

DY.



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th April 2026



CAMBRIDGESHIRE CLOSE, WARFIELD, BRACKNELL, RG42

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Introduction

Our Comments

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Situated in the sought-after area of Warfield, this well presented four bedroom detached home on Cambridgeshire Close offers spacious and versatile accommodation, ideal for modern family living. Boasting a distinctive Brick & Flint design to the front, the property combines character with practicality throughout. Upon entering, you are welcomed by a central entrance hall providing access to all principal ground floor rooms. To the front aspect, a generous living room offers an excellent space for relaxation and entertaining, with double doors enhancing the sense of light and openness. The dining room sits adjacent, perfectly positioned for formal meals and family gatherings.

The kitchen is well-proportioned and thoughtfully laid out, with direct access to a separate space perfect for a utility room, providing additional storage and laundry space. A convenient downstairs WC completes the ground floor accommodation. The integral garage is accessible and offers further flexibility, whether for parking, storage, or potential conversion (subject to planning).

Upstairs, the first floor comprises four bedrooms, including a spacious main bedroom benefiting from its own en-suite shower room. Three further bedrooms provide ample space for family members, guests, or home working. A modern family bathroom serves the remaining rooms.

Externally, the property enjoys a private setting within a quiet close, with driveway parking and a garage to the front, and a rear garden offering space for outdoor enjoyment.

This attractive home combines a practical layout with a desirable location, making it an excellent opportunity for families seeking comfort, space, and convenience.

No Onward Chain Complications

Garage and Driveway Parking

Brick and Flint Design

Cul De Sac Location

Detached Four Bedrooms

Potential to Add Value

Property Overview

DY.

street-view-image



Property

Type: Detached
Bedrooms: 4
Plot Area: 0.1 acres
Year Built : 1996
Council Tax : Band F
Title Number: BK336362

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3
mb/s



49
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky



Virgin media







CAMBRIDGESHIRE CLOSE, WARFIELD, BRACKNELL, RG42

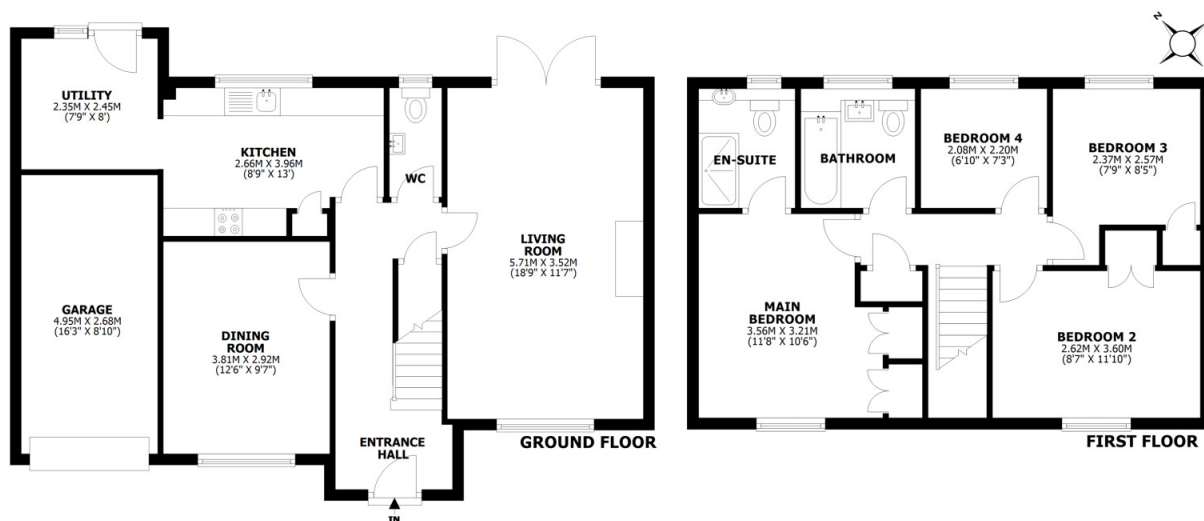
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Cambridgeshire Close, Bracknell, RG42

Total internal area: approx. 124.2 sq. metres (1337 sq. feet)

Main area: approx. 110.9 sq. metres (1194.2 sq. feet)

Garage: approx. 13.3 sq. metres (142.8 sq. feet)



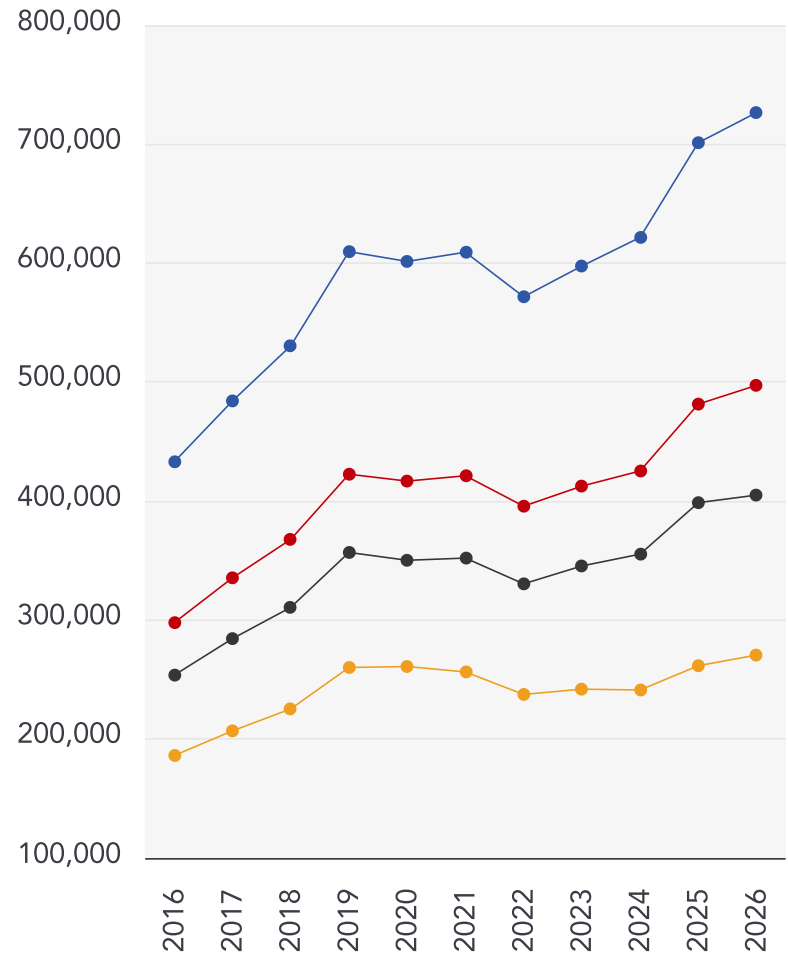
This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Market

House Price Statistics



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



Detached

+67.78%

Semi-Detached

+66.97%

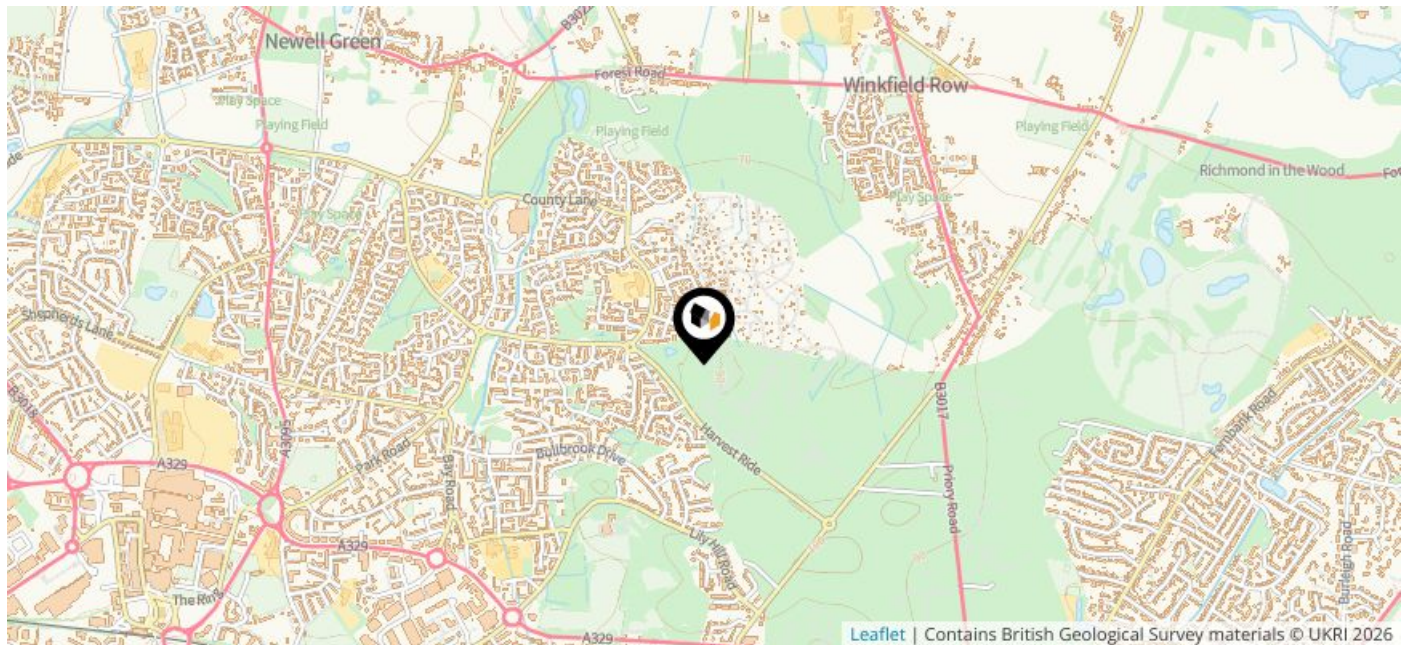
Terraced

+59.63%

Flat

+45.31%

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.

