

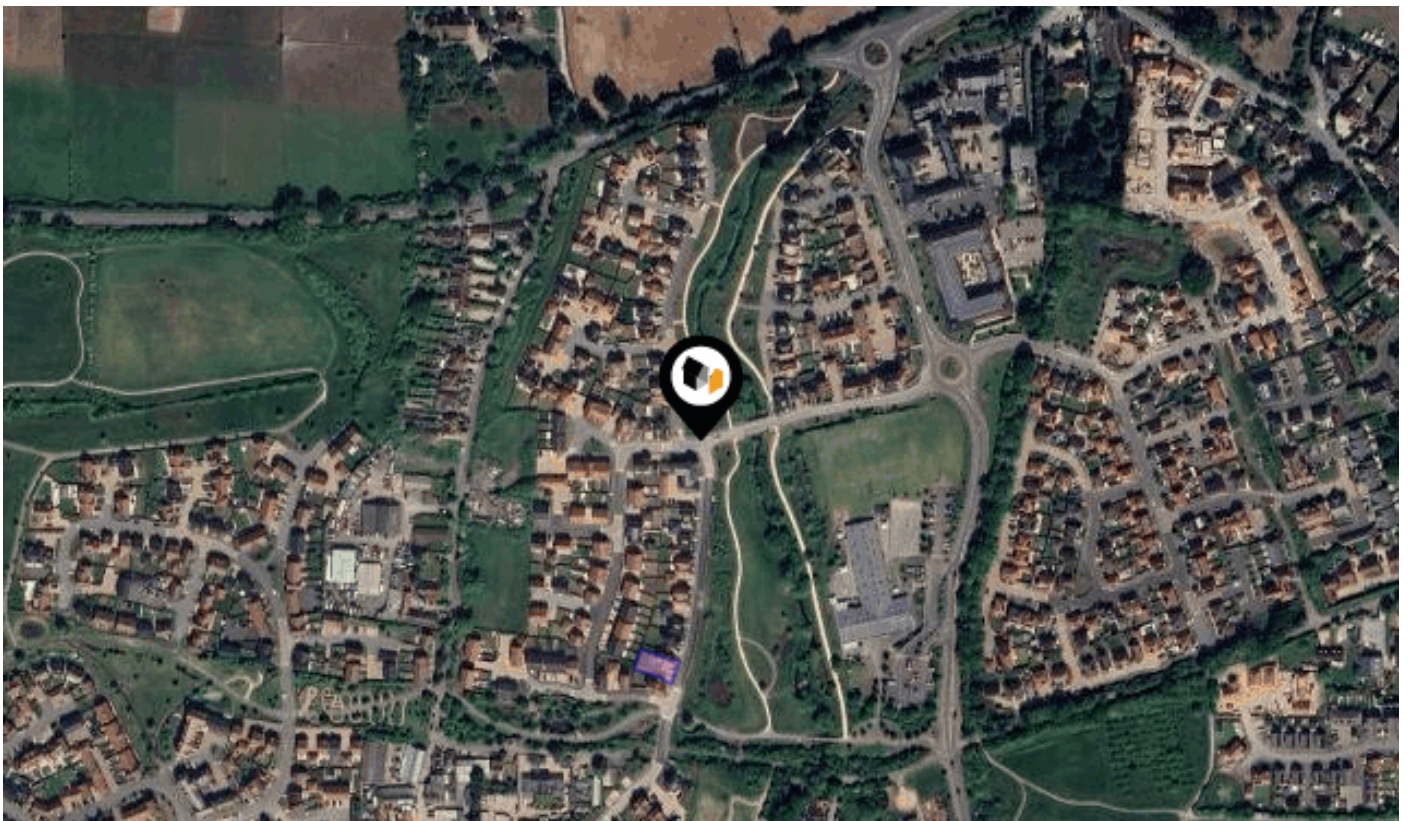


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th March 2026



WOODWARD LANE, WARFIELD, BRACKNELL, RG42

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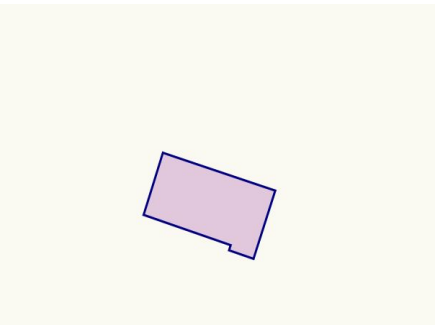
www.duncanyearldley.co.uk

Introduction

Our Comments

A rare opportunity to acquire an exceptional five-bedroom detached family home in one of Warfield's most sought-after addresses. Rarely does a home strike such a perfect balance between space, style, and setting - yet from the moment you step through the door of this outstanding detached residence, it's clear this is something special. Arranged impressively across three floors and offering in excess of 2,400 square feet of beautifully considered living space, this is a home designed for the way modern families truly live. The true showpiece is the breathtaking open-plan kitchen, dining, and living space at the heart of the ground floor - a vast, light-filled room stretching over 25 feet in length, where the owners have created a stunning media wall that anchors the room with effortless contemporary style. Whether you're hosting a lively family dinner, settling in for a film night, or keeping an eye on homework from the kitchen island, this space flexes seamlessly to meet every moment of family life. French doors flood the room with natural light and create a natural connection between inside and out - a space that will, without doubt, become the beating heart of your family's daily life. The ground floor is completed by a convenient utility room, a welcoming entrance hall, and a useful store. Upstairs, the first floor has two generously proportioned double bedrooms, a dedicated living room, ideal as a teenage retreat, home cinema, or sophisticated sitting room, and a walk-in wardrobe that adds a genuine touch of luxury. The principal bedroom suite comfortably accommodates a king-size bed and substantial furniture, while a private balcony offers a moment of calm above the rooftops. The second floor reveals three further well-proportioned double bedrooms, served by their own landing, a layout that works beautifully for larger families, live-in relatives, or those requiring a dedicated home office. The integrated garage has been thoughtfully converted by the current owners to create additional flexible accommodation - currently used as a media and entertainment space, it lends itself equally well as a home gym, playroom, or sixth bedroom, depending on your household's needs. A rare and genuinely valuable addition in a home of this type. Set within the highly desirable Warfield area of Bracknell, this home places you at the centre of one of Berkshire's most appealing family destinations. The area is particularly well-regarded for its excellent schooling, with a strong selection of both state and independent options within easy reach, including the well-regarded Ranelagh School and Edgbarrow School nearby. For commuters, the location is equally compelling: the M4 and M3 are easily accessible, while Bracknell and Martins Heron stations provide regular services into London Waterloo, placing the capital well within reach. Heathrow is a comfortable 30-minute drive for frequent flyers. Closer to home, Warfield strikes that rare balance between countryside tranquillity and modern convenience. The open landscapes of Windsor Great Park and the Swinley Forest are on your doorstep, while The Lexicon, Bracknell's vibrant town centre, offers an outstanding array of restaurants, boutiques, and leisure facilities just minutes away. For everyday needs, the local village amenities and nearby retail parks ensure convenience is never far from hand. Spacious, stylish, and superbly located - Woodward Lane represents an exceptional opportunity for a buyer seeking a home that is as practical as it is impressive. Properties of this calibre, in this postcode, are in consistently strong demand.

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,228 ft ² / 207 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band G		
Annual Estimate:	£3,592		
Title Number:	BK531637		

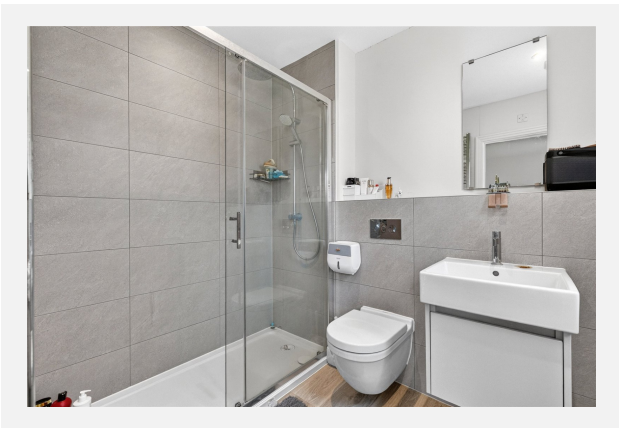
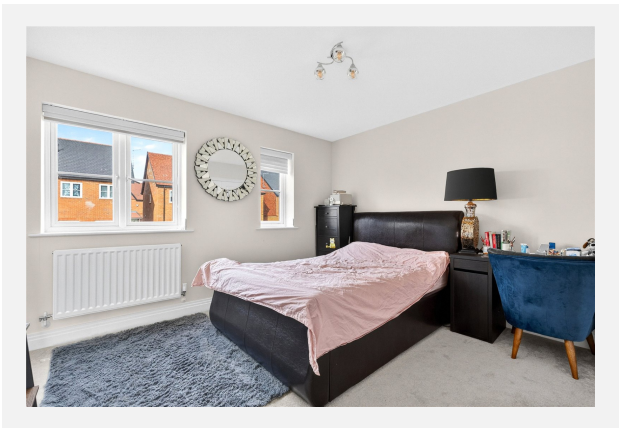
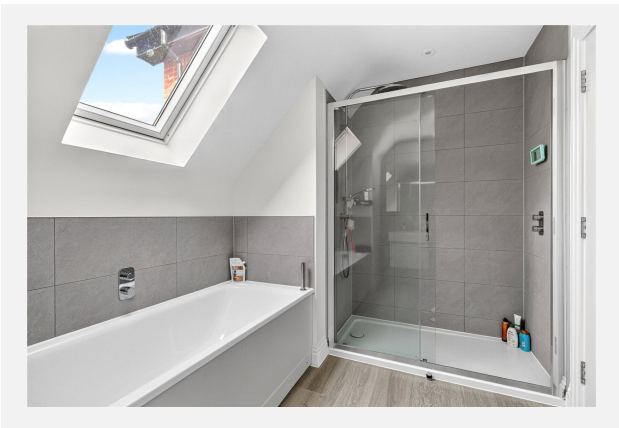
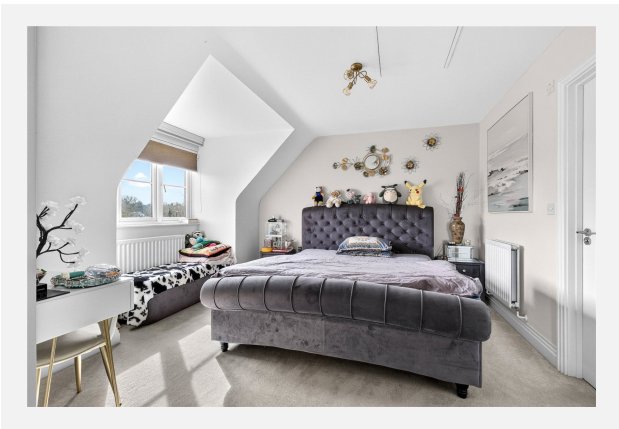
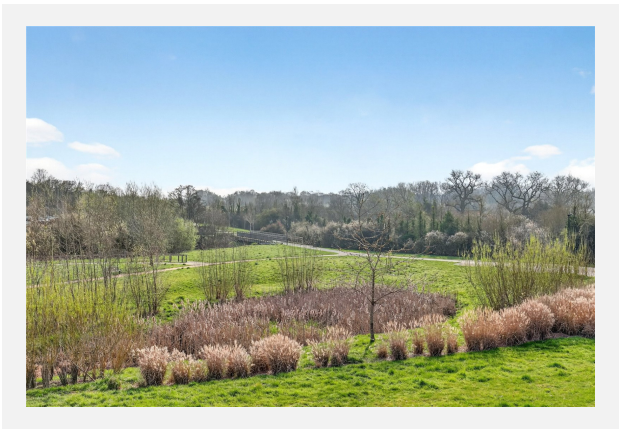
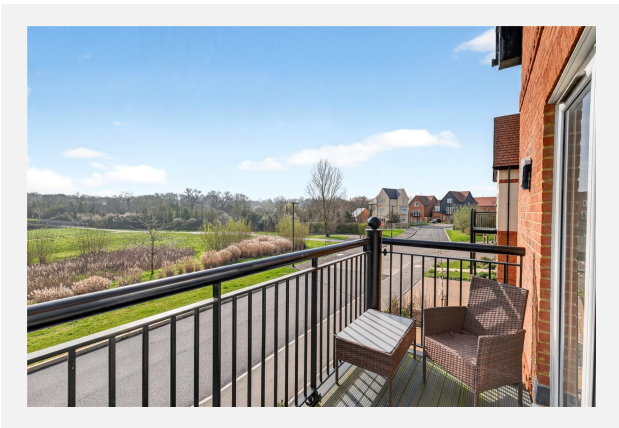
Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:		22	1800			
● Rivers & Seas	Medium	mb/s	mb/s			
● Surface Water	Very low					
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
						

