

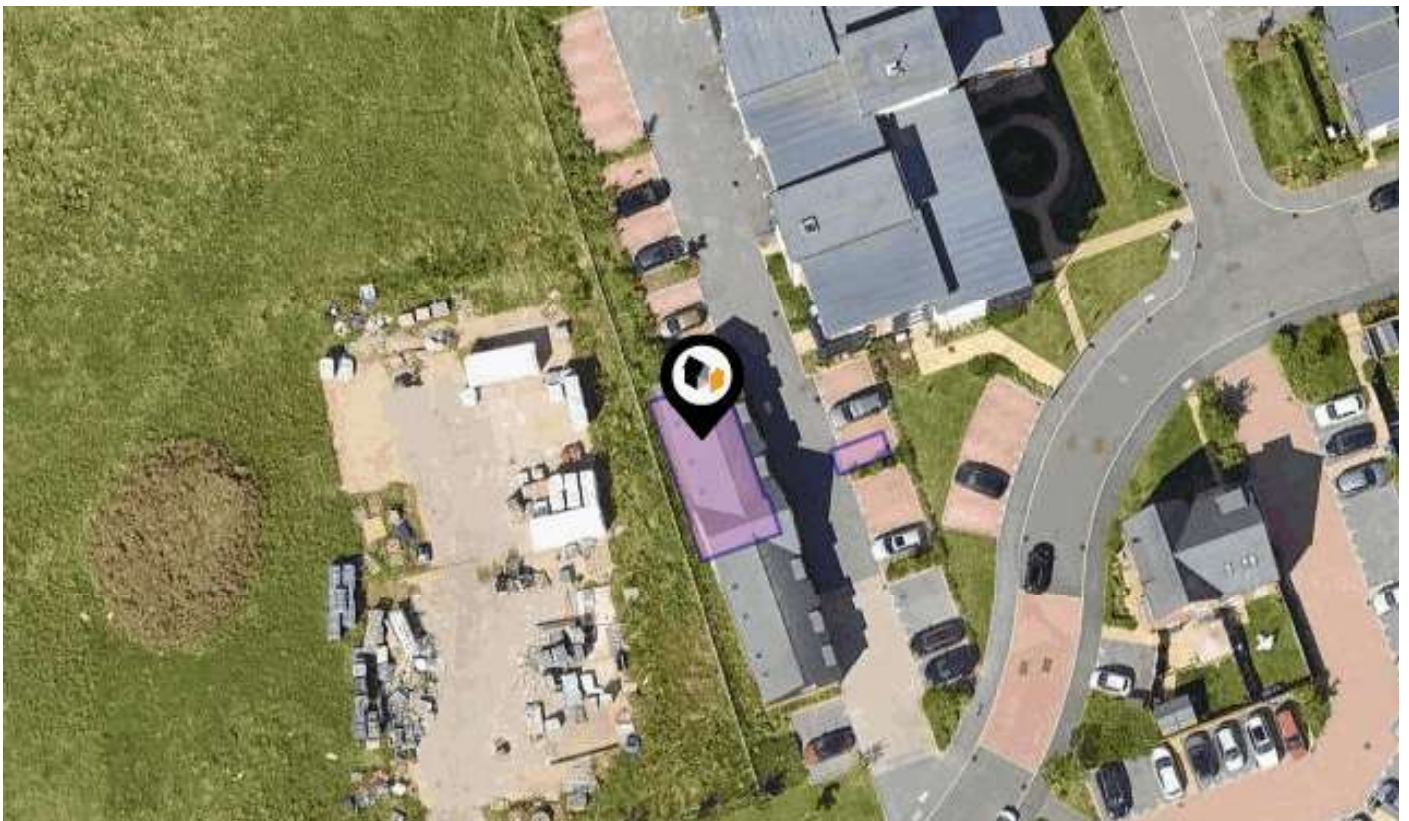


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th March 2026



WEBSTER CLOSE, BRACKNELL, RG12

Duncan Yeardley

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Introduction

Our Comments

A rare find in one of Bracknell's most popular areas, this stunning two bedroom, two bathroom freehold coach house is the kind of home that makes an immediate impression - and an even better one on closer inspection.

Nestled within the desirable Jennett's Park development, the property has been finished to an exceptional standard throughout, making it an outstanding choice for first-time buyers looking to step onto the ladder in style, or savvy investors seeking a premium addition to their portfolio.