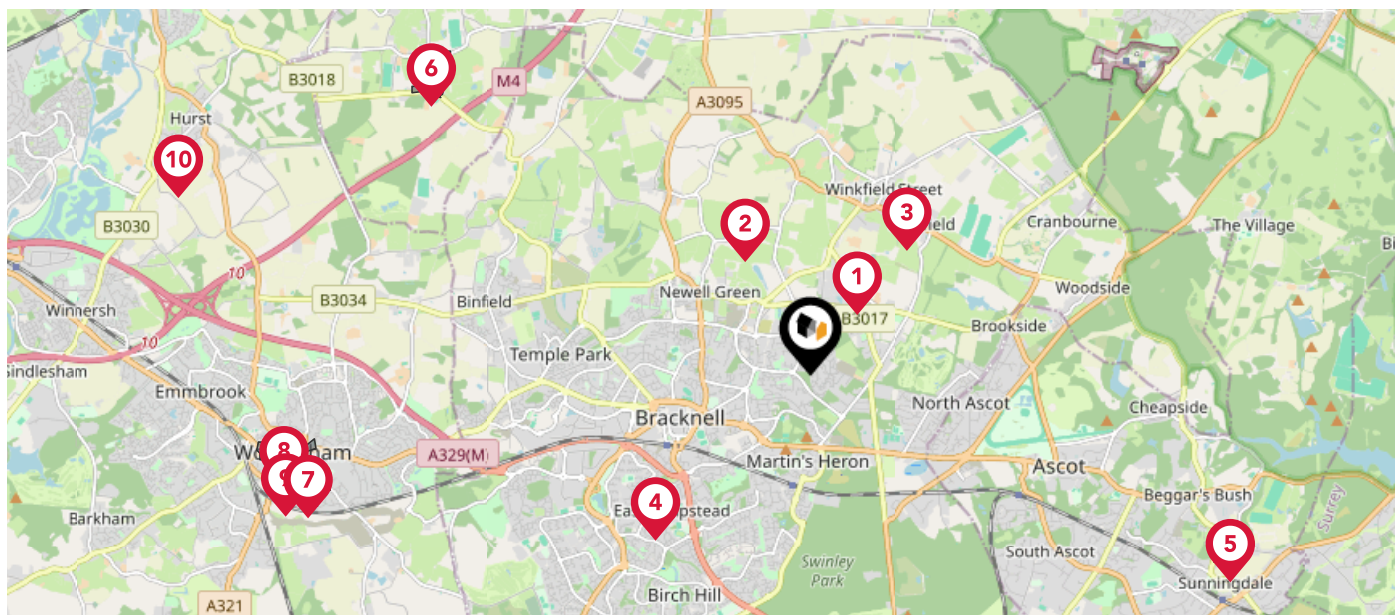
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

DY.

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



Winkfield Row



Warfield



Winkfield Village



Easthampstead



Sunningdale



Shurlock Row



Murdoch Road



Wokingham Town Centre



Langborough Road



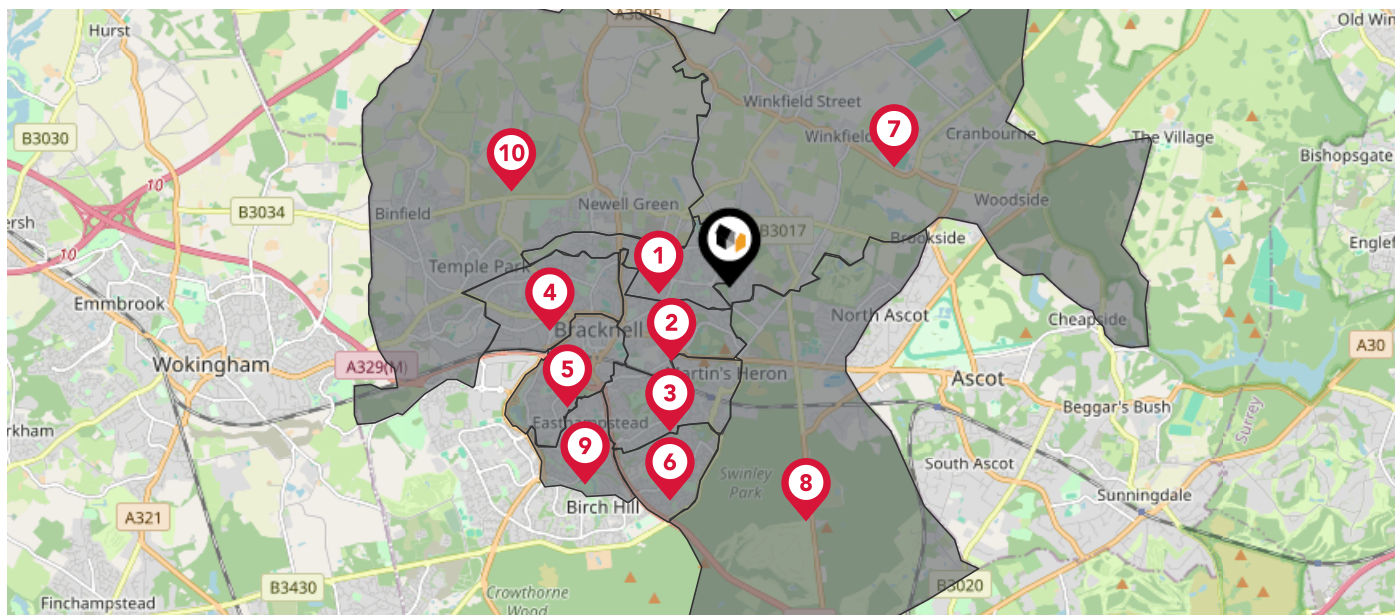
Hurst

Maps

Council Wards

DY.

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

Bullbrook Ward

3

Harmans Water Ward

4

Priestwood and Garth Ward

5

Wildridings and Central Ward

6

Crown Wood Ward

7

Winkfield and Cranbourne Ward

8

Ascot Ward

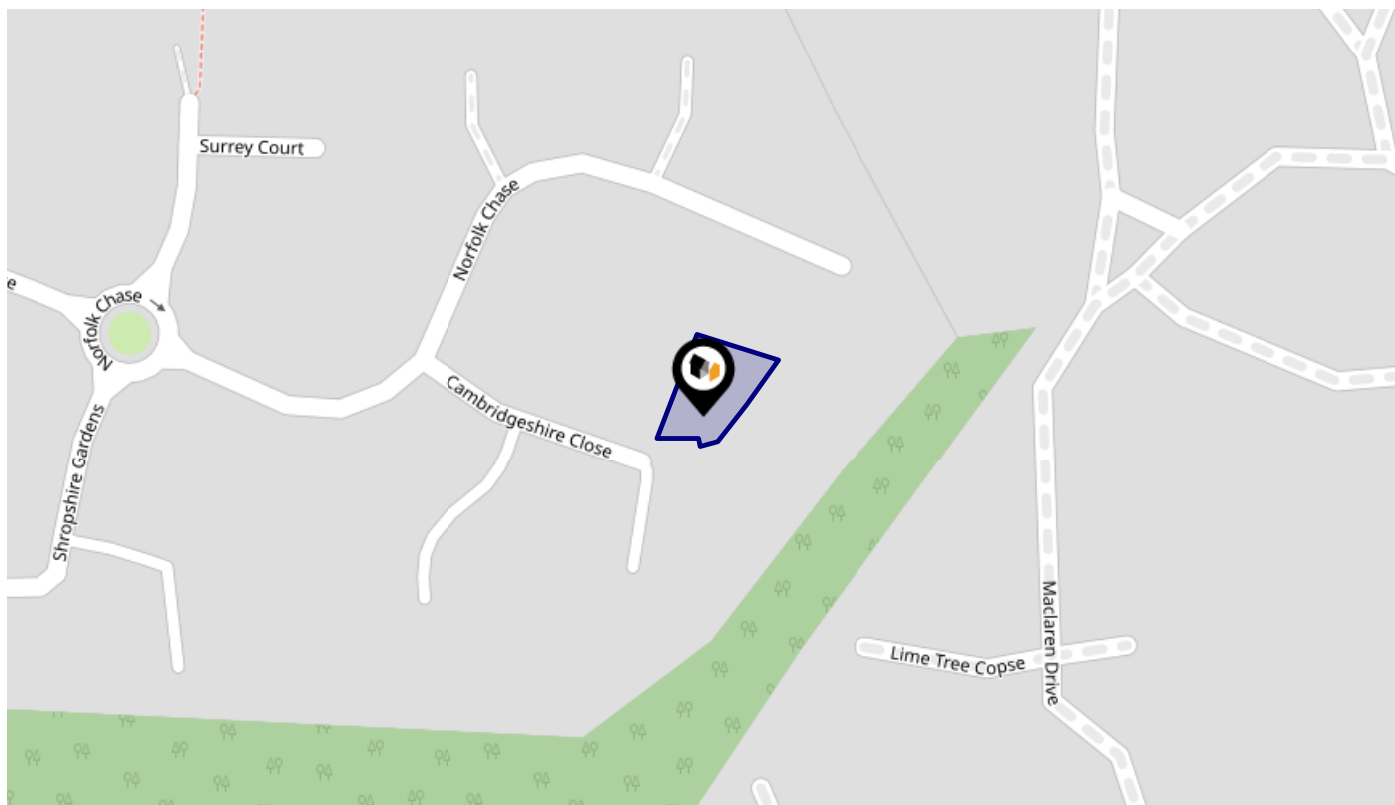
9

Old Bracknell Ward

10

Binfield with Warfield Ward

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:

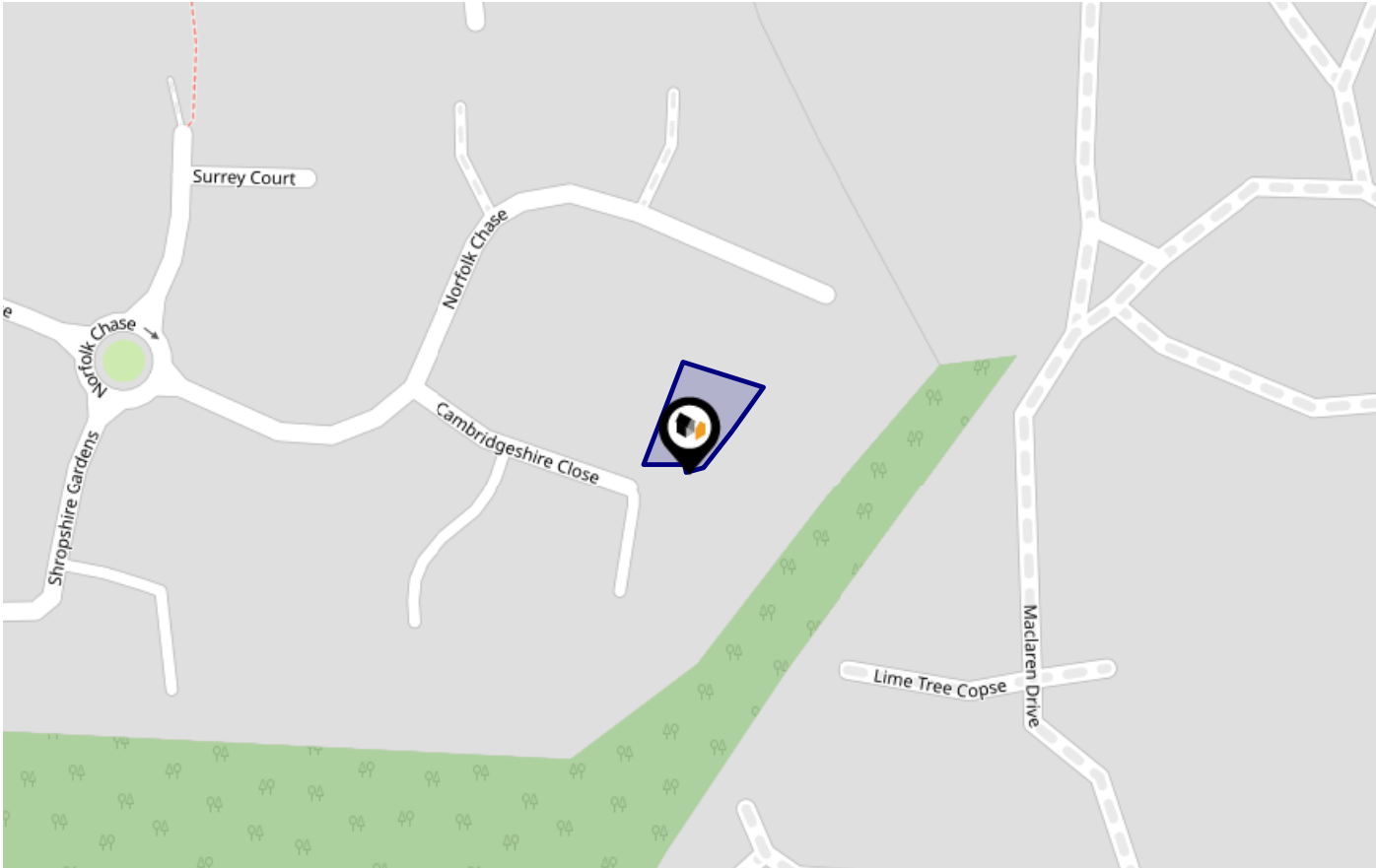
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

DY.

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

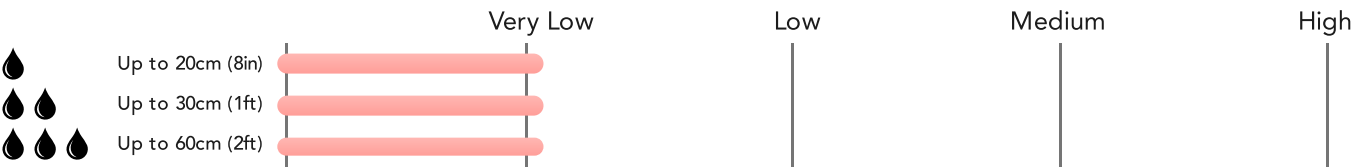


Risk Rating: Very low

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:

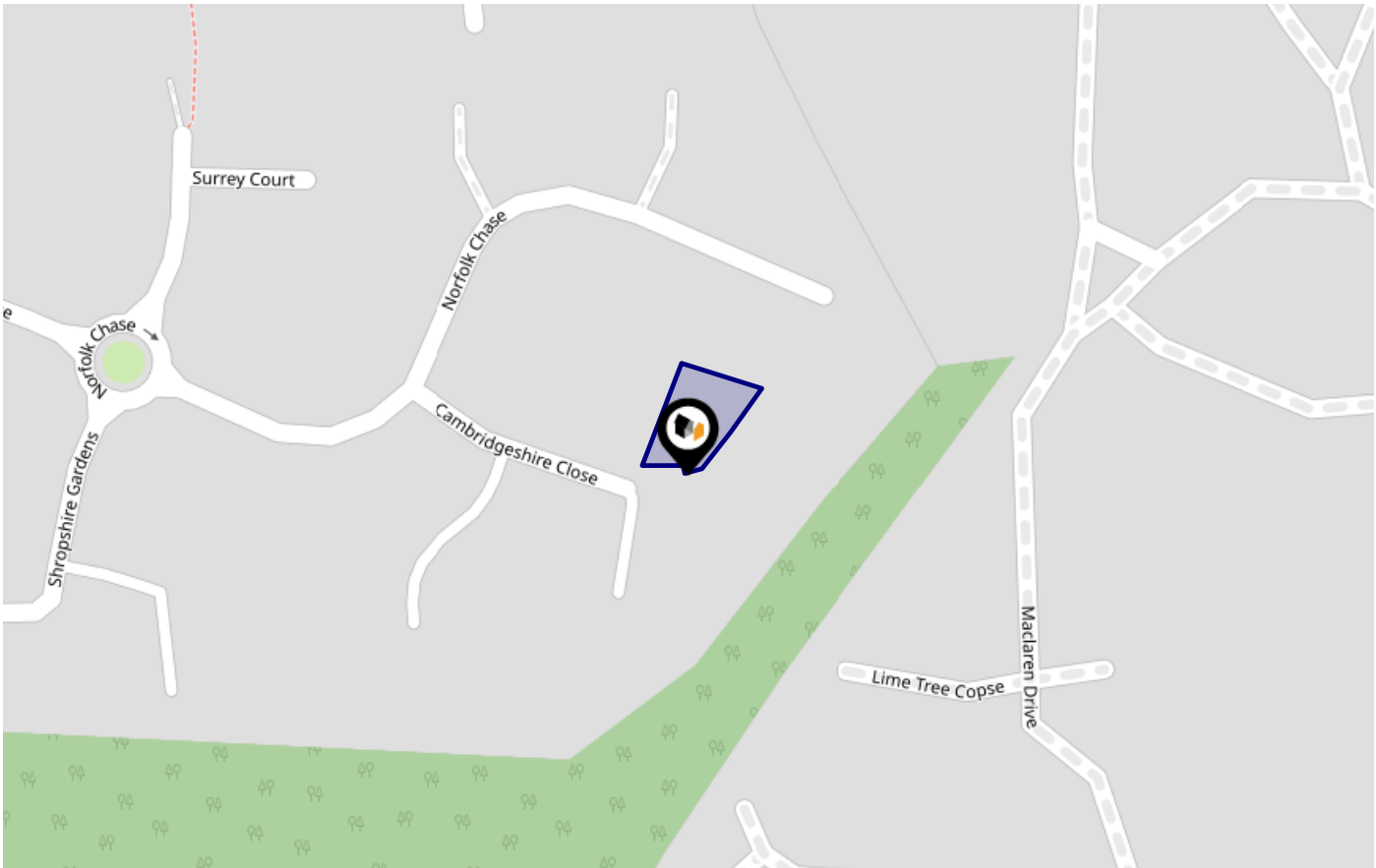


Flood Risk

Rivers & Seas - Climate Change

DY.