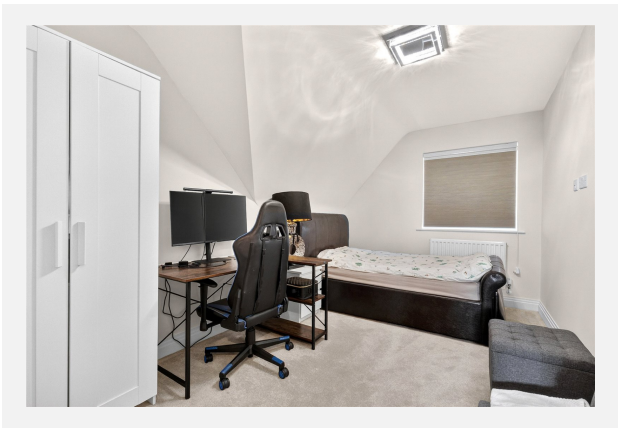
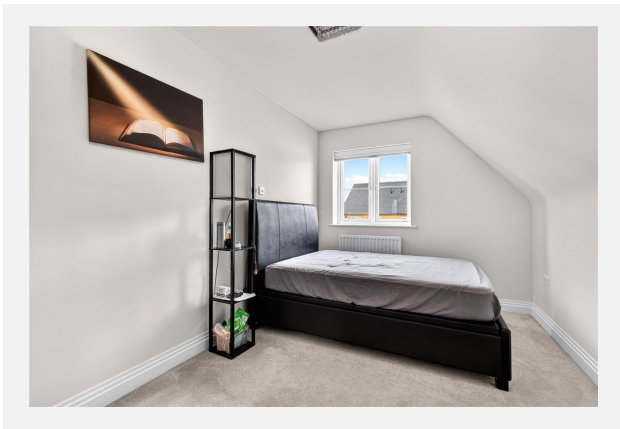
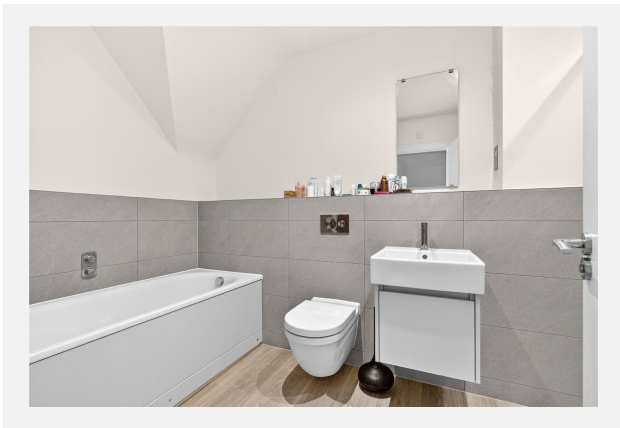
Gallery
Photos



Gallery Photos



Gallery Photos





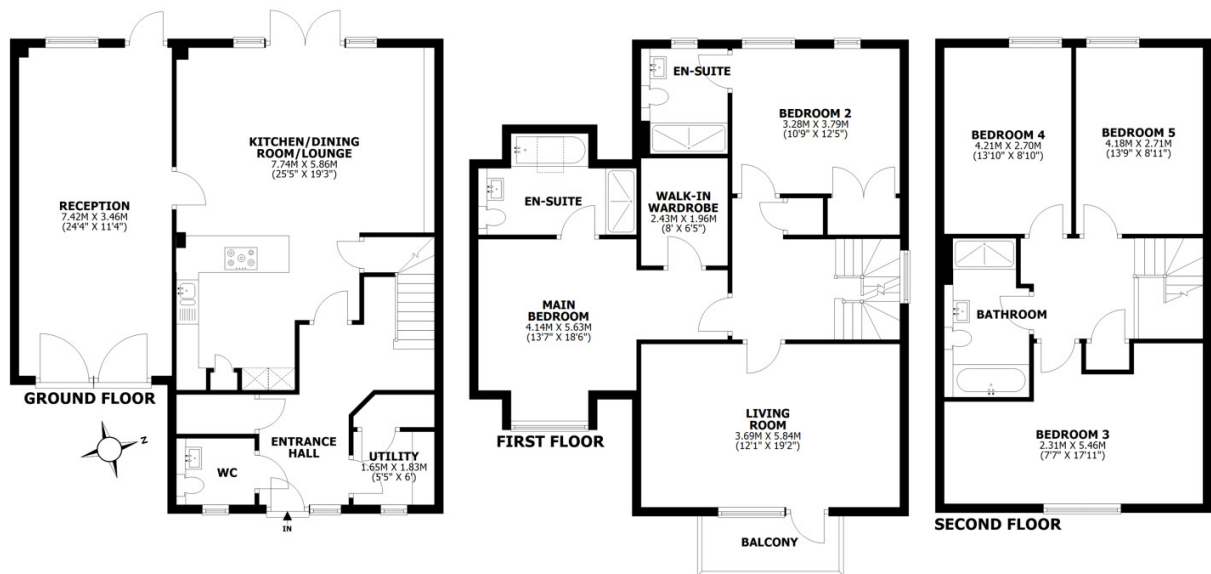
WOODWARD LANE, WARFIELD, BRACKNELL, RG42



Woodward Lane, Bracknell, RG42

Total internal area: approx. 226.6 sq. metres (2438.7 sq. feet)

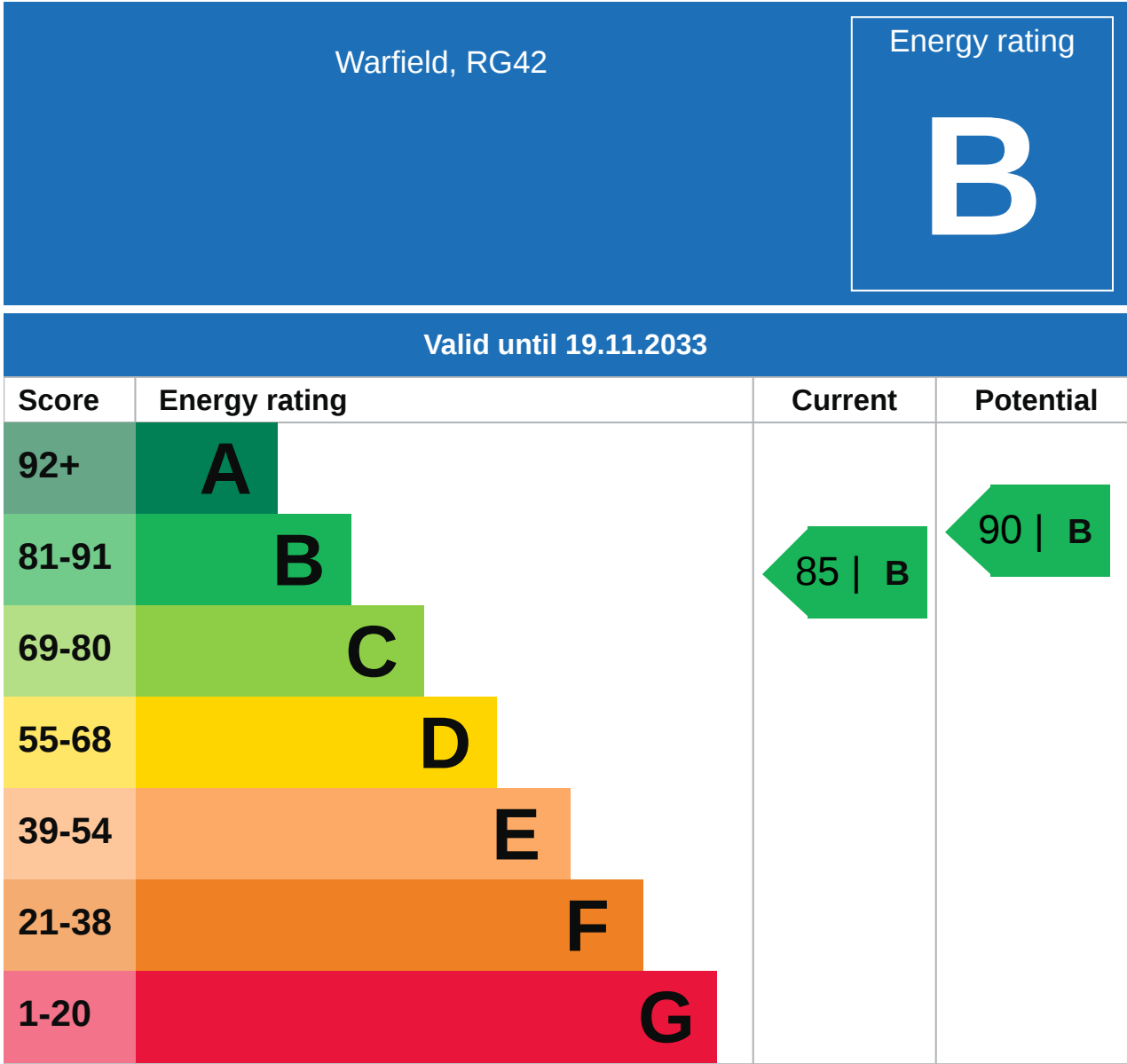
Balcony: approx. 4.2 sq. metres (44.9 sq. feet)