At the heart of the home lies a generous 20-ft open-plan living and dining area - a bright, versatile space perfectly designed for both relaxed evenings in and entertaining guests. This flows effortlessly into a sleek, contemporary kitchen, where premium fixtures and fittings elevate the everyday into something a little more special.

The principal bedroom is a genuine retreat: thoughtfully designed with built-in storage to keep things clutter-free, a charming Juliet balcony to let the outside in, and a stylish ensuite shower room that adds a touch of luxury to your morning routine. The second double bedroom is equally well-served by a modern family bathroom, ensuring comfort and convenience for guests or a growing household.

Beyond the front door, the location is just as impressive. Excellent transport links via both the M3 and M4 put London and the wider South East within easy reach, while Bracknell town centre - with its vibrant mix of shops, restaurants, and amenities - is just a short drive away.

A property of this quality, in this location, won't stay on the market for long. A viewing is highly recommended to fully appreciate everything on offer.

Council Tax Band: C

Freehold Coach House in Jennett's Park

No Onward Chain

Beautifully Presented Throughout

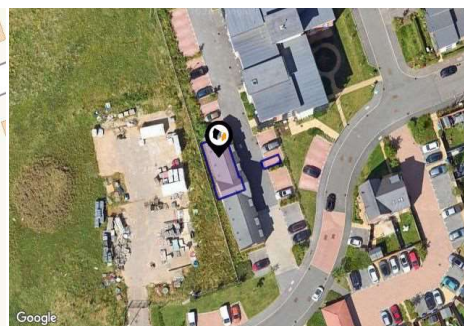
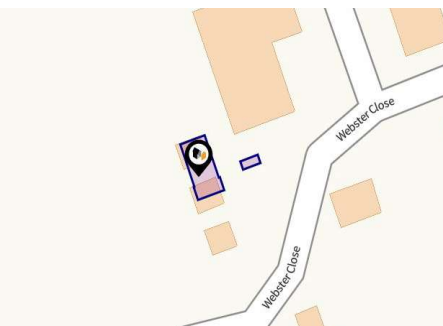
Spacious 20 ft Living Area

Juliet Balcony & Ensuite

Two Parking Spaces

Excellent Transport Links

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.02 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£1,916
Title Number:	BK504975

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)

7
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



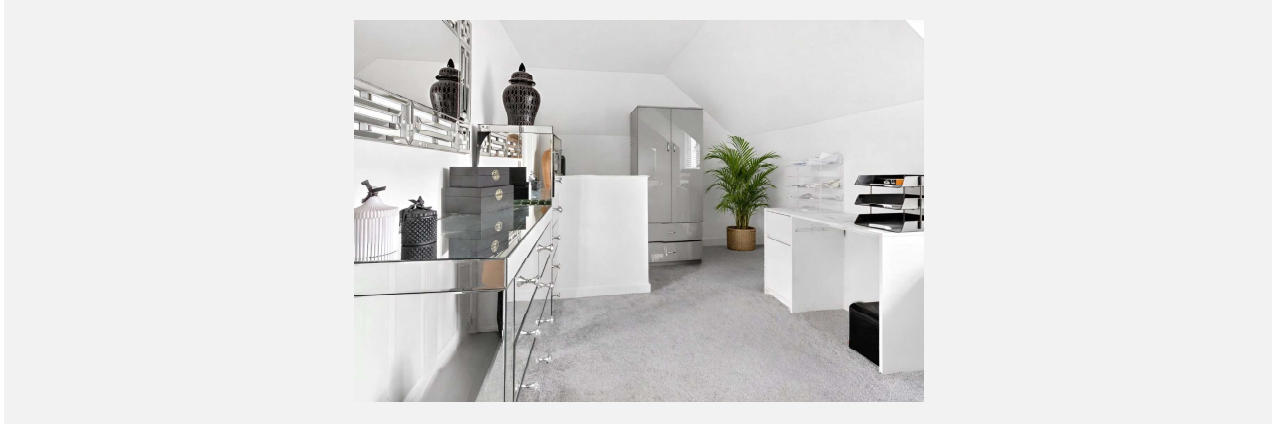
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

