

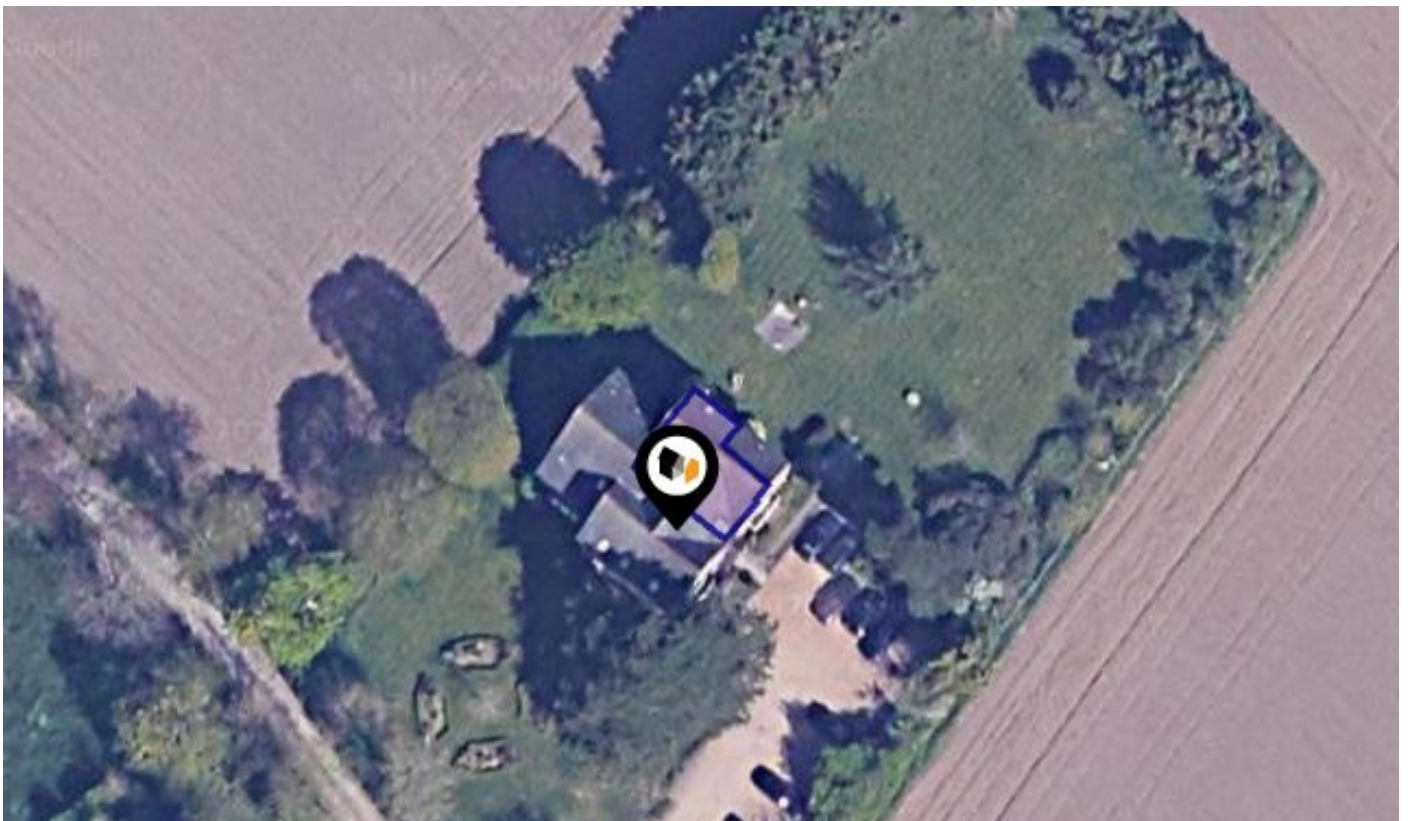


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st April 2026



PHILBERDS LODGE, ASCOT ROAD, HOLYPORT, MAIDENHEAD, SL6

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyearldley.co.uk

www.duncanyearldley.co.uk



Introduction

Our Comments

Ideally positioned between Maidenhead and Windsor, this spacious two bedroom, two bathroom ground-floor apartment offers a delightful blend of modern comfort and countryside charm. Set within a beautifully maintained gated development, the property offers picturesque farmland views and convenient access to the motorway network. The living space is bright and airy thanks to higher than average ceiling and large windows, offering attractive views of the communal grounds and surrounding countryside. The principal bedroom features fitted wardrobes and its own ensuite bathroom, in addition to a second shower room that serves bedroom two. This exclusive gated development is accessed via a long private driveway, ensuring peace, privacy, and security. The superb communal gardens are beautifully landscaped with far-reaching rural views, providing a perfect space for relaxation. There is also resident and visitor parking plus a communal bike store for added convenience. Located just a short drive to both Maidenhead and Windsor, offering excellent shopping, dining, and leisure facilities, and with easy access to the M4, M25, and Heathrow Airport, as well as rail connections to London, this property allows you to enjoy the tranquillity of a rural setting while being close to essential amenities.

Lease: 125 years from 1st December 2005

Ground Rent: £250 per annum

Service Charge: £1800 per annum

Council Tax Band: D

No Onward Chain

Ground Floor Apartment

Gated Development

Residents Parking

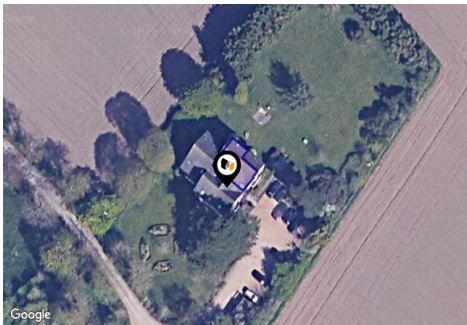
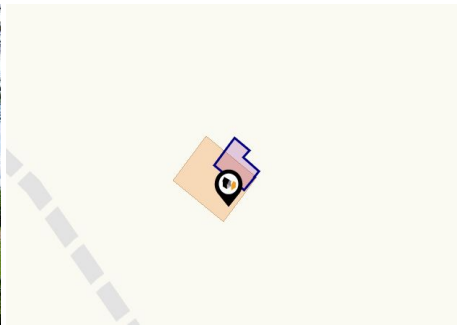
Close to Maidenhead and Windsor

Large Communal Grounds

En-Suite to Master

Two Double Bedrooms

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.02 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£1,953		
Title Number:	BK406917		

Local Area

Local Authority:	Windsor and maidenhead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No	9	66	-		
Flood Risk:		mb/s	mb/s	mb/s		
• Rivers & Seas • Surface Water	Low Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
O ₂	EE	3	O			