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

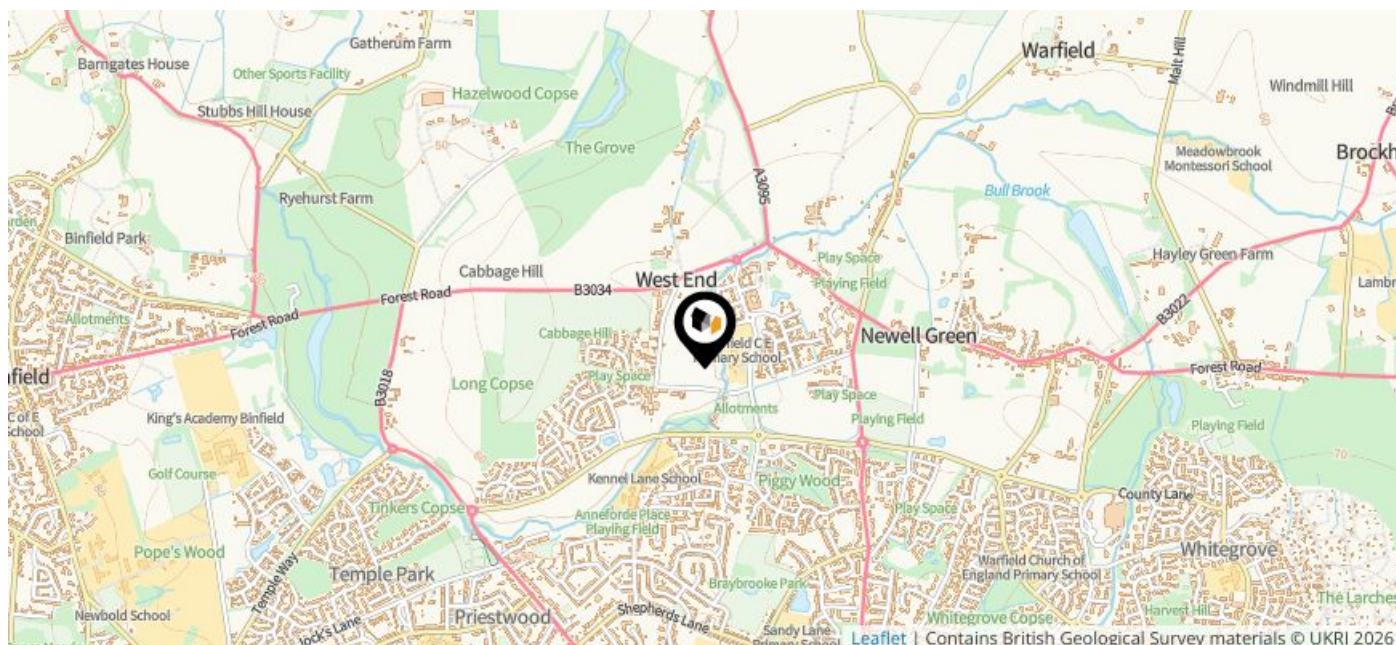
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	207 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

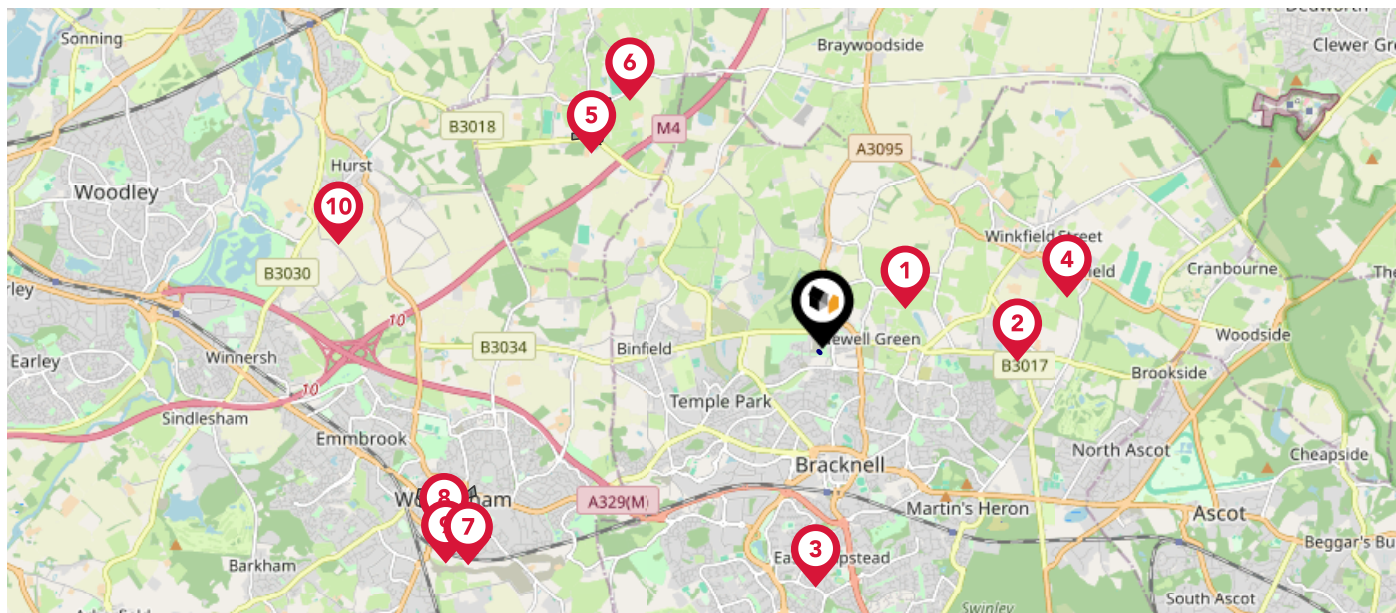
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



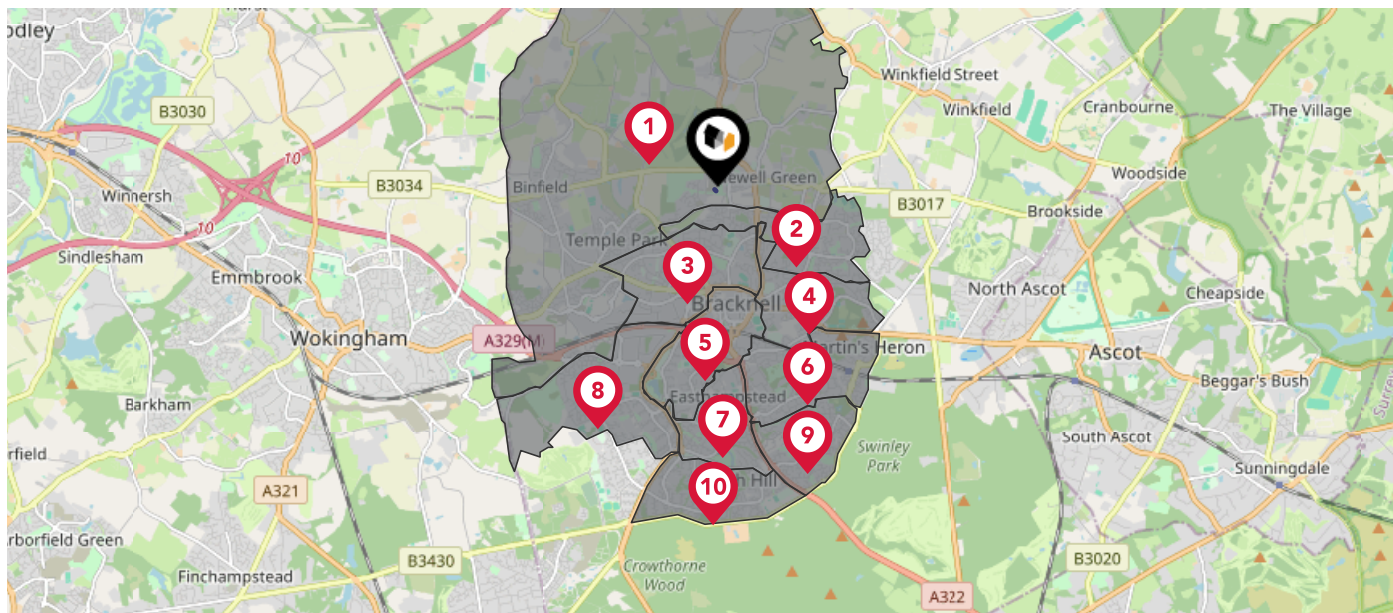
Nearby Conservation Areas

- 1 Warfield
- 2 Winkfield Row
- 3 Easthampstead
- 4 Winkfield Village
- 5 Shurlock Row
- 6 Beenham's Heath
- 7 Murdoch Road
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 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



