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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th June 2026



PORTMAN CLOSE, BRACKNELL, RG42

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Introduction

Our Comments

Located in the popular residential setting of Portman Close, this substantial five-bedroom end-terrace home presents an excellent opportunity for a growing family, offering generous and versatile accommodation throughout. Set on a plot of just over 0.2 acres, the property provides an impressive sense of space both inside and out, along with clear potential for further improvement or extension, subject to the necessary consents.

The ground floor is well designed for modern family living, featuring three versatile reception rooms that can be adapted as a main lounge, family room, dining space, playroom or home office depending on requirements. The layout offers excellent flexibility, creating the perfect balance between everyday family life and entertaining. A useful utility area provides additional storage, supported by further built-in cupboard space.

Upstairs, there are five well-proportioned bedrooms, offering ample space for a large or growing family, along with a separate family bathroom serving the first floor.

Externally, the property enjoys a generous garden, ideal for children, pets and outdoor entertaining, with plenty of space and a pleasant outlook. To the front, a driveway provides off-road parking.

Further benefits include solar panels, contributing to improved energy efficiency and reduced running costs. Set within a sought-after residential location, this is a superb family home offering space, flexibility and excellent potential in equal measure.

Council Tax Band: E

Chain Free

Five Bedrooms

Garage

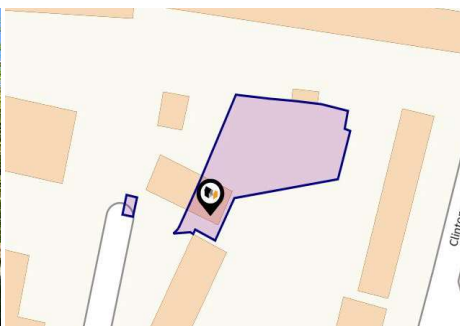
Driveway Parking

Two Bathrooms

Solar Panels

Central Location

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,399 ft ² / 130 m ²
Plot Area:	0.21 acres
Council Tax :	Band E
Annual Estimate:	£2,768
Title Number:	BK177932

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)

16
mb/s



1800
mb/s



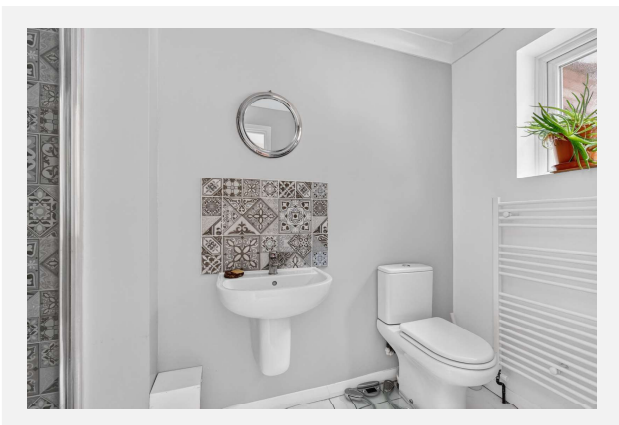
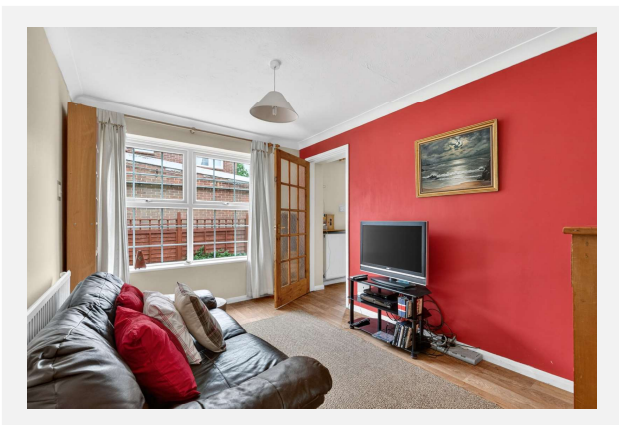
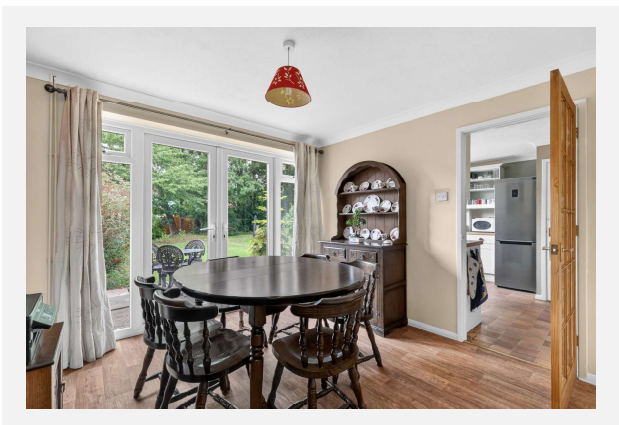
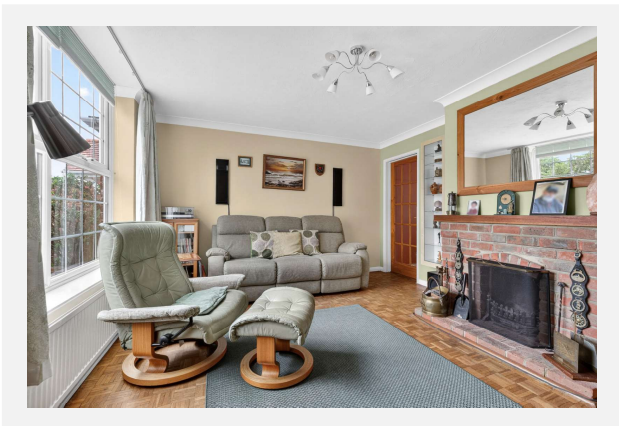
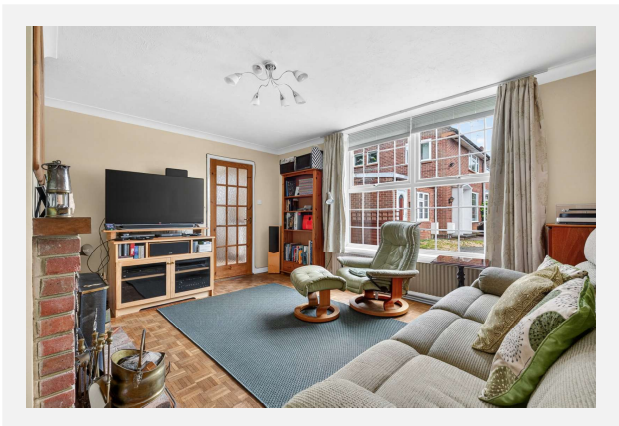
Mobile Coverage:
(based on calls indoors)



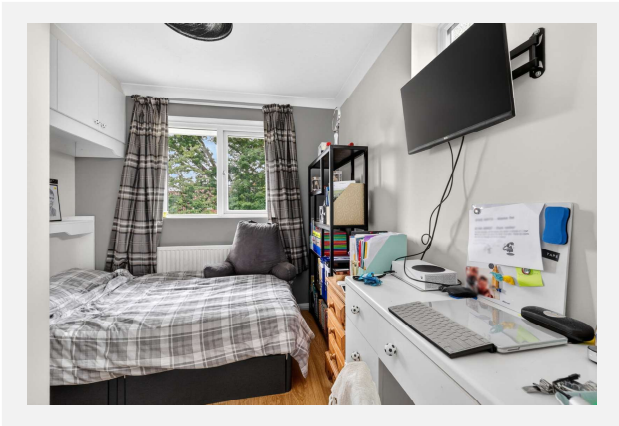
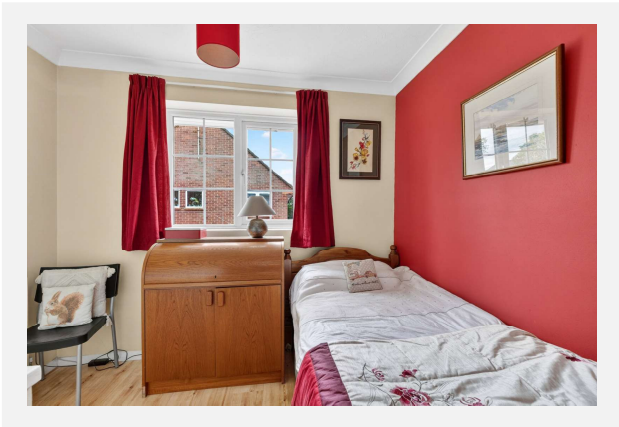
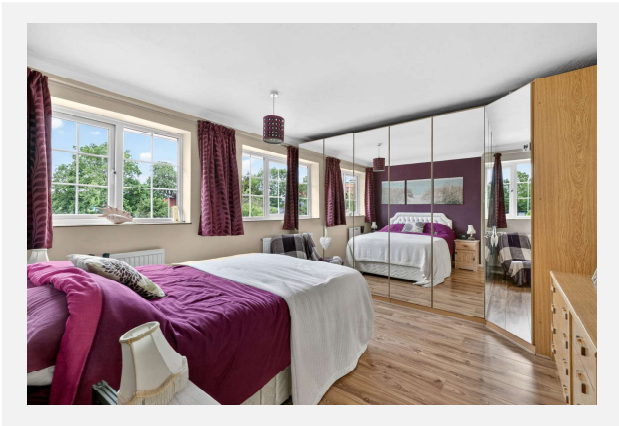
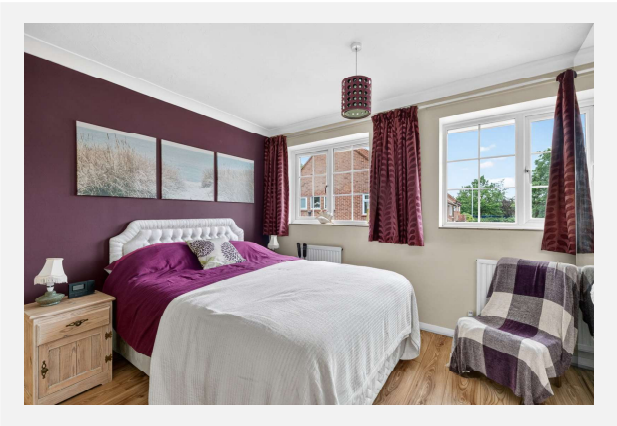
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery
Photos