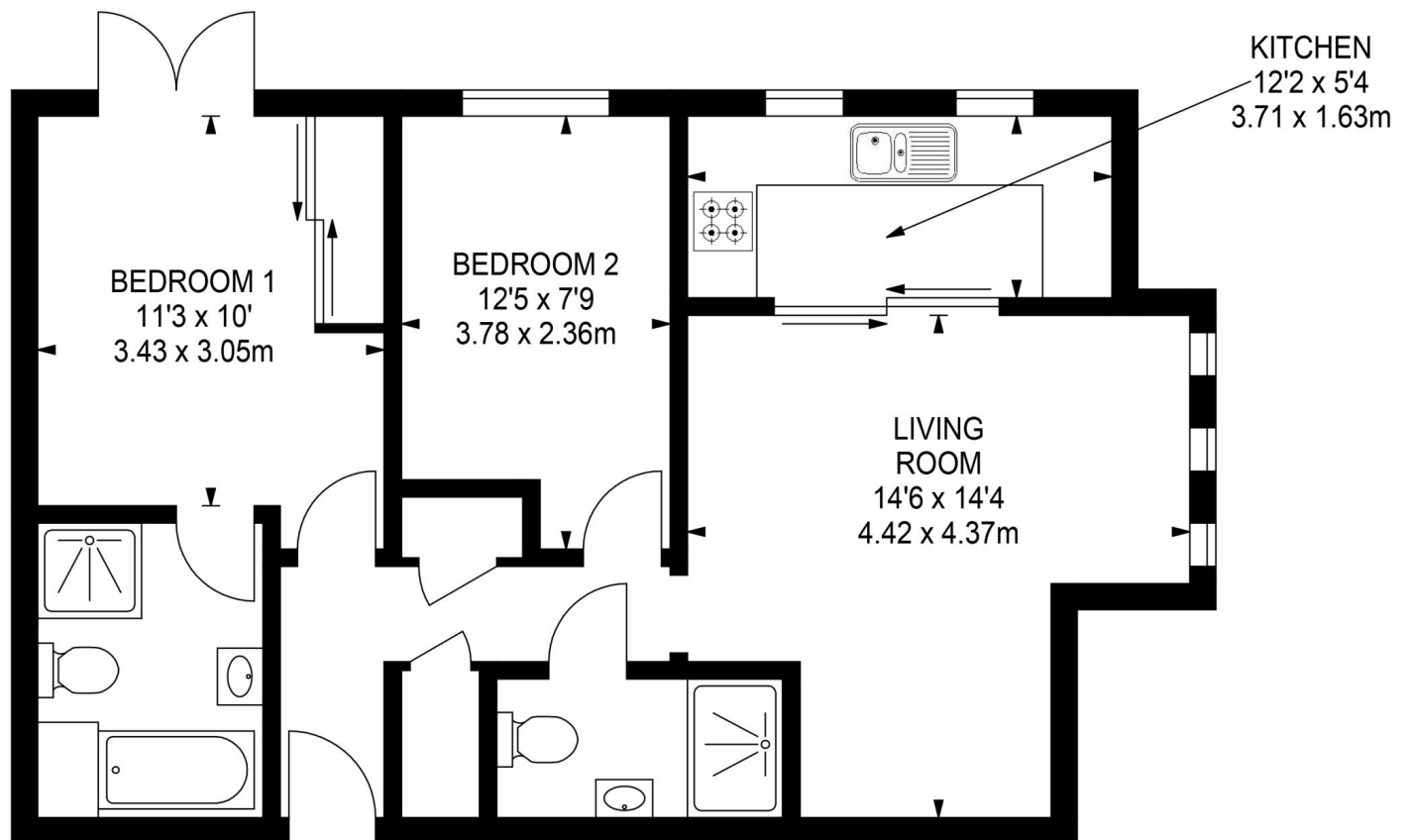
Gallery
Photos



Gallery
Photos



**PHILBERDS LODGE, ASCOT ROAD, HOLYPORT,
MAIDENHEAD, SL6**



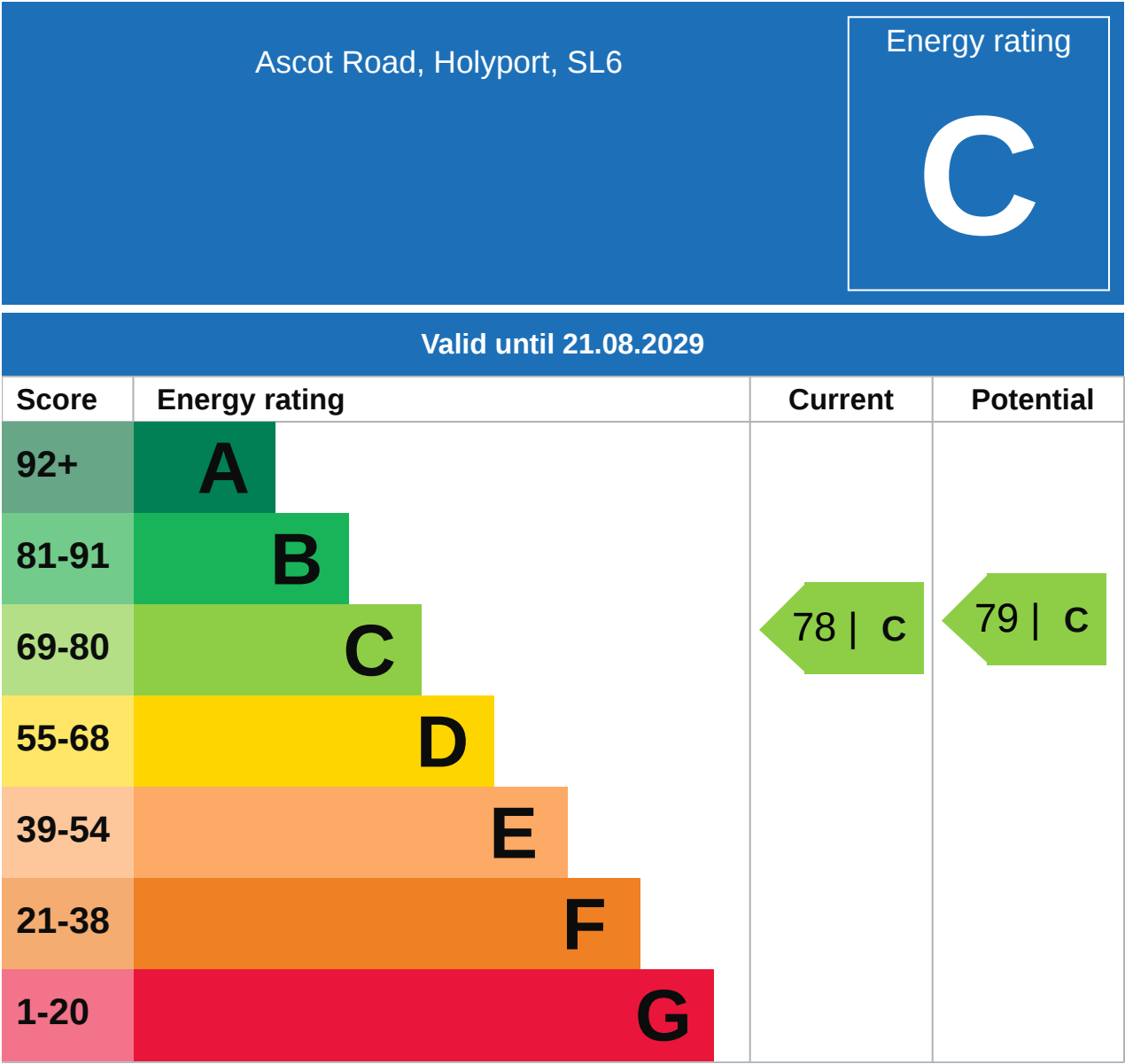
APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT / 58.80 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Property

EPC - Certificate



Property

EPC - Additional Data

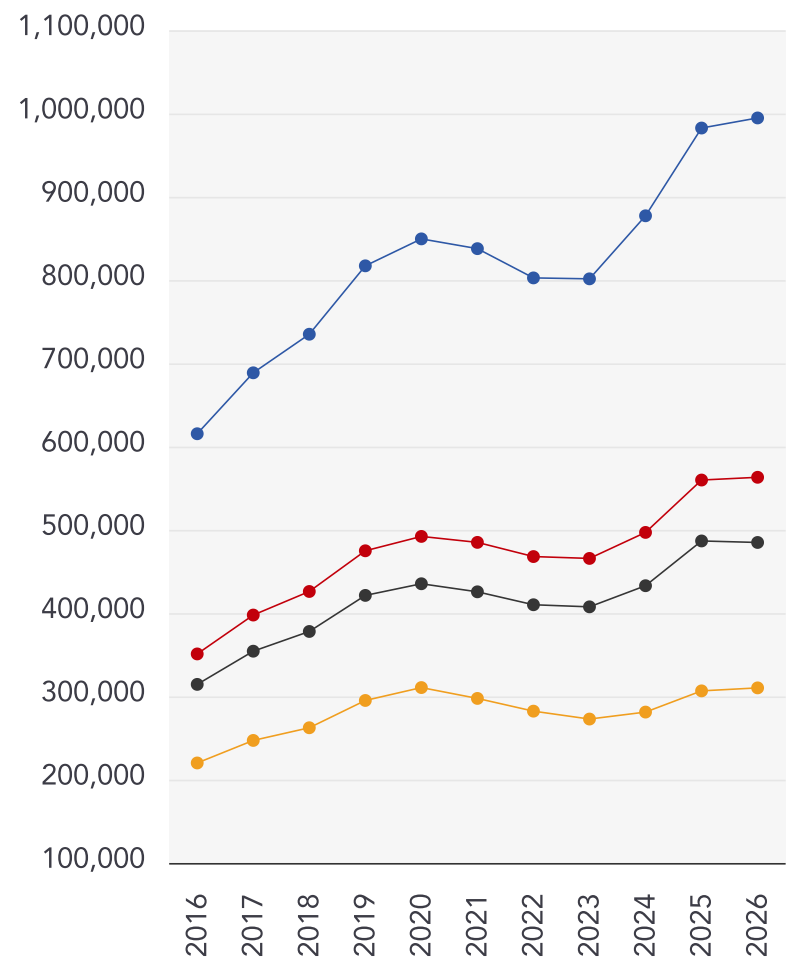
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	64 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

