

SAMPLE REPORT — this is a fictional property created to show what a Jitty Property Report looks like. It does not describe a real address, and no real person's property data appears here.



Property Report

Thornfield House, 8 Ivywell Lane, Kingsbourne, Surrey

GU00 1AA · Report generated 24 September 2026

 **How this report was made.** Jitty used AI to search and summarise information about this property from publicly available online sources listed against each item below. It has not been independently verified by a person. Please confirm anything material to your decision — condition, planning status, title details, running costs — with the linked source, a solicitor/conveyancer, surveyor or other relevant professional before making an offer.

Postcode

GU00 1AA

Type

Extended semi-detached house

Beds / Baths

 **4**  **2**

Tenure

Freehold

Council tax

Band F 

EPC rating

72 

Last sold

£685,000

Sold date

14 Mar 2021

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Address & basic property information

This is a fictional sample property. Figures below are illustrative and follow the same format Jitty uses for a real report, but they are not drawn from any real record.

Address	8 Ivywell Lane, Kingsbourne, Surrey, GU00 1AA. Consistent across the illustrative sources used for this sample.  Illustrative source: gov.uk EPC register
Property type	1930s semi-detached house, extended to the rear and into the loft.
Bedrooms / bathrooms	4 bedrooms, 2 bathrooms (one en suite to the principal bedroom, added as part of the loft conversion).
Floor area	148 sqm (1,593 sq ft) gross internal area, as recorded on the property's most recent EPC.  Illustrative source: gov.uk EPC register
Outside space	South-facing rear garden of approximately 14m, plus a block-paved driveway to the side providing off-street parking for two cars.
Listed / conservation status	Not a listed building and not within a conservation area, in this illustrative example.
Council tax	Band F. Estimated at £3,315 for 2026/27 in this example.  Illustrative source: Council Tax bands (gov.uk)

Maps, street view & satellite imagery

A real report includes a street-level photo, satellite imagery and a title-plan link for the exact address. Kingsbourne is fictional, so this sample describes what that section covers instead of showing invented map imagery.

Setting	Set back from a quiet residential cul-de-sac, roughly a third of the way along, with three neighbouring driveways visible from the front elevation.
Aspect	South-facing rear garden; front of the house faces north, so the living rooms at the back get most of the daylight.
Local authority	In a real report this would name the local council responsible for planning, council tax and refuse collection for the address.
Broadband	A real report checks gigabit-capable coverage and the fastest available download speed for the address.  Illustrative source: Ofcom broadband checker
Title plan (boundary map)	The Land Registry title plan is a paid document and isn't guessed at in a real report — it's linked directly. Buy the title plan from HM Land Registry (£3) →

Title & ownership

Tenure	Freehold.
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Price history

DATE	PRICE
29 Jun 1998	£142,000
14 Mar 2021	£685,000

Illustrative price history for this sample, in the same format as HM Land Registry Price Paid Data.

 Illustrative source: [HM Land Registry Price Paid Data](#)

Length of ownership

The current illustrative owner has held the property since March 2021 — around 4.5 years at the time of this sample report.

Price per sq ft at last sale

$\text{£}685,000 \div 1,593 \text{ sq ft} \approx \text{£}430/\text{sq ft}$ at the March 2021 sale price.

Registered owner / title number

Registered owner name and title number are a paid-only record, so a real report links to the search-the-register service rather than guessing. [Buy the title register from HM Land Registry \(£3\) →](#)

Photos, floorplan & condition

A real report pulls in current or archived listing photos and floorplans, plus the EPC's recorded condition features. This sample describes the same categories in words rather than showing photos of a real house against a fictional address.

Recent work	Loft conversion with rear dormer completed 2019 (adding the fourth bedroom and second bathroom); single-storey kitchen extension into the rear garden completed 2020.
Windows & glazing	Double-glazed throughout, replaced in 2020 as part of the extension.
Heating	Gas central heating with a condensing boiler installed 2020, thermostatic radiator valves throughout.
Condition	No damp, staining, cracking or movement recorded on the property's current EPC.
Roof	Pitched, reroofed in 2019 alongside the loft conversion; 300mm loft insulation recorded.

Planning history

Rear dormer loft conversion	Approved 2019 for a rear dormer window and roof-light conversion to form an additional bedroom and en suite bathroom.  Illustrative source: Local council planning register
Single-storey rear extension	Approved 2020 for a single-storey rear/side extension to enlarge the kitchen and dining area.
Nearby applications	One application on the same road, for a two-storey side extension at a neighbouring property, was approved in 2023. No other planning activity is recorded nearby in this example.

Comparables

Same street	ADDRESS	AREA	DATE SOLD	PRICE
	22 Ivywell Lane	Kingsbourne, GU00	14 Feb 2023	£655,000
	6 Ivywell Lane	Kingsbourne, GU00	11 Nov 2019	£612,000
	15 Ivywell Lane	Kingsbourne, GU00	3 Feb 2017	£548,000
	9 Ivywell Lane	Kingsbourne, GU00	5 May 2015	£495,000

All four are similarly sized 4-bedroom semis on the same road, illustrating how prices have moved over time in this example.

