

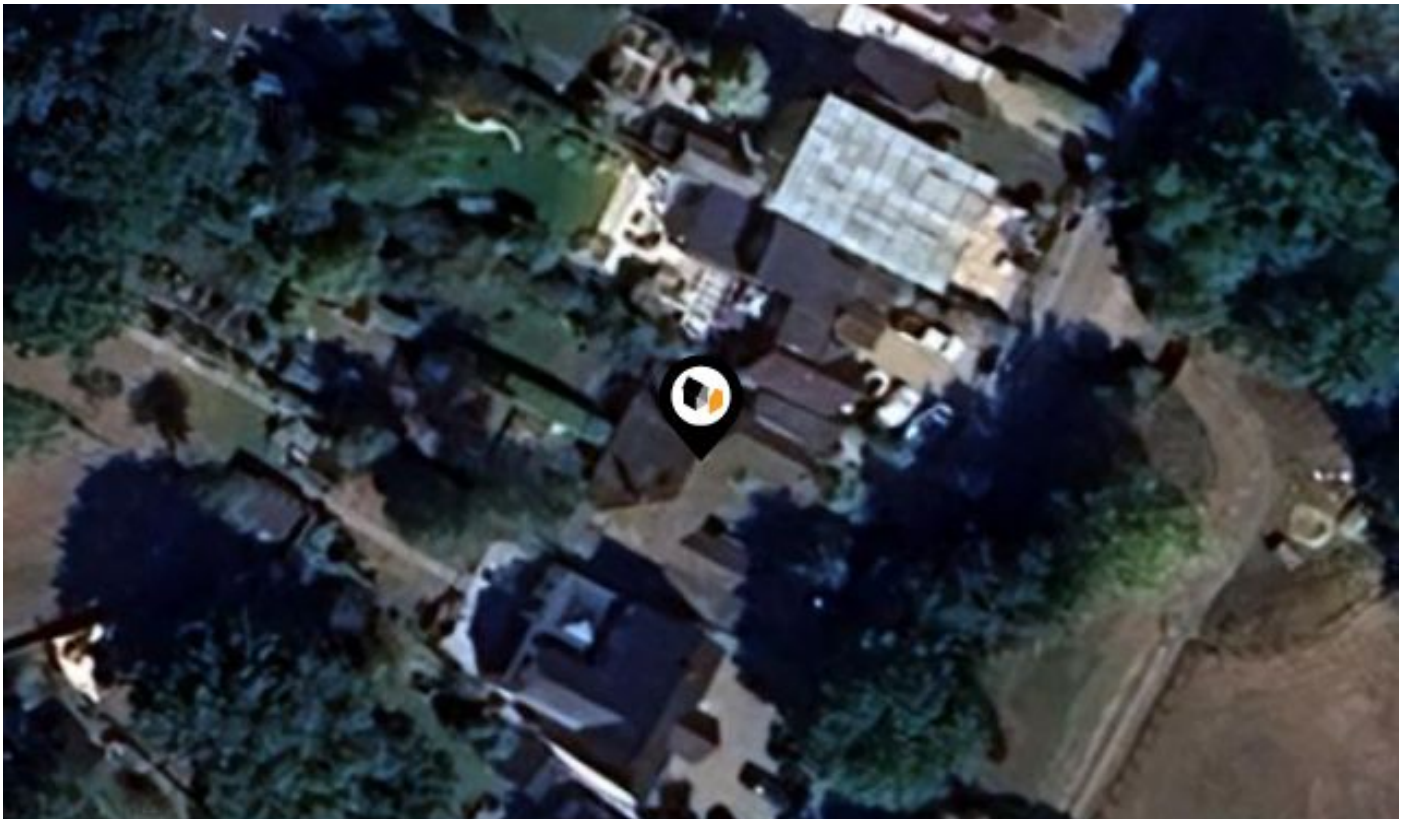


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



OSBORNE LANE, WARFIELD, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

Located on the highly desirable Osbourne Lane in Warfield, this unique three-bedroom semi-detached bungalow offers a rare opportunity to secure a home in one of the area's most sought-after roads. Set on a generous plot, this charming property boasts exceptional outdoor space and exciting potential for future extension (subject to planning permission).

The standout feature of this home is its stunning south-facing garden, stretching well over 100 feet in length and backing onto a peaceful stream - perfect for those seeking a private and tranquil setting.

Inside, the accommodation includes three well-proportioned bedrooms, a spacious living area and a functional kitchen, offering a solid foundation for modernisation or expansion. The property also benefits from a private driveway and a garage, providing ample off-street parking and storage.

This is a rare opportunity to purchase a property with both character and scope in one of Warfield's most exclusive locations - ideal for downsizers, families or anyone looking to create their forever home.

Council Tax Band: E

Chain Free

Bungalow

Semi Detached

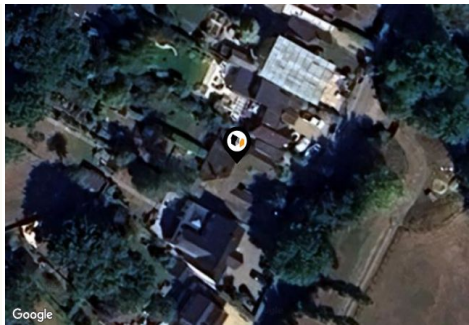
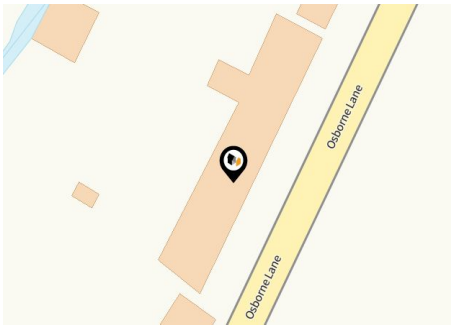
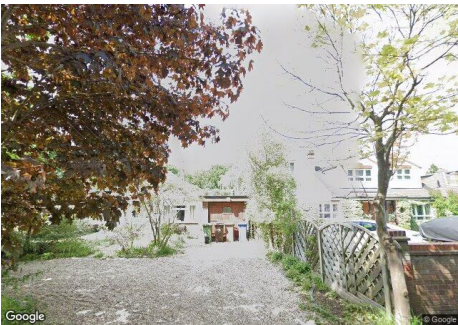
Garage & Driveway

Large Plot

Extension Potential (STPP)

Stream at the Bottom of Garden

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Council Tax :	Band E
Annual Estimate:	£2,634

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	80	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

O ₂	E	3	O

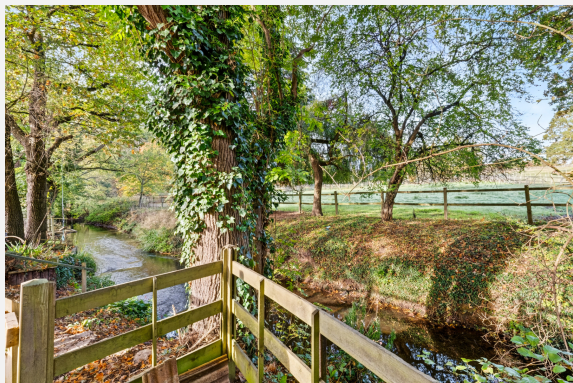
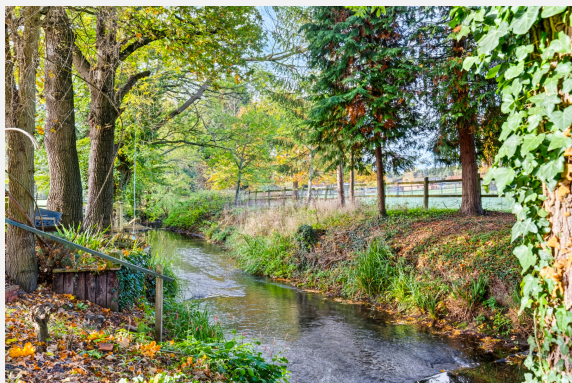
Satellite/Fibre TV Availability:

BT	sky	Virgin media

Gallery Photos



Gallery
Photos



OSBORNE LANE, WARFIELD, BRACKNELL, RG42

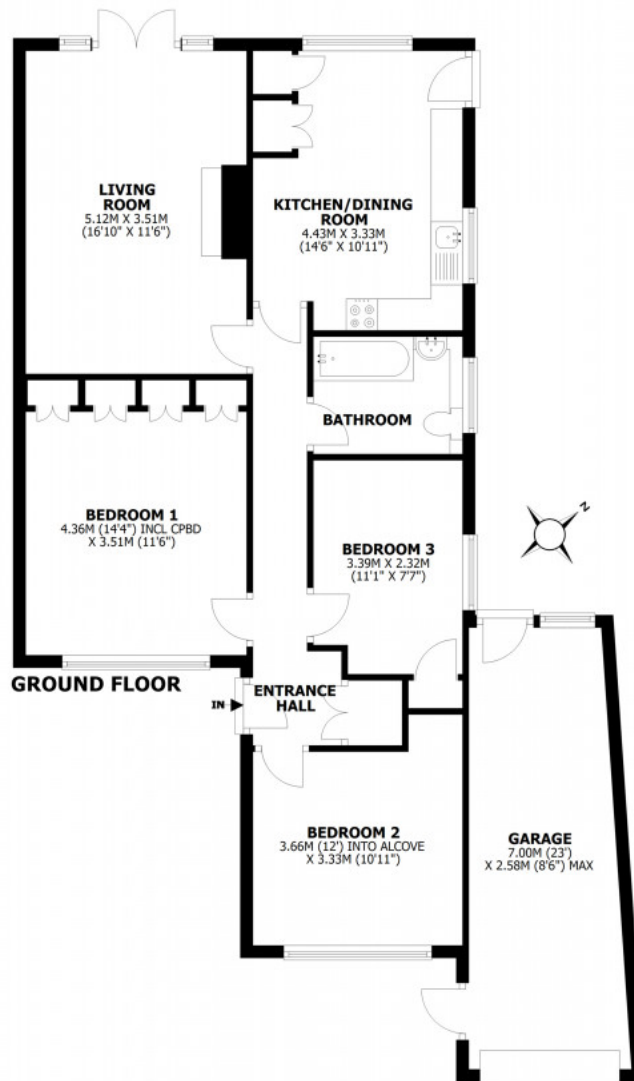


Osborne Lane, Bracknell, RG42

Total internal area: approx. 98.1 sq. metres (1055.6 sq. feet)