PORTMAN CLOSE, BRACKNELL, RG42

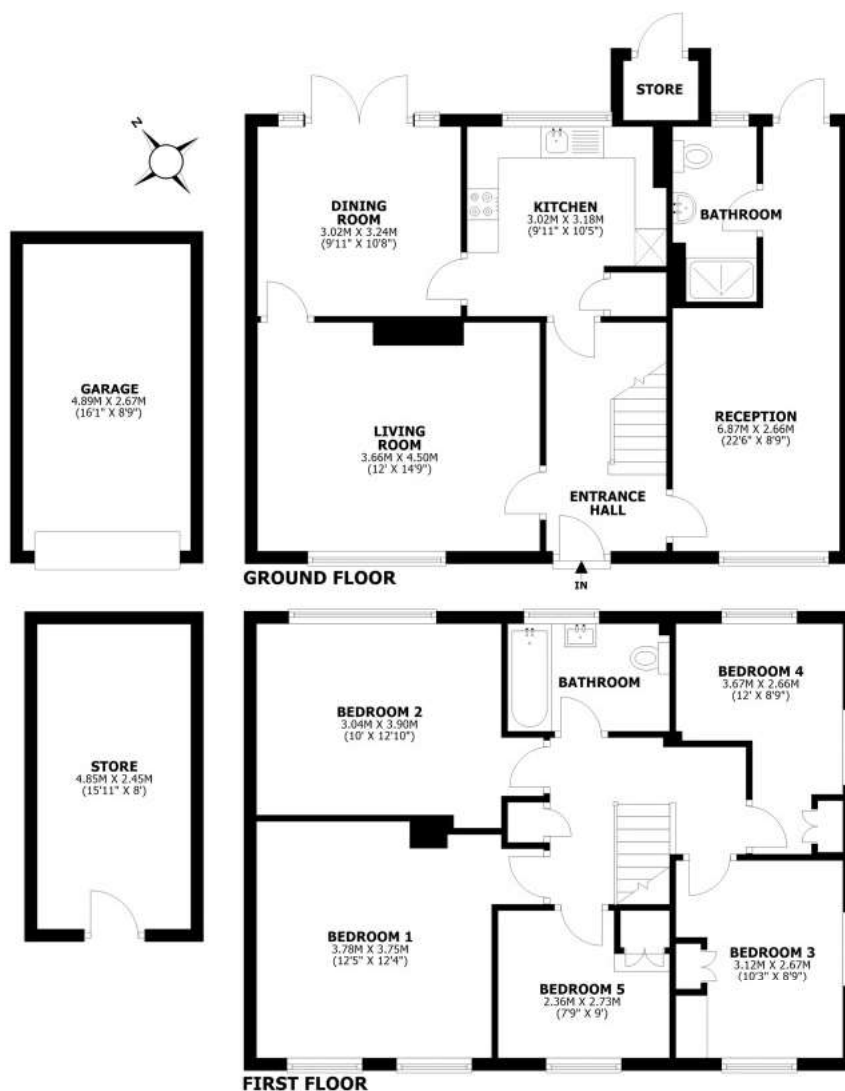


Portman Close, Bracknell, RG42

Total internal area: approx. 153.7 sq. metres (1654.6 sq. feet)

Main area: approx. 127.6 sq. metres (1373.6 sq. feet)

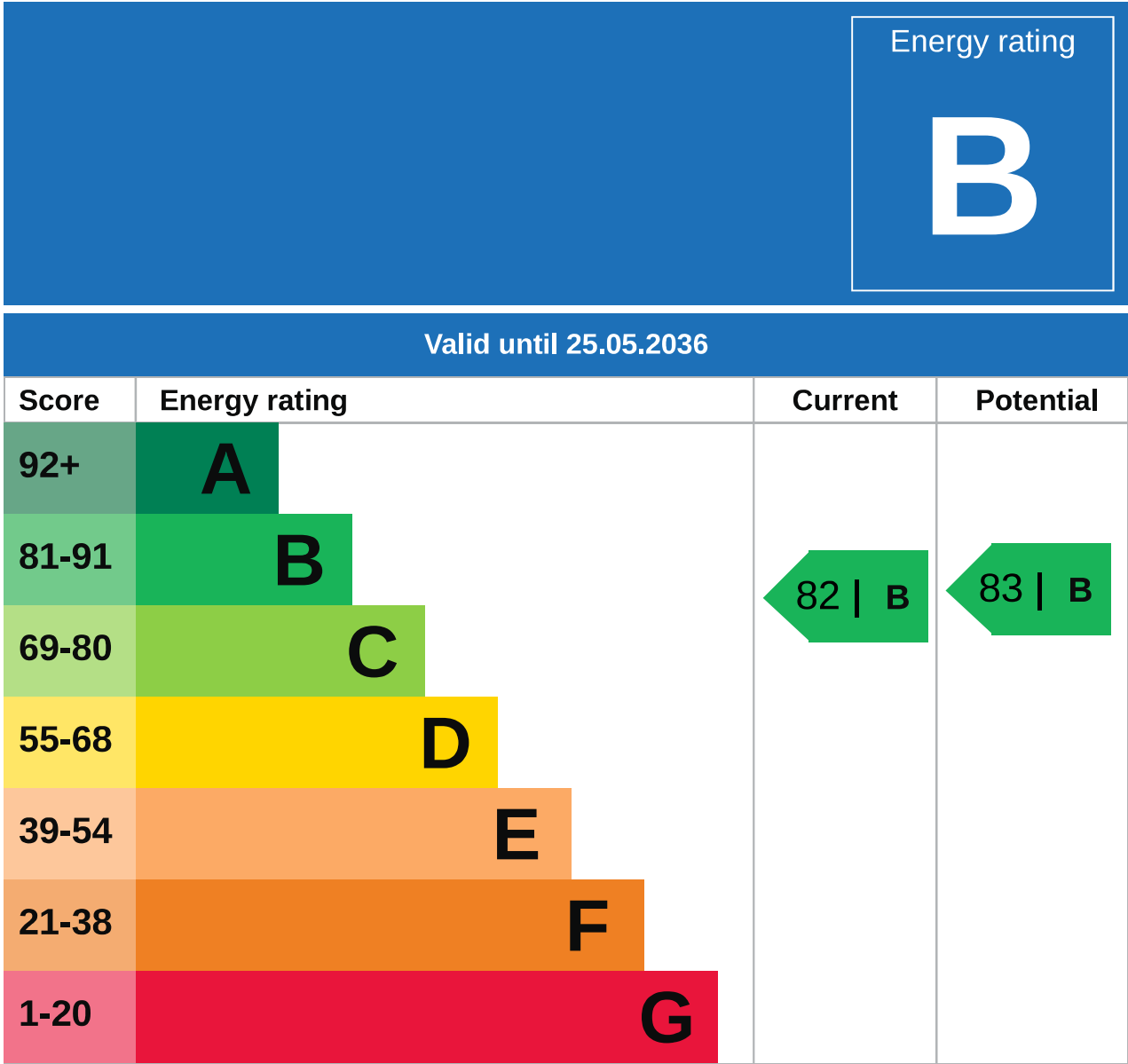
Garage/stores: approx. 26.1 sq. metres (281.0 sq. feet)



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

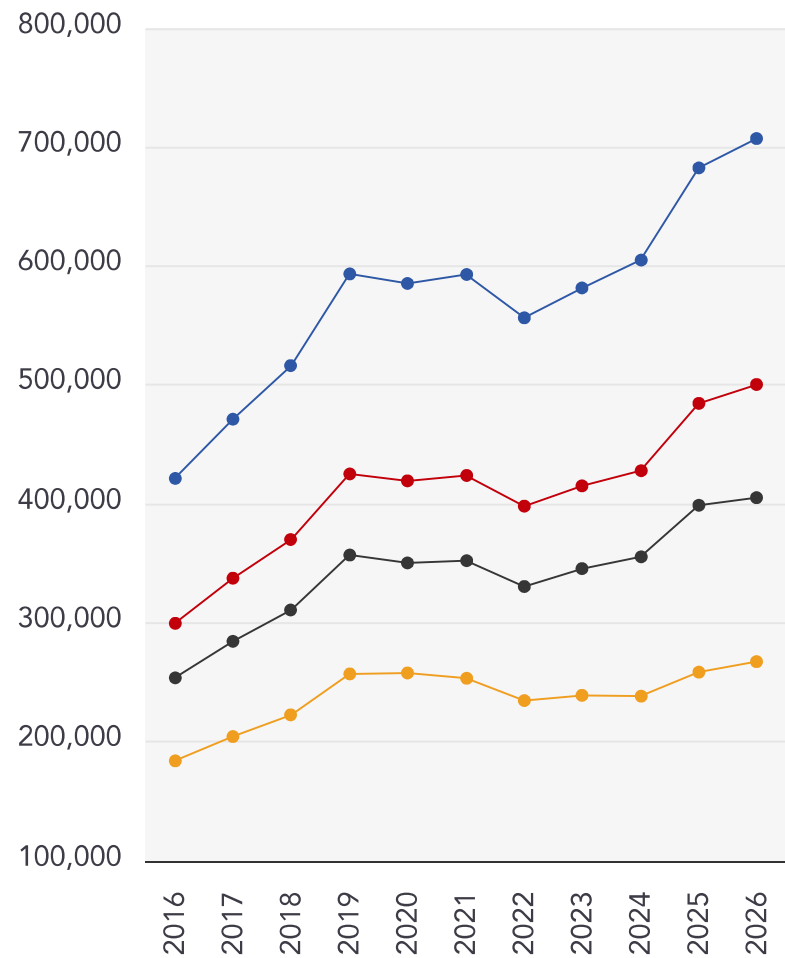
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	130 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%