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.

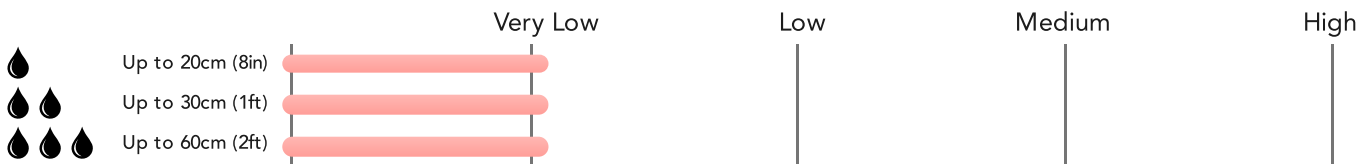


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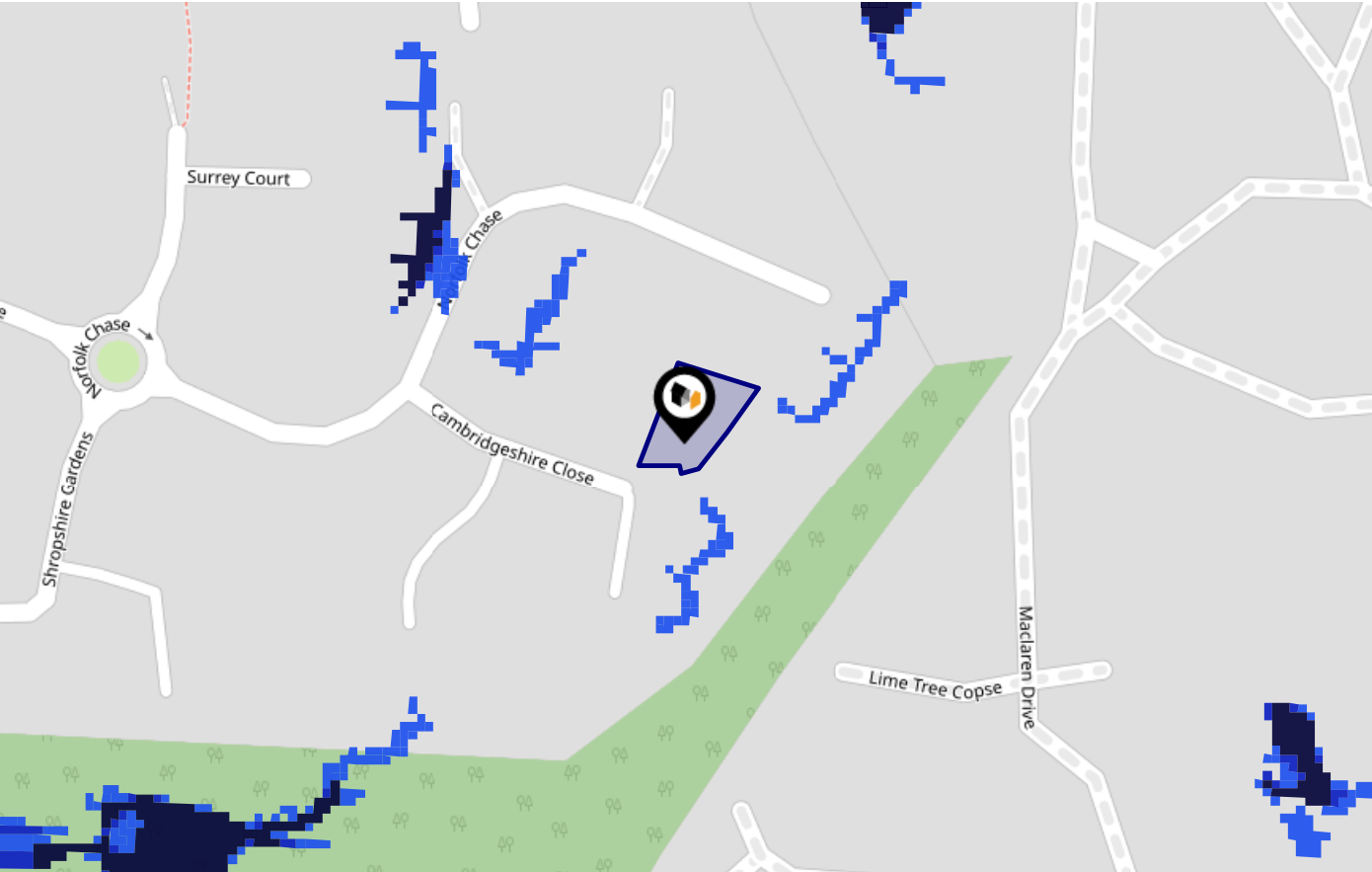


Flood Risk

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.

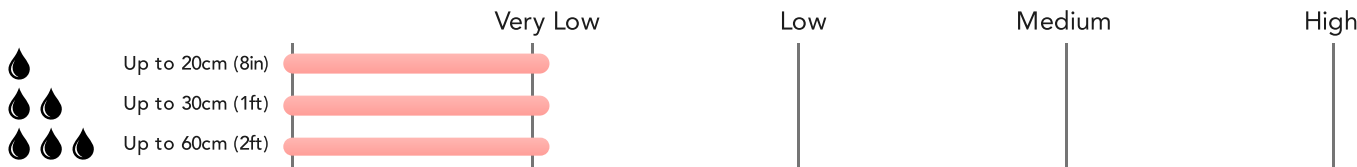


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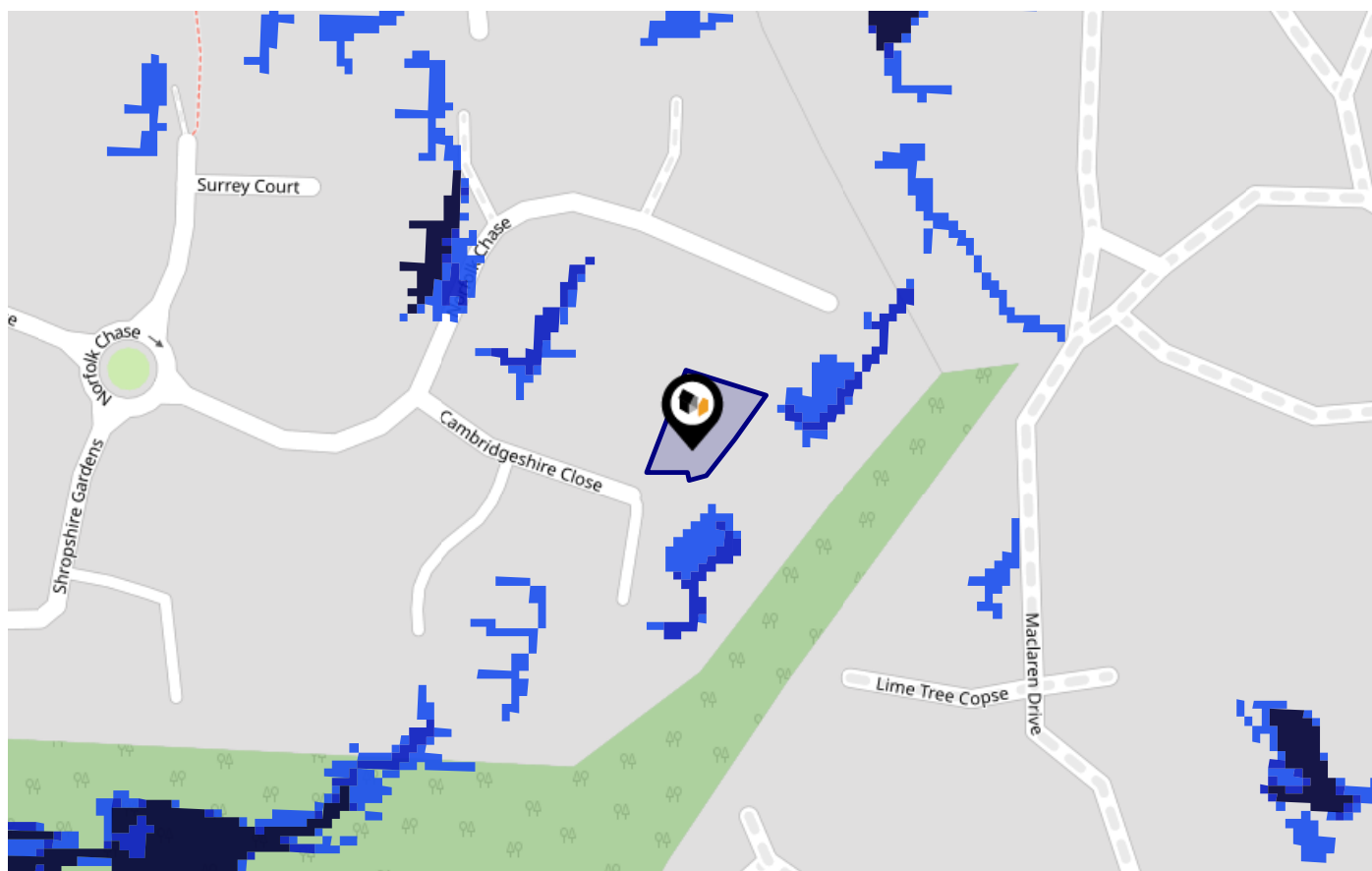


Flood Risk

Surface Water - Climate Change

DY.

