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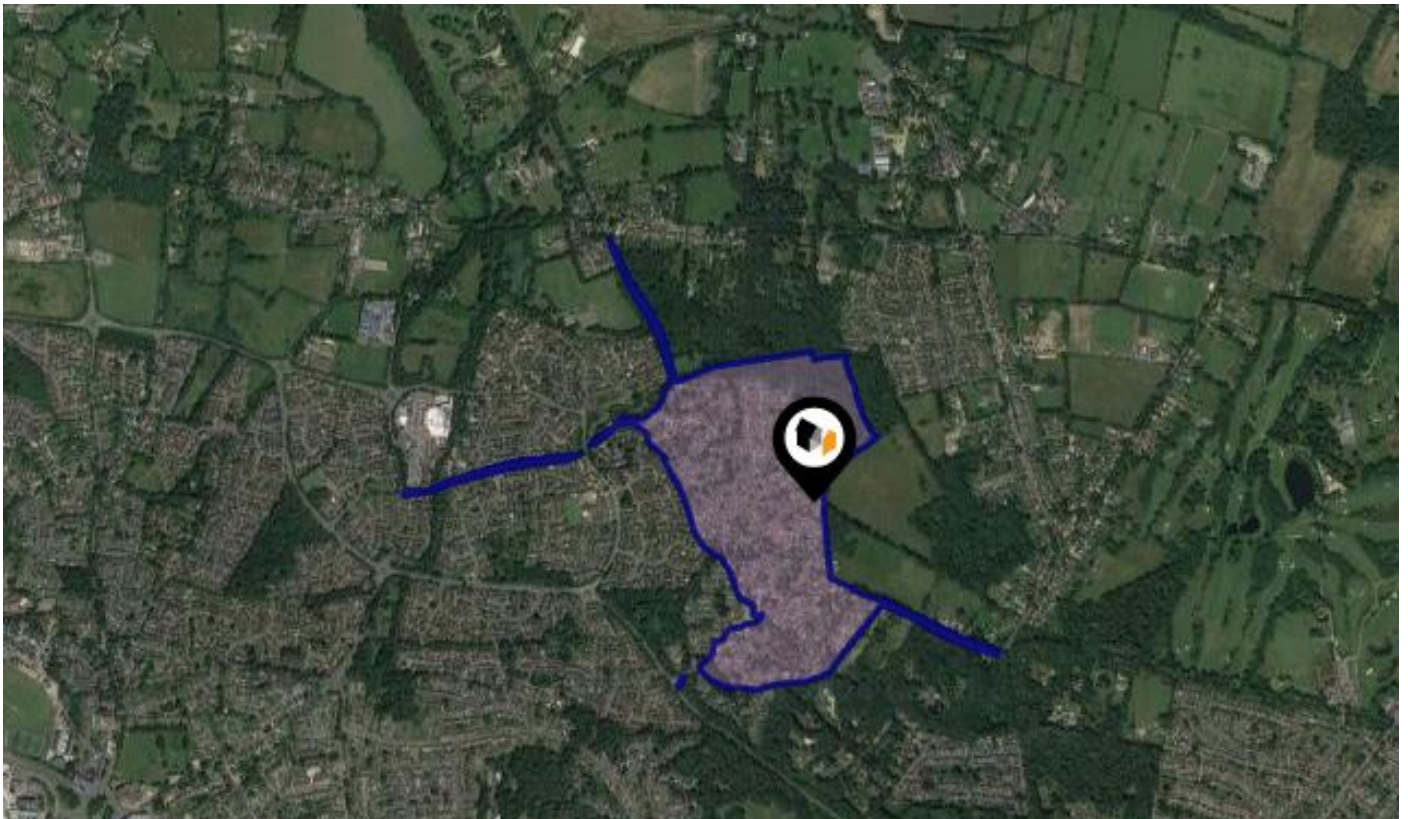


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th September 2024



THE LARCHES, WARFIELD PARK, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

The logo consists of the letters 'DY.' in a white, sans-serif font, positioned within a solid magenta square.