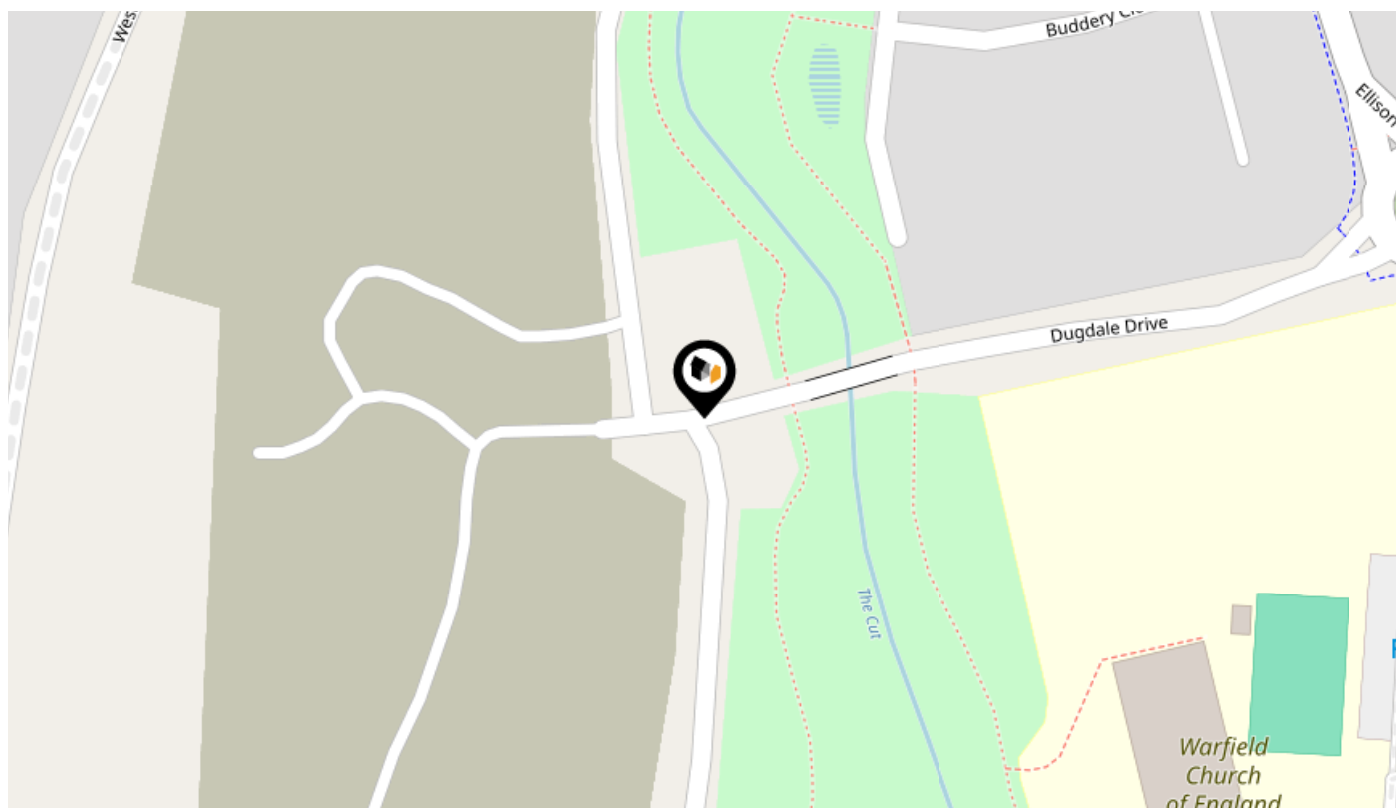
Nearby Council Wards

-  Binfield with Warfield Ward
-  Warfield Harvest Ride Ward
-  Priestwood and Garth Ward
-  Bullbrook Ward
-  Wildridings and Central Ward
-  Harmans Water Ward
-  Old Bracknell Ward
-  Great Hollands North Ward
-  Crown Wood Ward
-  Hanworth 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.

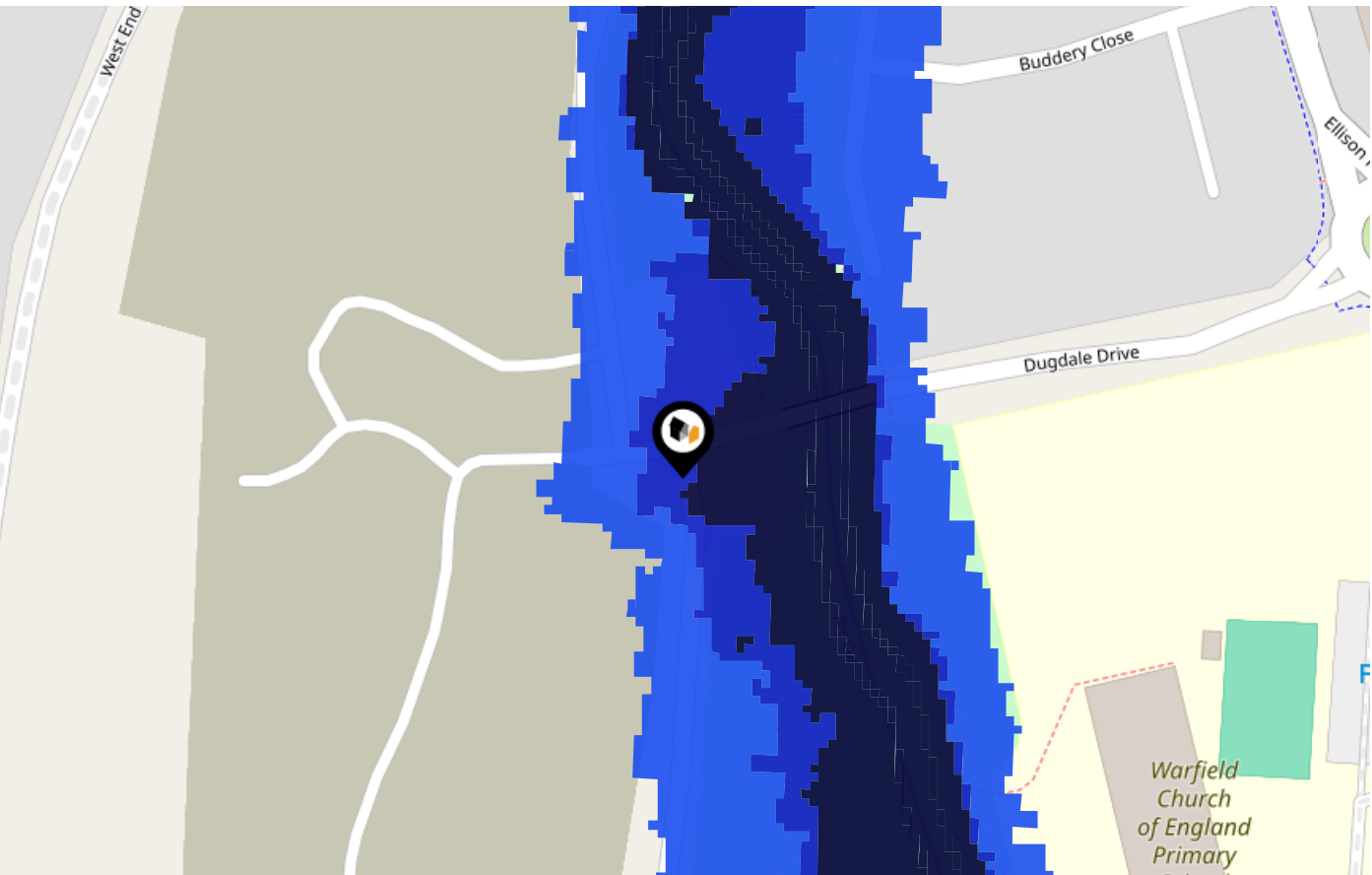
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

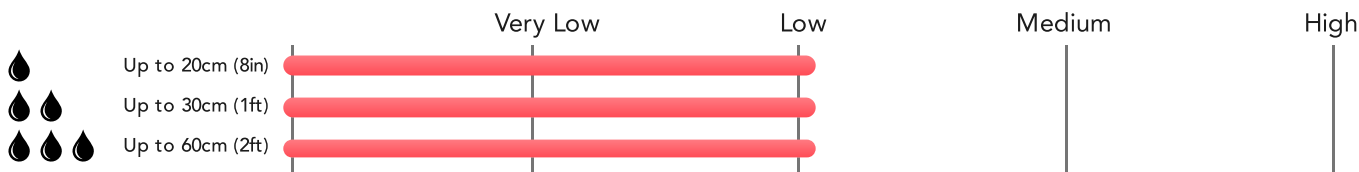


Risk Rating: Medium

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.

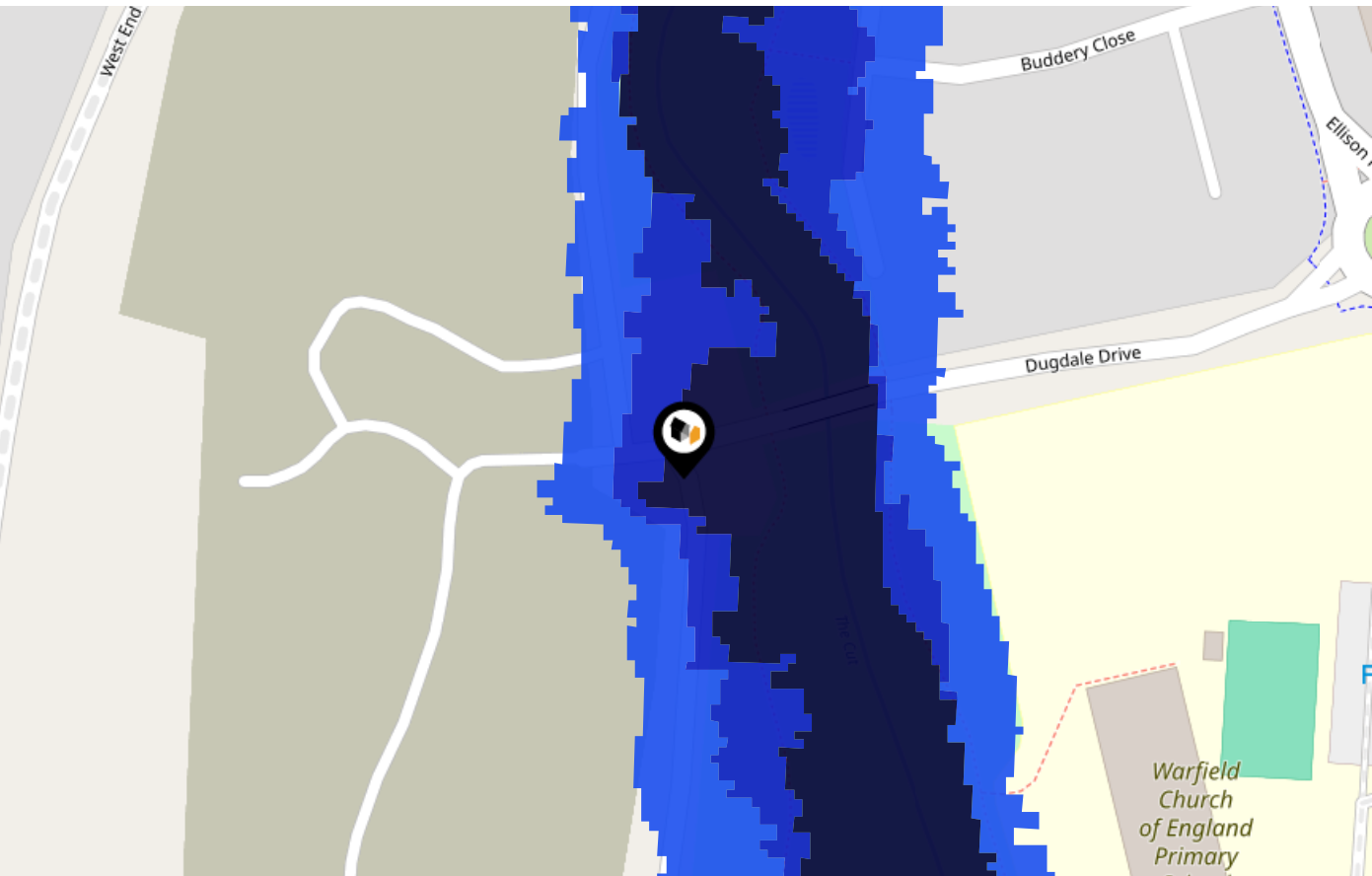
Chance of flooding to the following depths at this property:



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.