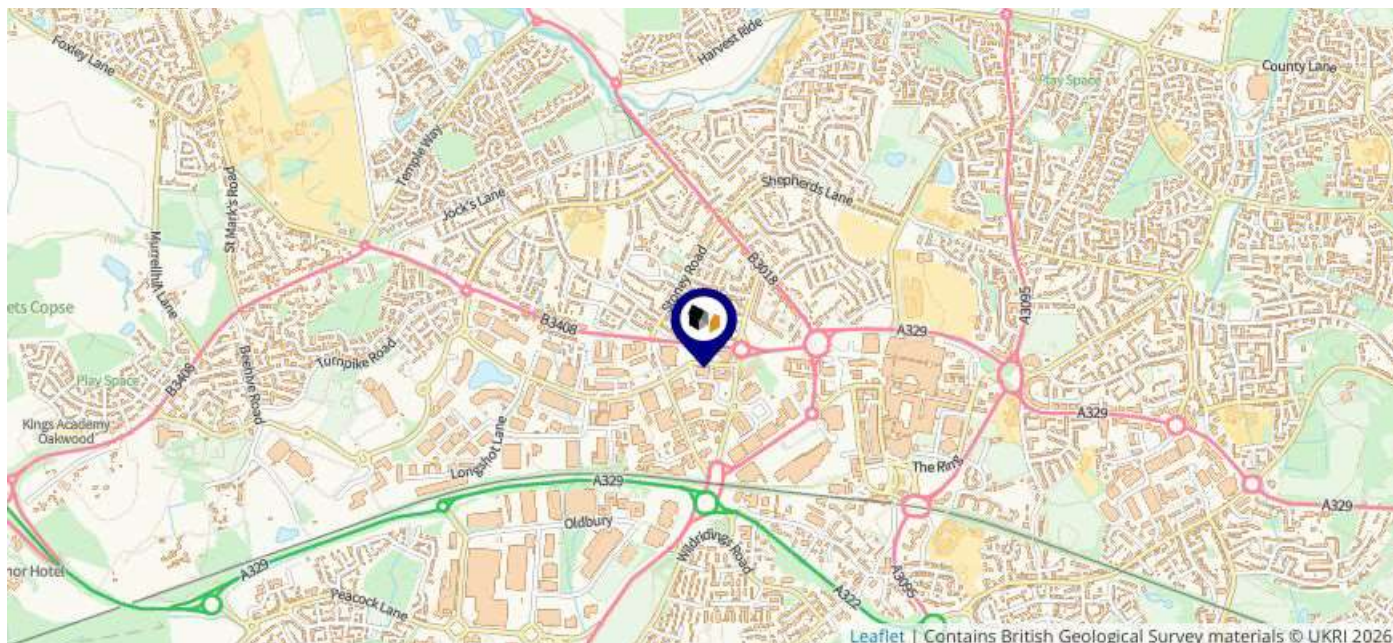
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

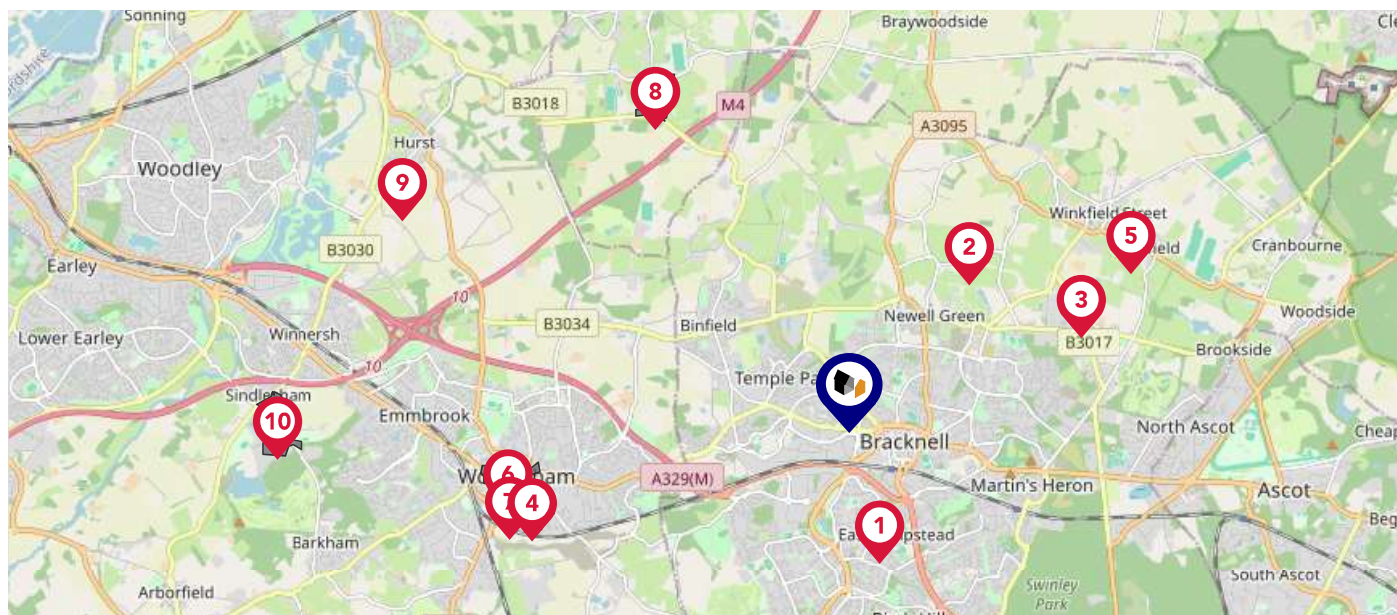
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



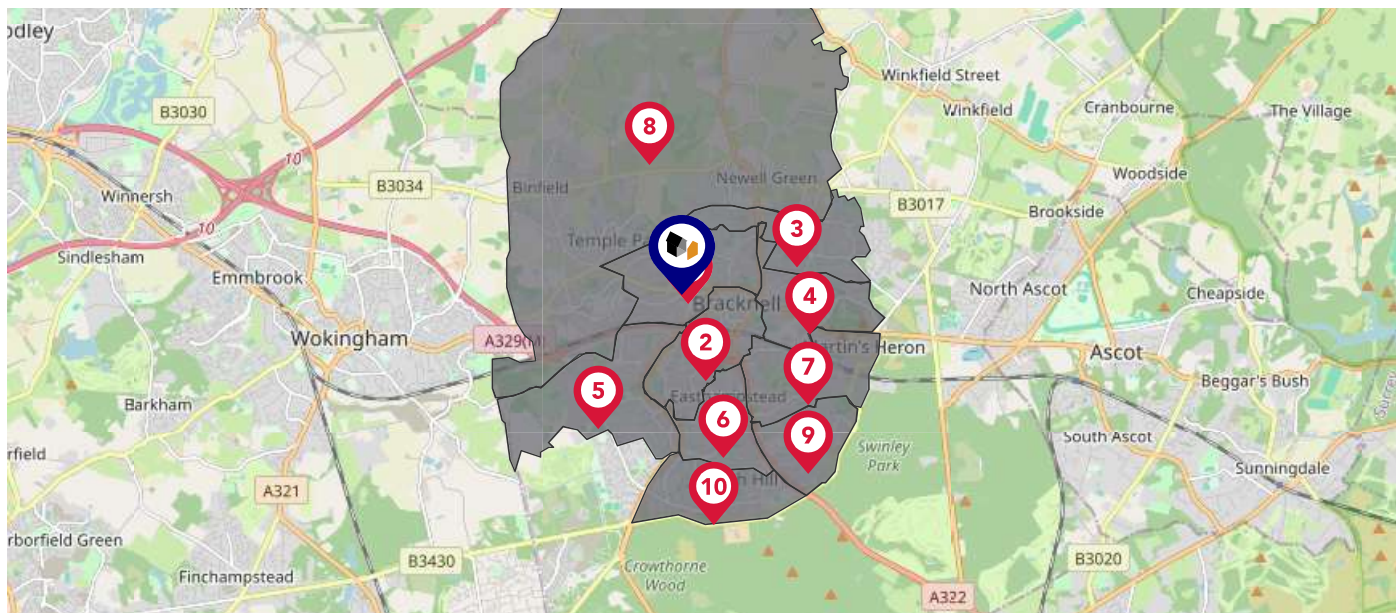
Nearby Conservation Areas

- 1 Easthampstead
- 2 Warfield
- 3 Winkfield Row
- 4 Murdoch Road
- 5 Winkfield Village
- 6 Wokingham Town Centre
- 7 Langborough Road
- 8 Shurlock Row
- 9 Hurst
- 10 Sindlesham