 Illustrative source: [HM Land Registry Price Paid Data](#)

Most recent sales, wider area

The comparables above are several years old, so this table adds the most recent sales of similar 4-bedroom houses within about a mile, illustrating the standard 'most recent sales, wider area' section every Jitty Property Report includes.

ADDRESS	AREA	DATE	PRICE
4 Bramblewood Close	Kingsbourne, GU00	2 Jun 2026	£702,000
19 The Sidings	Kingsbourne, GU00	18 Jun 2026	£668,000
31 Foxglove Avenue	Nether Kingsbourne, GU01	9 Jul 2026	£735,000
2 Sparrow Court	Nether Kingsbourne, GU01	22 Jul 2026	£591,000
57 Chalkpit Road	Wren's End, GU02	6 Jul 2026	£719,000
11 Millers Yard	Wren's End, GU02	29 Jul 2026	£648,000
8 Maple Croft	Kingsbourne, GU00	13 Jul 2026	£634,000
3 Orchard Rise	Nether Kingsbourne, GU01	20 Jul 2026	£688,000
26 Millpond Lane	Wren's End, GU02	25 Jul 2026	£705,000
14 Cedar Grove	Kingsbourne, GU00	1 Aug 2026	£661,000
5 Hollow Way	Kingsbourne, GU00	3 Aug 2026	£672,000
9 Larkspur Drive	Nether Kingsbourne, GU01	8 Aug 2026	£713,000
41 Windmill Rise	Wren's End, GU02	10 Aug 2026	£601,000
17 Fieldfare Close	Kingsbourne, GU00	15 Aug 2026	£729,000

All fourteen are 4-bedroom houses, semi-detached or detached, sold within the last two months of this sample's report date. One

larger new-build detached house nearby was excluded from this table as not comparable in build type and size. None of these illustrative comparables had a confirmed floor area, so no £/sq ft is shown for them. The wider-area range (£591,000–£735,000) sits just below the automated valuation estimate shown later in this report, with the closest sale – on Foxglove Avenue – coming in a little under that estimate's £725,000–£760,000 range.

 Illustrative source: [Rightmove – House Prices](#)

Area & local life

Nearest station	Kingsbourne station, roughly a 12-minute walk, with a fastest journey of around 42 minutes into London Waterloo in this example.
Schools	Two primary schools within a mile, both rated 'Good' at their most recent inspection in this example; one secondary school within two miles rated 'Outstanding'.  Illustrative source: Ofsted school inspection reports
Groceries & cafés	A small parade of shops five minutes' walk away includes a convenience store, a bakery and two cafés; the nearest supermarket is a 6-minute drive.
Broadband	Gigabit-capable full-fibre broadband is shown as available at this illustrative address, with a typical fastest download speed of around 900 Mbps.  Illustrative source: Ofcom broadband checker
Crime	Neighbourhood crime levels are shown as below the county average in this example, drawing on the same police.uk data a real report uses.  Illustrative source: police.uk – crime in your area
Flood risk	Very low risk of flooding from rivers, the sea or surface water in this example.  Illustrative source: Check long-term flood risk (gov.uk)

EPC & energy

EPC rating Current rating 72 (C); potential rating 86 (B) if the recommended improvements below were carried out, in this illustrative certificate.

 Illustrative source: [gov.uk EPC register](https://www.gov.uk/epc-register)

Recommended improvements

IMPROVEMENT	TYPICAL COST	ESTIMATED SAVING
Solar photovoltaic panels, 2.5 kWp	£3,500 – £5,500	£220 / year
Floor insulation (suspended floor)	£800 – £1,200	£65 / year

Sales timeline & buyer insights

Sales timeline Sold 29 Jun 1998 for £142,000, then again 14 Mar 2021 for £685,000, in this example. Not currently on the market.

Automated valuation estimate Shown here as an illustrative automated estimate of roughly £725,000–£760,000 (most likely £740,000) — labelled clearly as an automated estimate, not a valuation, exactly as a real report would.

 Illustrative source: [Automated valuation model \(illustrative\)](#)

Estimated running & buying costs

Council Tax	£3,315 per year (Band F, 2026/27, illustrative figure — see Section 1).
Estimated Stamp Duty Land Tax	Illustrative only, using the automated valuation estimate of roughly £725,000–£760,000 (most likely £740,000) and current SDLT bands. At £740,000: a first-time buyer would pay an estimated £22,000; a home-mover replacing their only residential property would pay an estimated £27,000; a buyer purchasing an additional residential property would pay a further 5% surcharge on top, taking the estimated total to around £64,000. SDLT is calculated on the actual agreed purchase price, which may differ from these estimates.  Illustrative source: Stamp Duty Land Tax: residential property rates (gov.uk)
Price per square foot	£430 per sq ft at the last recorded sale (March 2021, on the EPC's 1,593 sq ft floor area). The current automated estimate implies roughly £465 per sq ft, in this illustrative example.

 Jitty Property Report · Thornfield House, 8 Ivywell Lane, Kingsbourne, Surrey, GU00 1AA · Generated 24 September 2026 · Compiled by AI from the public sources cited against each item · Not independently verified · For information only, not financial, legal or surveying advice.