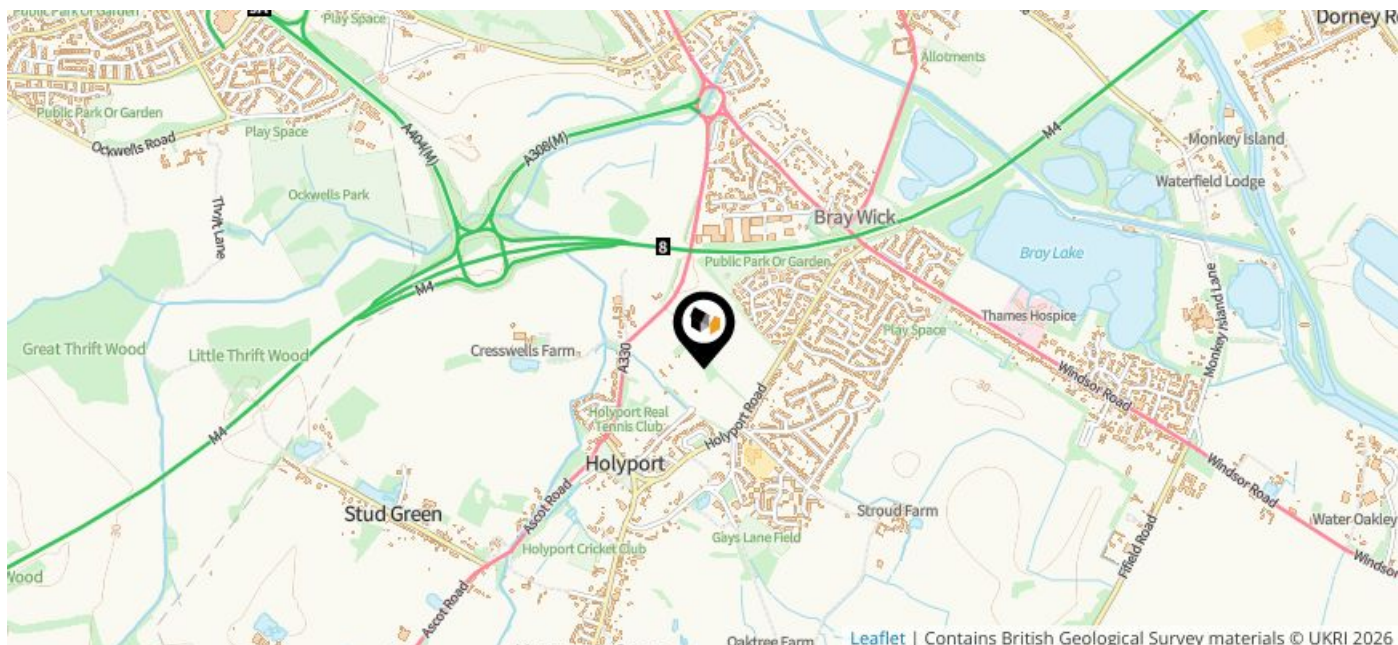
Flat

+40.97%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

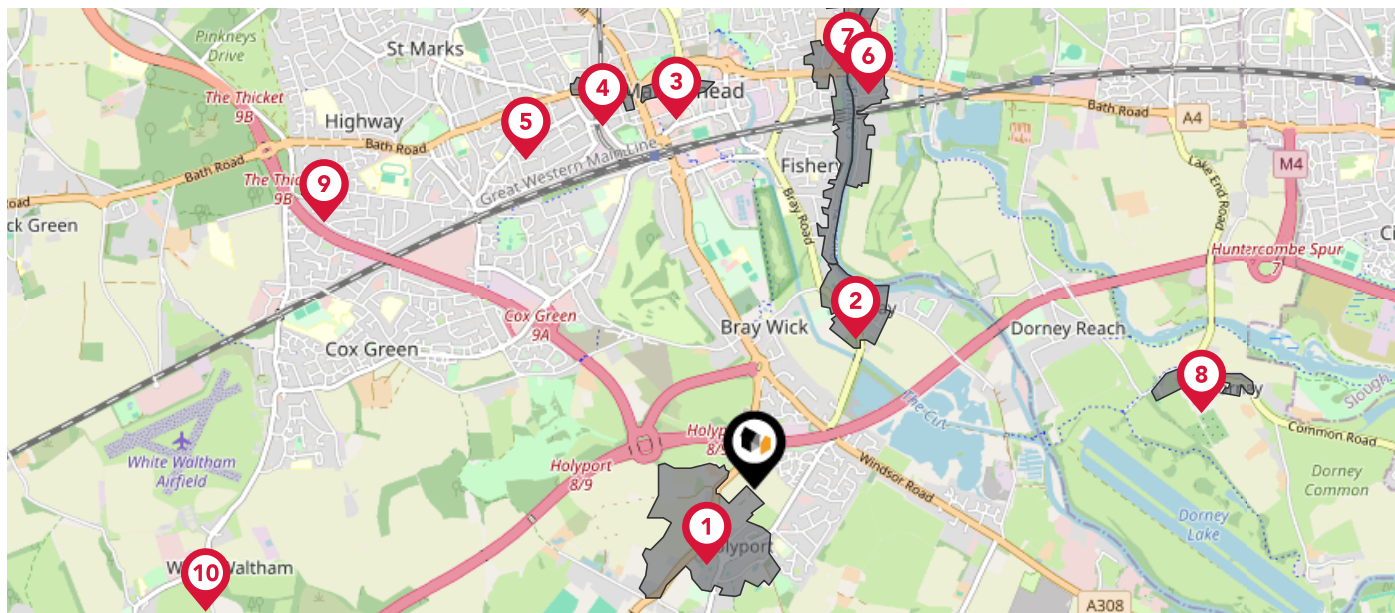
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



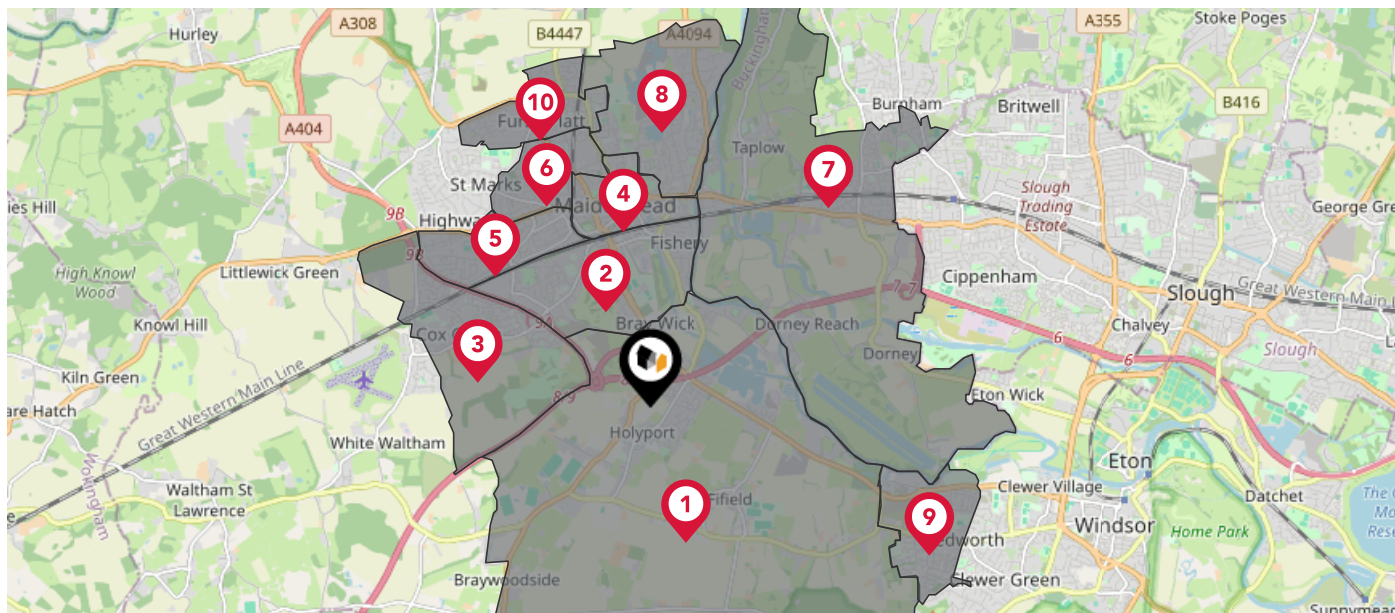
Nearby Conservation Areas

- 1 Holyport
- 2 Bray Village
- 3 Maidenhead Town Centre
- 4 Castle Hill, Maidenhead
- 5 All Saints, Boyn Hill, Maidenhead
- 6 Taplow Riverside
- 7 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 8 Dorney
- 9 Altwood Road, Maidenhead
- 10 St Mary's Church and Bury Court, White Waltham

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



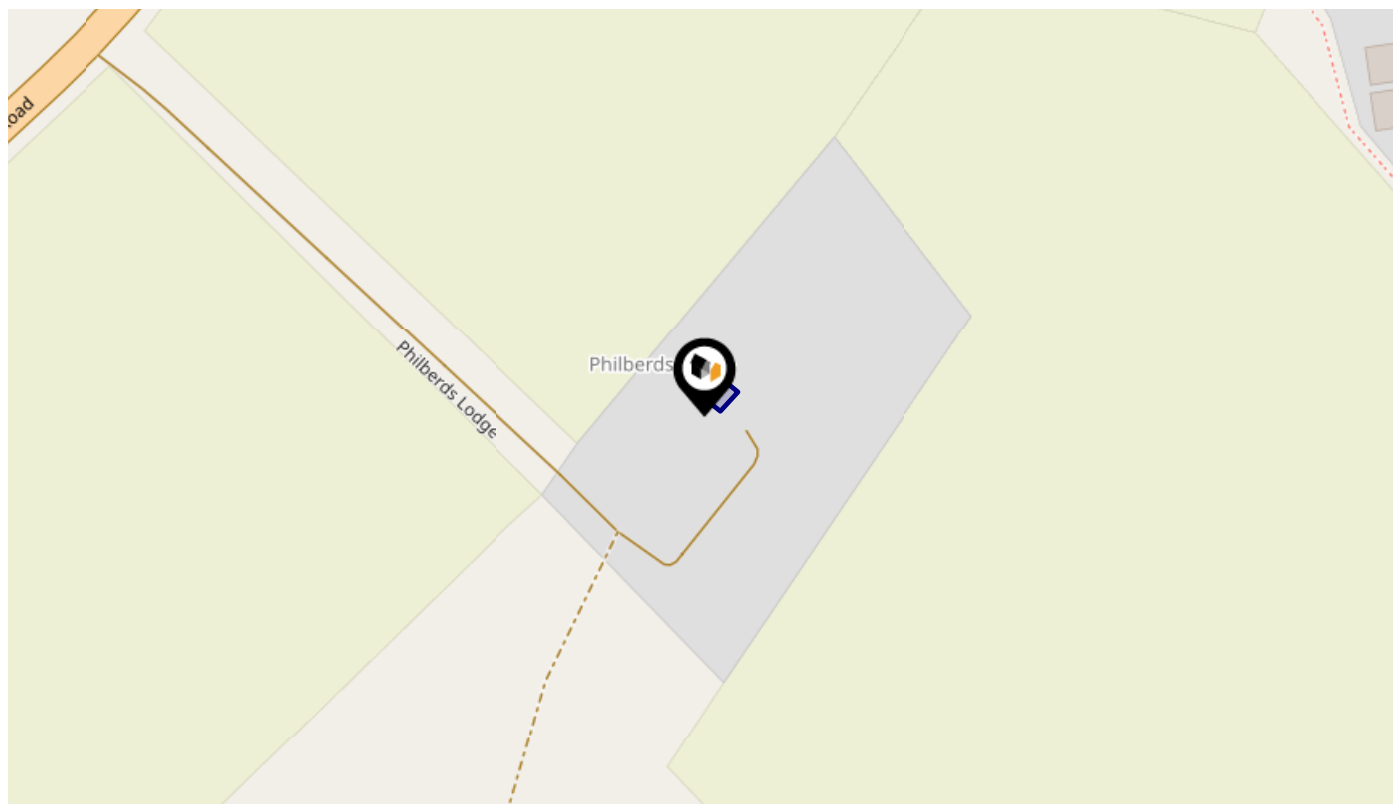
Nearby Council Wards

- | | |
|----|-----------------------------|
| 1 | Bray Ward |
| 2 | Oldfield Ward |
| 3 | Cox Green Ward |
| 4 | St. Mary's Ward |
| 5 | Boyn Hill Ward |
| 6 | Belmont Ward |
| 7 | Cliveden Ward |
| 8 | Riverside Ward |
| 9 | Clewer & Dedworth West Ward |
| 10 | Furze Platt 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.