Main area: approx. 81.7 sq. metres (878.9 sq. feet)

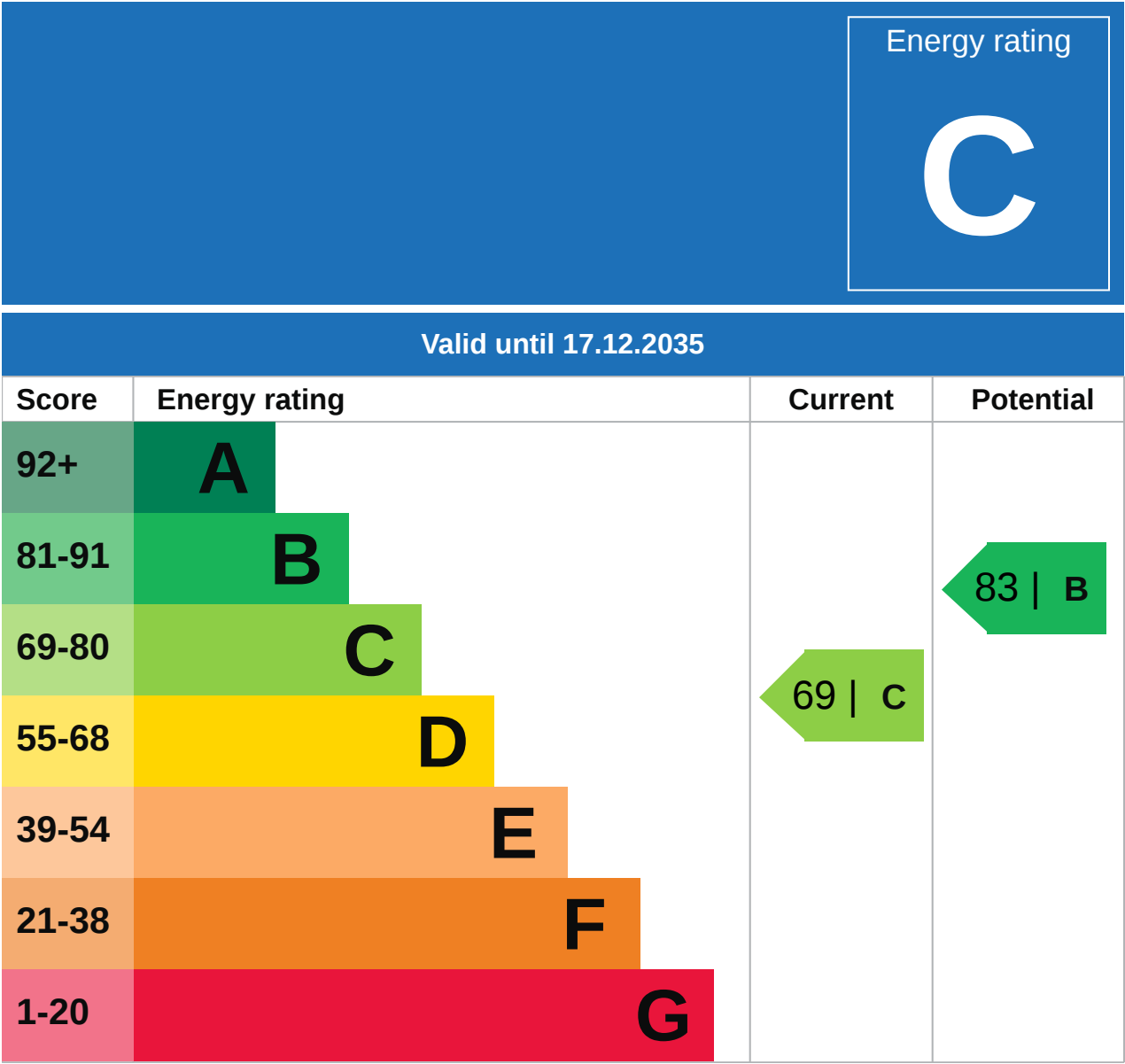
Garage: approx. 16.4 sq. metres (176.7 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate



Property

EPC - Additional Data

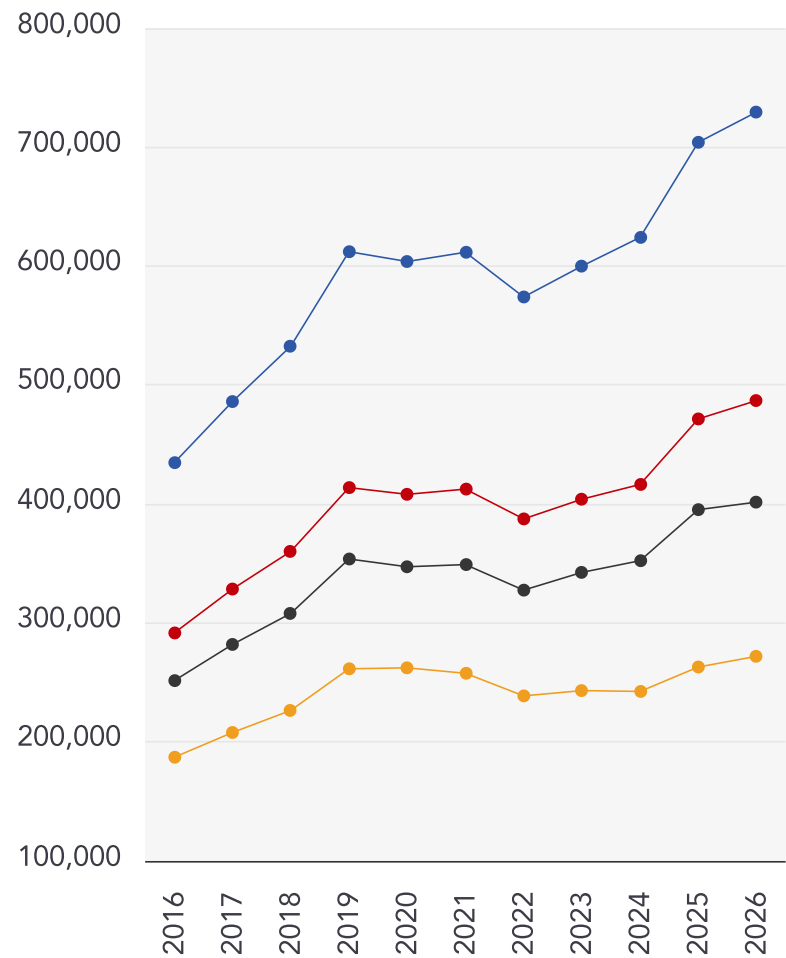
Additional EPC Data

Property Type:	Semi-detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

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%

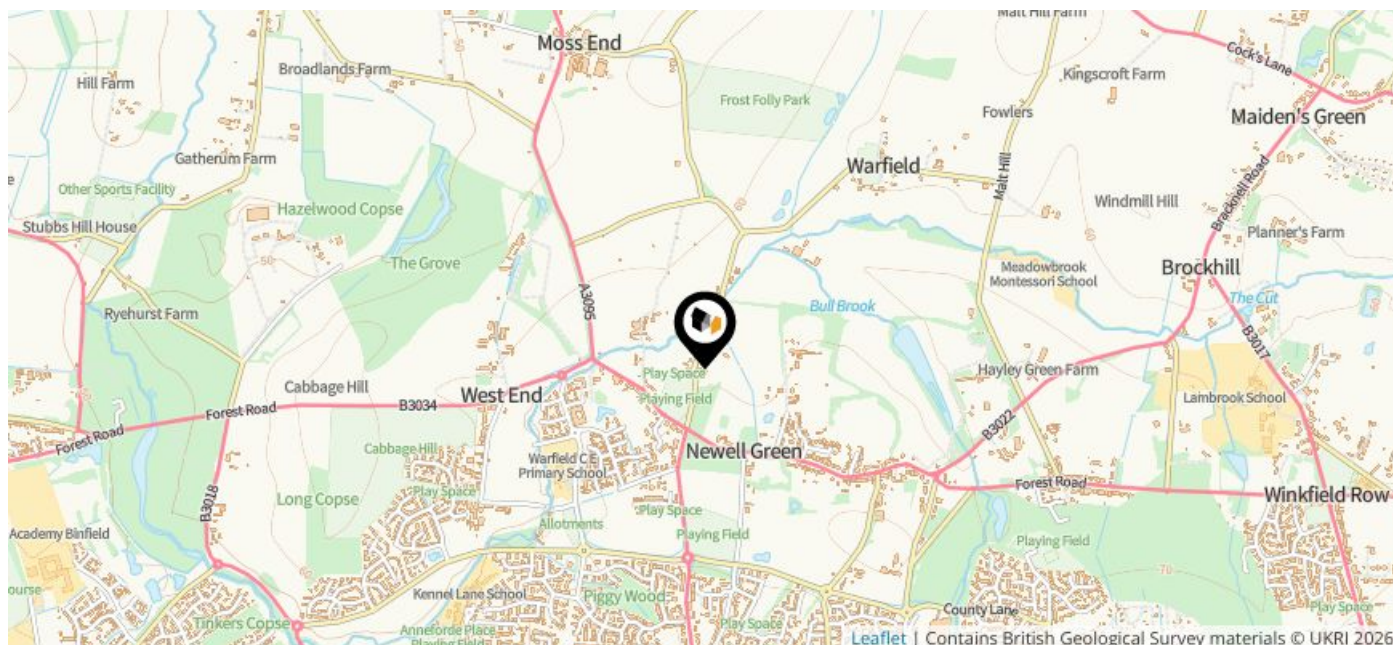
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