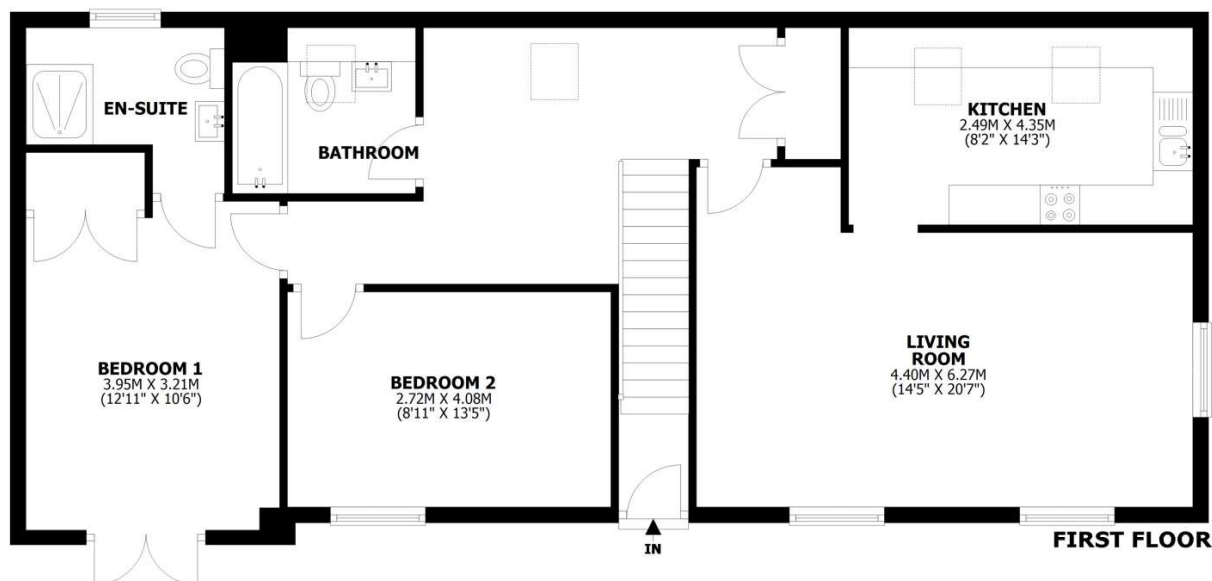


WEBSTER CLOSE, BRACKNELL, RG12



Webster Close, Bracknell, RG12

Total internal area: approx. 91 sq. metres (980 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

Webster Close, RG12		Energy rating	
		B	
Valid until 19.09.2029			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

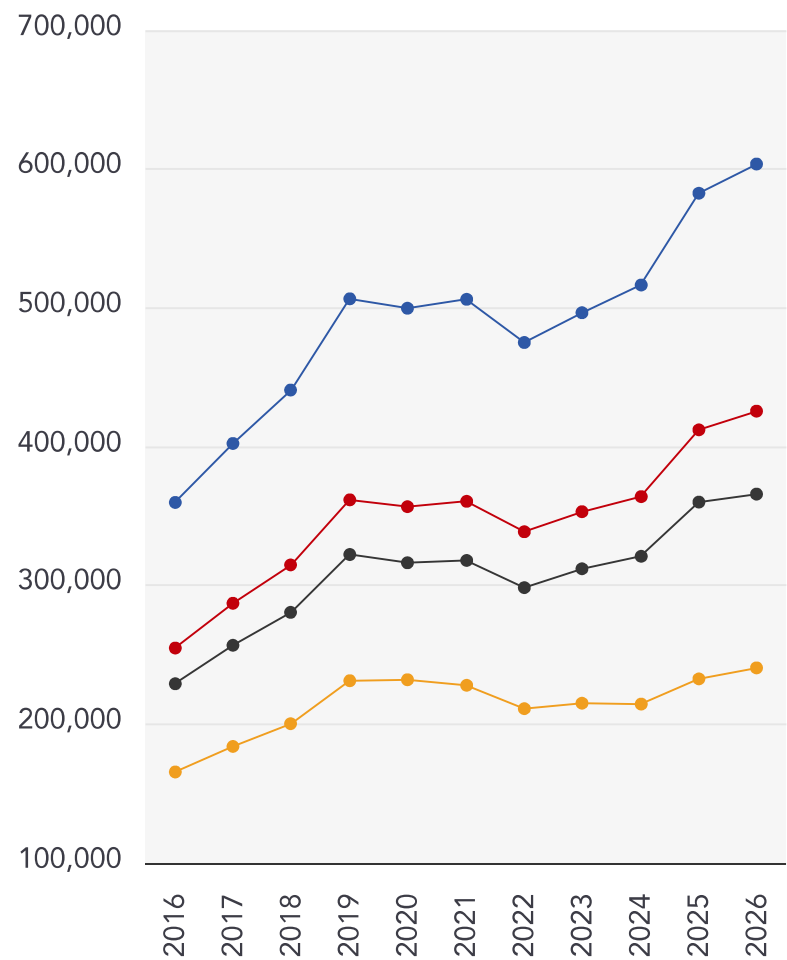
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-Â°K
Total Floor Area:	91 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