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



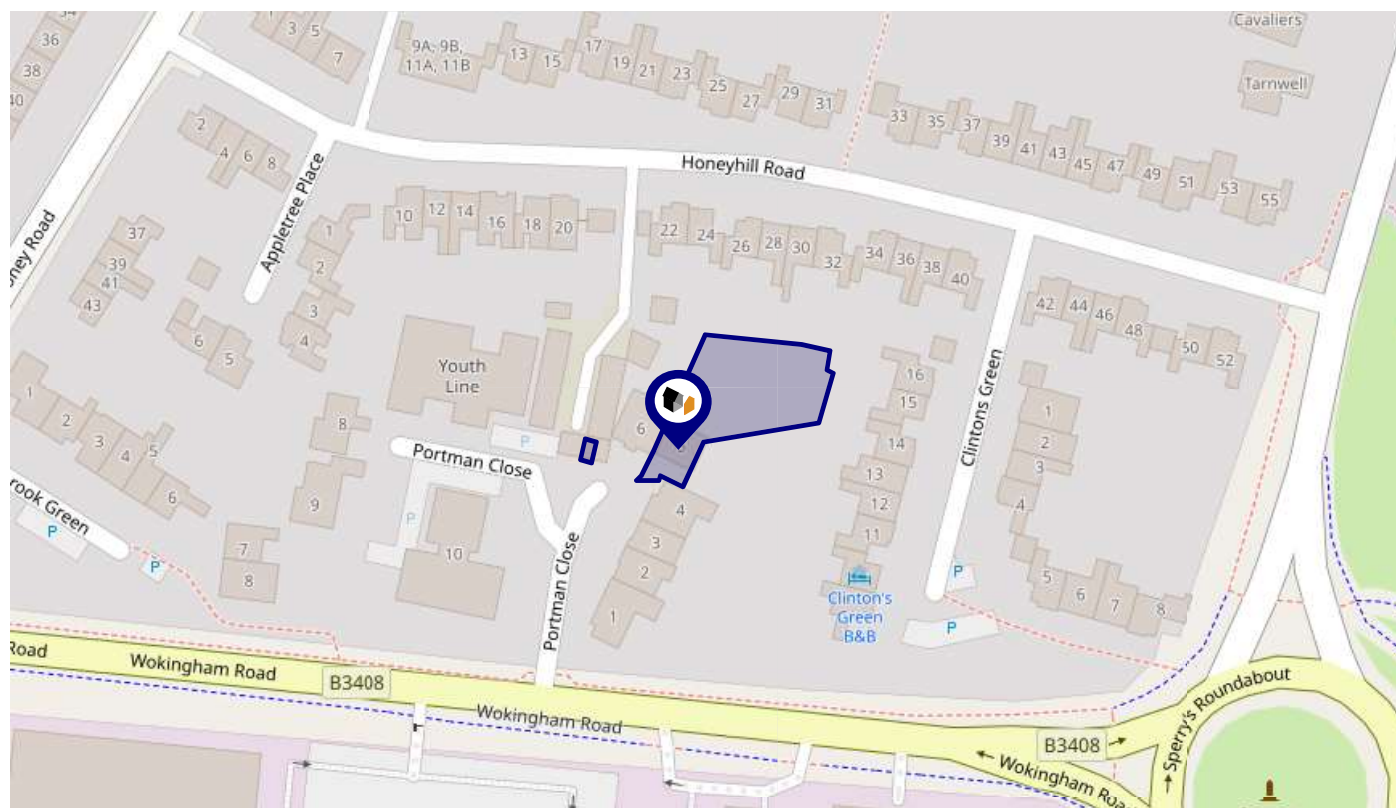
Nearby Council Wards

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

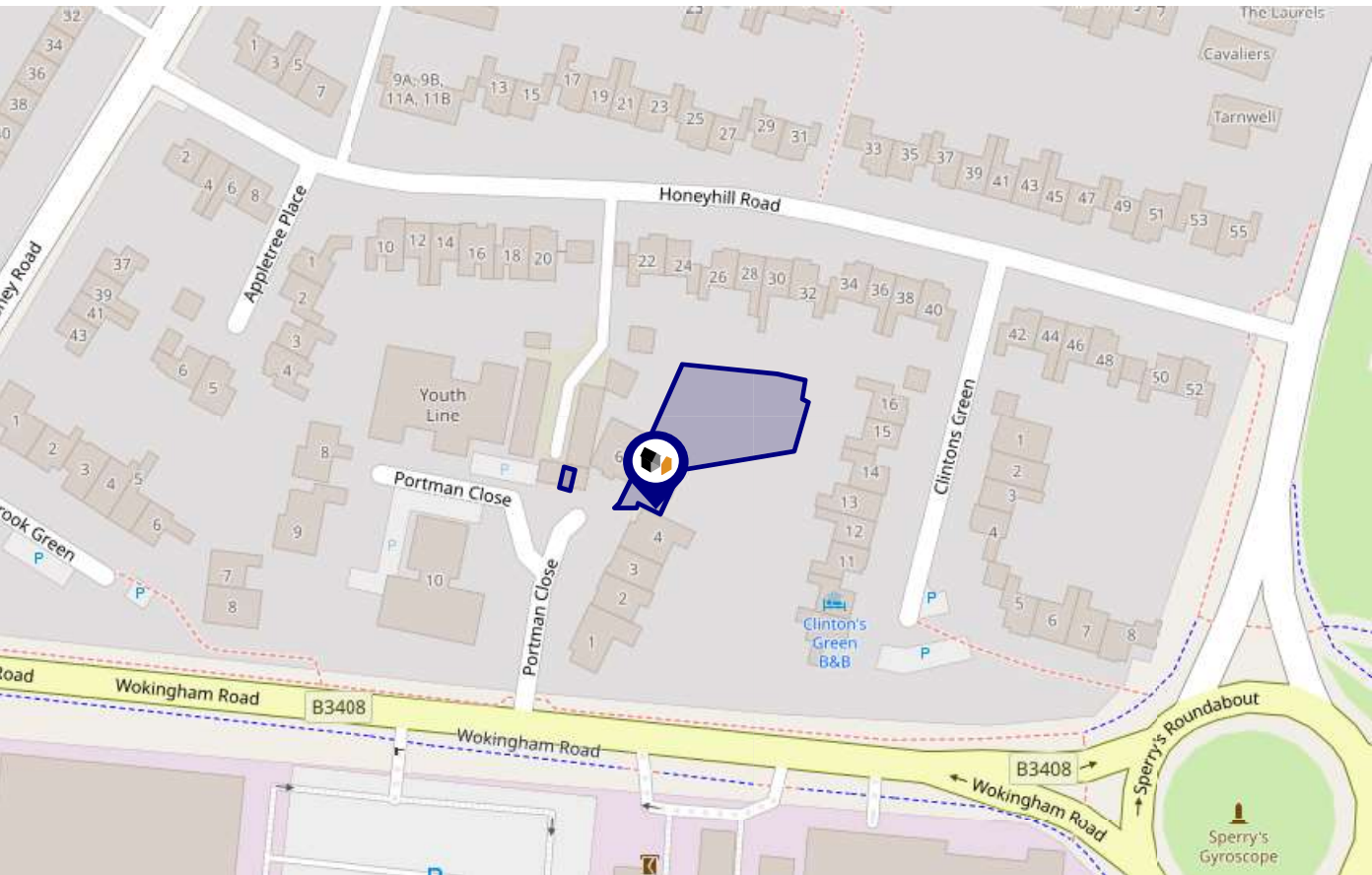
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

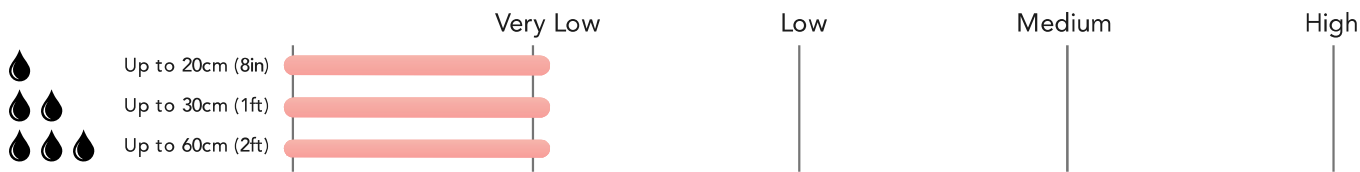


Risk Rating: Very low

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.

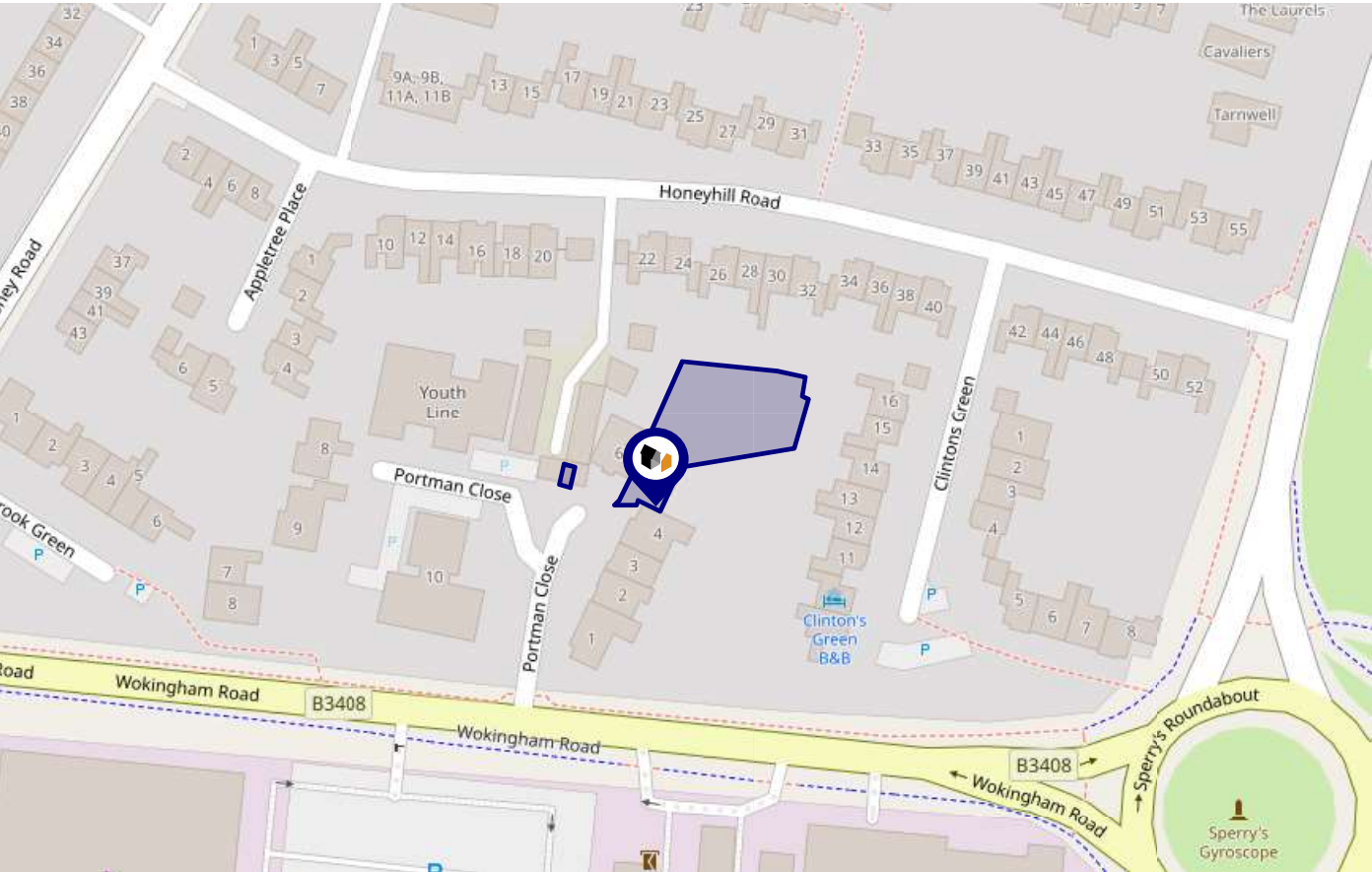
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