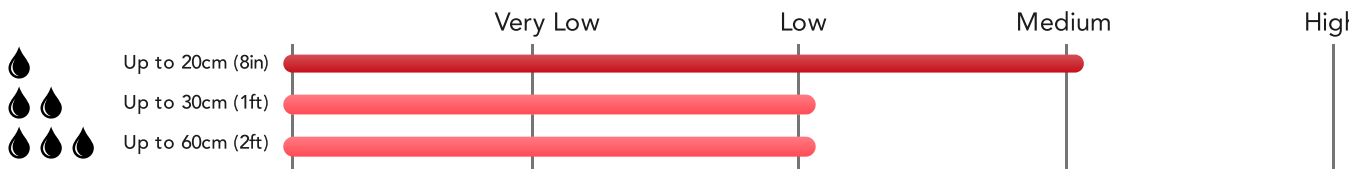


Risk Rating: High

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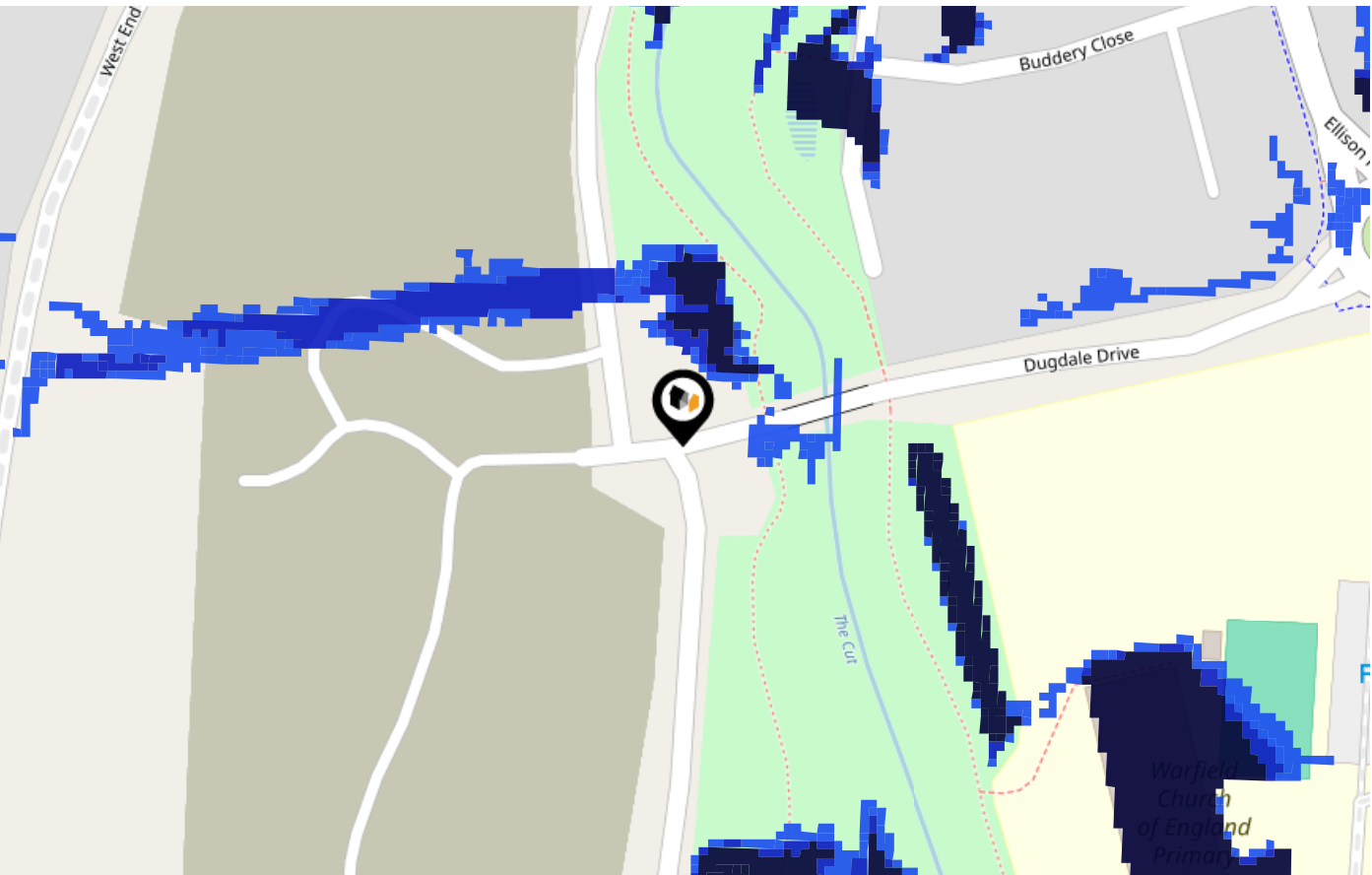
Chance of flooding to the following depths at this property:



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.

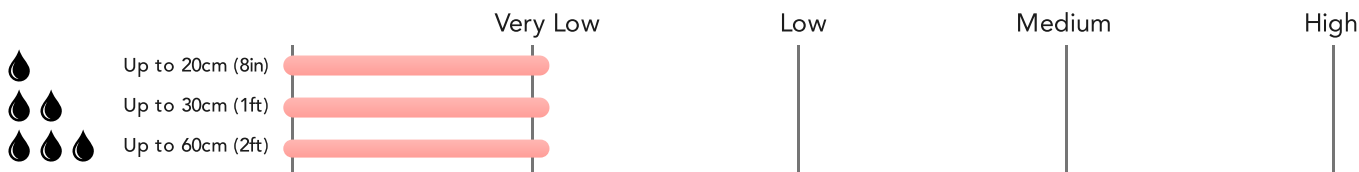


Risk Rating: Very low

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.

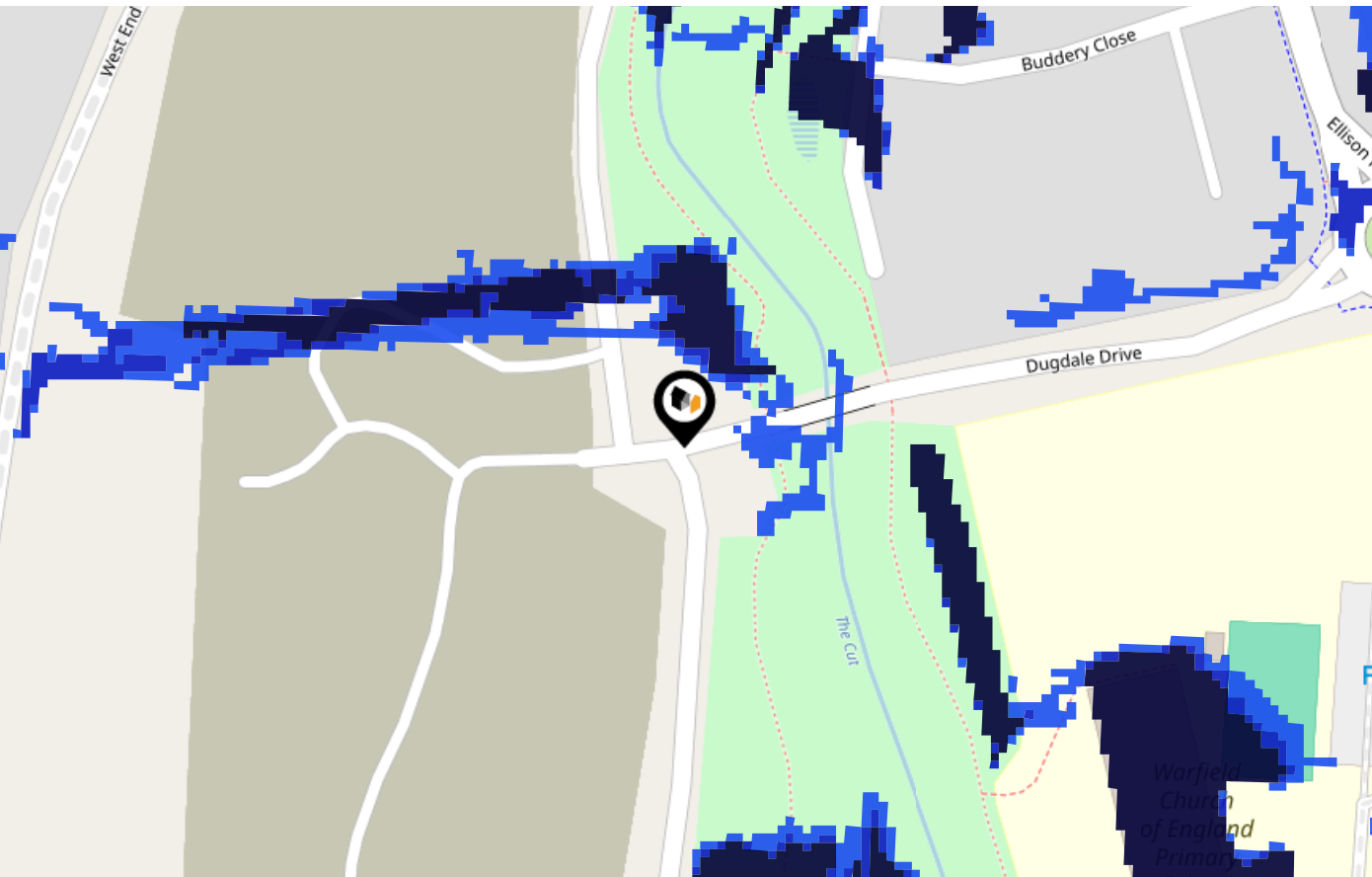
Chance of flooding to the following depths at this property:



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.

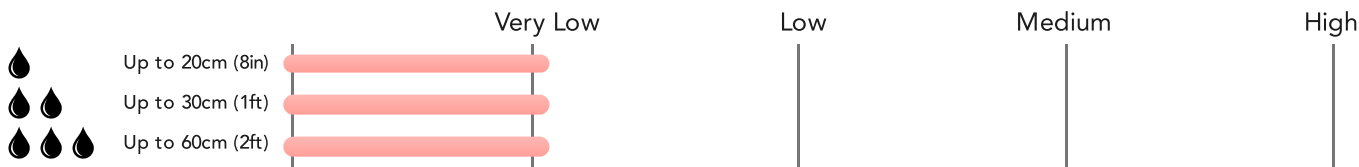


Risk Rating: Very low

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.