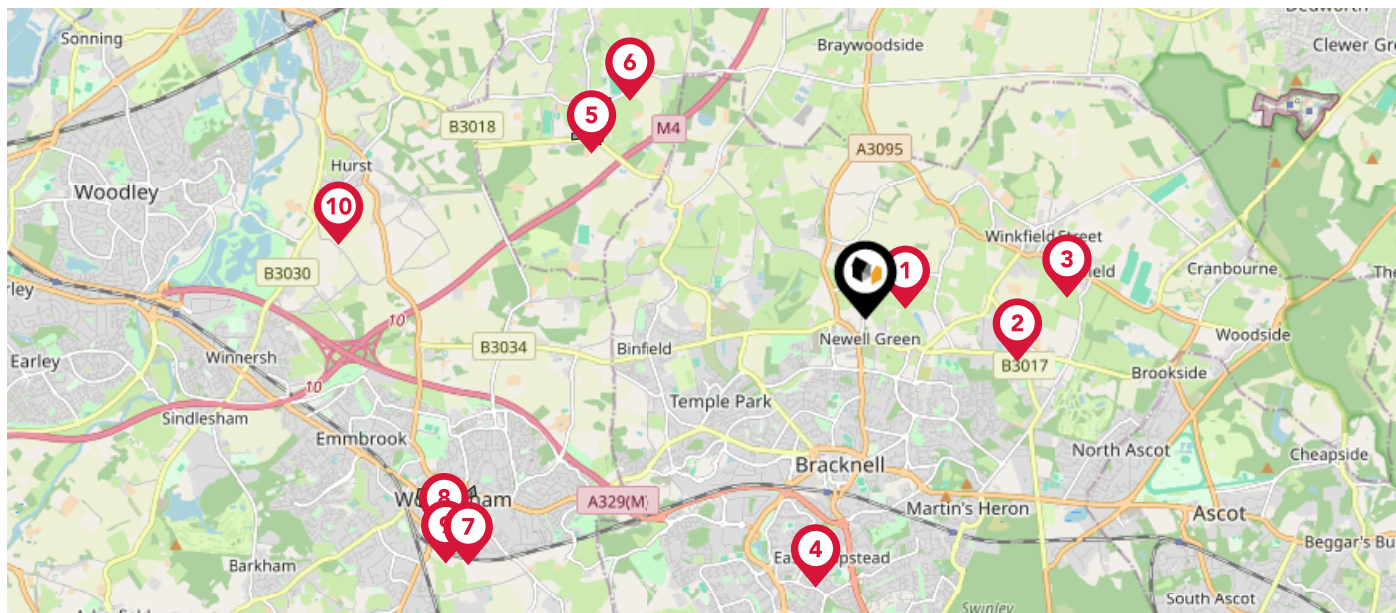
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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