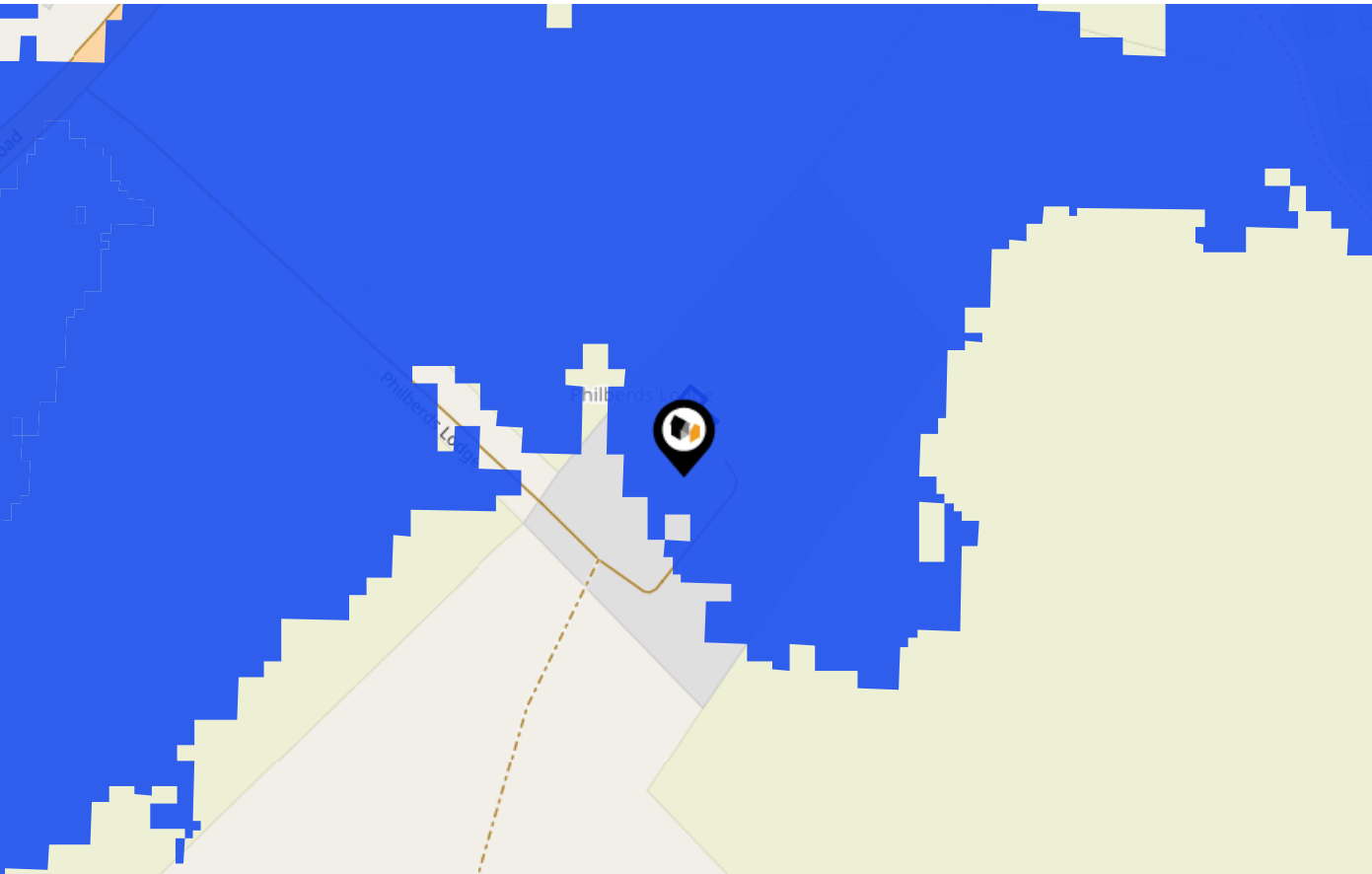
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

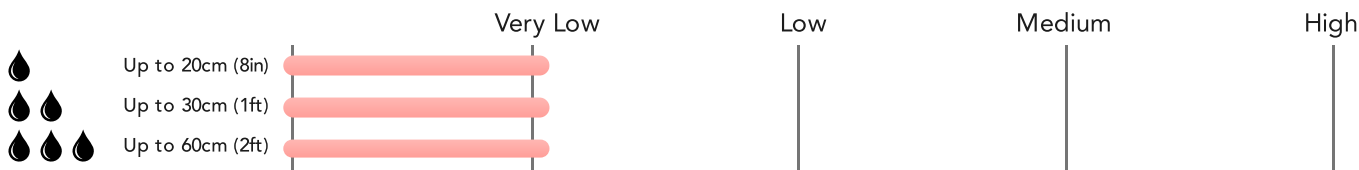


Risk Rating: Low

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.

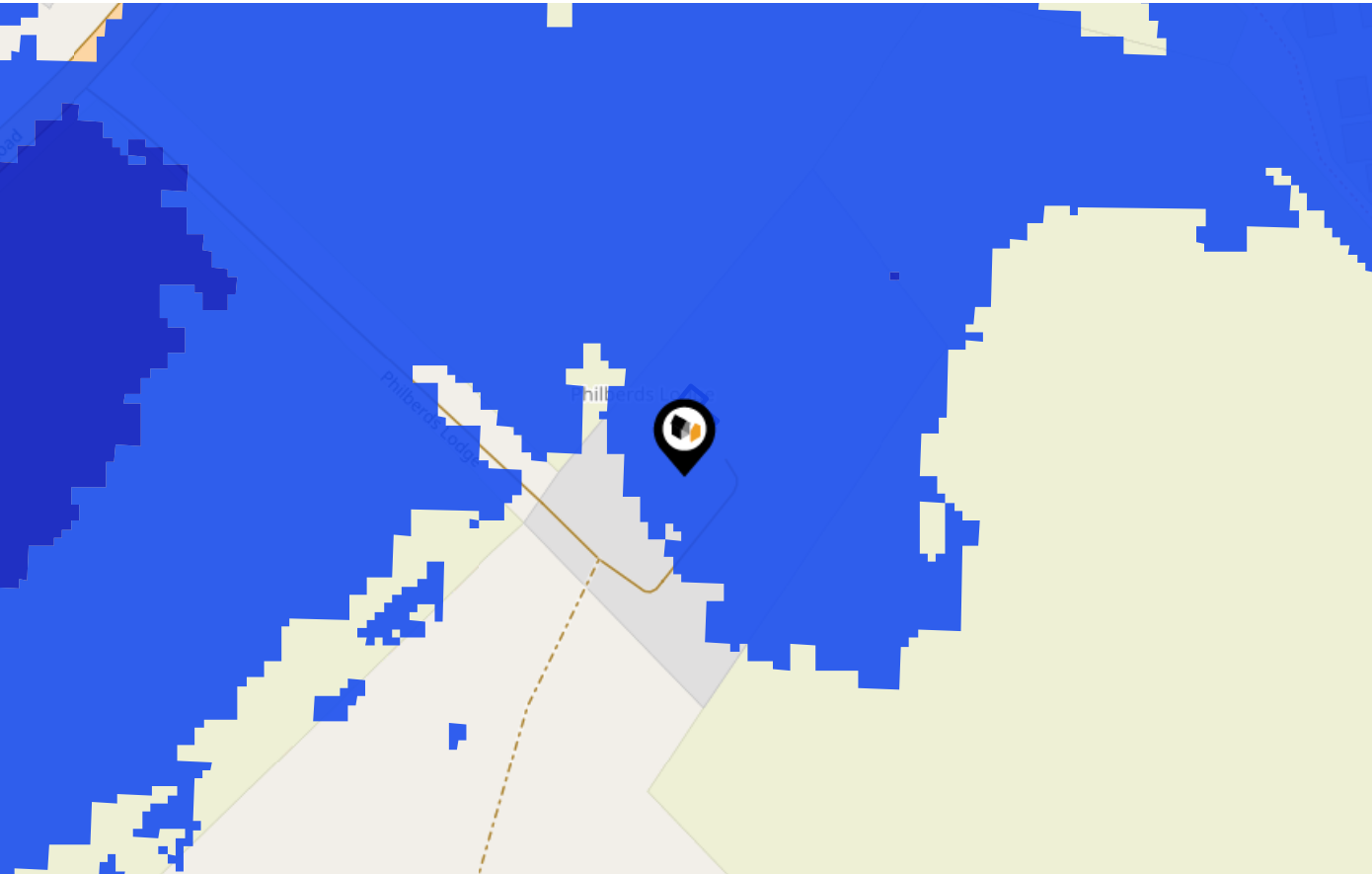
Chance of flooding to the following depths at this property:



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.

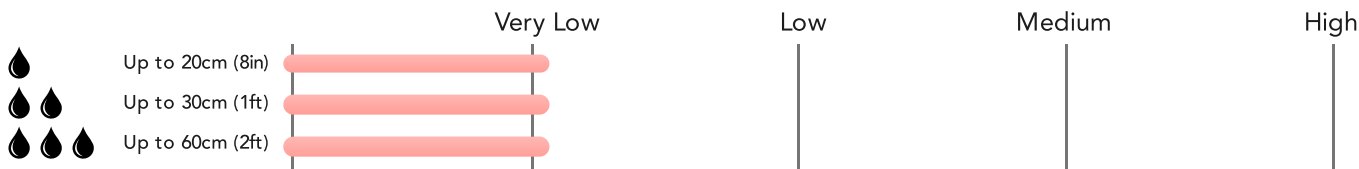


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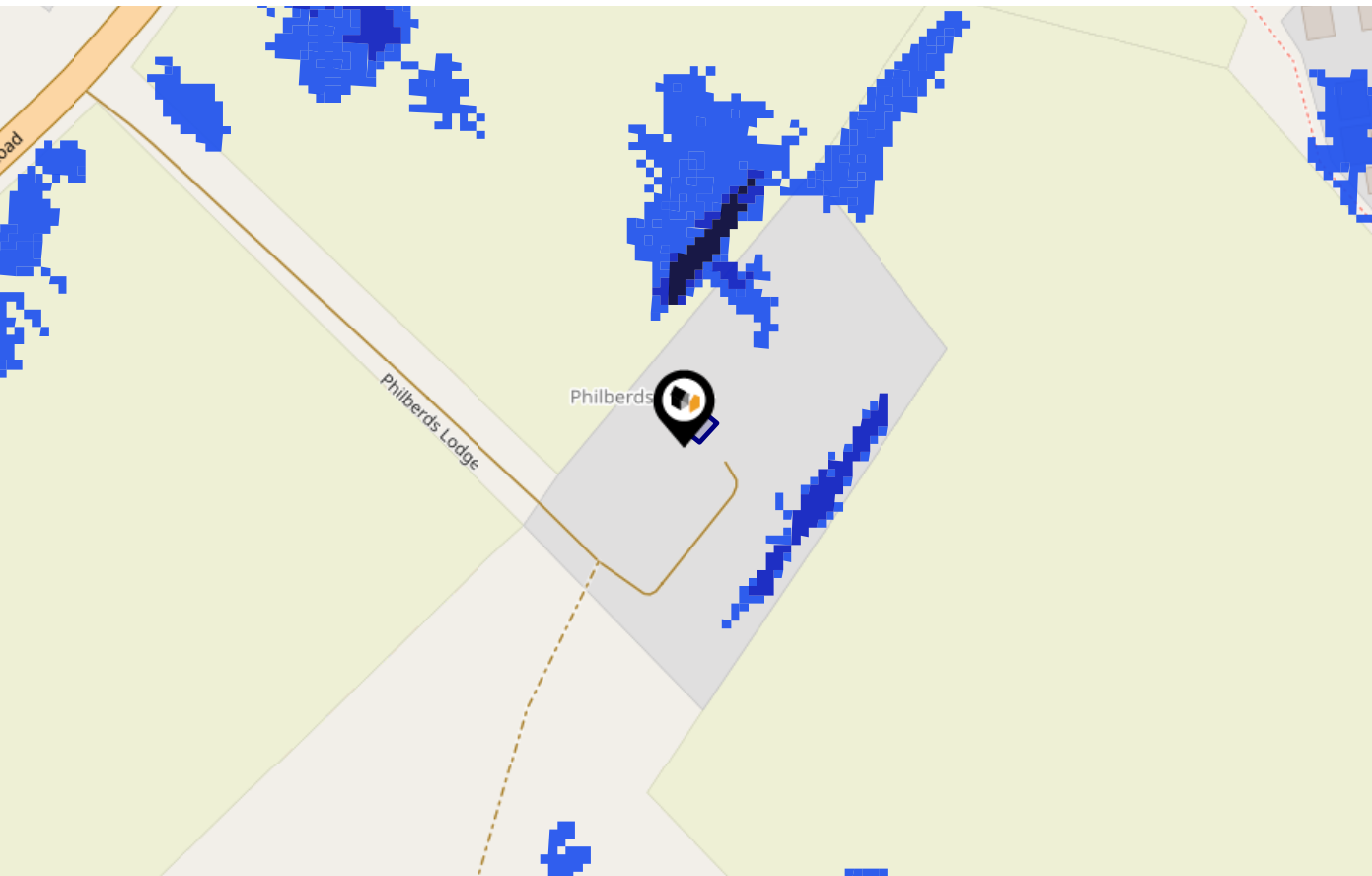
Chance of flooding to the following depths at this property:



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.

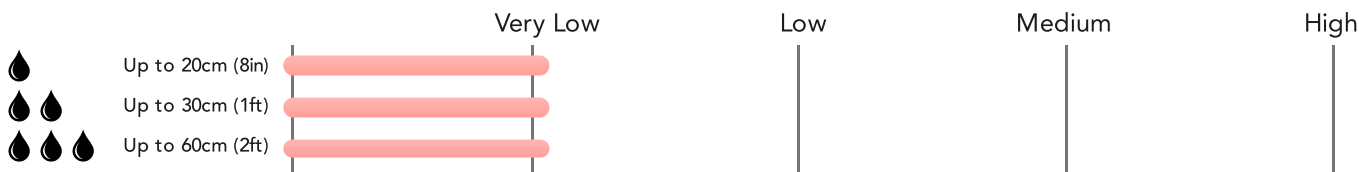


Risk Rating: Very low

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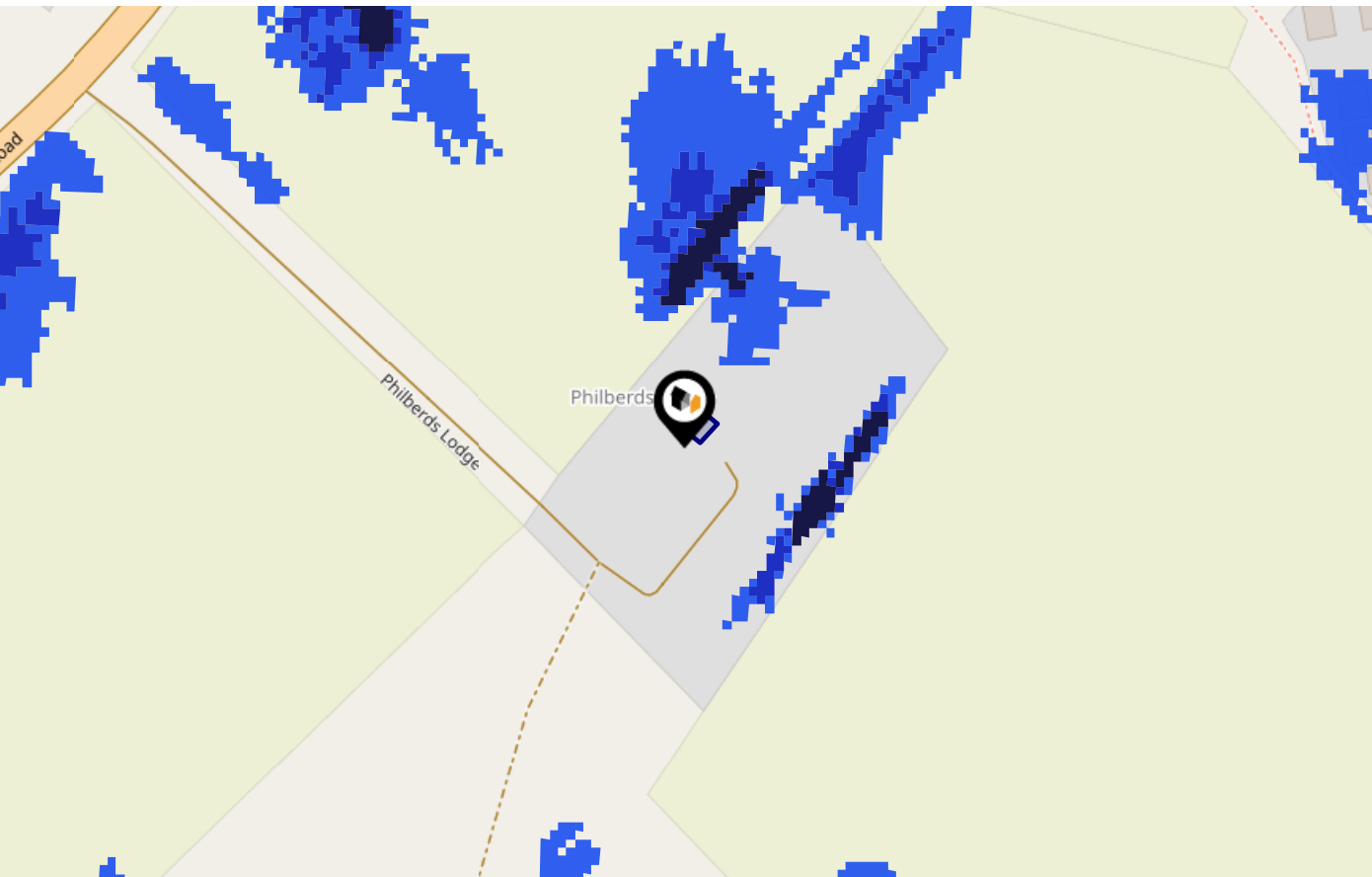
Chance of flooding to the following depths at this property:



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.

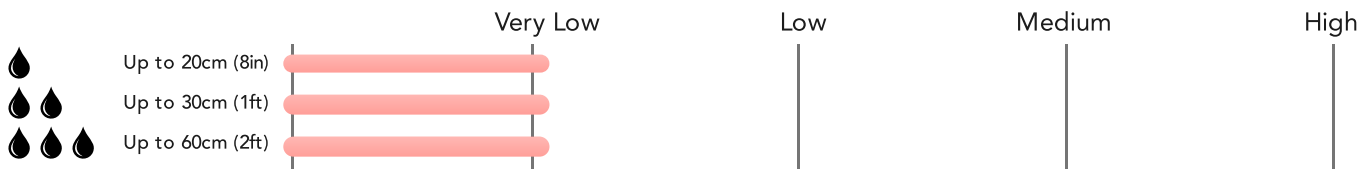


Risk Rating: Very low

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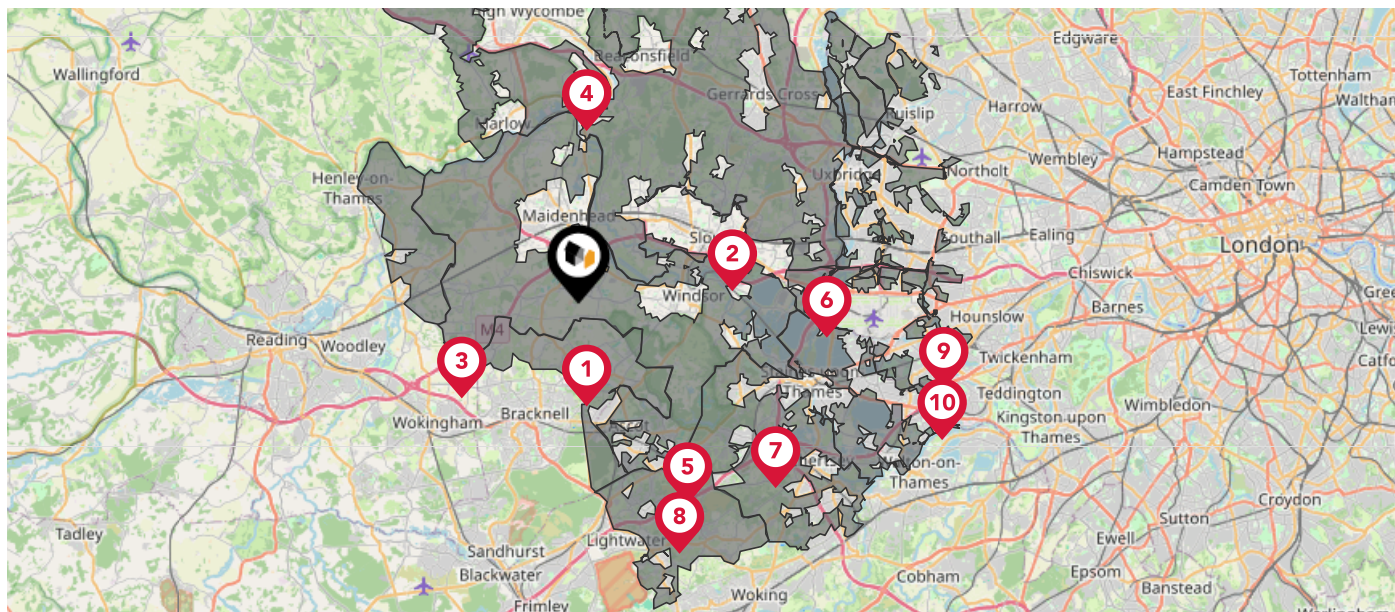
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