Duncan Yeardley is proud to present to the market this immaculate and spacious two-bedroom, two-bathroom park home, offered in exceptional condition throughout.

Situated on the outskirts of the park and overlooking serene fields, this property is perfect for those seeking a peaceful and secluded location.

The interior of the home is modern and thoughtfully designed. The principal bedroom boasts a walk-in wardrobe and a convenient en-suite shower room, complementing the main bathroom. The living spaces include a bright, triple-aspect living room, a separate dining room, and a well-appointed kitchen. Storage is plentiful, with the second bedroom also featuring fitted wardrobes.

Externally, the property benefits from ample driveway parking, a garage and sits on a generously sized plot. The beautifully landscaped and well-maintained garden further enhances the appeal of this home.

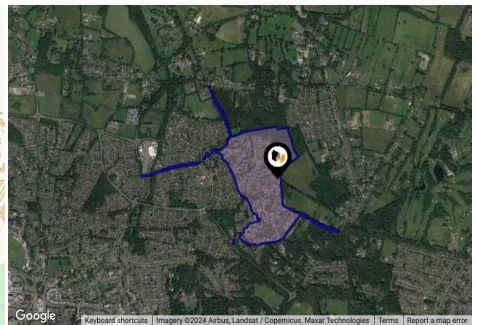
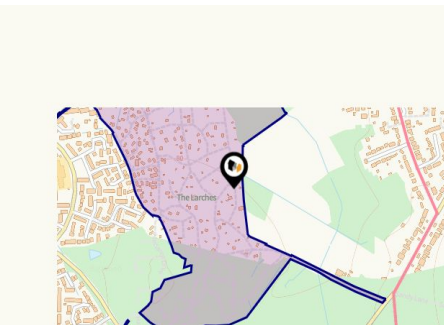
Stunning Park Home

Four years old

Two Bathrooms

Driveway & Garage

Quiet Location



Property

Type:	Caravan	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	92.97 acres		
Council Tax :	Band A		
Annual Estimate:	£1,368		
Title Number:	BK100195		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4	52	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		