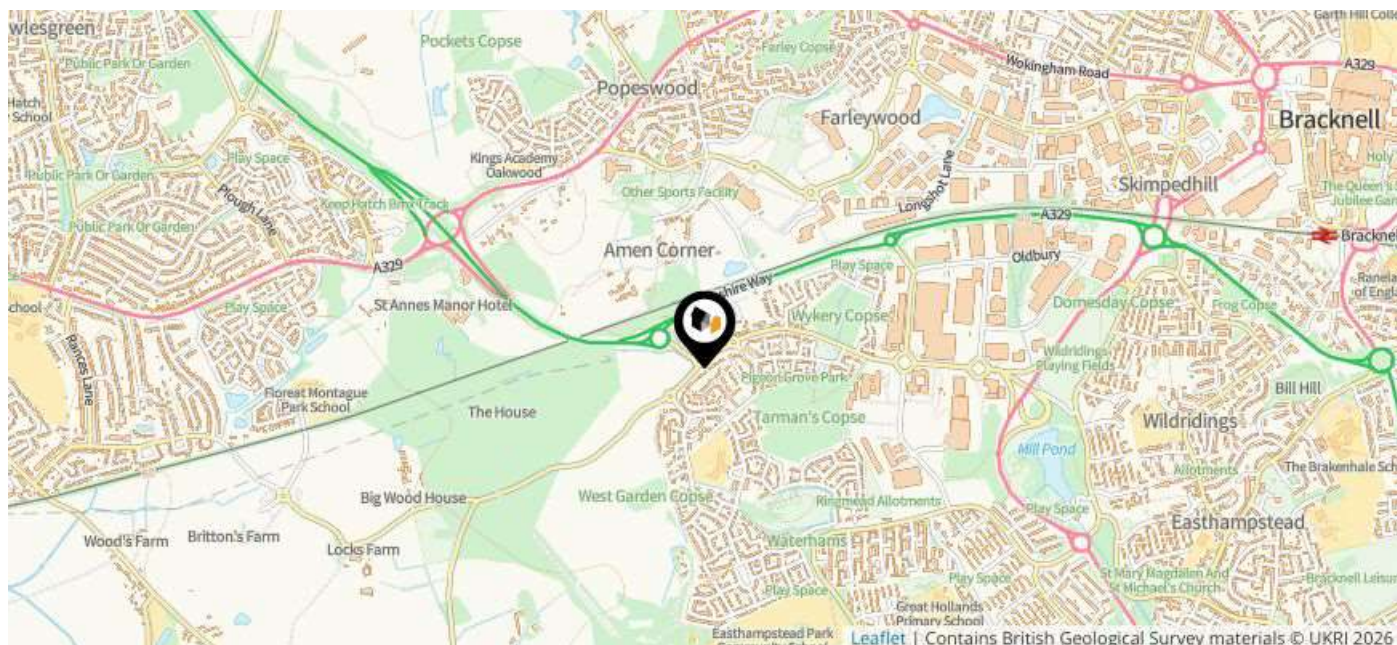
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