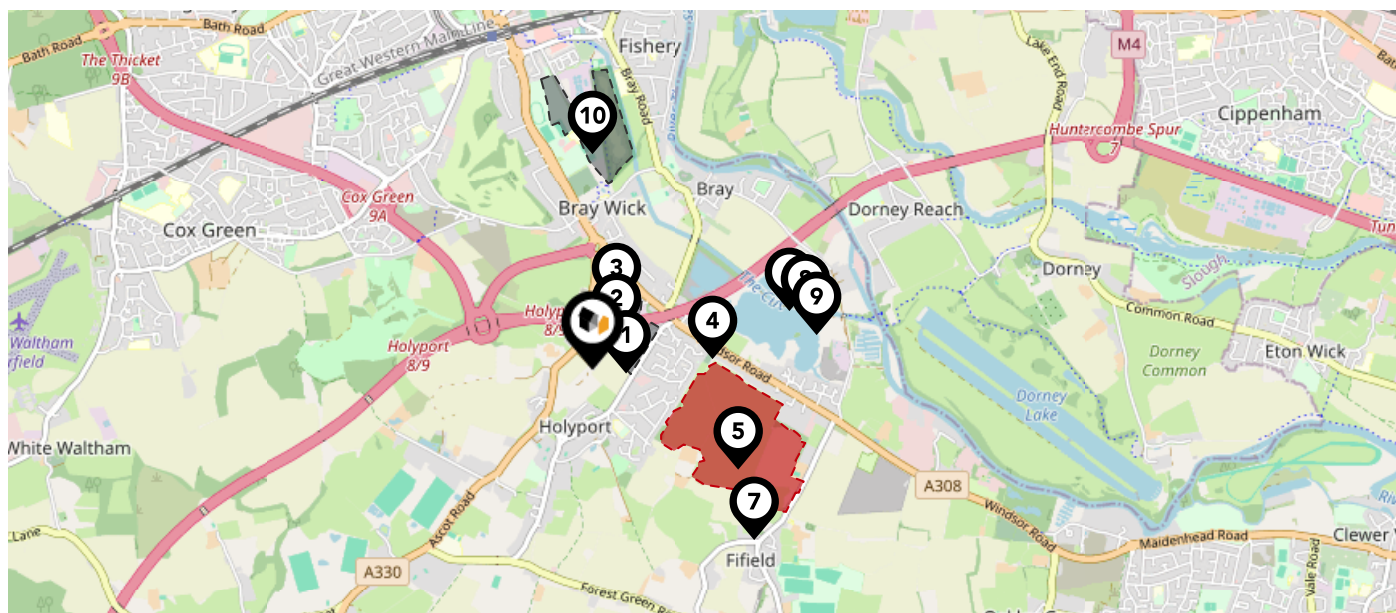
Nearby Green Belt Land

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



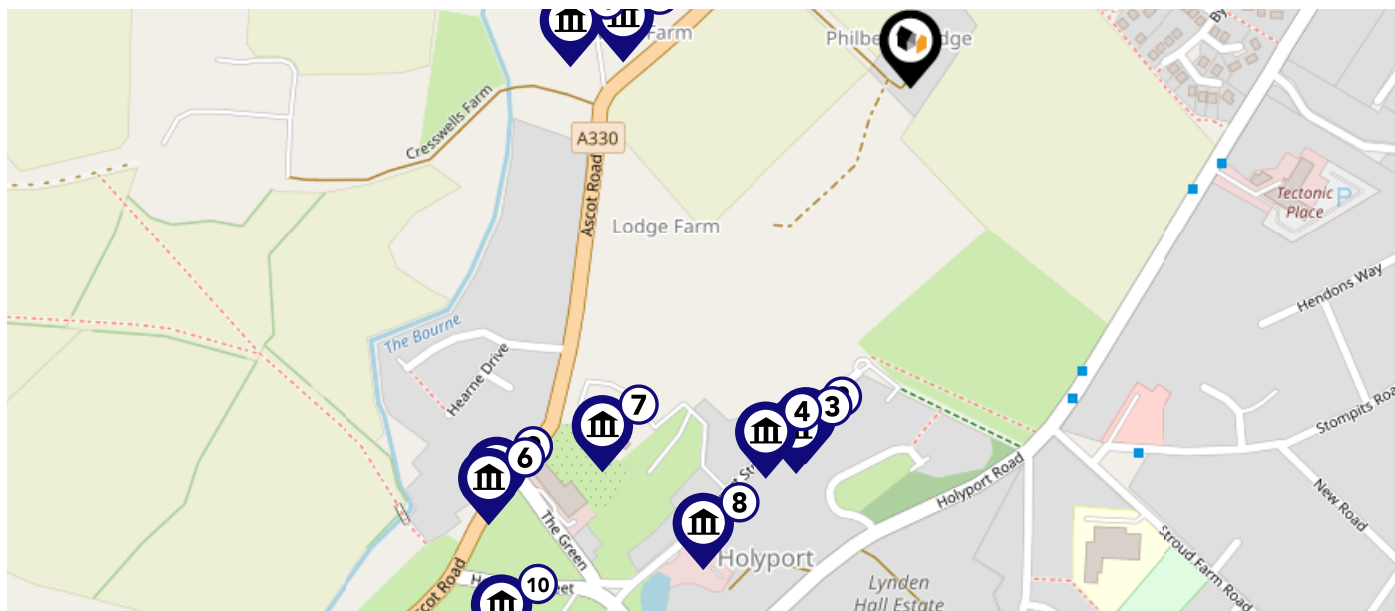
Nearby Landfill Sites

1	Aysgarth Park-Bray, Maidenhead, Berkshire	Historic Landfill	
2	Priors Way-Bray	Historic Landfill	
3	Priors Way-Bray	Historic Landfill	
4	Bray Court Hotel-Holyport	Historic Landfill	
5	EA/EPR/AP3793EN/V014 - Biffa Waste Services Ltd	Active Landfill	
6	Weirbank-Bray	Historic Landfill	
7	EA/EPR/RP3393EQ/A001	Active Landfill	
8	Weirbank Stud Farm-Bray	Historic Landfill	
9	Weirbank Stud Farm-Bray	Historic Landfill	
10	Braywick Road-Maidenhead	Historic Landfill	

Maps

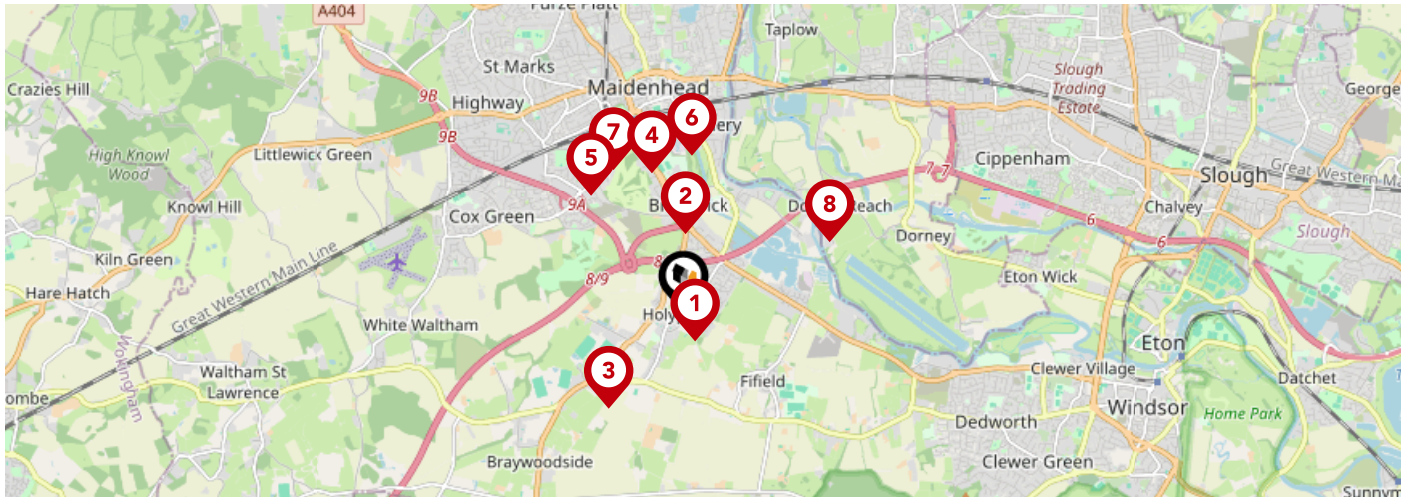
Listed Buildings

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



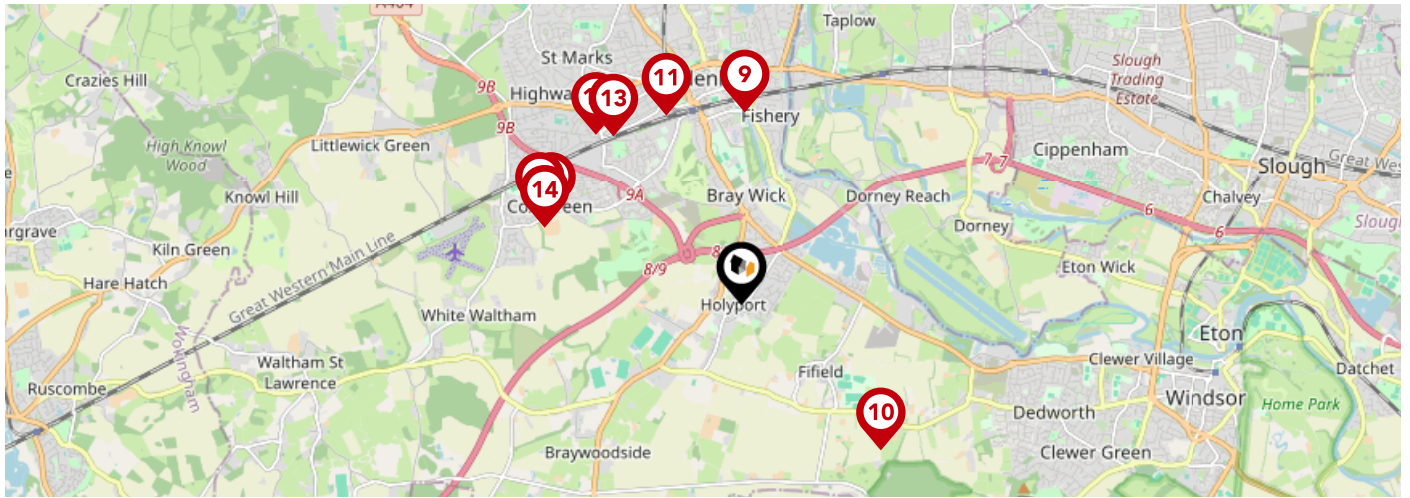
Listed Buildings in the local district		Grade	Distance
	1117488 - 1 The Barn , 2 Beam Ends, 3 Threshers And Number 4	Grade II	0.2 miles
	1117463 - Coventry Cottage	Grade II	0.2 miles
	1117464 - Goffs Cottage Ivy Cottage	Grade II	0.2 miles
	1117466 - Hamble Cottage	Grade II	0.2 miles
	1117487 - Moor House Farmhouse	Grade II	0.2 miles
	1117485 - 1, 2, And 3, Ascot Road	Grade II	0.3 miles
	1319430 - Royal County Of Berks Real Tennis Club	Grade II	0.3 miles
	1117465 - Anne Duel's House	Grade II	0.3 miles
	1117486 - Post Office Cottage	Grade II	0.3 miles
	1117479 - The George Inn	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holyport CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.28	☐	☒	☐	☐	☐
2	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:0.74	☐	☒	☐	☐	☐
3	Holyport College Ofsted Rating: Good Pupils: 613 Distance:1.12	☐	☐	☒	☐	☐
4	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:1.33	☐	☐	☒	☐	☐
5	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:1.39	☐	☒	☐	☐	☐
6	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.46	☐	☒	☐	☐	☐
7	Desborough College Ofsted Rating: Good Pupils: 728 Distance:1.48	☐	☐	☒	☐	☐
8	Dorney School Ofsted Rating: Requires improvement Pupils: 164 Distance:1.49	☐	☒	☐	☐	☐