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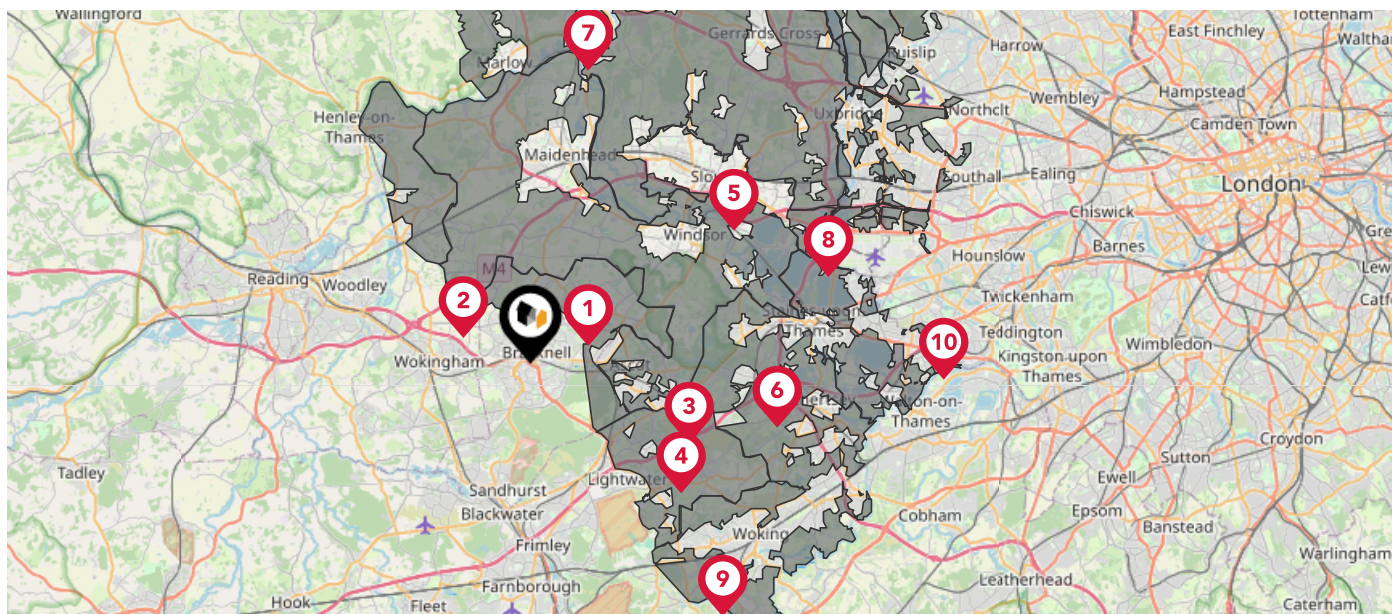
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



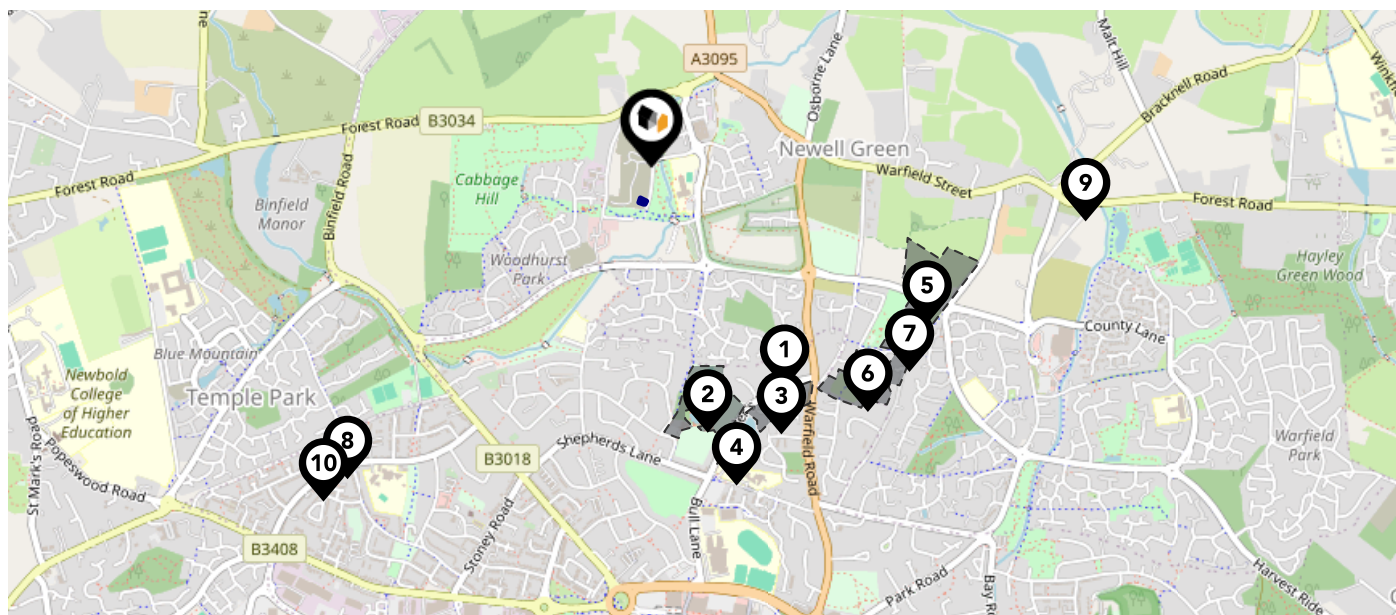
Nearby Green Belt Land

-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Buckinghamshire
-  London Green Belt - Hillingdon
-  London Green Belt - Woking
-  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.