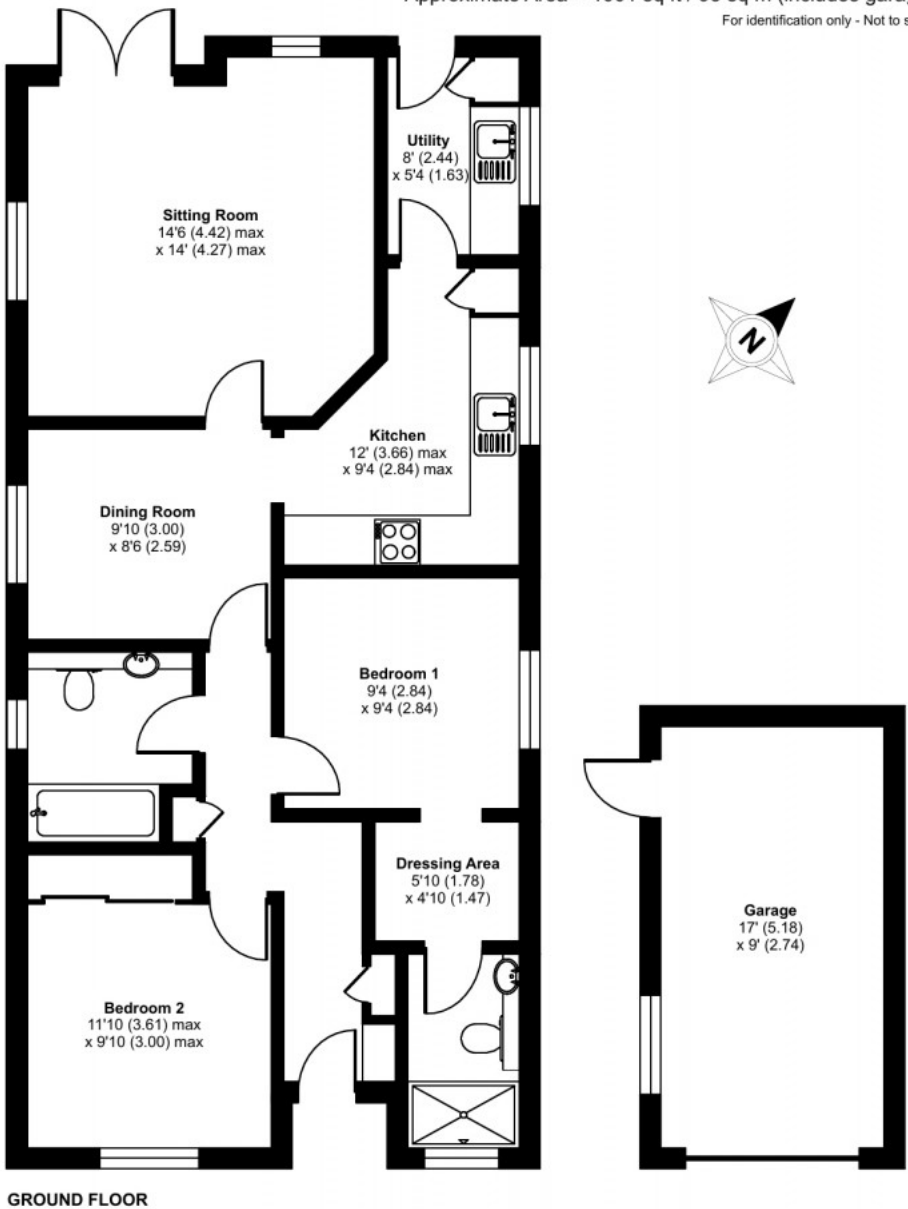


THE LARCHES, WARFIELD PARK, BRACKNELL, RG42

Warfield Park, Bracknell, RG42

Approximate Area = 1001 sq ft / 93 sq m (includes garage)