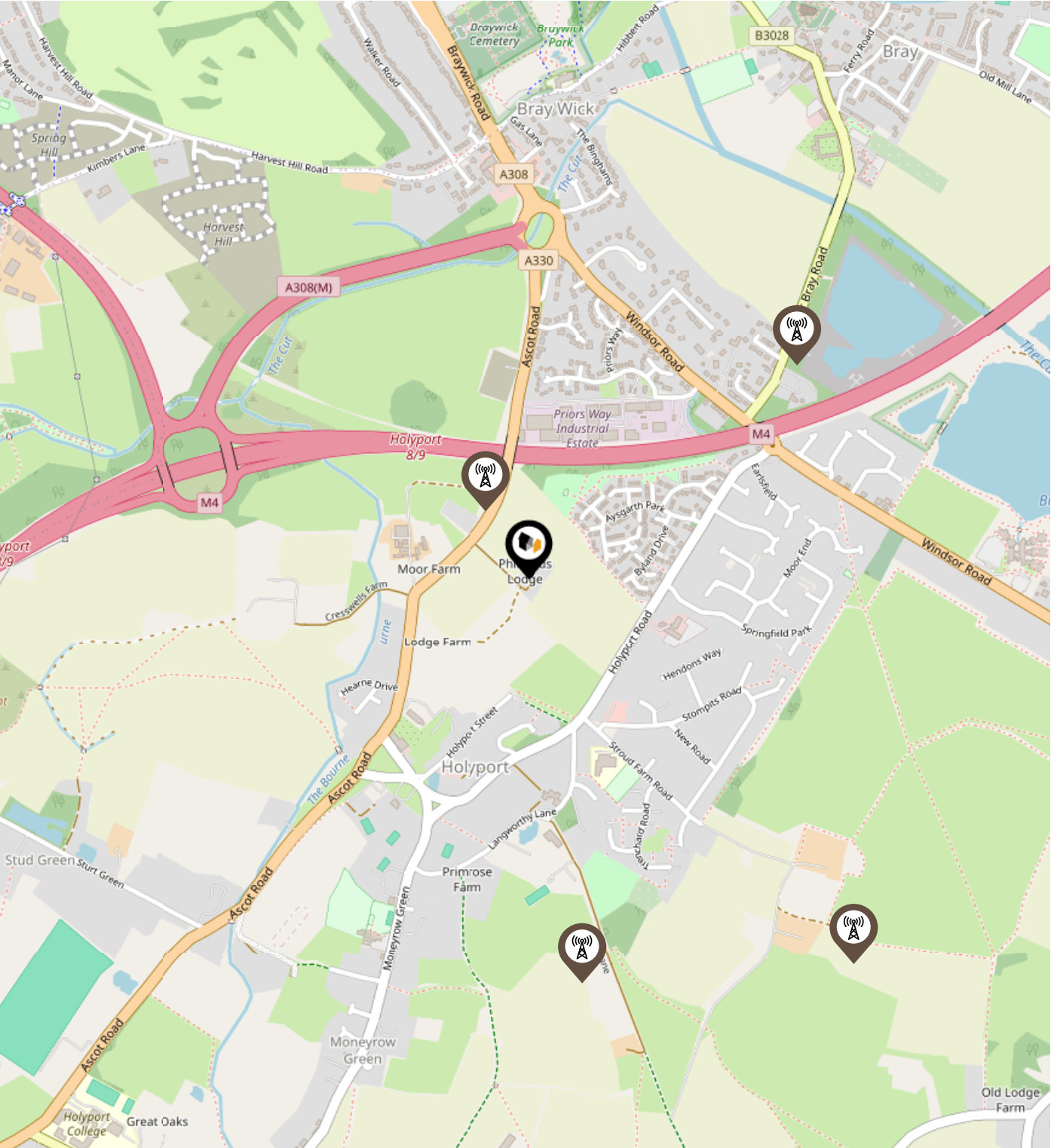
Area Schools



		Nursery	Primary	Secondary	College	Private
	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:1.76	☐	☐	☒	☐	☐
	Braywood CofE First School Ofsted Rating: Good Pupils: 120 Distance:1.86	☐	☒	☐	☐	☐
	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:1.87	☐	☐	☒	☐	☐
	Wessex Primary School Ofsted Rating: Requires improvement Pupils: 364 Distance:1.94	☐	☒	☐	☐	☐
	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:1.95	☐	☒	☐	☐	☐
	Lowbrook Academy Ofsted Rating: Good Pupils: 330 Distance:1.95	☐	☒	☐	☐	☐
	Cox Green School Ofsted Rating: Requires improvement Pupils: 1204 Distance:2.04	☐	☐	☒	☐	☐
	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:2.07	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



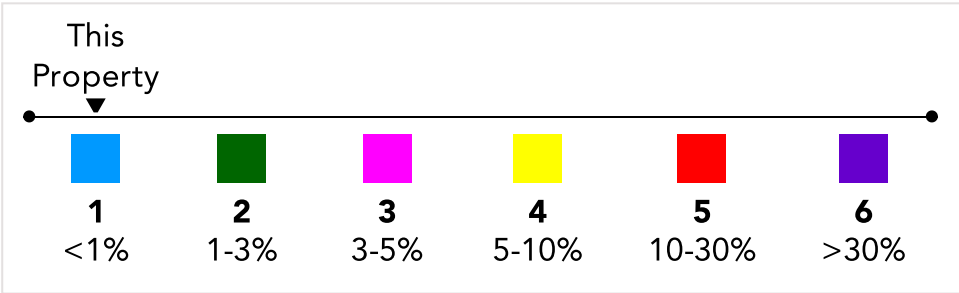
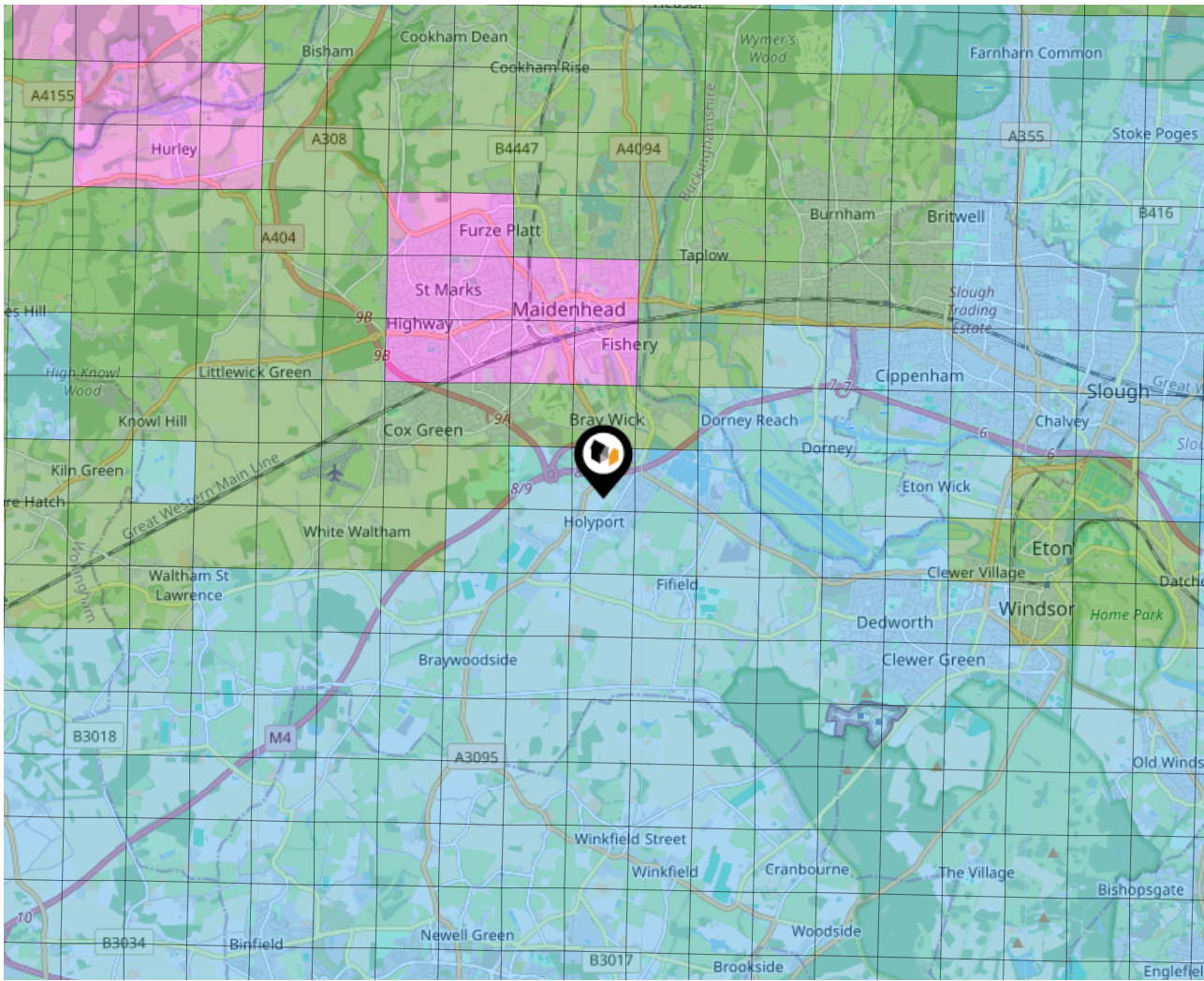
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