Warfield



Winkfield Row



Winkfield Village



Easthampstead



Shurlock Row



Beenham's Heath



Murdoch Road



Wokingham Town Centre



Langborough Road

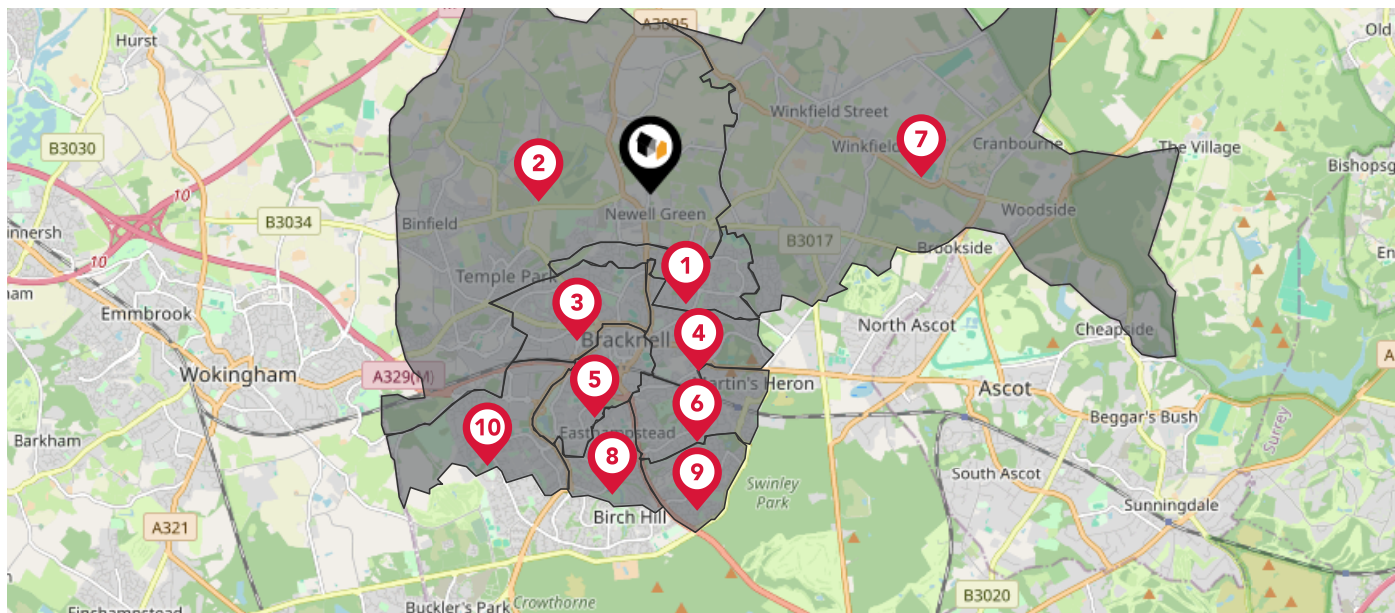


Hurst

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



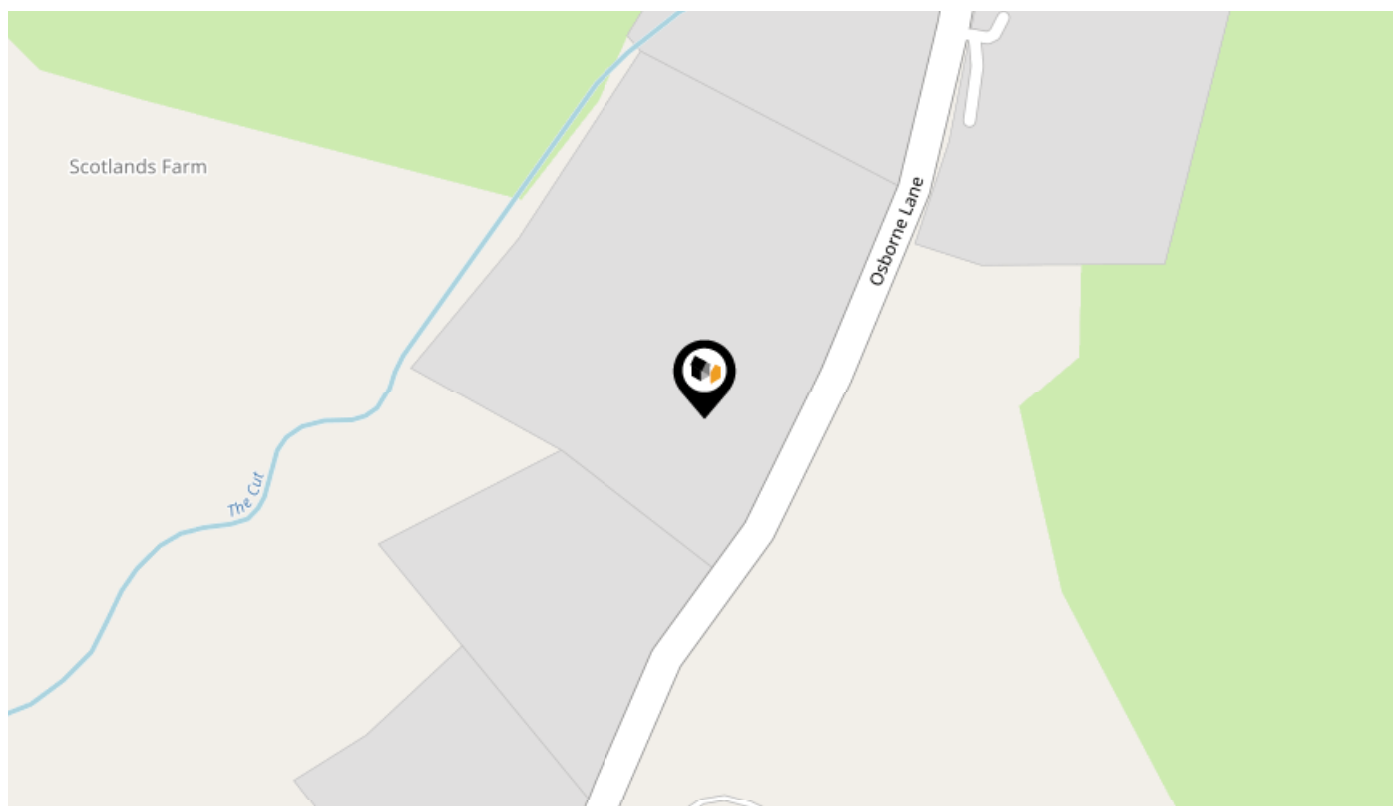
Nearby Council Wards

- 1 Warfield Harvest Ride Ward
- 2 Binfield with Warfield Ward
- 3 Priestwood and Garth Ward
- 4 Bullbrook Ward
- 5 Wildridings and Central Ward
- 6 Harmans Water Ward
- 7 Winkfield and Cranbourne Ward
- 8 Old Bracknell Ward
- 9 Crown Wood Ward
- 10 Great Hollands North Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

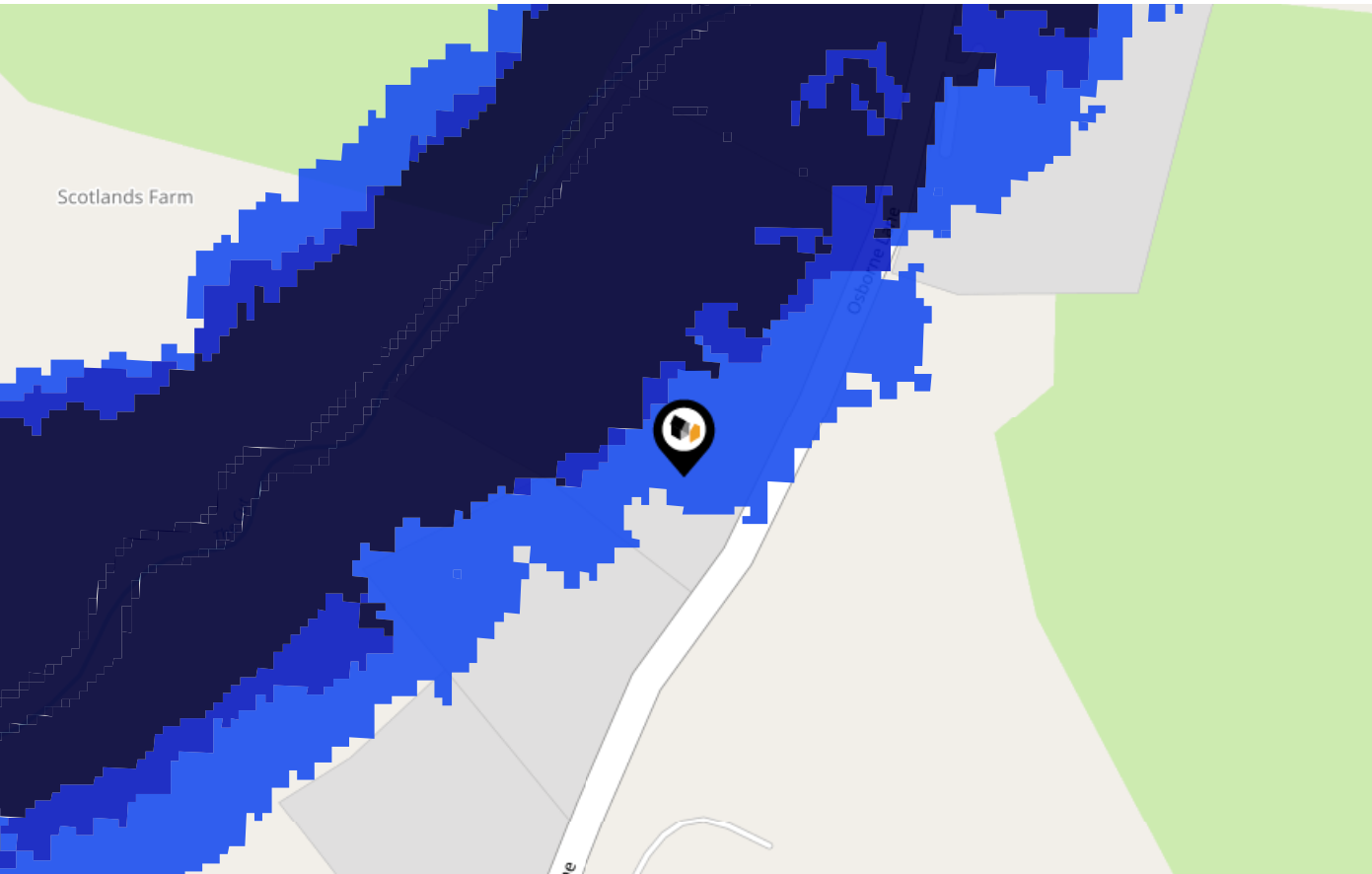
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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: 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.

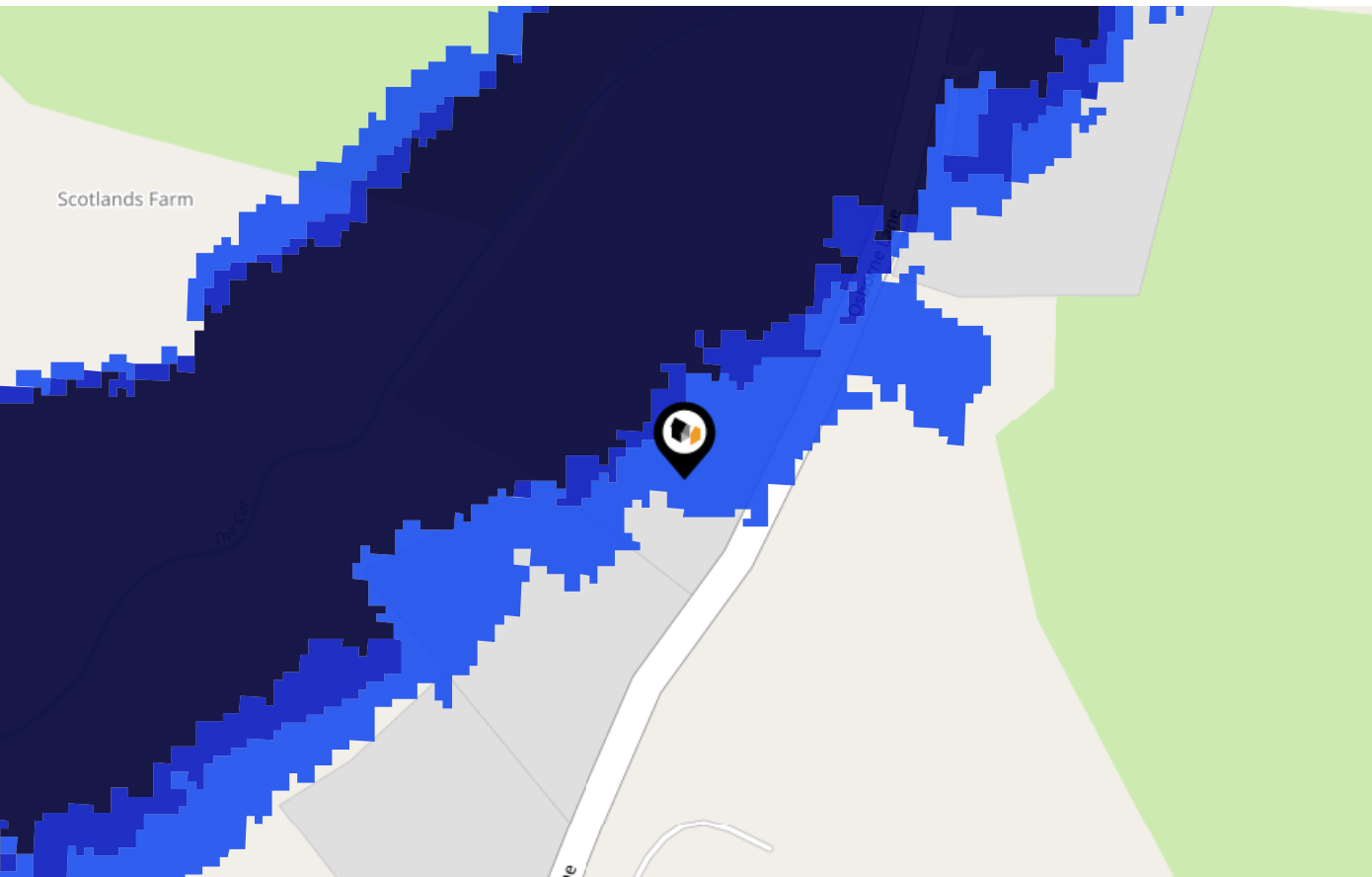
Chance of flooding to the following depths at this property:



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: 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.