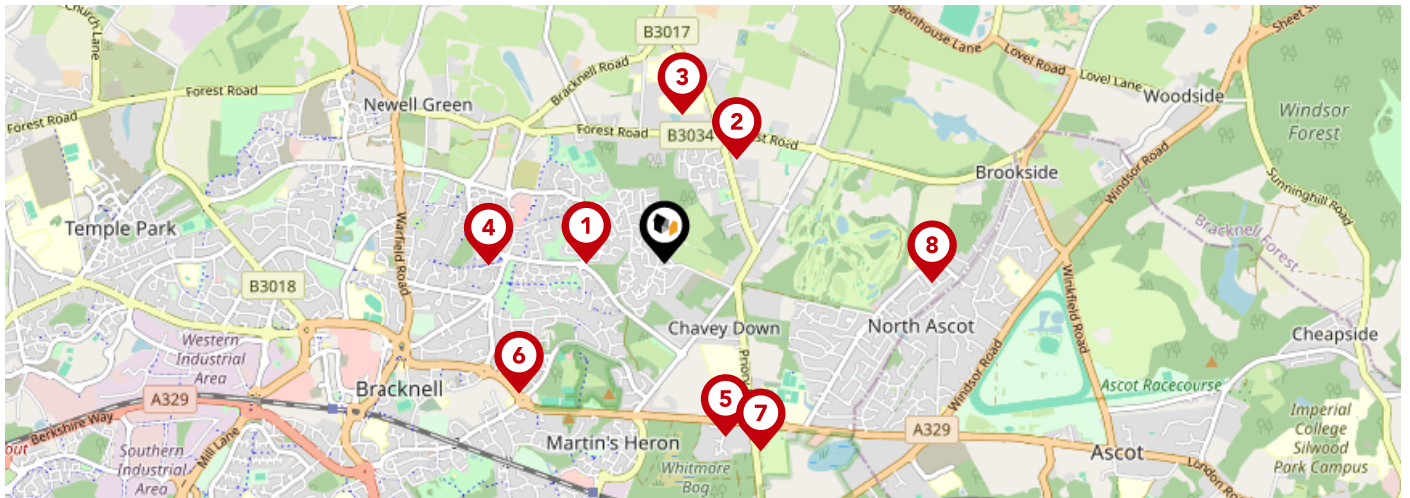
For identification only - Not to scale



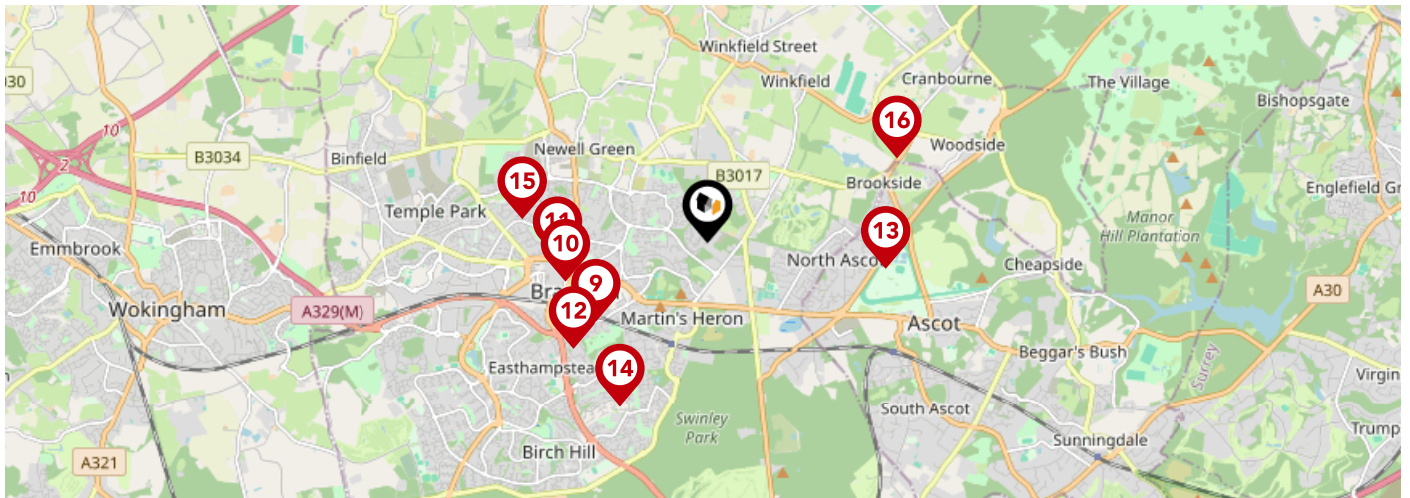
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Duncan Yeardley. REF: 1193570

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.36	☐	☒	☐	☐	☐
2	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:0.58	☐	☒	☐	☐	☐
3	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:0.69	☐	☐	☒	☐	☐
4	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.82	☐	☒	☐	☐	☐
5	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.85	☐	☐	☒	☐	☐
6	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.9	☐	☒	☐	☐	☐
7	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:0.98	☐	☐	☒	☐	☐
8	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.24	☐	☒	☐	☐	☐