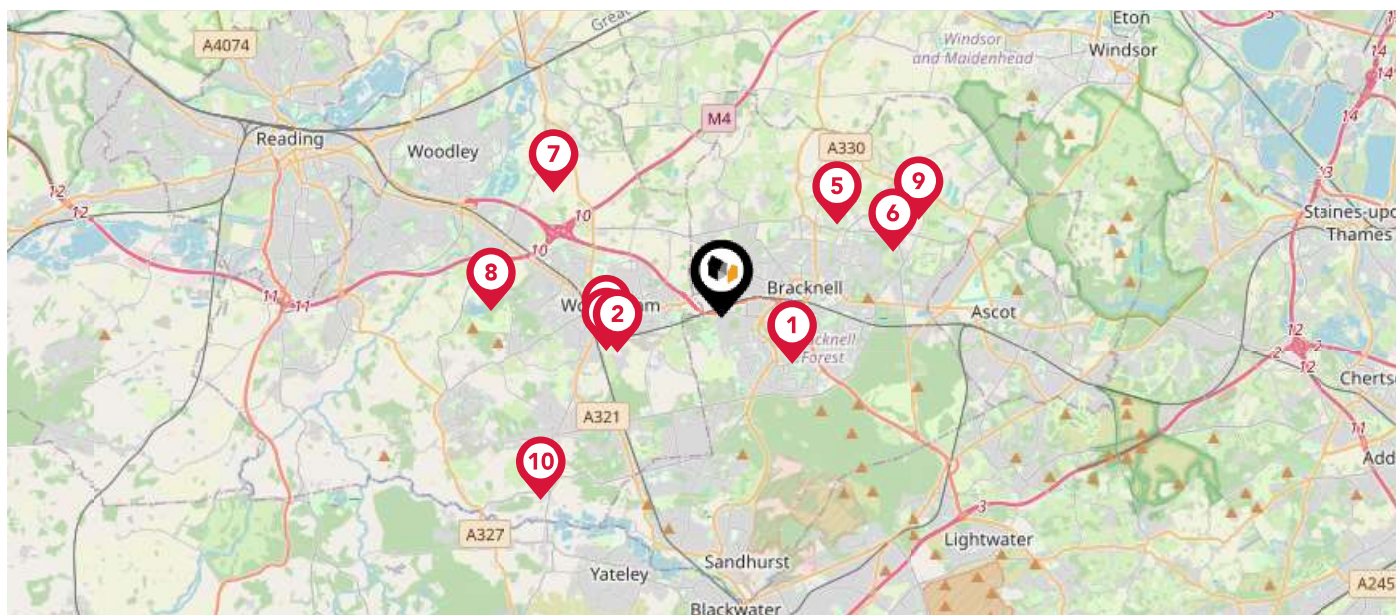
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