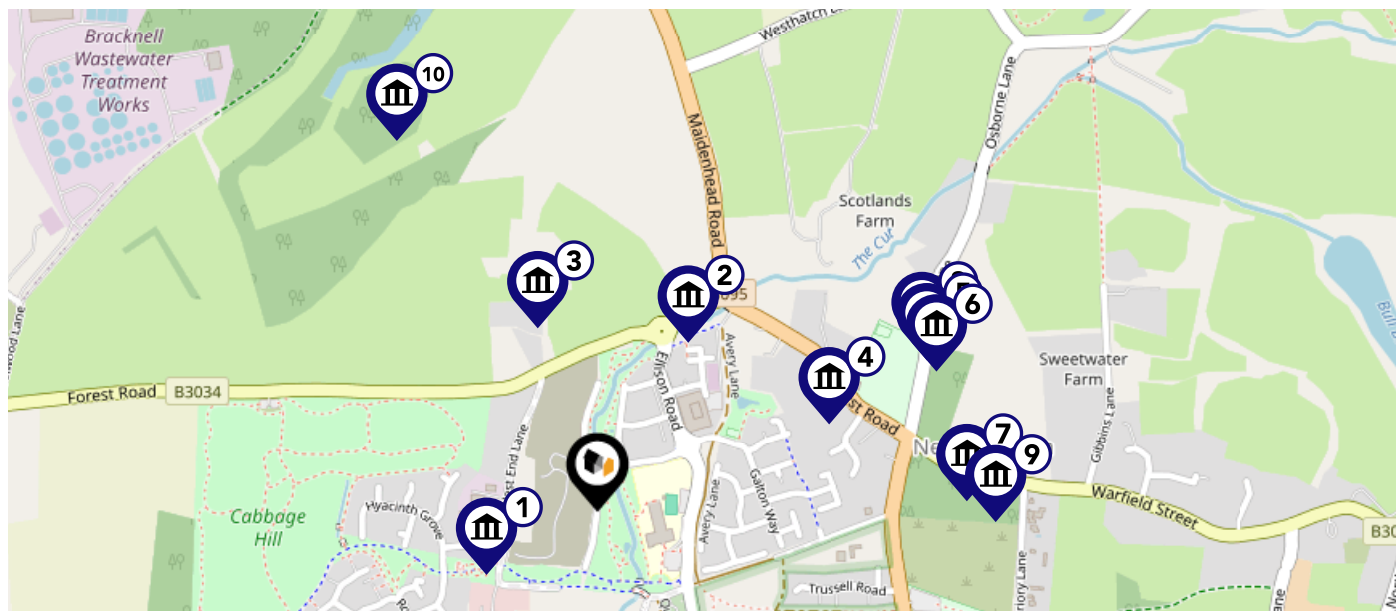
Nearby Landfill Sites

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

Maps

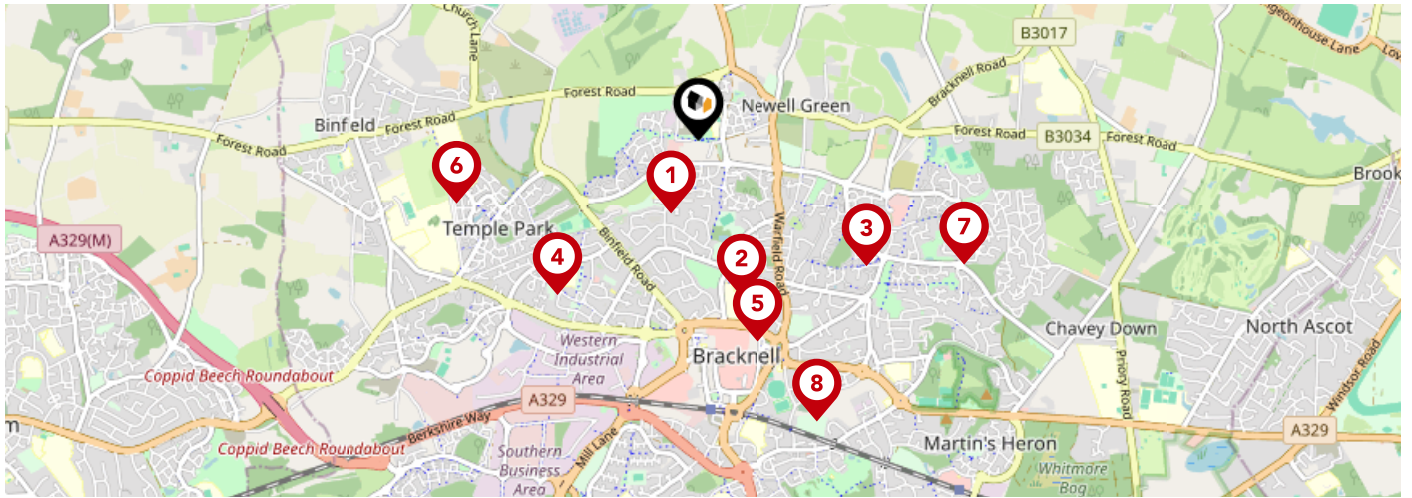
Listed Buildings

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



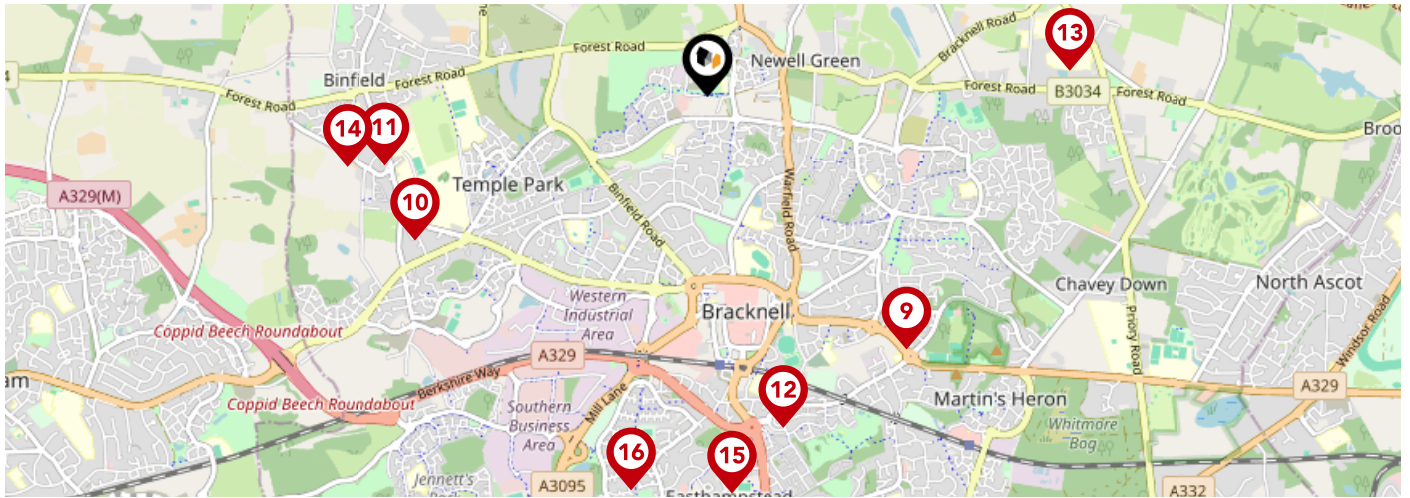
Listed Buildings in the local district		Grade	Distance
	1390422 - West End Farmhouse	Grade II	0.1 miles
	1390401 - South Lodge To Warfield Hall	Grade II	0.2 miles
	1390399 - Home Farmhouse	Grade II	0.2 miles
	1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.3 miles
	1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.4 miles
	1390411 - St Michael's Grange	Grade II	0.4 miles
	1390419 - Stable Block And Stable Yard, Walls And Gate Piers At Newell Hall	Grade II	0.4 miles
	1390413 - Granary At St Michael's Grange	Grade II	0.4 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.5 miles
	1390272 - Ice House In Grounds Of Warfield Hall Approx 300m To The West Of The House	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.36	☐	☐	☒	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.74	☐	☒	☐	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.96	☐	☒	☐	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.96	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.96	☐	☐	☒	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.16	☐	☒	☒	☐	☐
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.35	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.4	☐	☒	☐	☐	☐

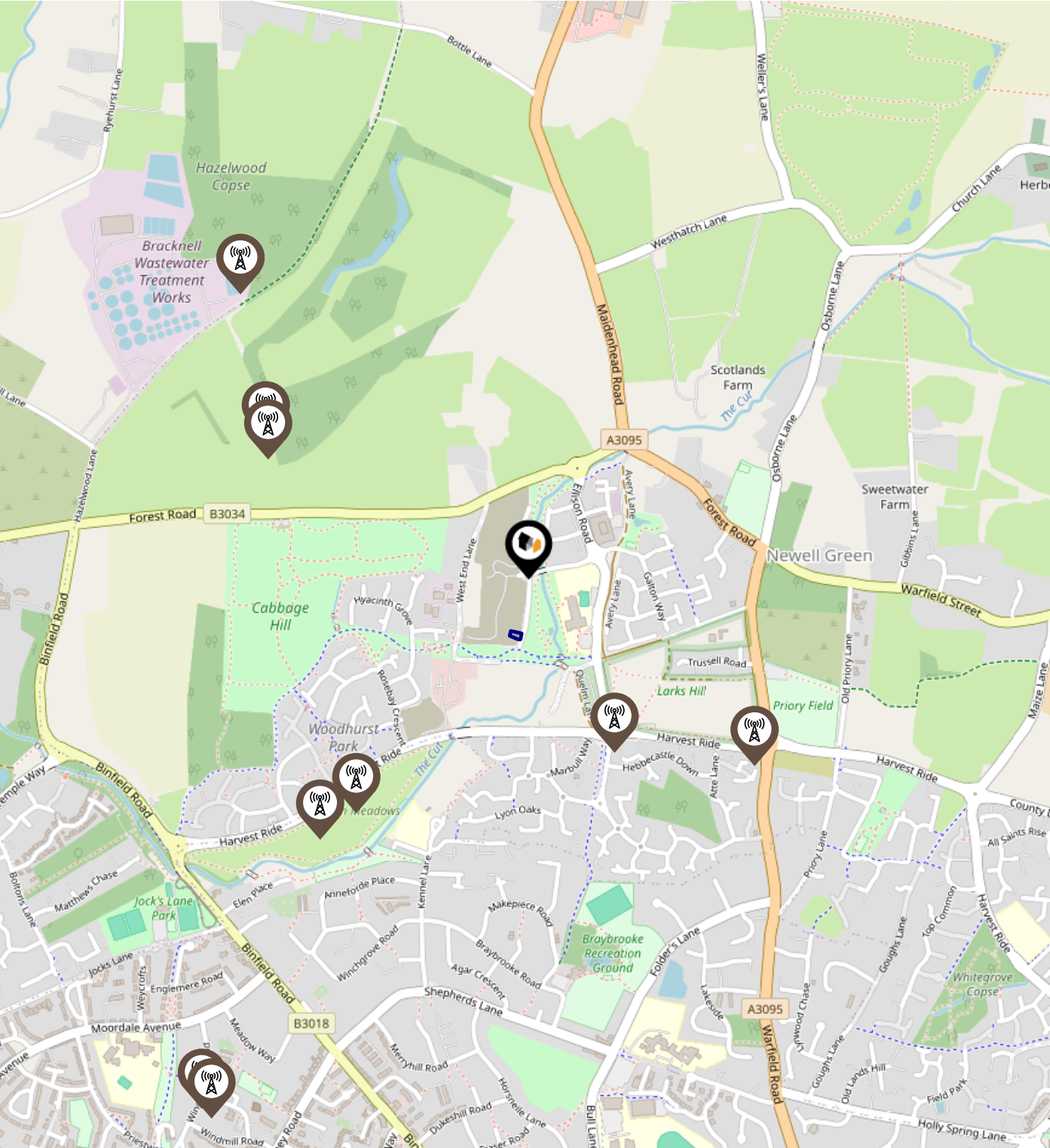
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.49	☐	☒	☐	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.51	☐	☒	☐	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.53	☐	☐	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance: 1.57	☐	☐	☒	☐	☐
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance: 1.68	☐	☐	☒	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.7	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.83	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.85	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



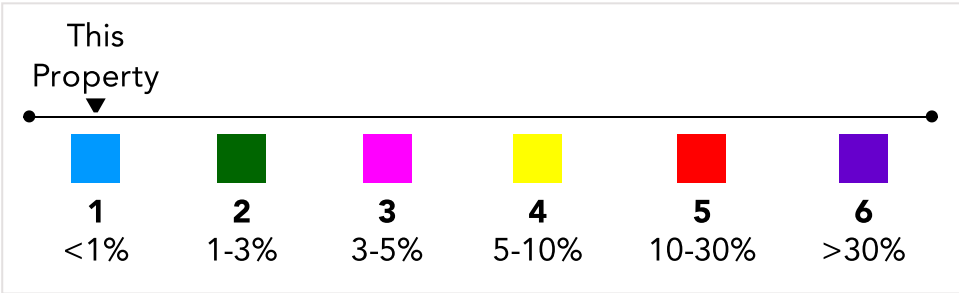
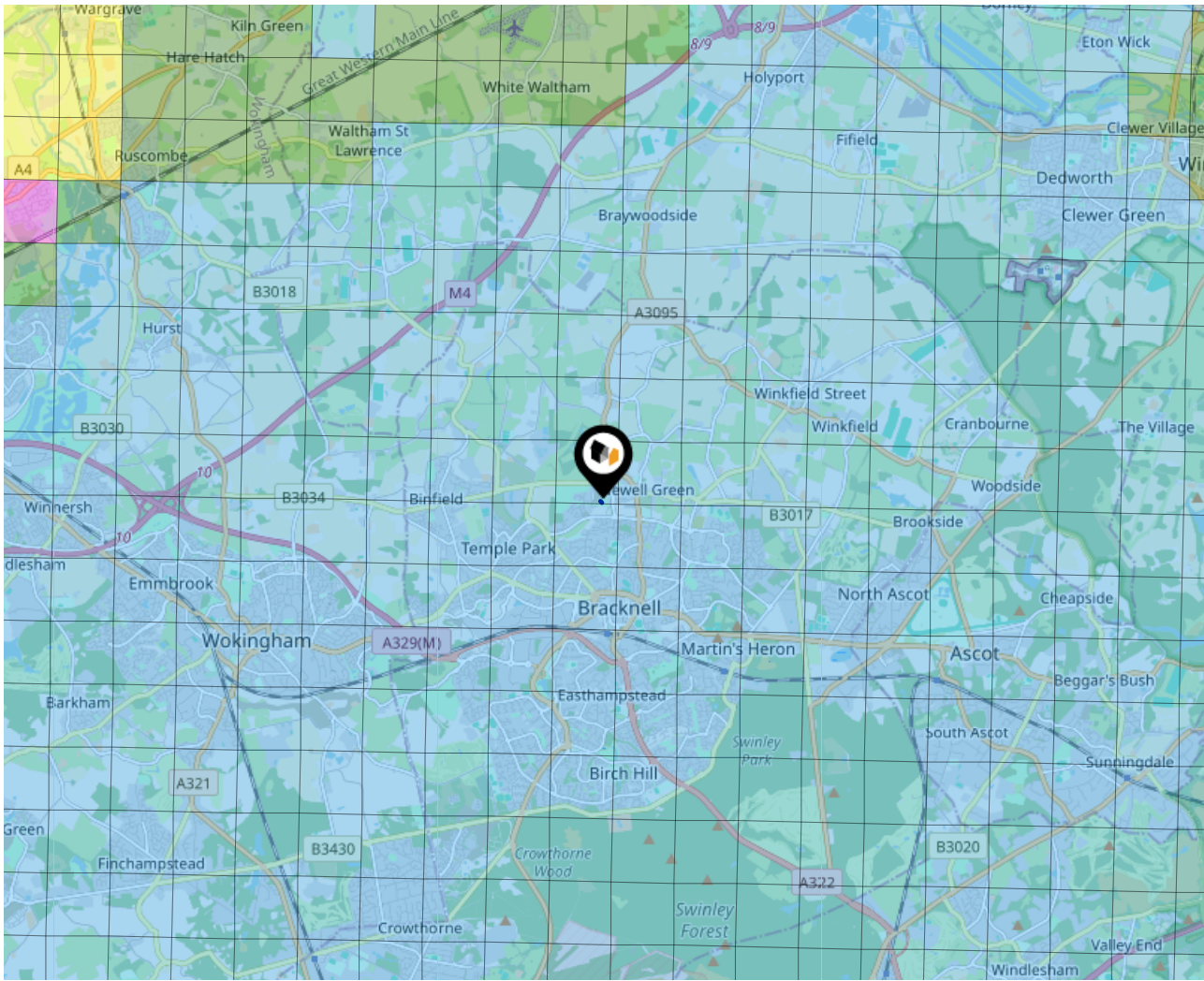
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