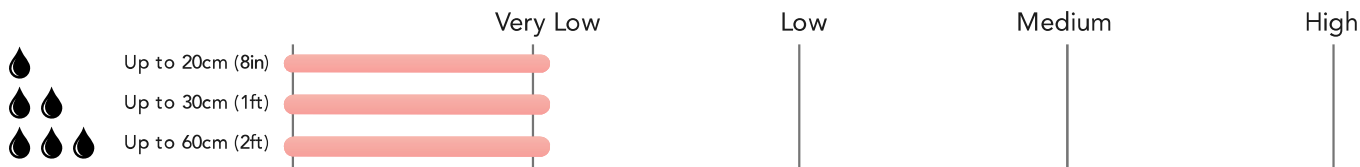


Risk Rating: Very low

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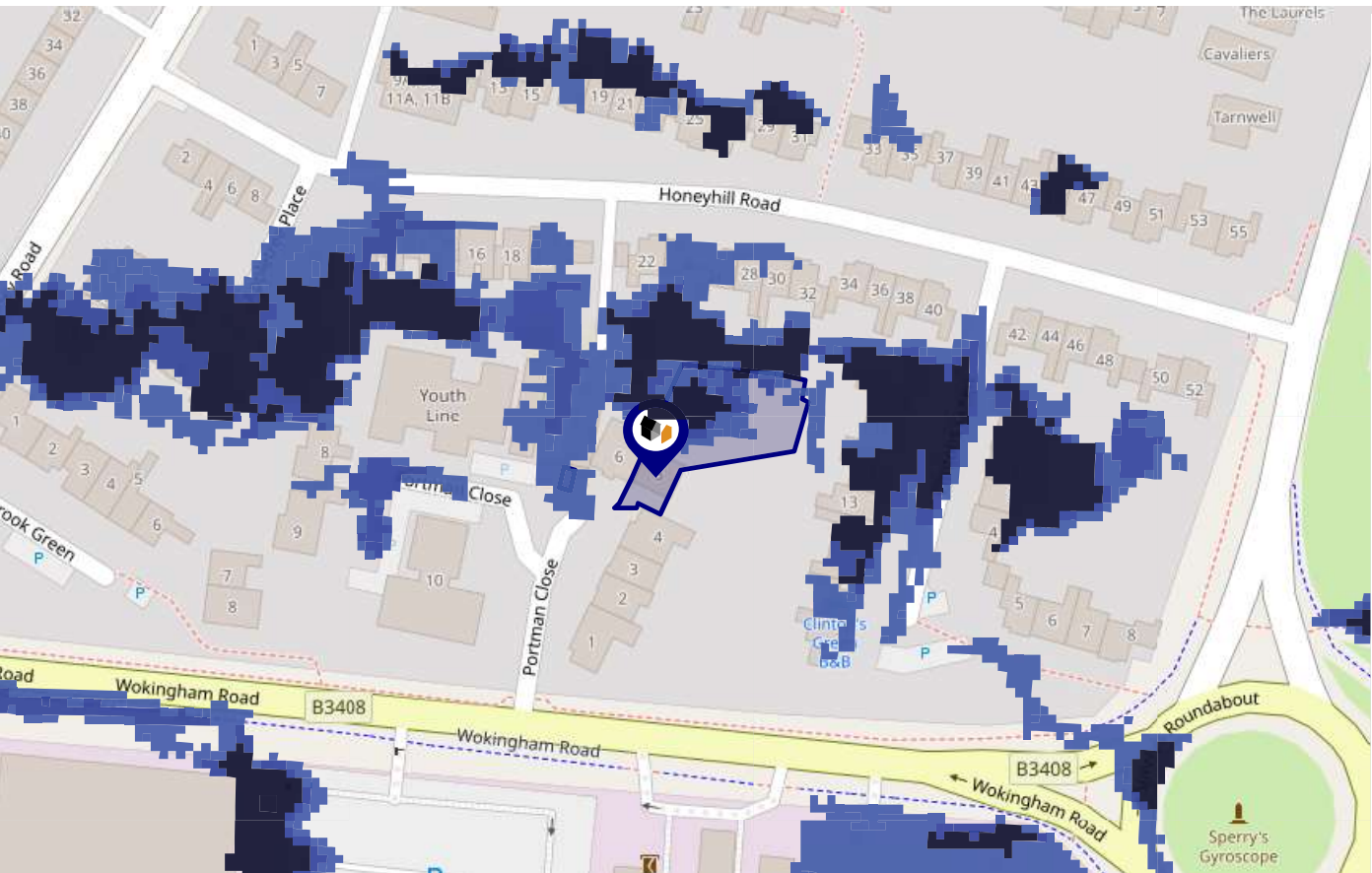
Chance of flooding to the following depths at this property:



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.

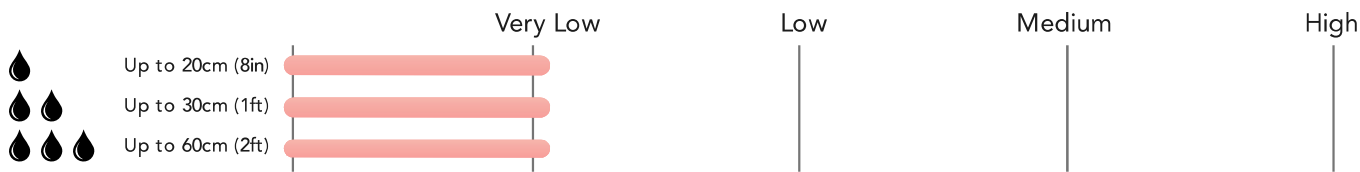


Risk Rating: **Very low**

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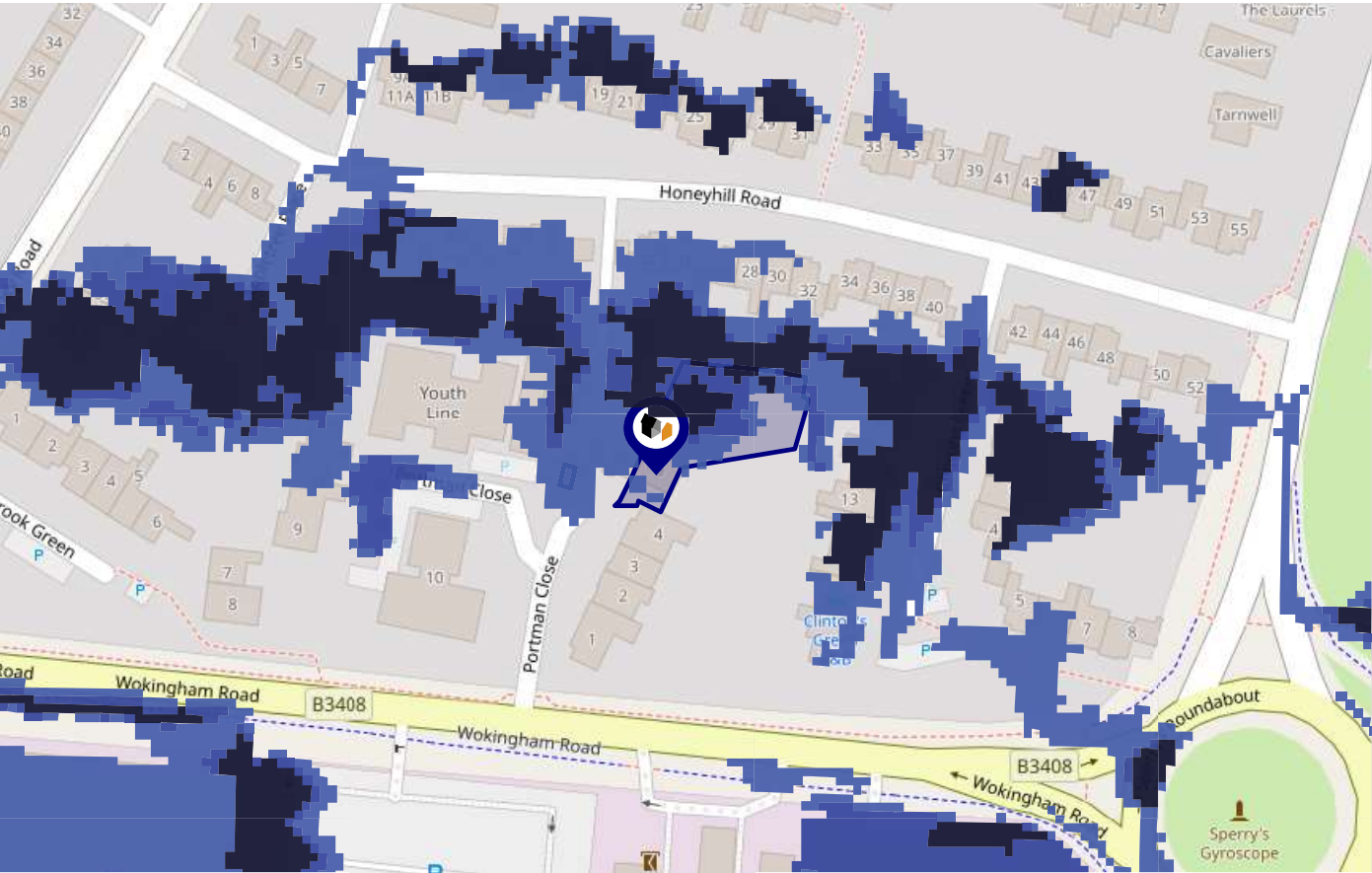
Chance of flooding to the following depths at this property:



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.

