high Street Estate agents. Her attentive nature ensures feedback from buyers is promptly received and neither vendor nor buyer is ever left waiting or wanting. Superb.

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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 Vendors & Buyers 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 Vendors & Buyers and therefore no warranties can be given as to their good working order.

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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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