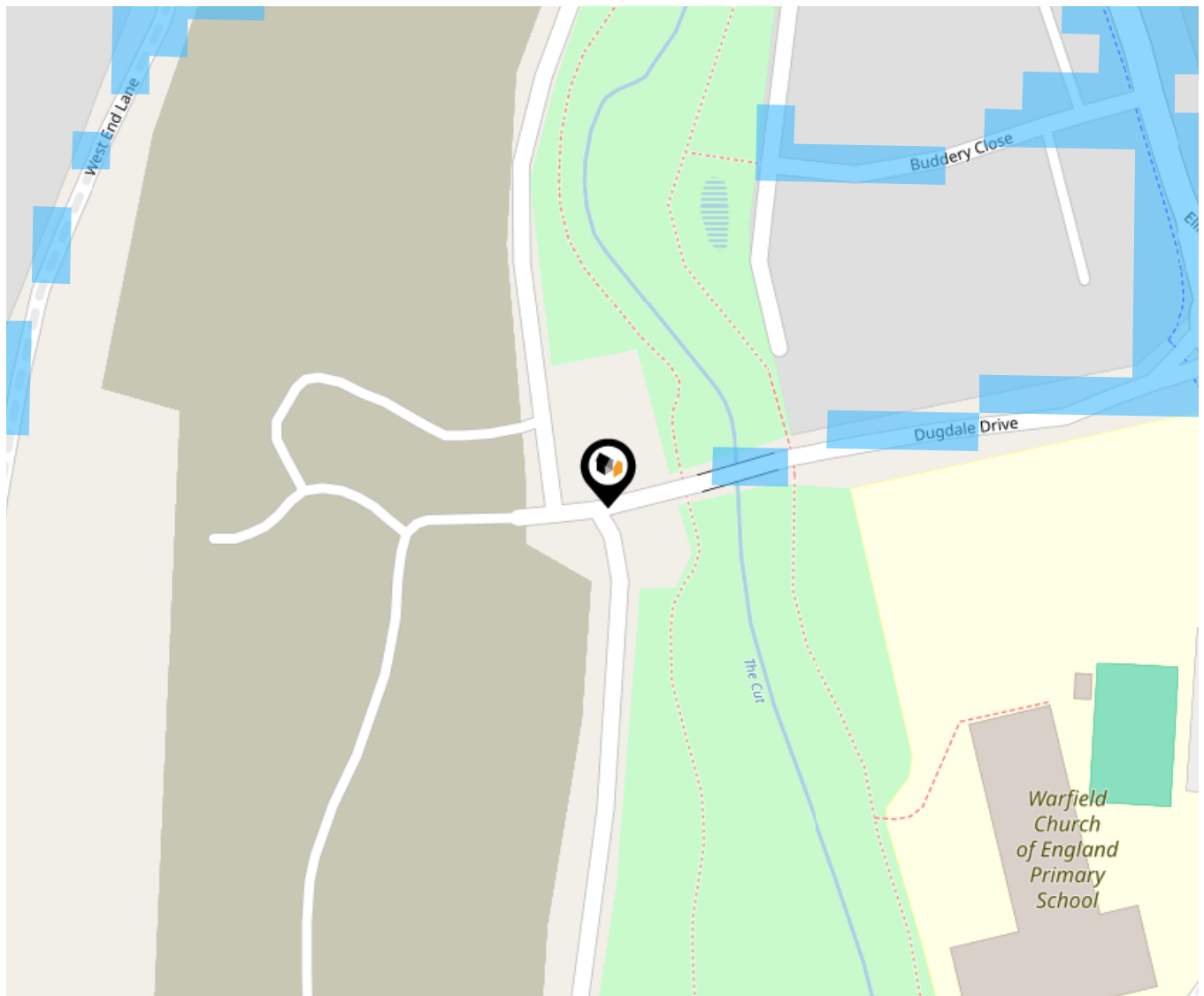
What is Radon?

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.

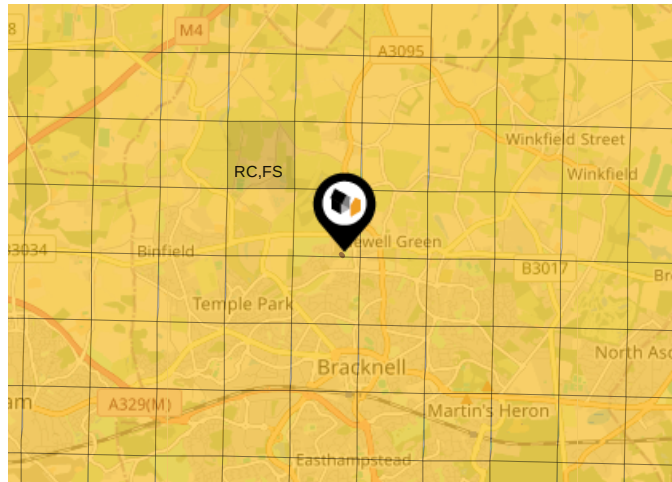
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

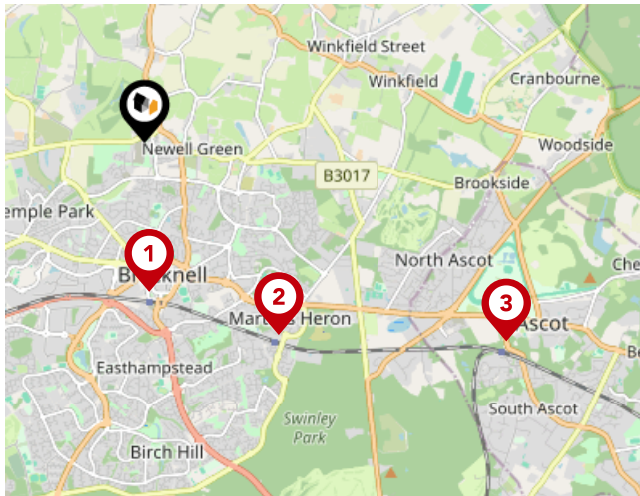


Primary Classifications (Most Common Clay Types)

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

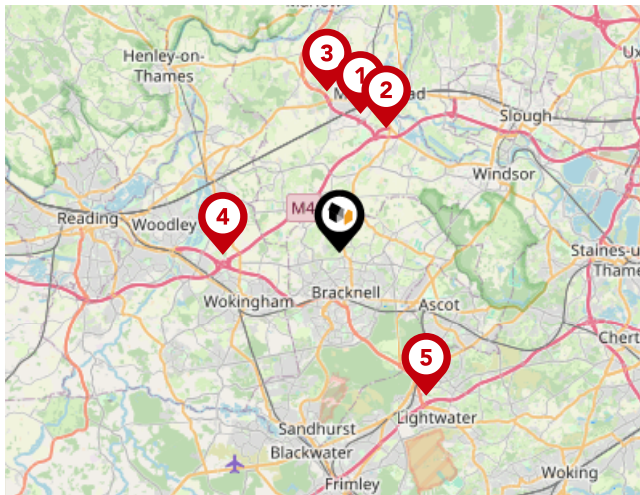
Area

Transport (National)



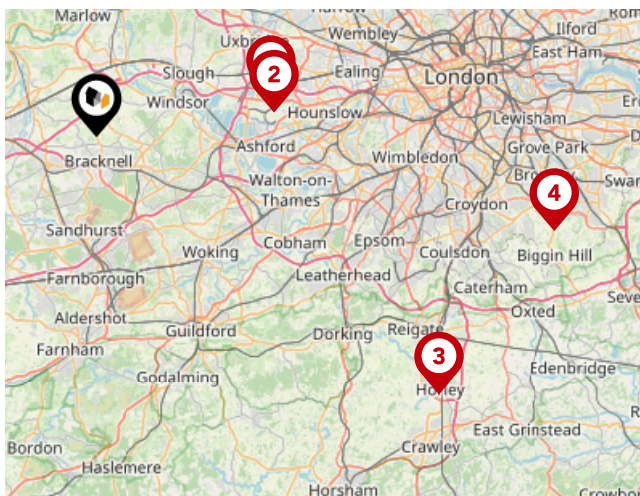
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.38 miles
2	Martins Heron Rail Station	2.16 miles
3	Ascot Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.2 miles
2	M4 J8	4.89 miles
3	A404(M) J9	5.95 miles
4	M4 J10	4.36 miles
5	M3 J3	6.18 miles

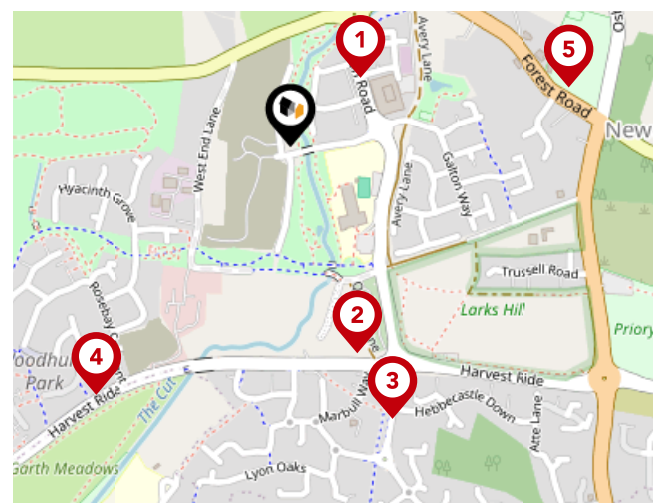


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.26 miles
2	Heathrow Airport Terminal 4	13.3 miles
3	Gatwick Airport	31.88 miles
4	Leaves Green	34.66 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buddery Close	0.11 miles
2	Newport Drive	0.25 miles
3	Piggy Wood	0.34 miles
4	Woodhurst	0.36 miles
5	Plough & Harrow	0.33 miles

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.



/duncan.yeardley.estate.agent/



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/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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