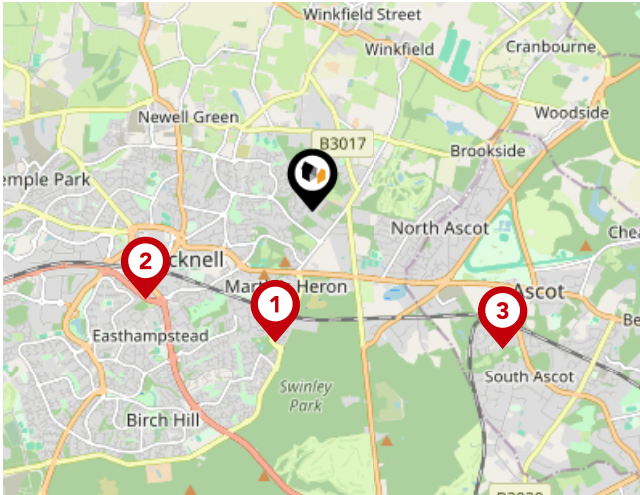


		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.27	☐	☒	☐	☐	☐
10	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.36	☐	☐	☒	☐	☐
11	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.4	☐	☒	☐	☐	☐
12	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.57	☐	☐	☒	☐	☐
13	Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:1.66	☐	☐	☒	☐	☐
14	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.71	☐	☒	☐	☐	☐
15	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.73	☐	☐	☒	☐	☐
16	Cranbourne Primary School Ofsted Rating: Outstanding Pupils: 186 Distance:1.92	☐	☒	☐	☐	☐

Area

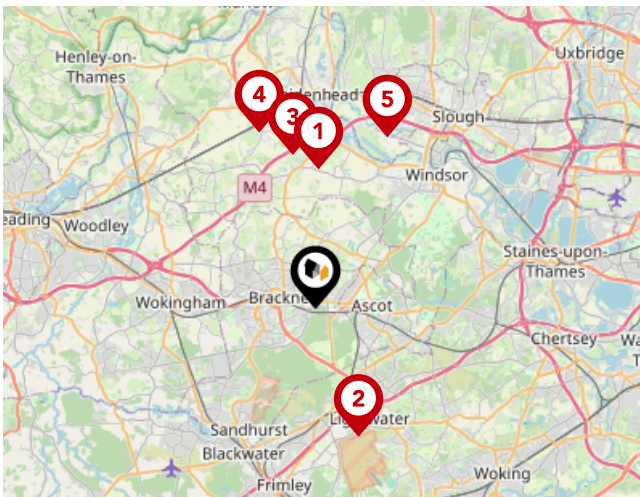
Transport (National)

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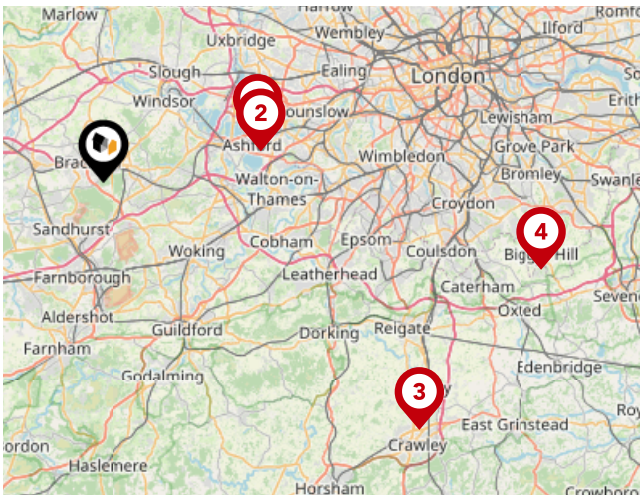
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.25 miles
2	Bracknell Rail Station	1.74 miles
3	Ascot Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.16 miles
2	M3 J3	5 miles
3	A404(M) J9A	5.77 miles
4	A404(M) J9	6.82 miles
5	M4 J7	6.85 miles