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.

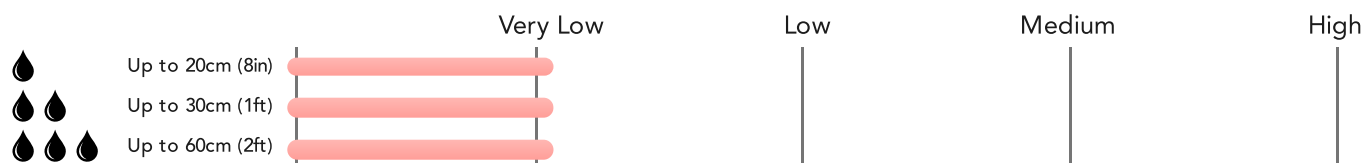


Risk Rating: Very low

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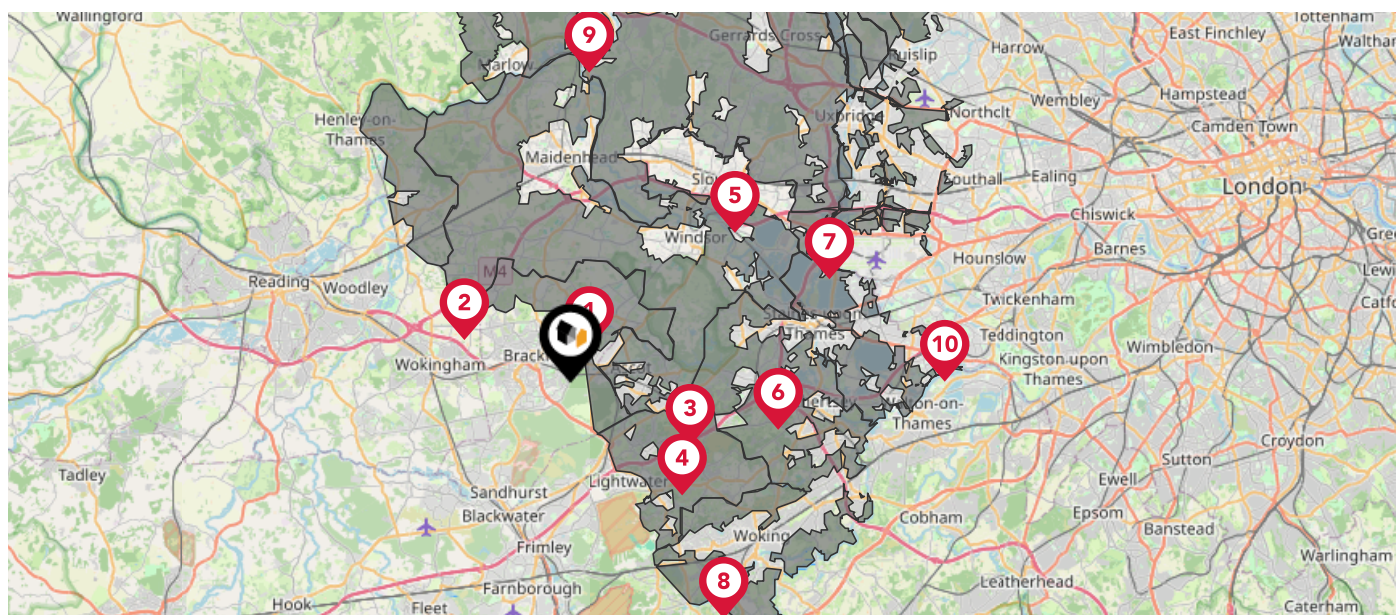


Maps

Green Belt

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



Nearby Green Belt Land

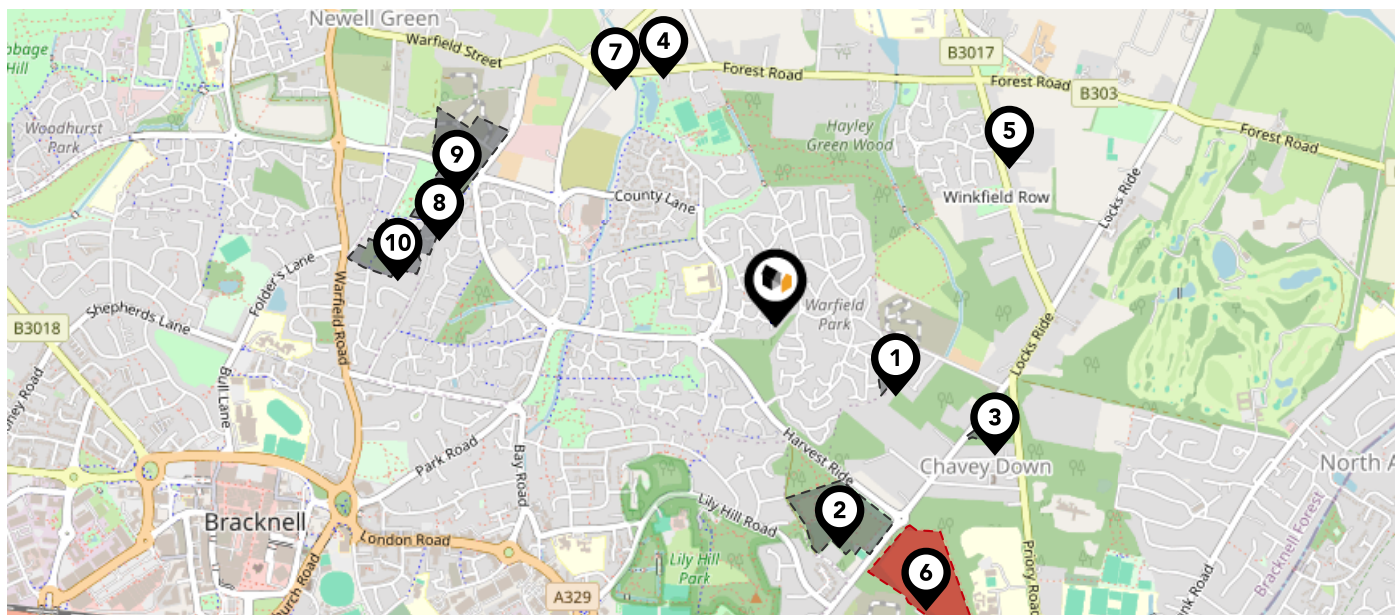
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

Maps

Landfill Sites

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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

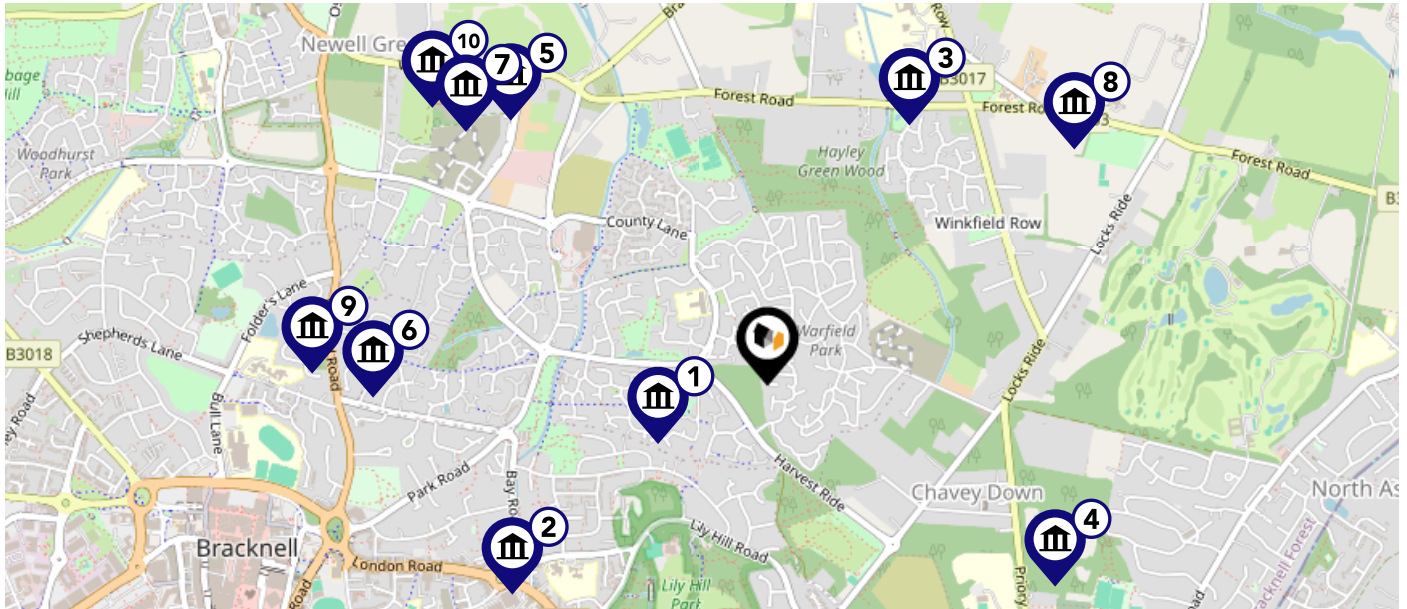
1	Caravan Park-Warfield	Historic Landfill	
2	Longhill Road-Chavey Down	Historic Landfill	
3	Priors Pit-Chavey Down	Historic Landfill	
4	Forest Road-Warfield	Historic Landfill	
5	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill	
6	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	
7	Priors Pit-Newell Green	Historic Landfill	
8	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
9	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
10	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	