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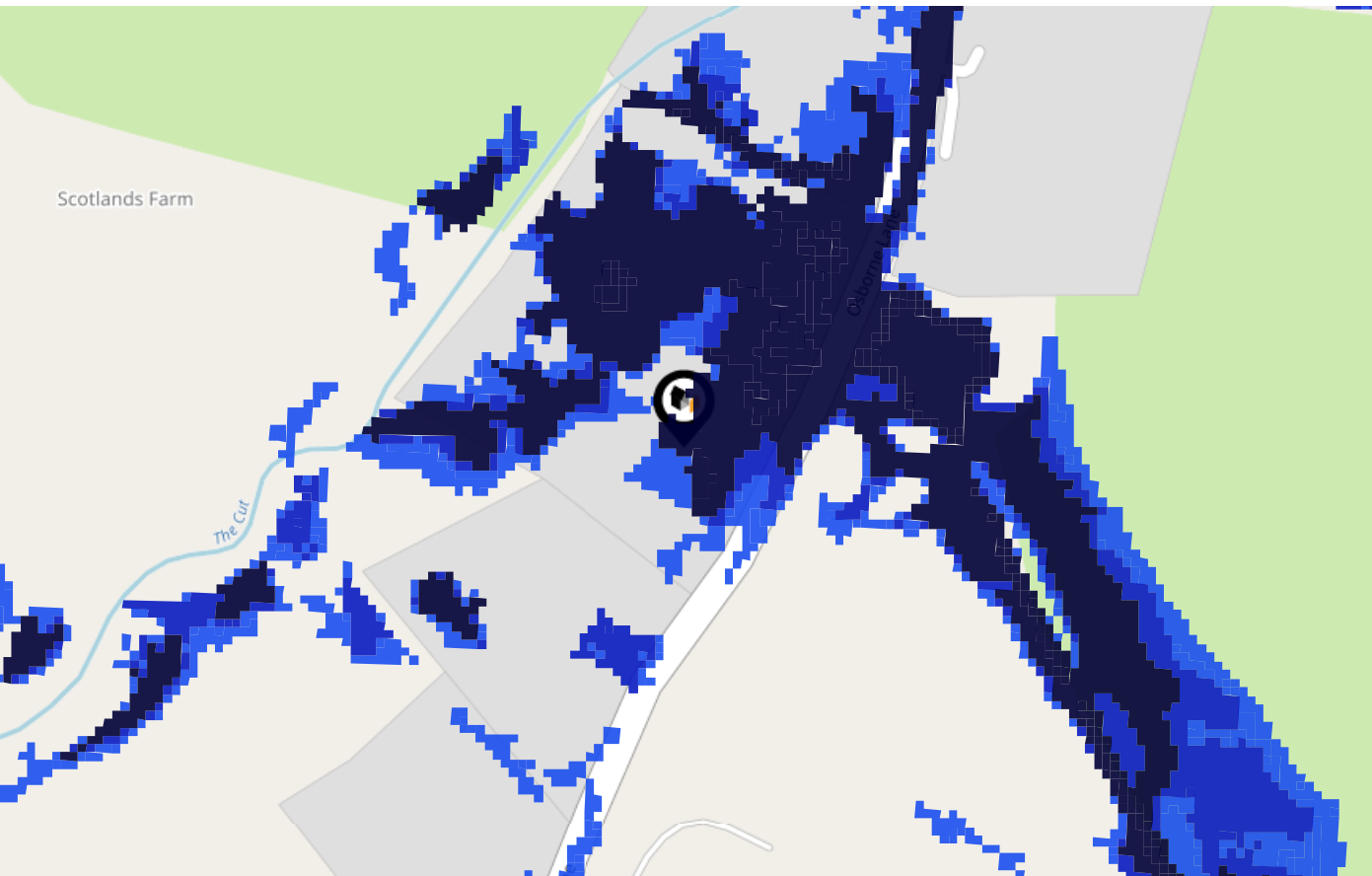
Chance of flooding to the following depths at this property:



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.

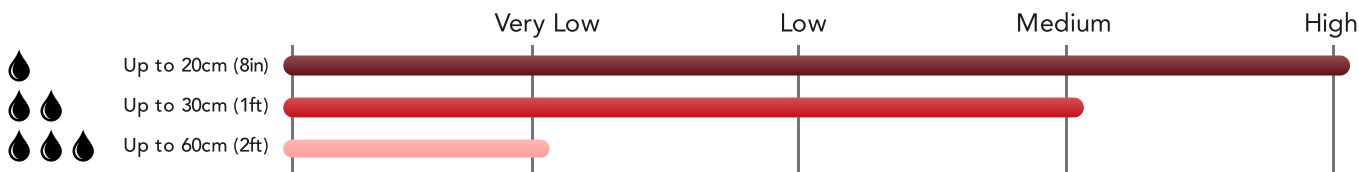


Risk Rating: High

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- 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.

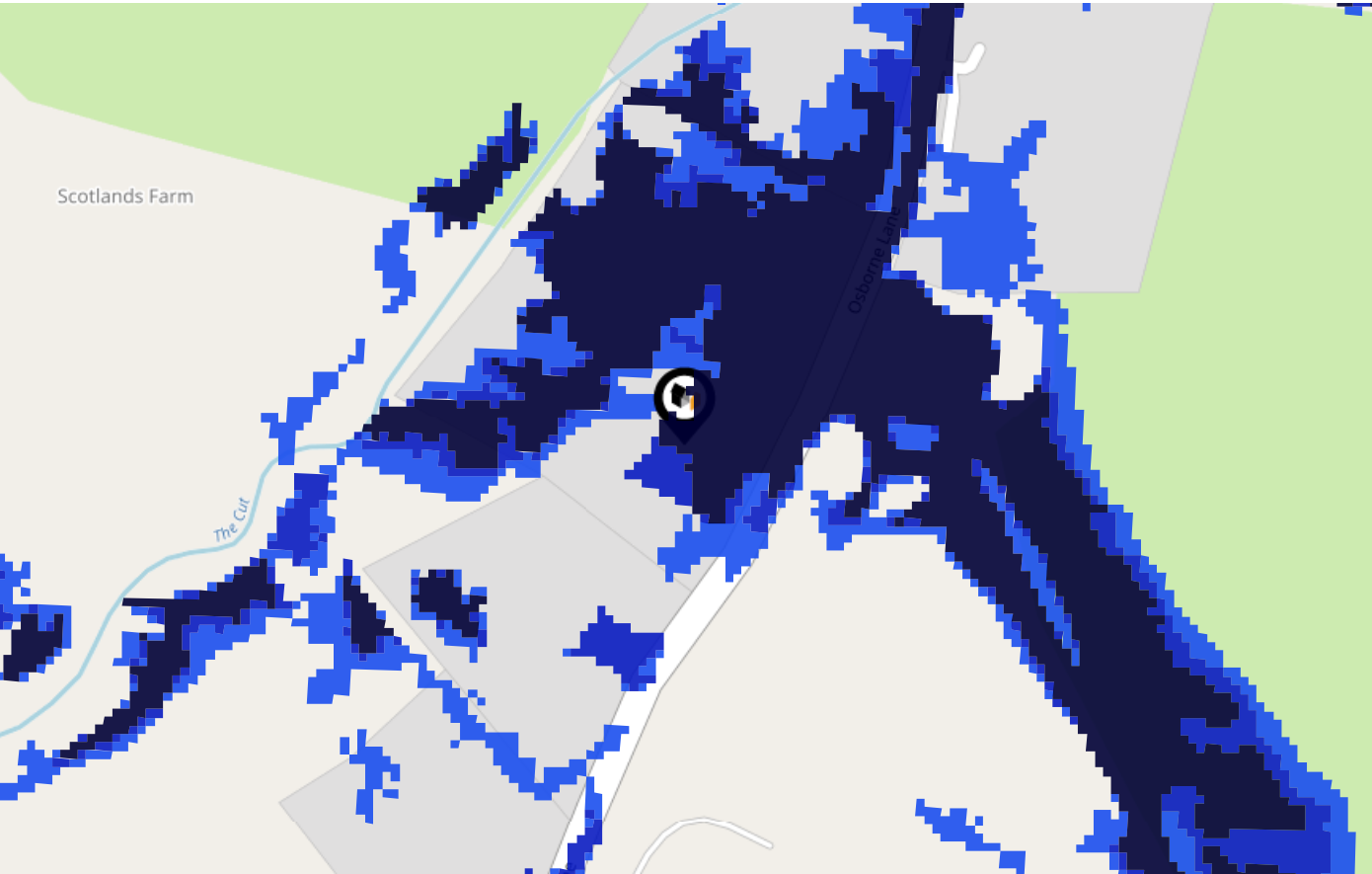
Chance of flooding to the following depths at this property:



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.