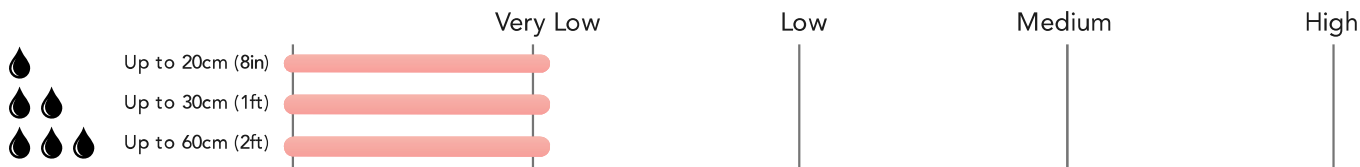


Risk Rating: Very low

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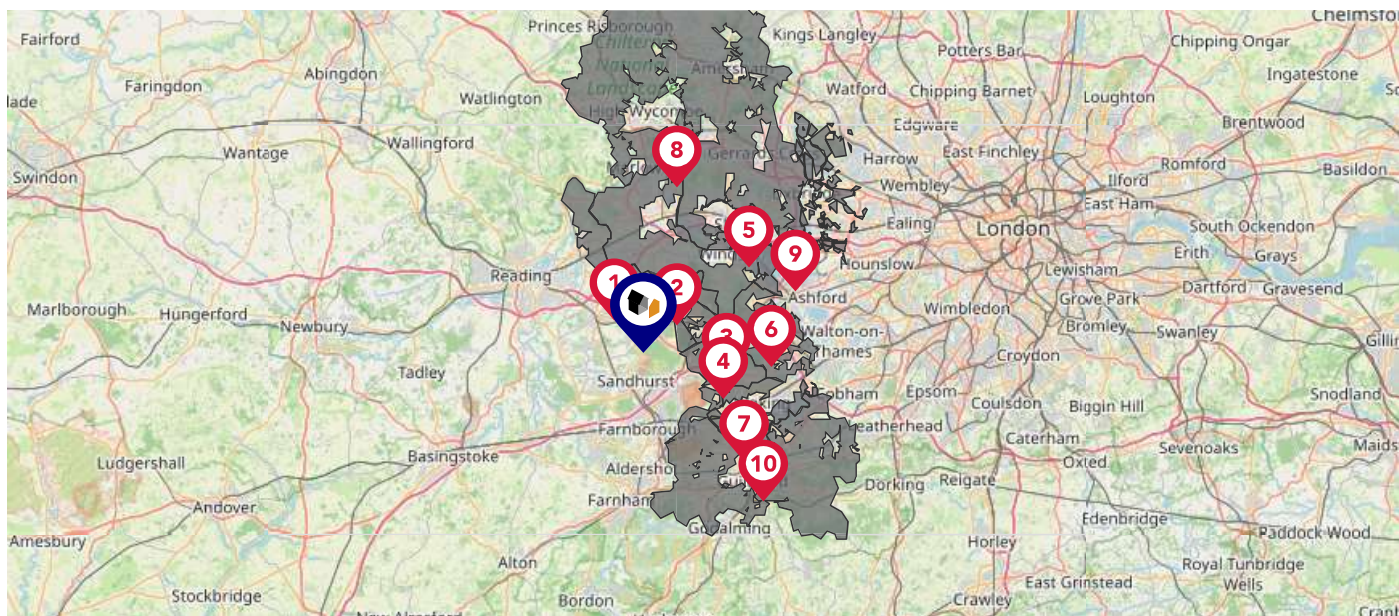
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



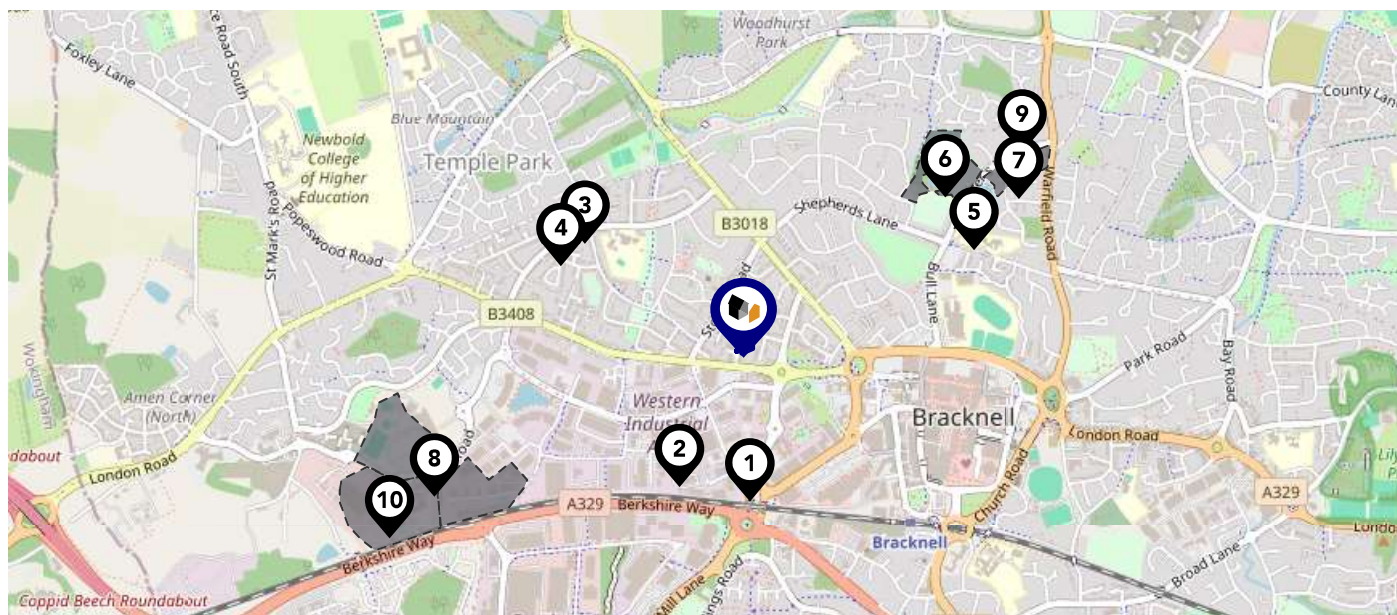
Nearby Green Belt Land

- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 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 - Woking
- 8 London Green Belt - Buckinghamshire
- 9 London Green Belt - Hillingdon
- 10 London Green Belt - Guildford

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.



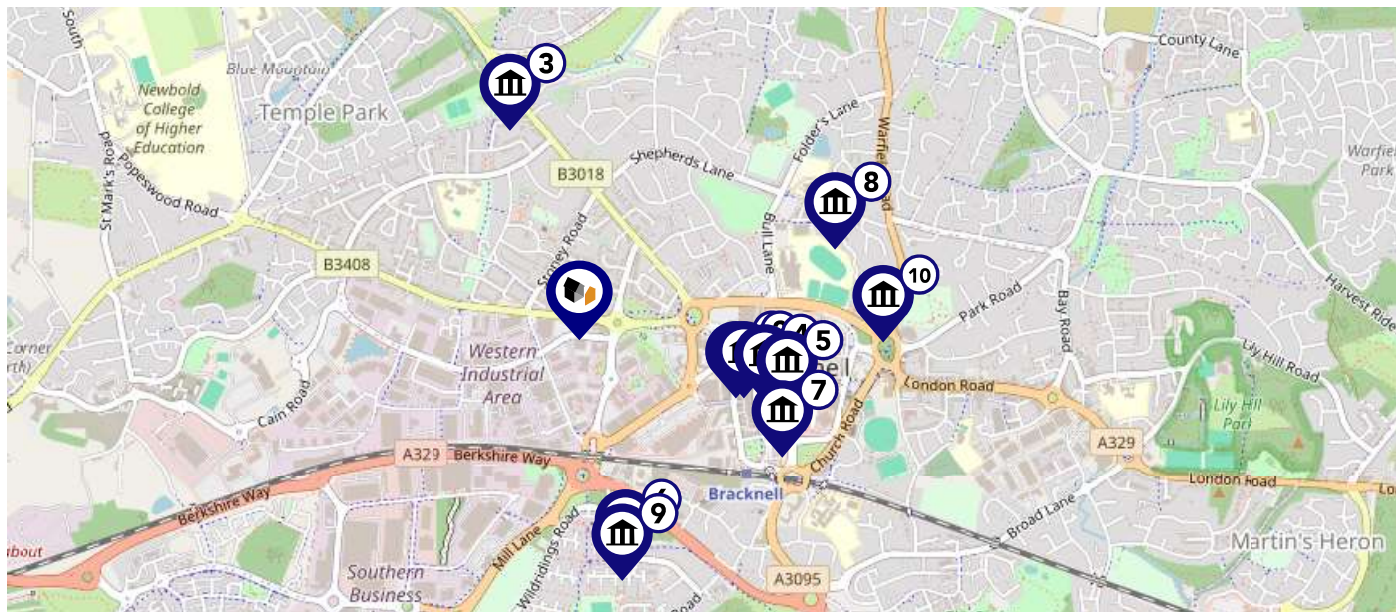
Nearby Landfill Sites

1	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
3	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐
4	Wilwood Road-Bracknell	Historic Landfill	☐
5	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
6	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
7	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
8	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
9	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
10	Beehive South West-Beehive Road, Bracknell, Berkshire	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...