Maps

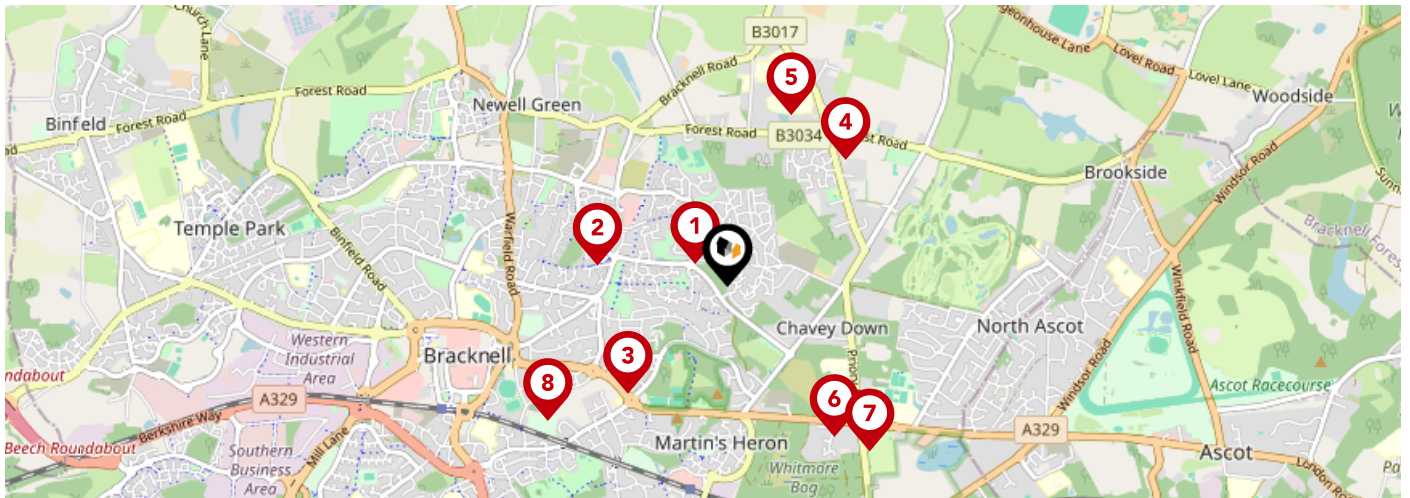
Listed Buildings

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



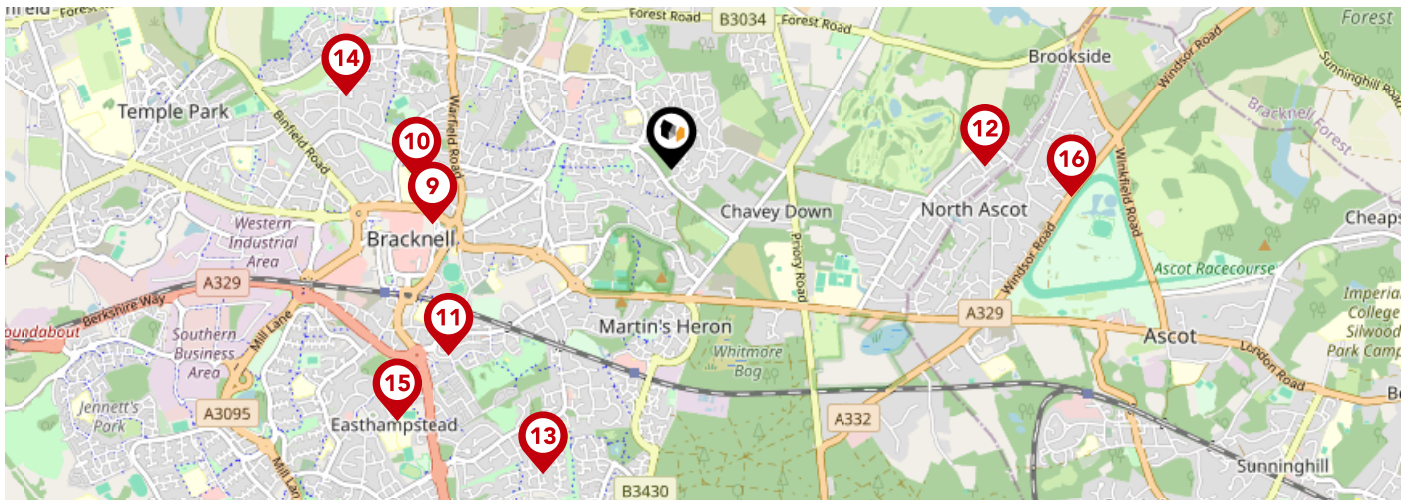
Listed Buildings in the local district	Grade	Distance
 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.3 miles
 1390323 - Thatched Cottage	Grade II	0.7 miles
 1390454 - Winkfield Row, Ronans	Grade II	0.7 miles
 1061346 - Priory Of The Most Holy Trinity	Grade II	0.8 miles
 1390421 - Pear Tree Cottage And Lane End	Grade II	0.8 miles
 1390336 - Lynwood Cottage	Grade II	0.9 miles
 1390416 - Knibbs Nook And Wee Knibbs	Grade II	0.9 miles
 1390450 - Somerton House	Grade II	0.9 miles
 1390353 - Old Malt House	Grade II	1.0 miles
 1390415 - Horseshoe House	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.18	☐	☒	☐	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.61	☐	☒	☐	☐	☐
3	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.68	☐	☒	☐	☐	☐
4	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:0.8	☐	☒	☐	☐	☐
5	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:0.84	☐	☐	☒	☐	☐
6	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.85	☐	☐	☒	☐	☐
7	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.01	☐	☐	☒	☐	☐
8	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.03	☐	☒	☐	☐	☐

Area Schools

DY.