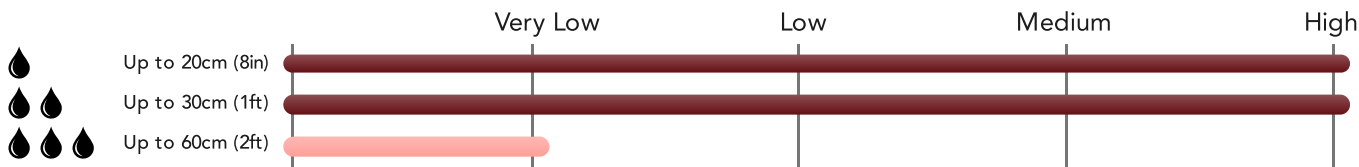


Risk Rating: High

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.
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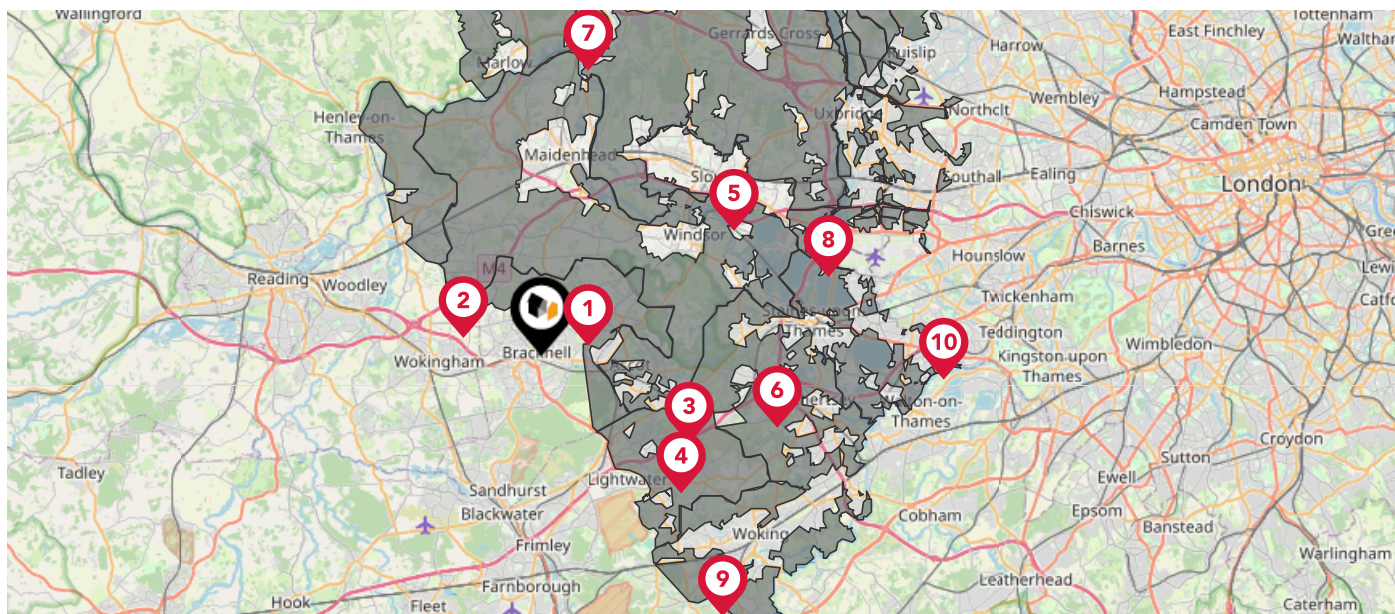
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



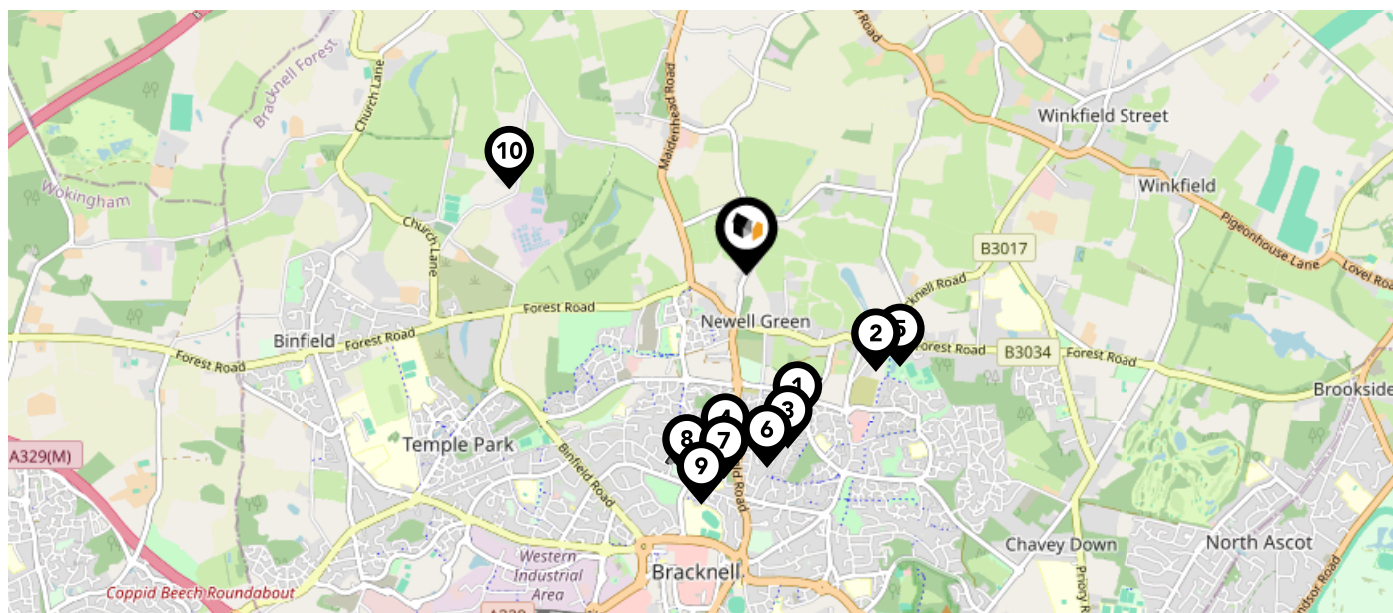
Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Woking
- 10 London Green Belt - Spelthorne

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.



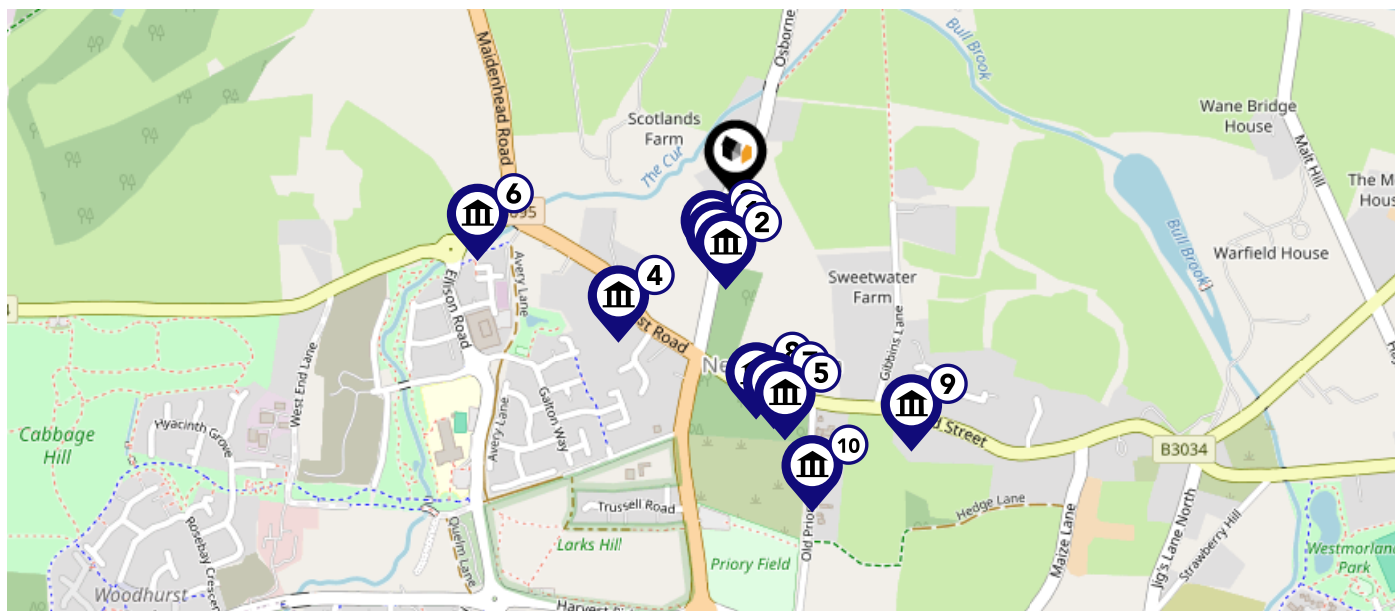
Nearby Landfill Sites

1	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
2	Priors Pit-Newell Green	Historic Landfill	
3	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
4	Sherring Close-Bracknell, Berkshire	Historic Landfill	
5	Forest Road-Warfield	Historic Landfill	
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
7	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
8	Folders Lane-Bracknell, Berkshire	Historic Landfill	
9	Bull Lane-Bracknell, Berkshire	Historic Landfill	
10	Ryehurst Lane-Cokeley	Historic Landfill	