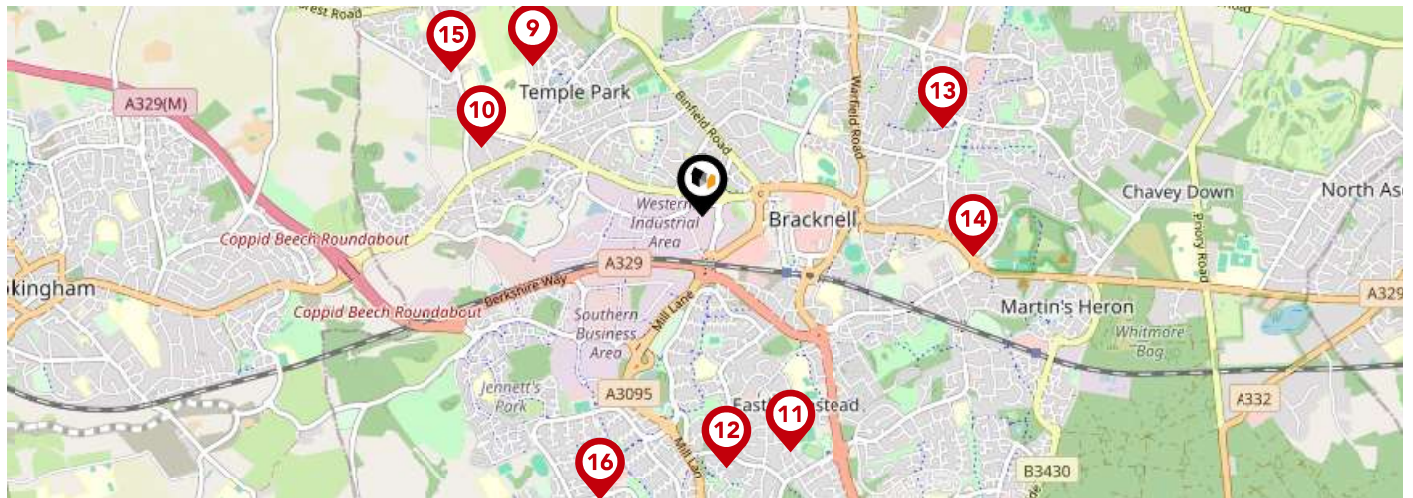
Listed Buildings in the local district		Grade	Distance
	1390341 - Milestone In Front Of The Red Lion Inn Near The Left Corner	Grade II	0.4 miles
	1390340 - The Red Lion Inn	Grade II	0.4 miles
	1390250 - Manor Farmhouse	Grade II	0.5 miles
	1390338 - Bull Inn	Grade II	0.5 miles
	1390337 - Boots Optician	Grade II	0.5 miles
	1390334 - Frog Cottage	Grade II	0.5 miles
	1410904 - Bracknell War Memorial	Grade II	0.6 miles
	1390350 - Cottrells	Grade II	0.6 miles
	1390335 - Rest Harrow	Grade II	0.6 miles
	1390351 - Copped Hall	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.42	☐	☒	☐	☐	☐
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.6	☐	☒	☐	☐	☐
3	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.61	☐	☐	☒	☐	☐
4	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.68	☐	☐	☒	☐	☐
5	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.84	☐	☒	☐	☐	☐
6	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.88	☐	☐	☒	☐	☐
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.93	☐	☒	☐	☐	☐
8	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.96	☐	☐	☒	☐	☐

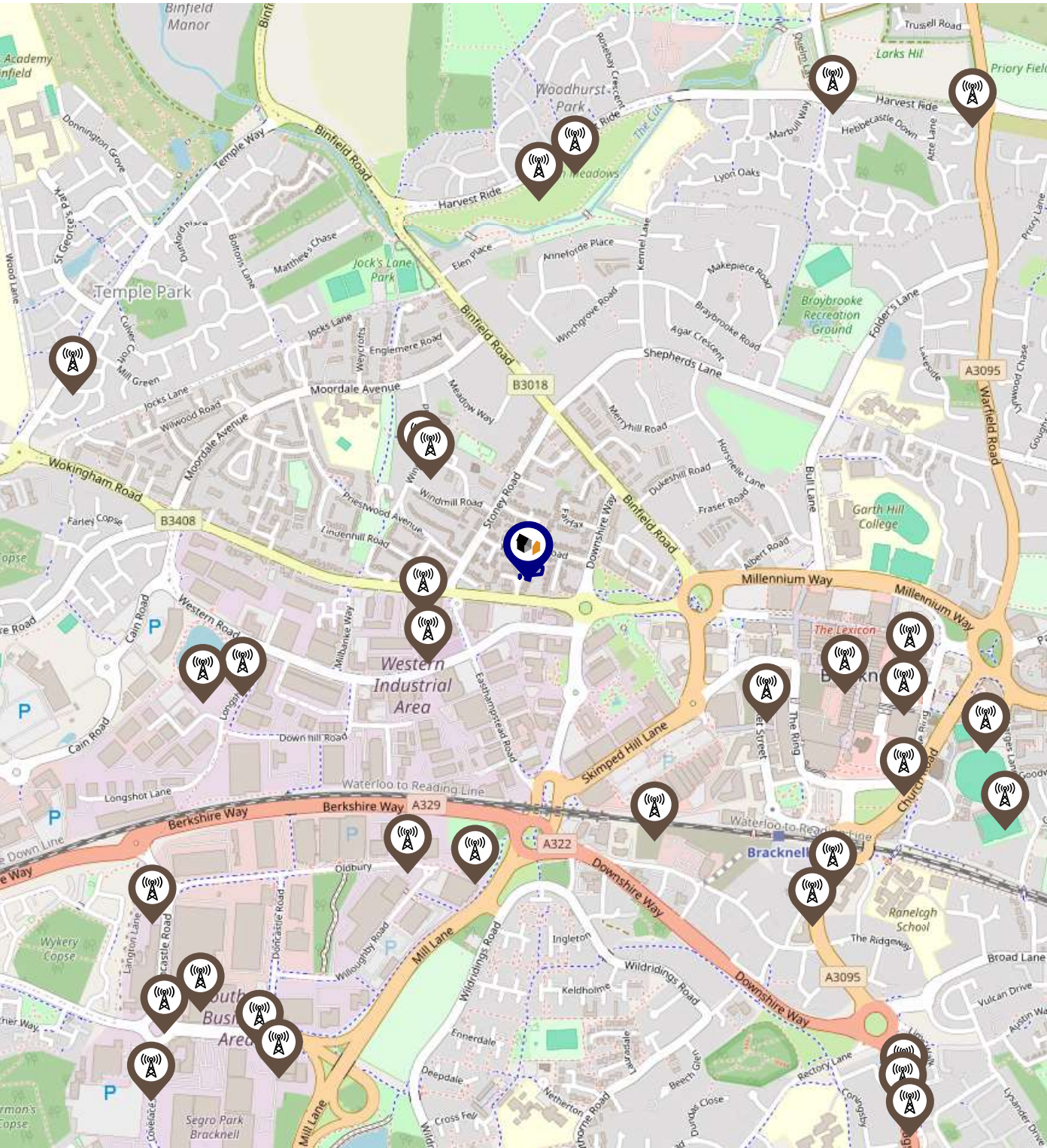
Area Schools



		Nursery	Primary	Secondary	College	Private
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.05	☐	☒	☒	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.07	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.16	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.17	☐	☒	☐	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.18	☐	☒	☐	☐	☐
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.27	☐	☒	☐	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.34	☐	☐	☒	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.4	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



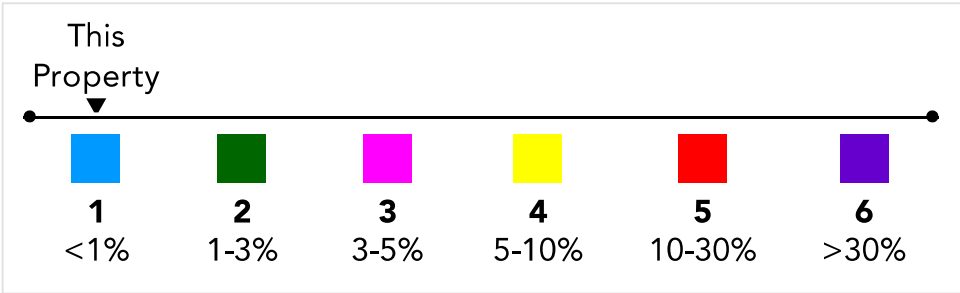
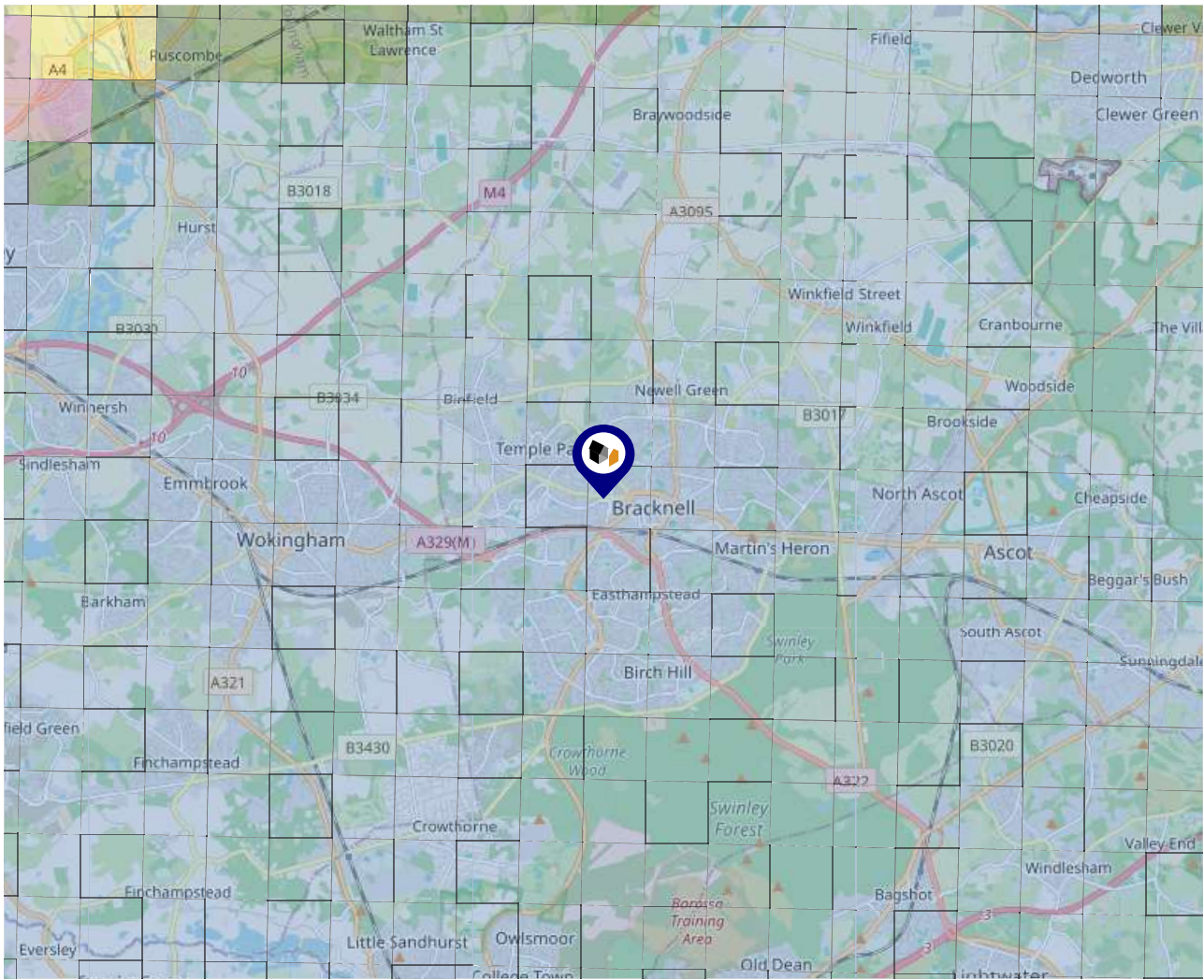
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