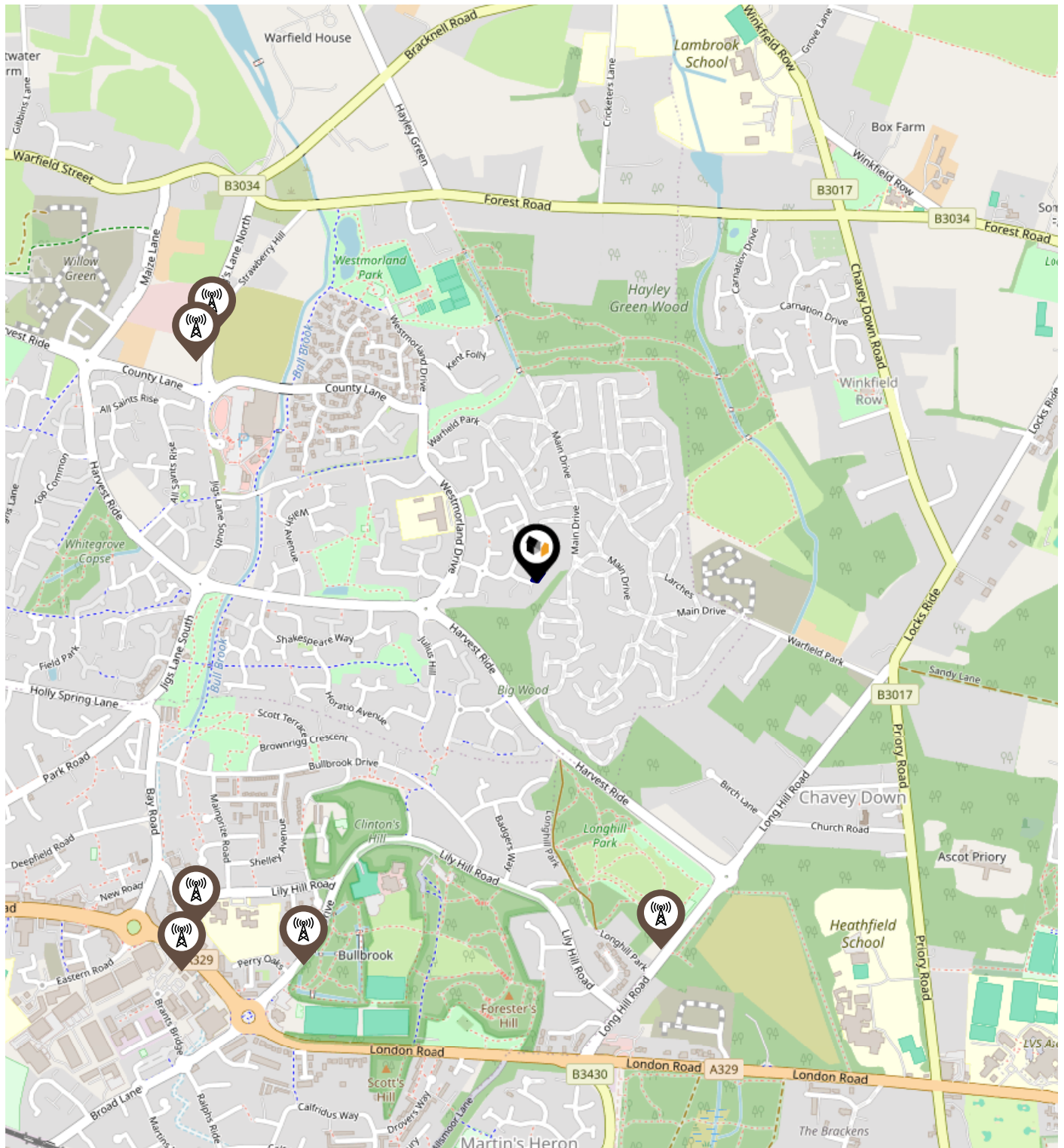


		Nursery	Primary	Secondary	College	Private
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.13	☐	☐	☒	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.18	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.34	☐	☐	☒	☐	☐
	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.45	☐	☒	☐	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.53	☐	☒	☐	☐	☐
	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.54	☐	☐	☒	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.72	☐	☐	☒	☐	☐
	Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:1.86	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

DY.

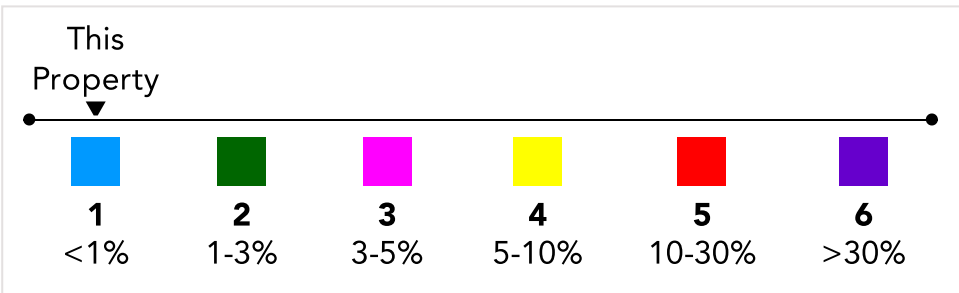
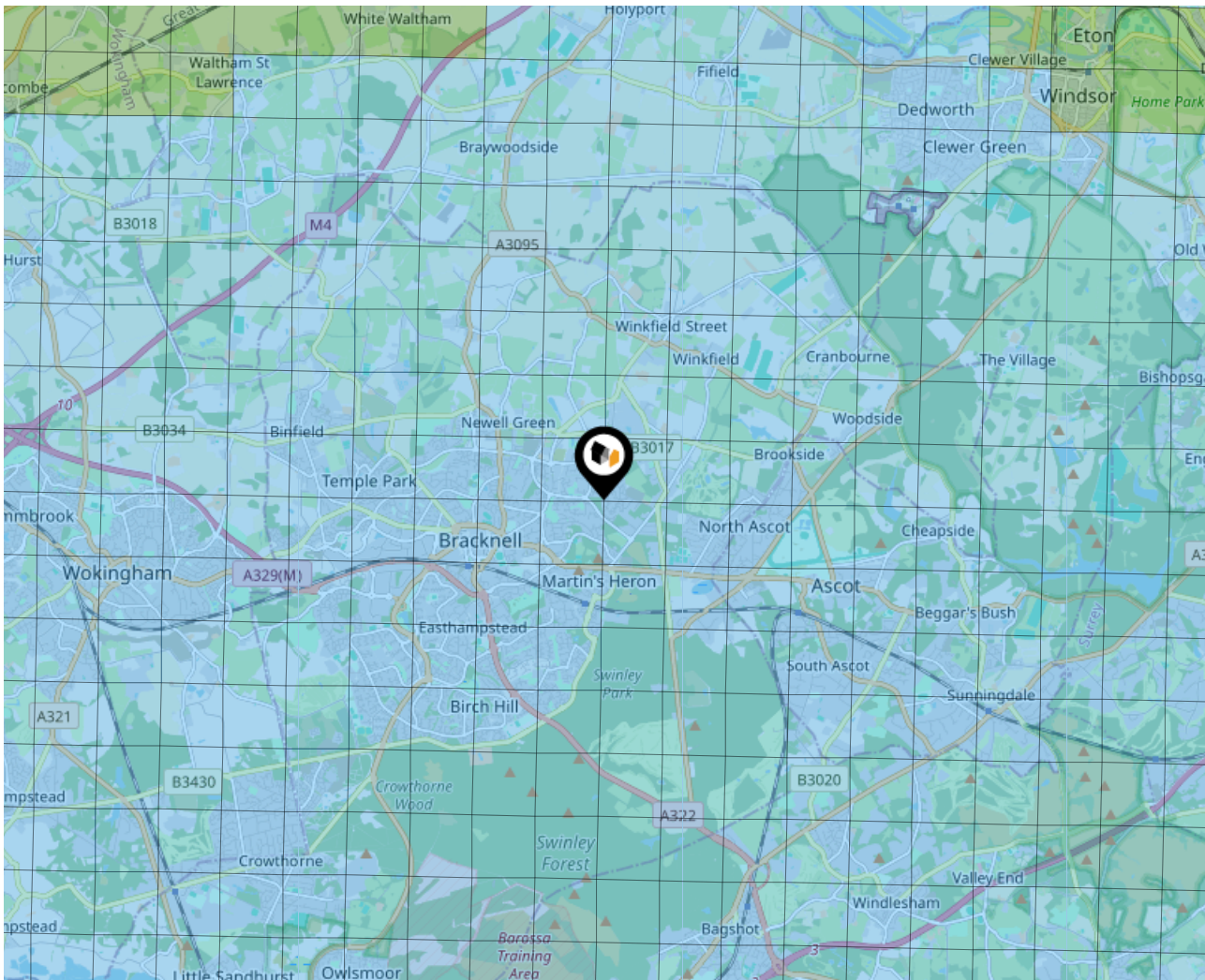


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

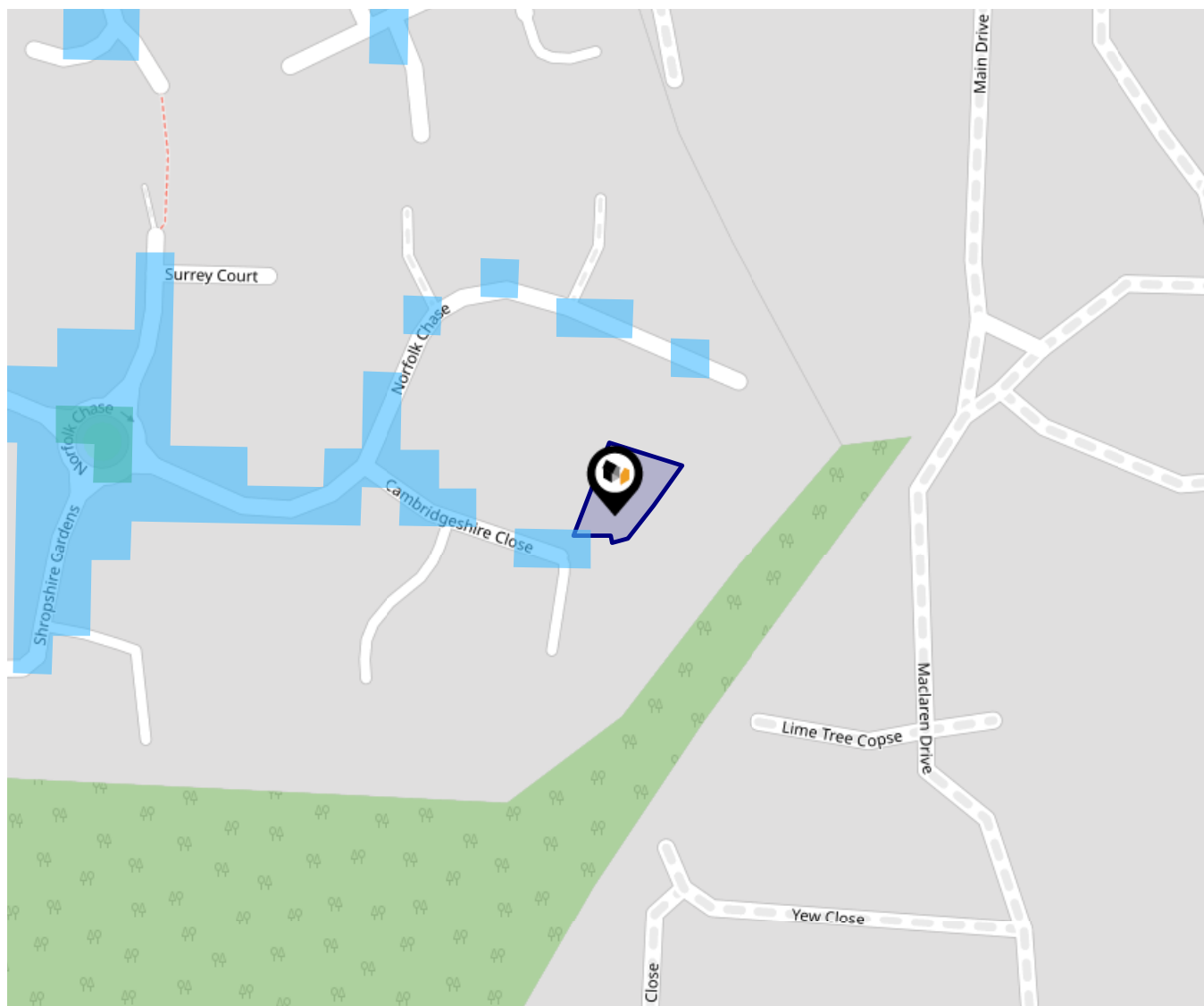
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