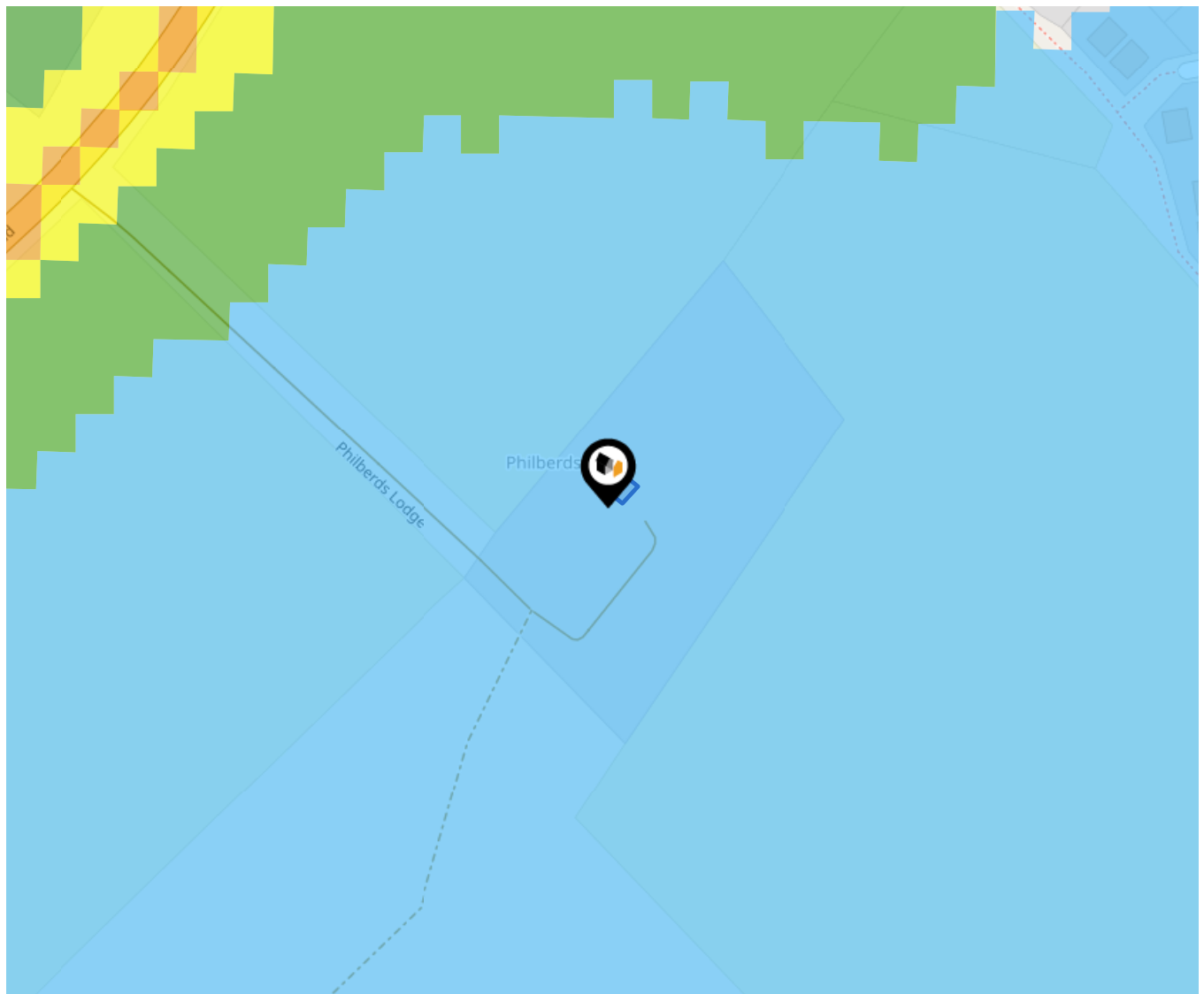
What is Radon?

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.

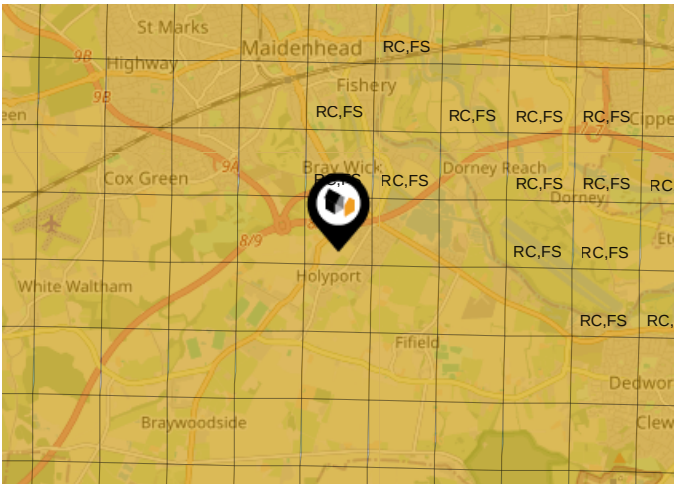
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

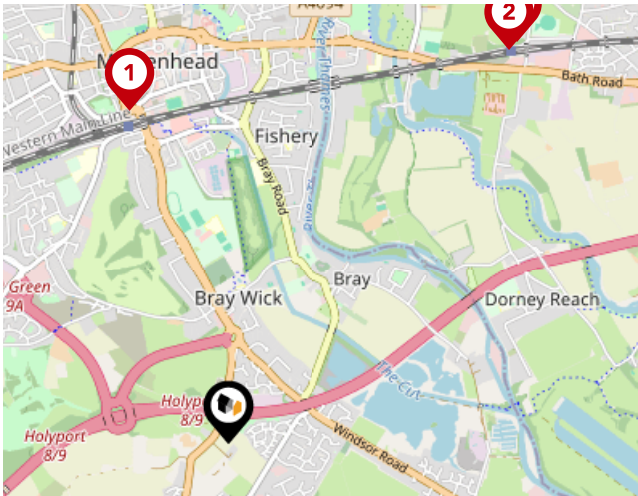


Primary Classifications (Most Common Clay Types)

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

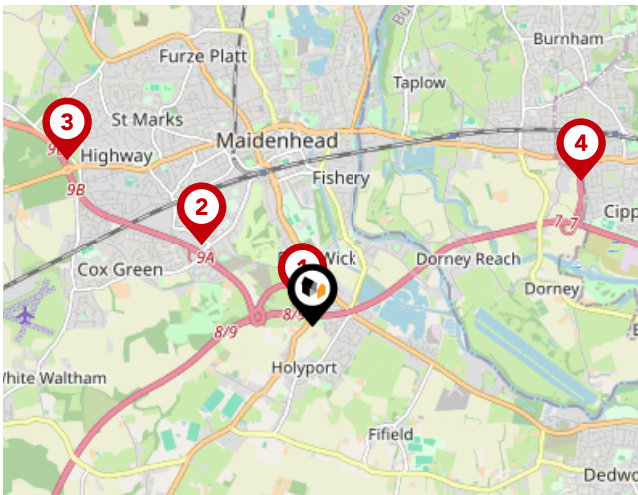
Area

Transport (National)



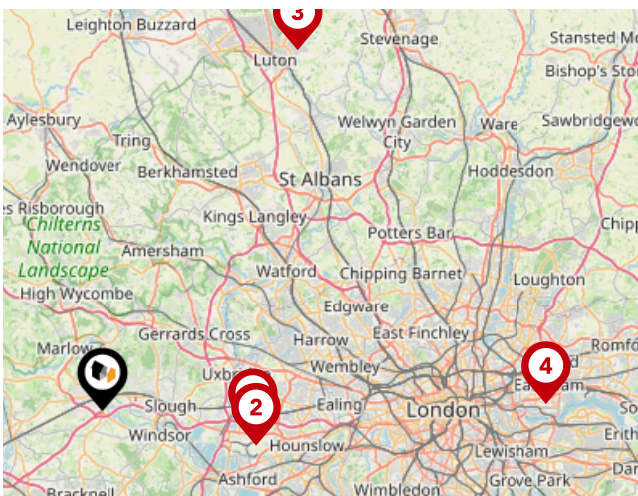
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.6 miles
2	Taplow Rail Station	2.22 miles
3	Taplow Rail Station	2.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	0.21 miles
2	A404(M) J9A	1.27 miles
3	A404(M) J9	2.73 miles
4	M4 J7	2.82 miles
5	M4 J6	4.07 miles

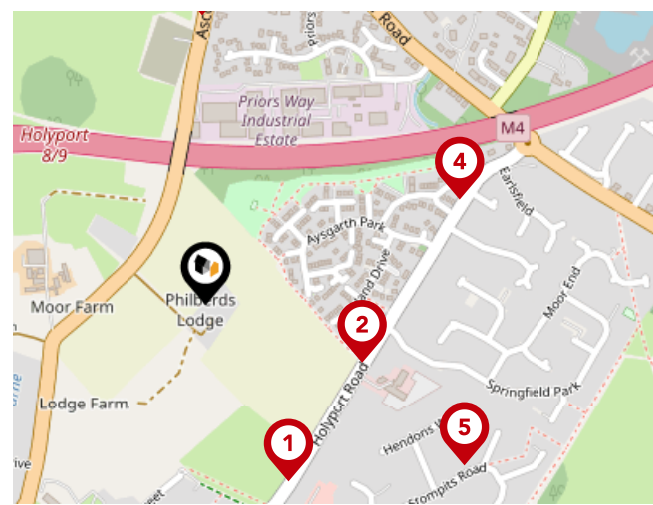


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.27 miles
2	Heathrow Airport Terminal 4	11.66 miles
3	Luton Airport	30.13 miles
4	Silvertown	32.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stroud Farm Corner	0.22 miles
2	Tectonic Place	0.19 miles
3	Willow Drive	0.34 miles
4	Earlsfield	0.32 miles
5	Hendons Way	0.35 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.



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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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Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk



Valuation Office
Agency