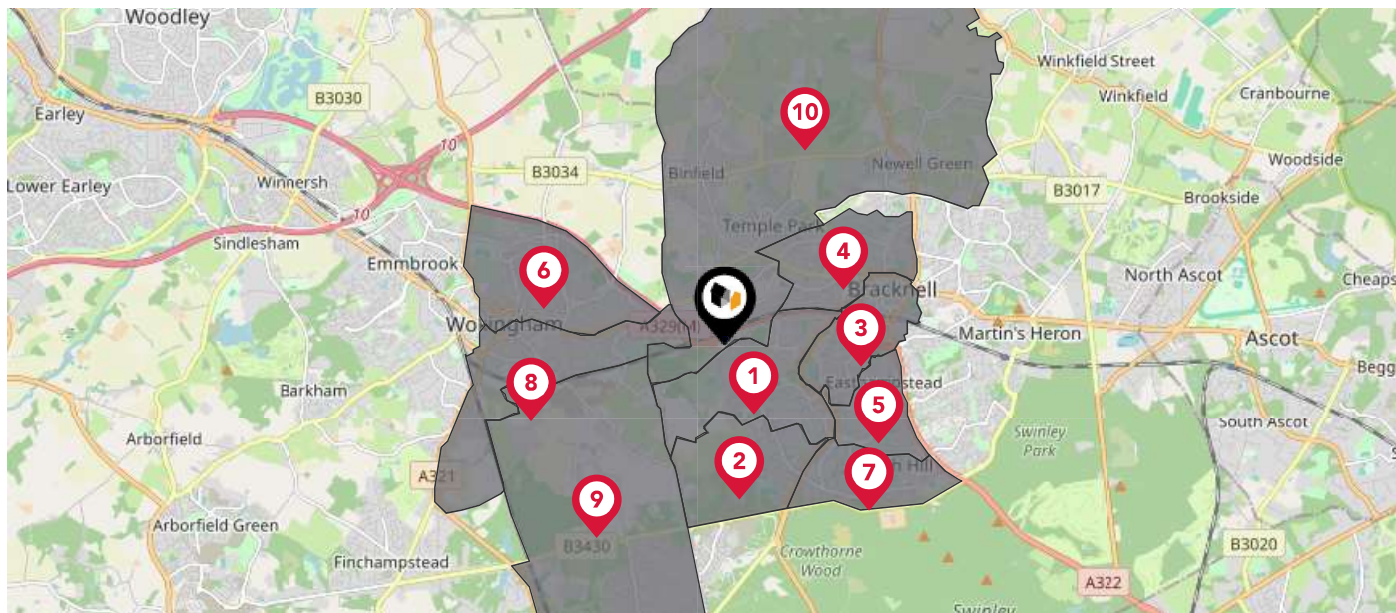
Nearby Conservation Areas

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

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

Great Hollands North Ward

2

Great Hollands South Ward

3

Wildridings and Central Ward

4

Priestwood and Garth Ward

5

Old Bracknell Ward

6

Norreys Ward

7

Hanworth Ward

8

Wescott Ward

9

Wokingham Without Ward

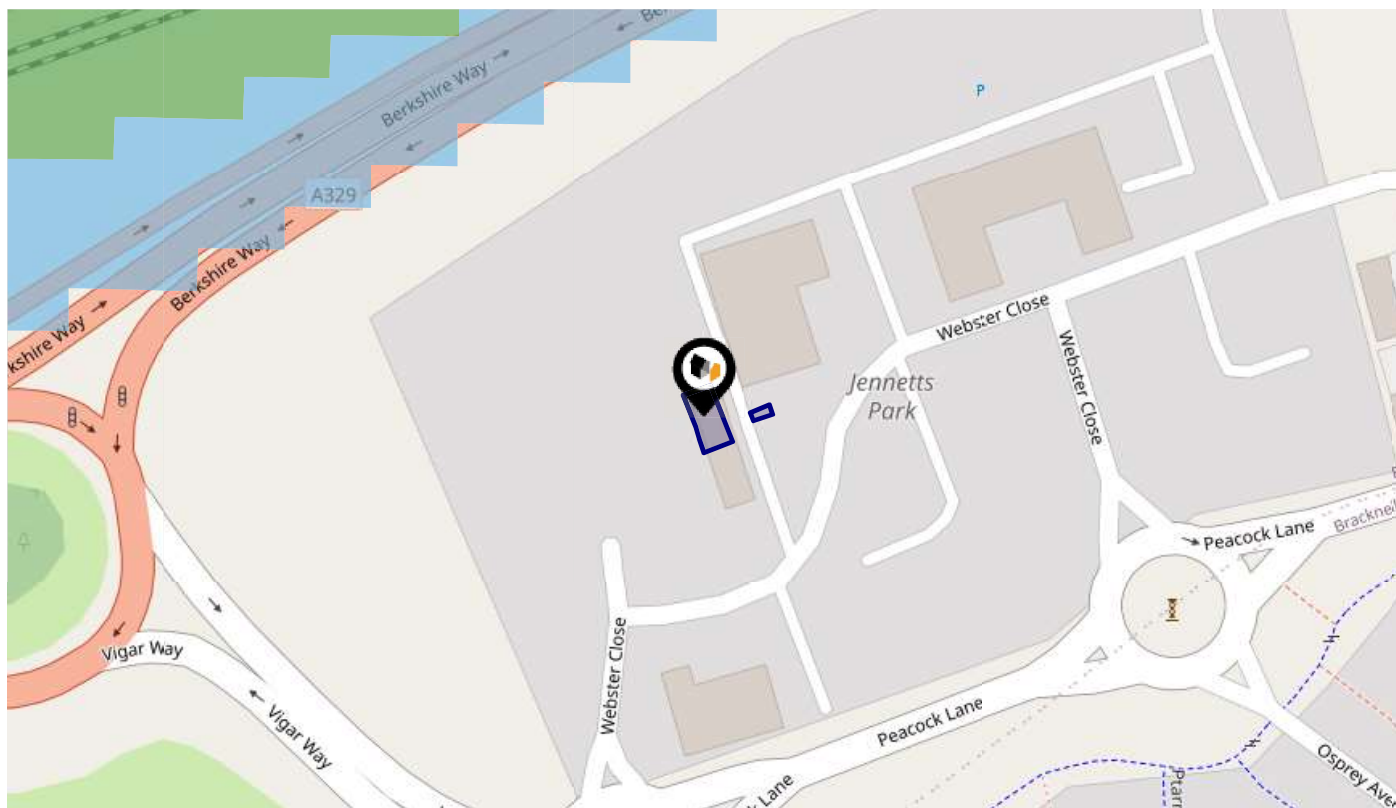
10

Binfield with Warfield 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.