DY.

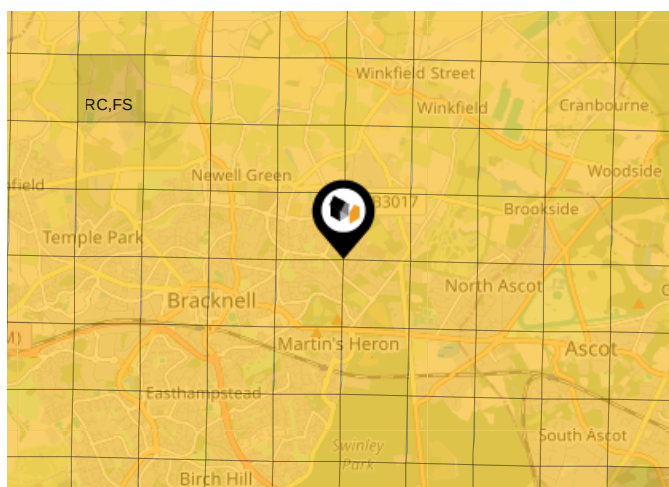


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



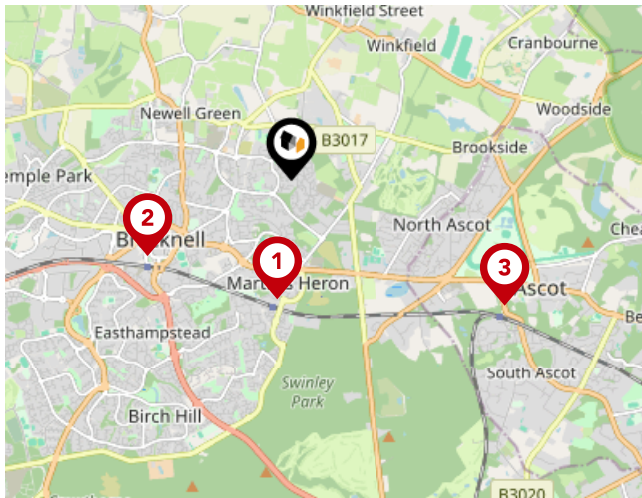
Primary Classifications (Most Common Clay Types)

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

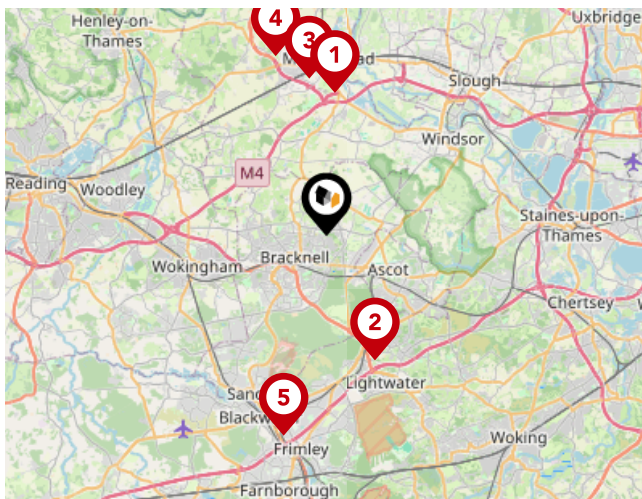
Transport (National)

DY.



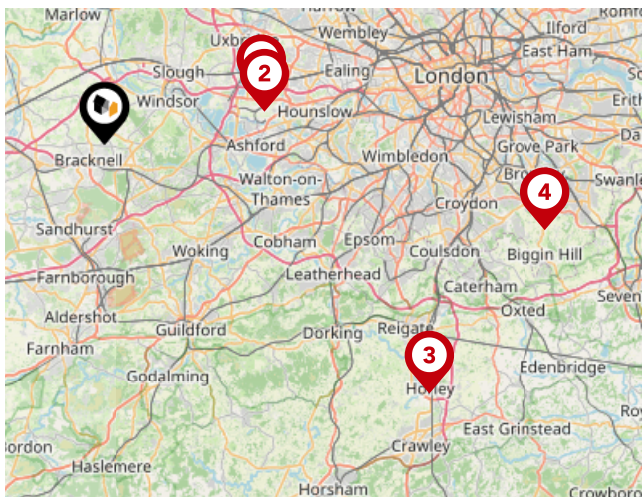
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.11 miles
2	Bracknell Rail Station	1.5 miles
3	Ascot Rail Station	2.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.27 miles
2	M3 J3	4.97 miles
3	A404(M) J9A	5.85 miles
4	A404(M) J9	6.86 miles
5	M3 J4	7.59 miles

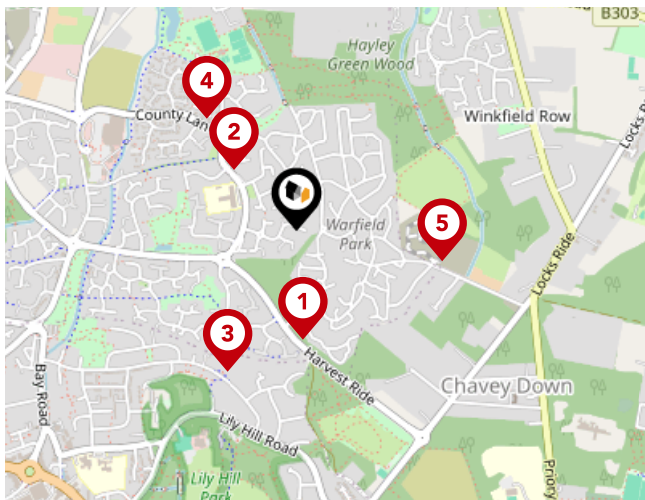


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.11 miles
2	Heathrow Airport Terminal 4	12.07 miles
3	Gatwick Airport	30.38 miles
4	Leaves Green	33.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saxon Drive	0.25 miles
2	Somerset Grove	0.2 miles
3	Whittenham Road	0.36 miles
4	Yorkshire Place	0.33 miles
5	Mobile Home Site	0.35 miles



Duncan Yeardley

We combine our strong traditional values with a progressive vision and cuttingedge technology, to ensure that we always deliver the best result for our clients.

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 Duncan Yeardley 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 Duncan Yeardley and therefore no warranties can be given as to their good working order.

Financial Services

Established in 2001, Mortgage Required offers whole of market, professional and friendly mortgage advice to customers. We are based in the South East of England with our Head Office in Maidenhead and Mortgage Advisers located in Berkshire, Buckinghamshire, Hampshire, Essex & Surrey. Our experienced team are available to advise on all aspects of the mortgage market.

To discuss your mortgage requirements, book a free mortgage consultation with a qualified adviser on 01628 507477.



Testimonial 1



Duncan Yeardley was amazing! We had chosen them due to the MANY recommendations on Facebook from other happy sellers. We sold within a week, so we were extremely pleased about that. A HUGE thank you goes to Gina who managed the expectations of our buyers, ensuring we didn't lose them and everyone was kept in the loop. She managed our sale so perfectly and I cannot fault her or Duncan Yeardley. I would recommend them to anyone that was selling.

Testimonial 2



23 years ago I purchased my current house through Duncan Yeardley. They were outstanding back then & have been outstanding with the sale of the property, which I hand over this Friday. Things don't always go to plan in life but whenever I asked a question I always received answers or advice very quickly. Everyone I spoke to was very knowledgeable & were genuinely very keen to help. I can't fault them at all & would recommend them without any hesitation.

Testimonial 3



The Duncan Yeardley team look after you all the way through. They are compassionate & hard working. Gina especially I owe huge thanks to for being in my corner & looking after me so well. Judy, Lucy, Mandy & girls were always there to help too. Can't recommend them enough.
Gill



/duncan.yeardley.estate.agent



/DuncanYeardley



/duncanyeardley

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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