Maps

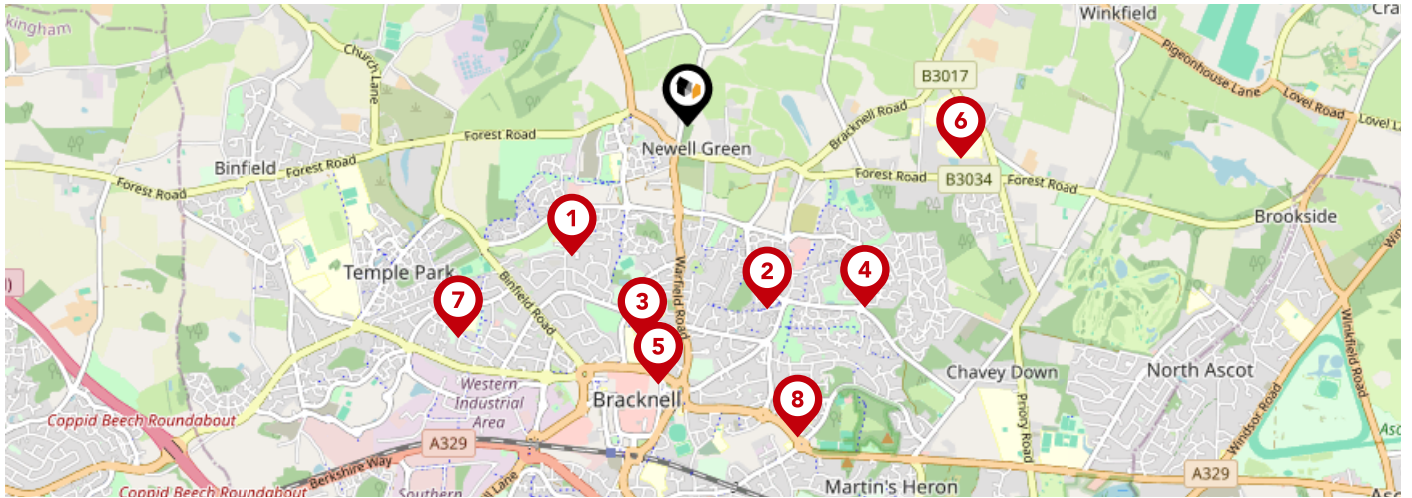
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



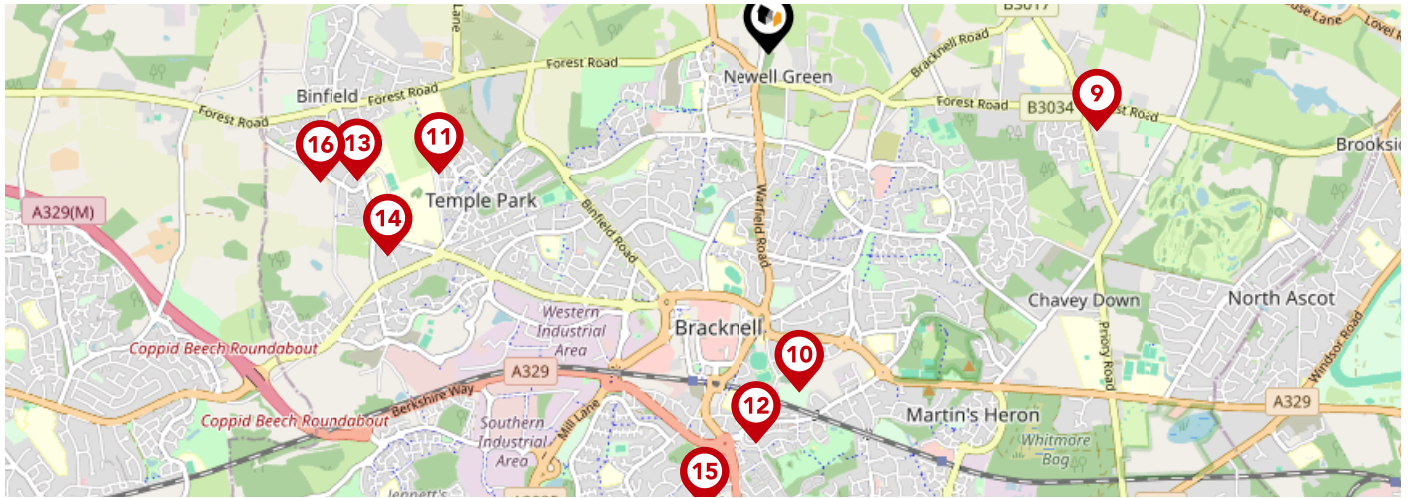
Listed Buildings in the local district		Grade	Distance
	1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.1 miles
	1390411 - St Michael's Grange	Grade II	0.1 miles
	1390413 - Granary At St Michael's Grange	Grade II	0.1 miles
	1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.2 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.3 miles
	1390401 - South Lodge To Warfield Hall	Grade II	0.3 miles
	1390418 - Newell Hall	Grade II	0.3 miles
	1390419 - Stable Block And Stable Yard, Walls And Gate Piers At Newell Hall	Grade II	0.3 miles
	1390415 - Horseshoe House	Grade II	0.4 miles
	1390414 - Priory Cottage	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.91	☐	☒	☐	☐	☐
3	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1	☐	☒	☐	☐	☐
4	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.17	☐	☒	☐	☐	☐
5	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.2	☐	☐	☒	☐	☐
6	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.28	☐	☐	☒	☐	☐
7	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.43	☐	☒	☐	☐	☐
8	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.52	☐	☒	☐	☐	☐

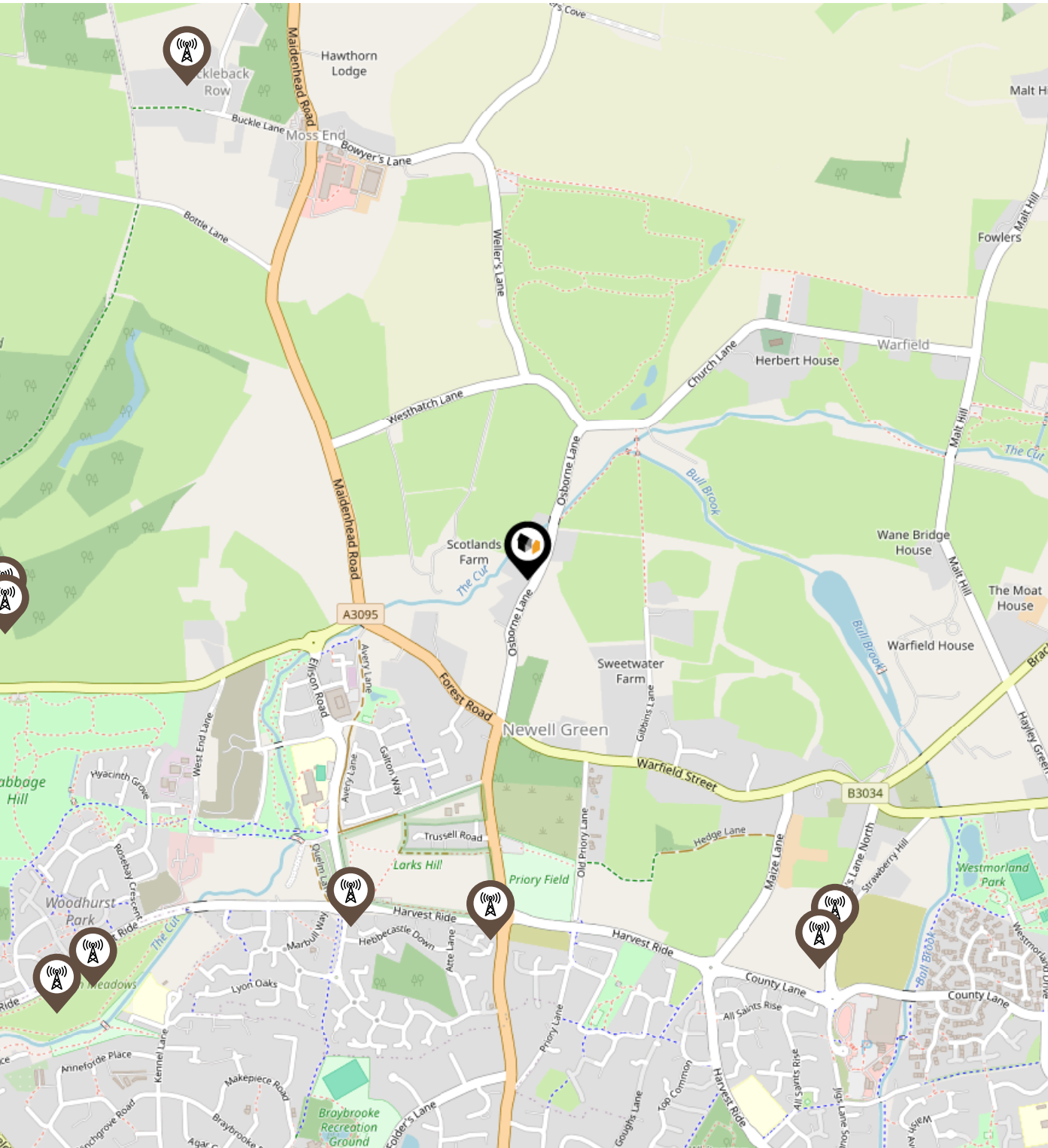
Area Schools



		Nursery	Primary	Secondary	College	Private
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.56	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance: 1.56	☐	☒	☐	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance: 1.62	☐	☒	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance: 1.8	☐	☐	☒	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.99	☐	☐	☒	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.99	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 2.12	☐	☐	☒	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 2.15	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