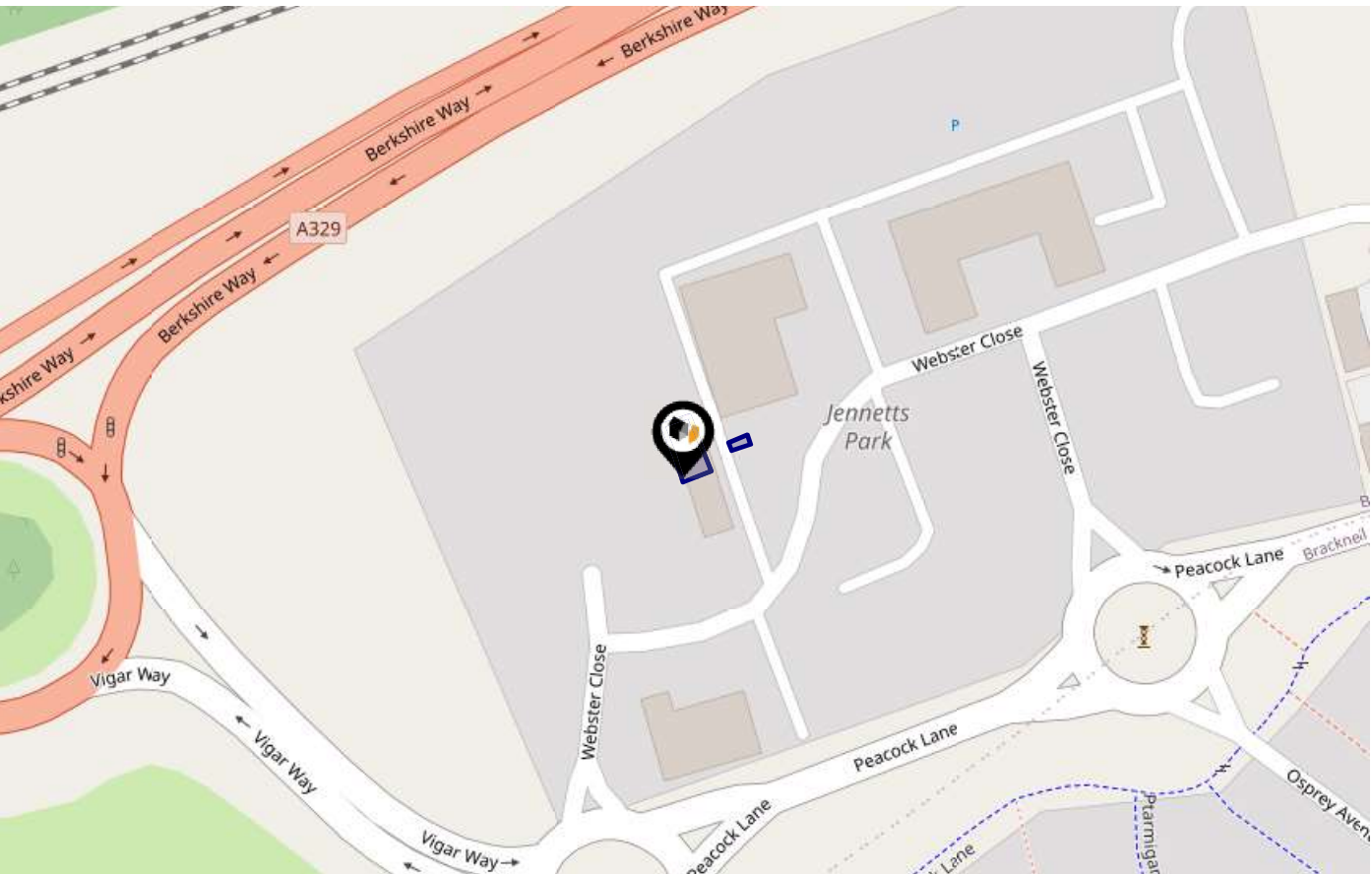
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

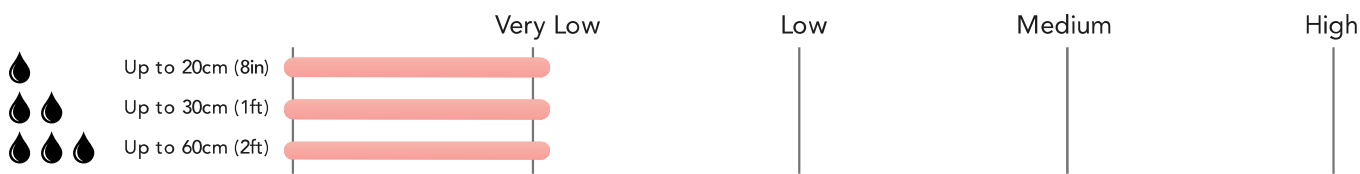


Risk Rating: Very low

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.