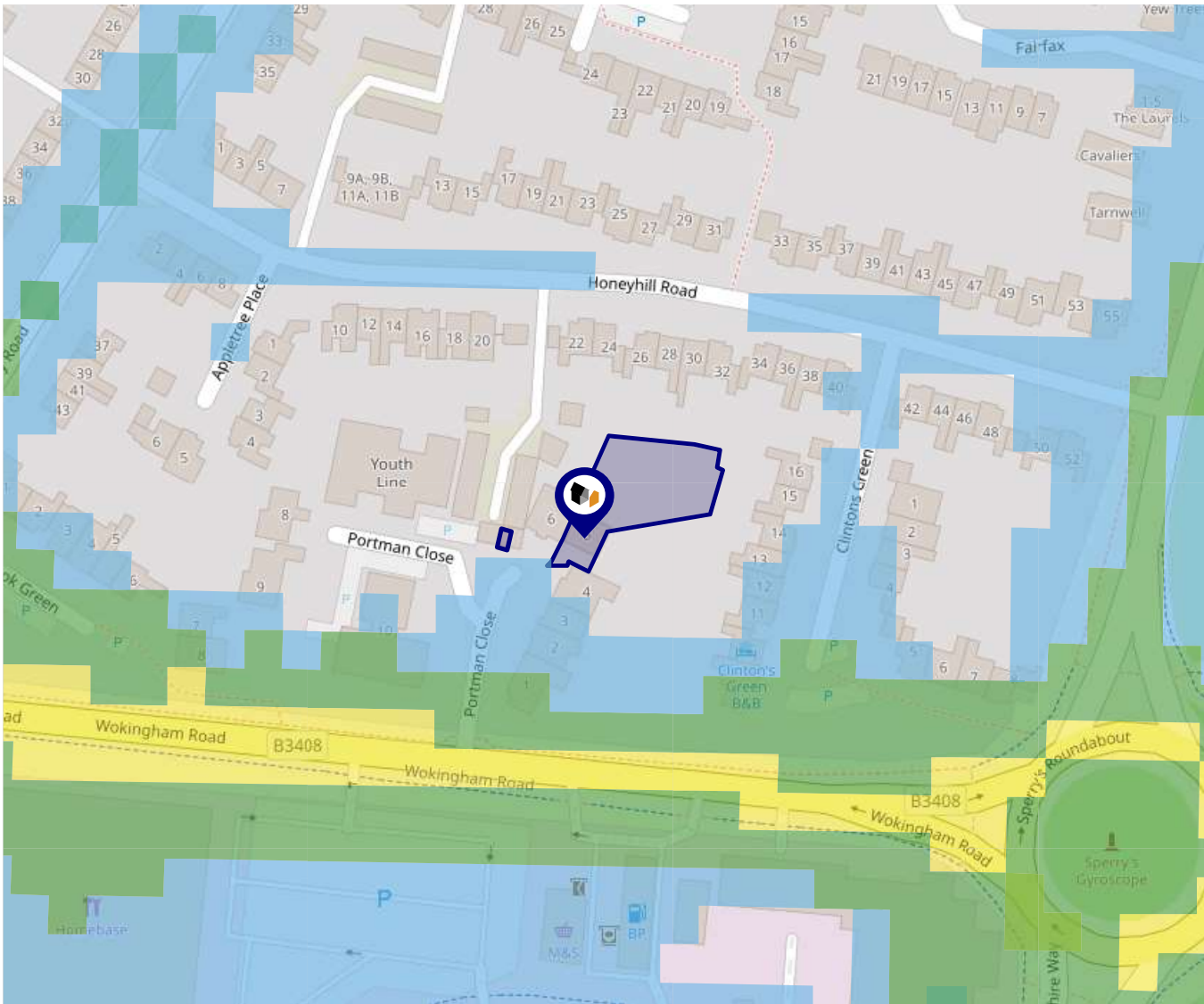
What is Radon?

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.

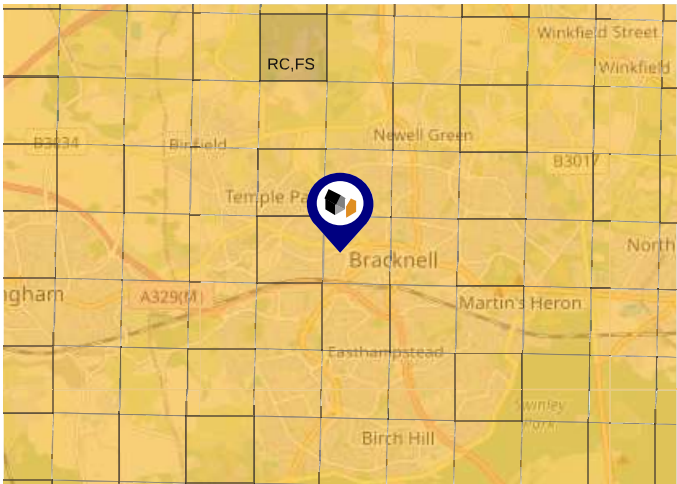
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

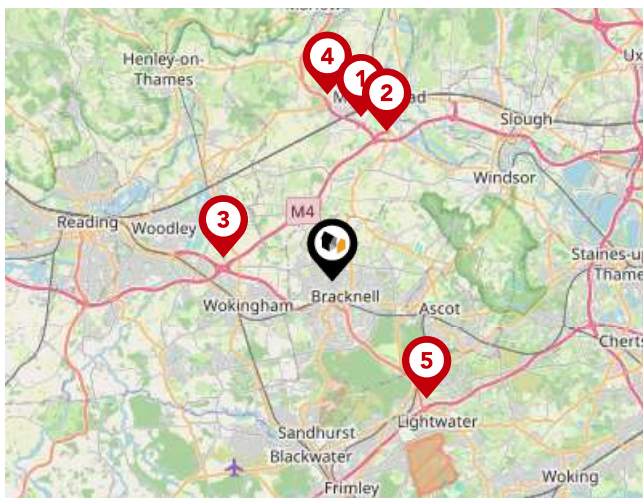
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	0.55 miles
	Martins Heron Rail Station	1.77 miles
	Wokingham Rail Station	3.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A404(M) J9A	6.22 miles
	M4 J8	5.93 miles
	M4 J10	4.12 miles
	A404(M) J9	6.92 miles
	M3 J3	5.57 miles

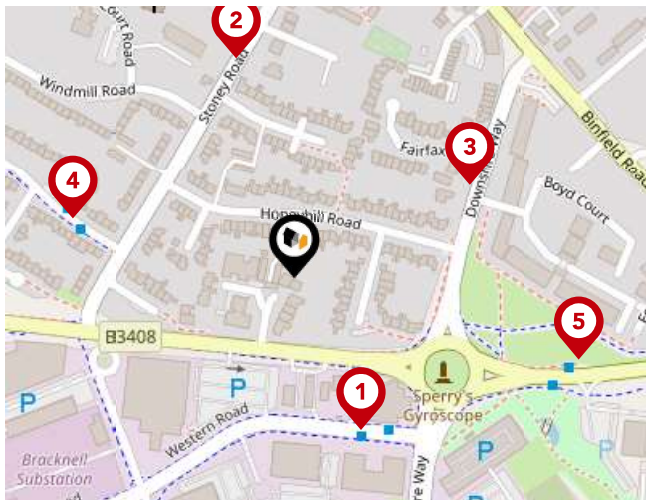


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	13.83 miles
	Heathrow Airport Terminal 4	13.81 miles
	Gatwick Airport	31.58 miles
	Leaves Green	34.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Arena	0.1 miles
2	Hawthorn Close	0.13 miles
3	Boyd Court	0.11 miles
4	Stoney Road	0.13 miles
5	Arlington Square	0.17 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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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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