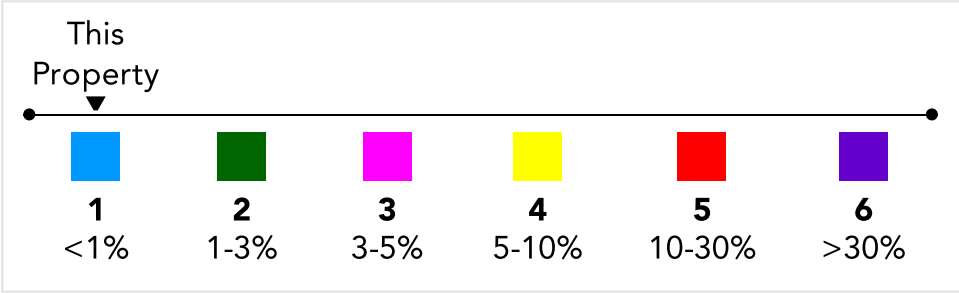
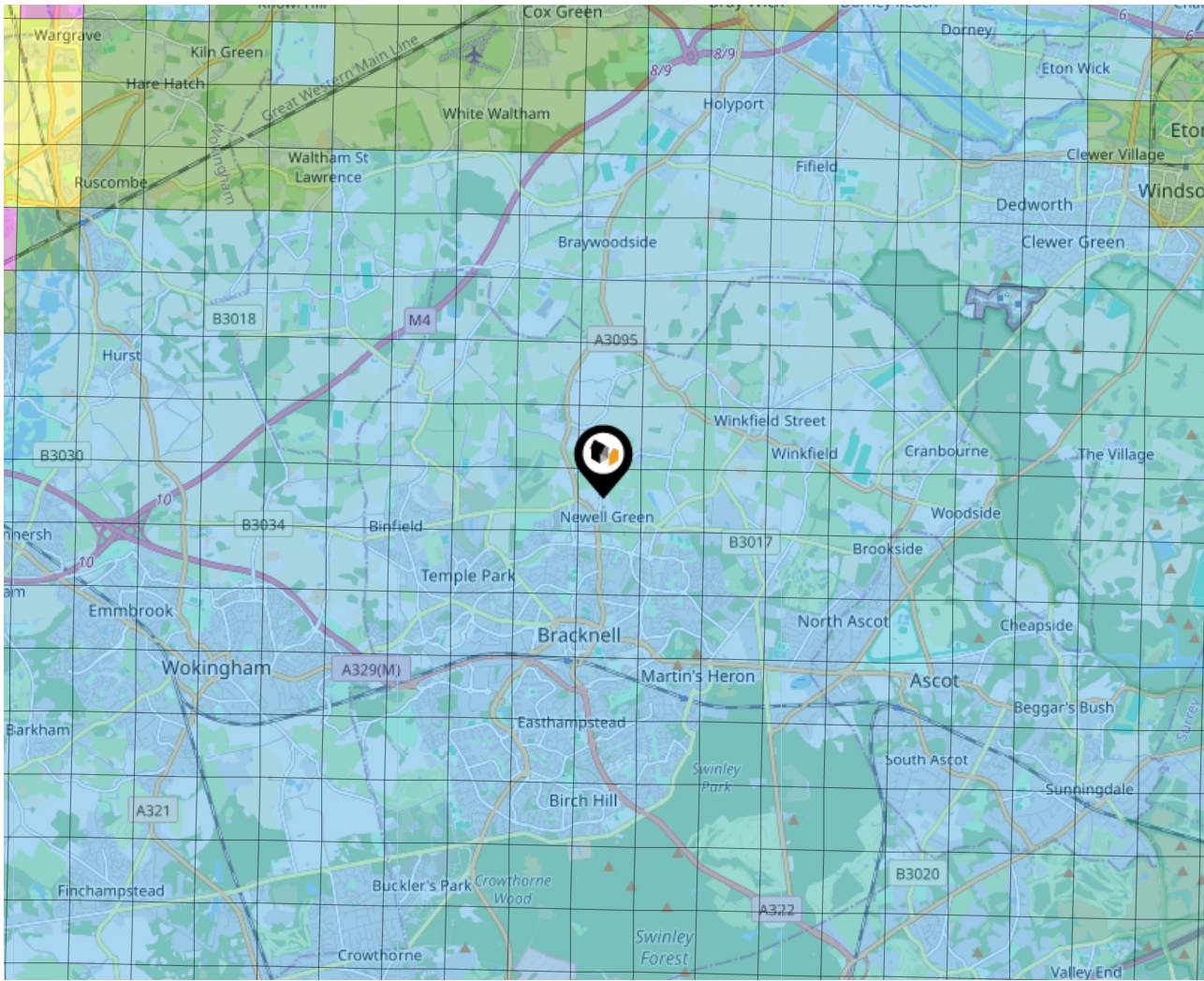
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

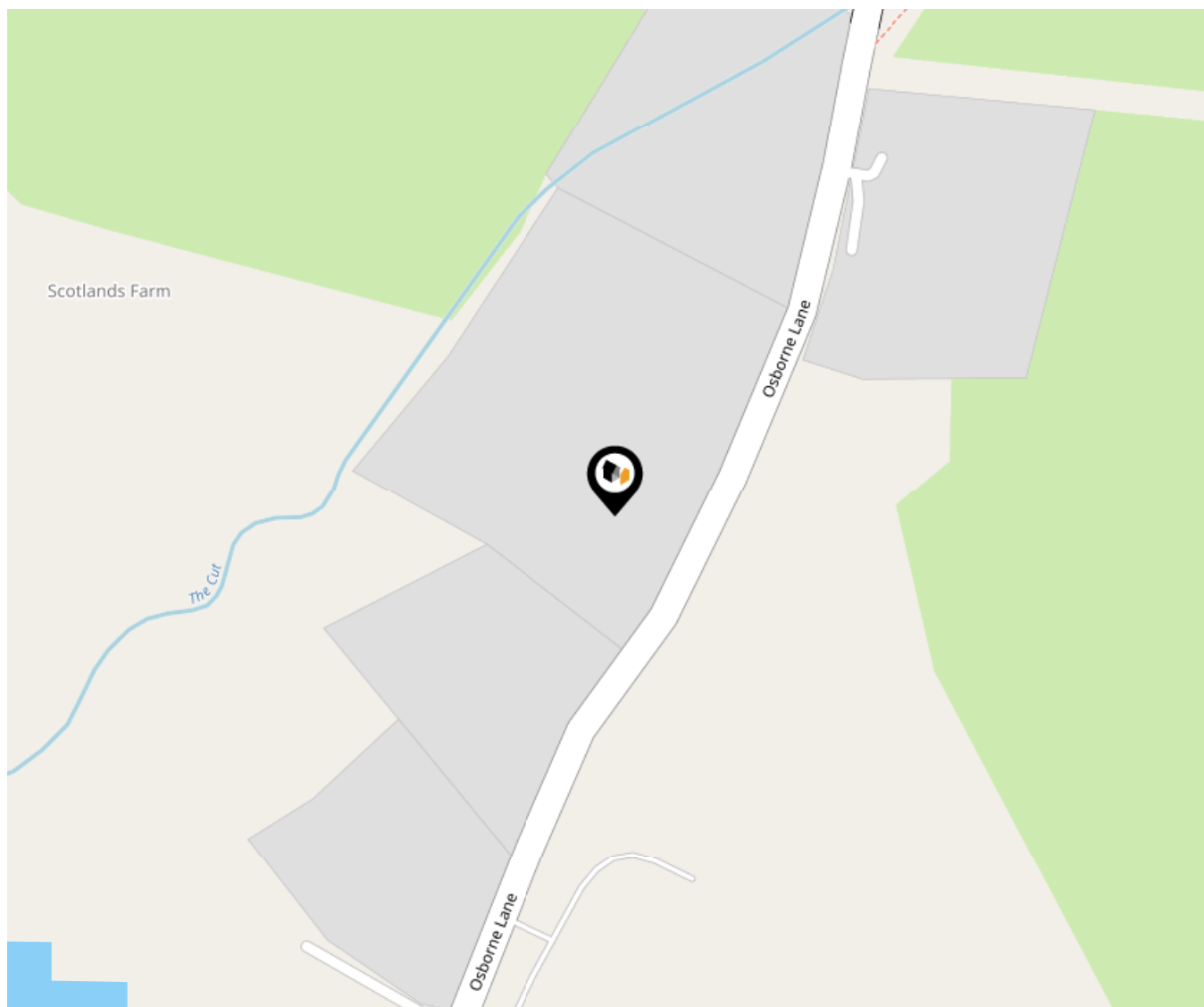
What is Radon?

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

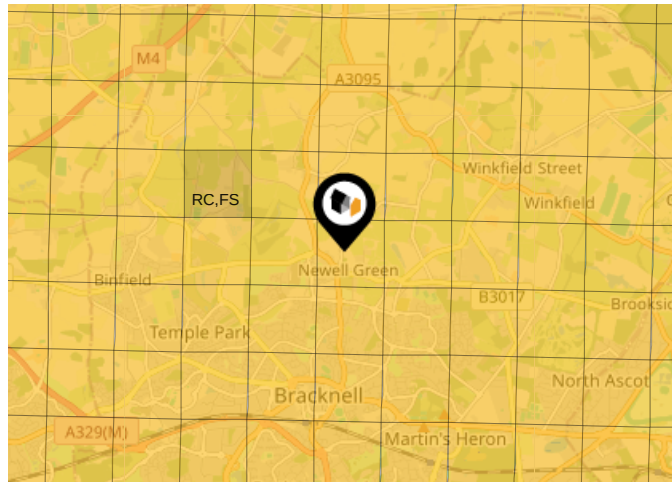
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
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

Duncan Yeardley

About Us



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!

Duncan Yeardley

Testimonials

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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/DuncanYeardley



/DuncanYeardley



/company/duncan-yeardley

Duncan Yeardley

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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