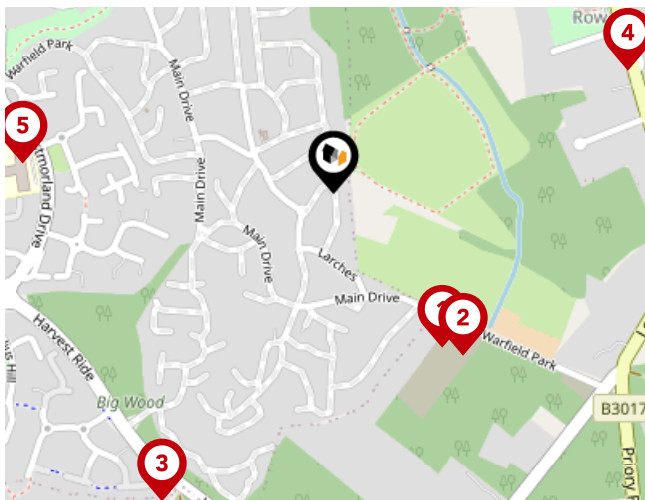


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.87 miles
2	Heathrow Airport Terminal 4	11.84 miles
3	Gatwick Airport	29.67 miles
4	Leaves Green	33 miles

Area

Transport (Local)



Bus Stops/Stations

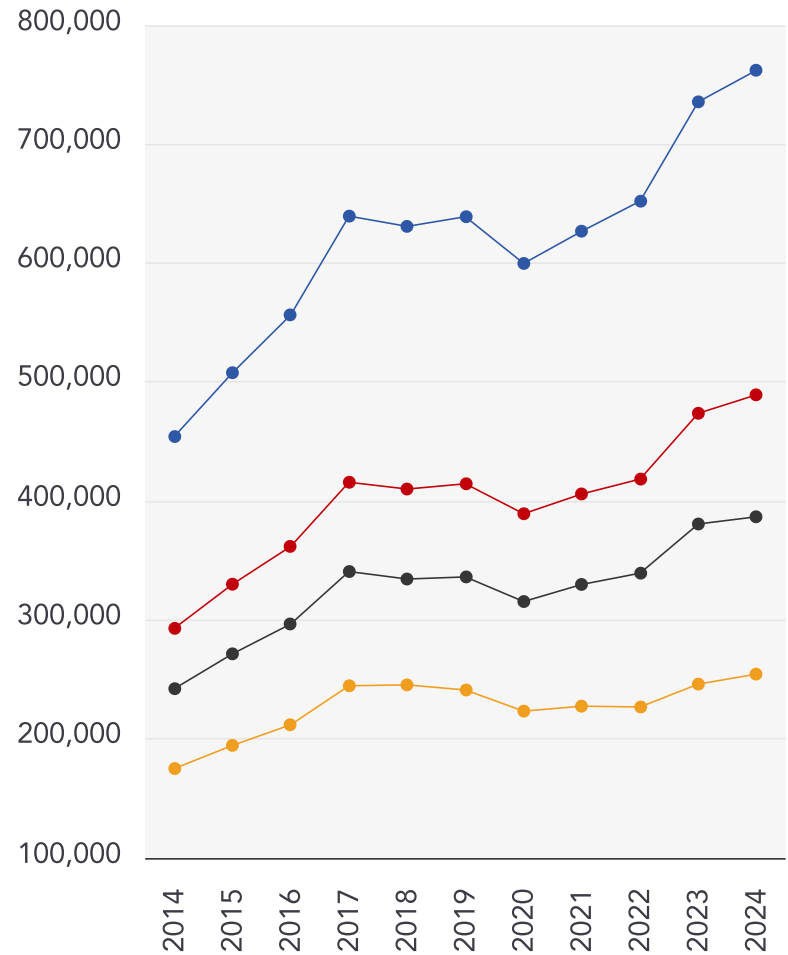
Pin	Name	Distance
1	Mobile Home Site	0.22 miles
2	Warfield Park	0.24 miles
3	Saxon Drive	0.41 miles
4	Mushroom Castle Lane	0.37 miles
5	Somerset Grove	0.36 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!



Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



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Duncan Yeardley

Data Quality

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