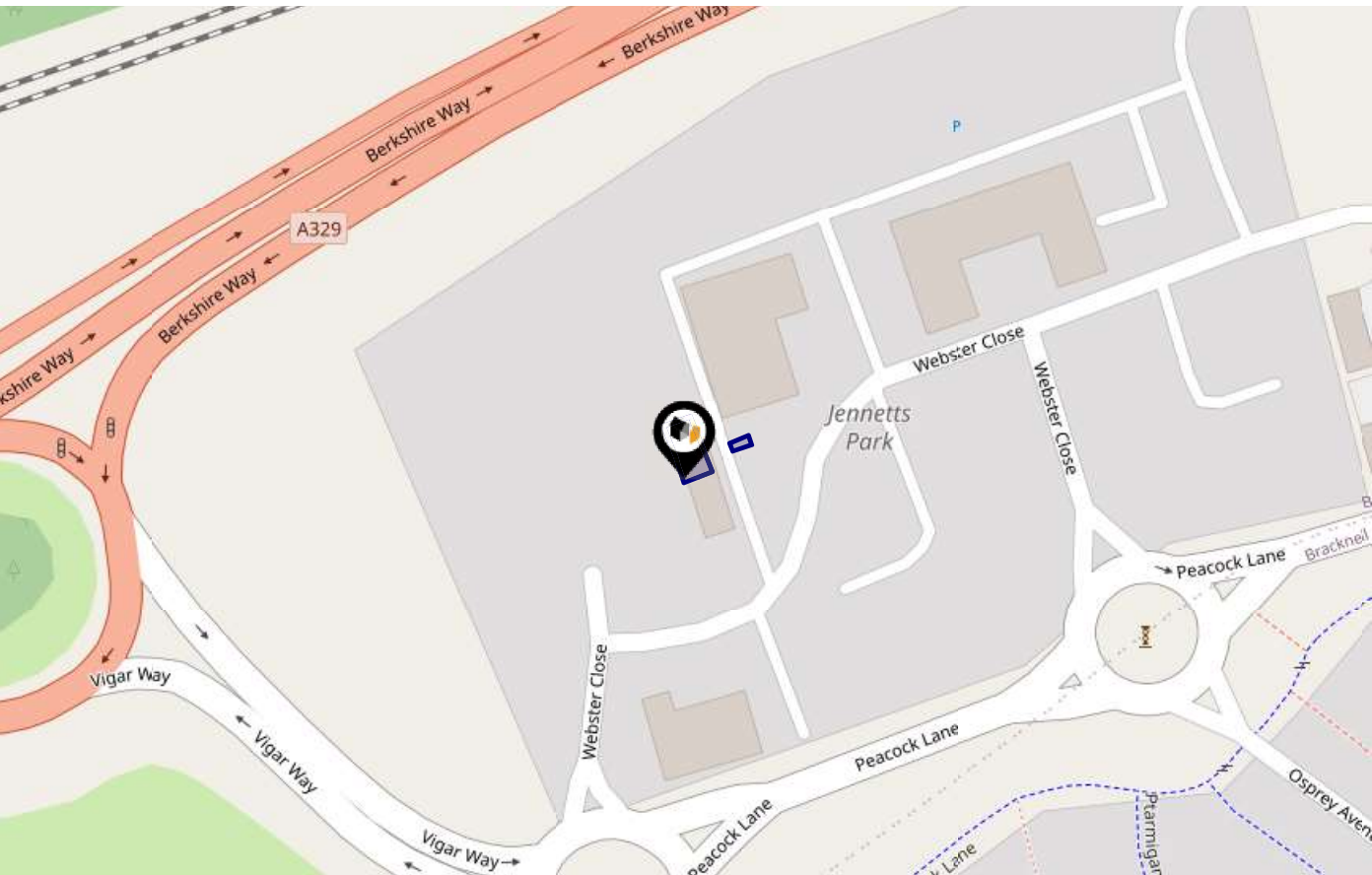
Chance of flooding to the following depths at this property:



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.

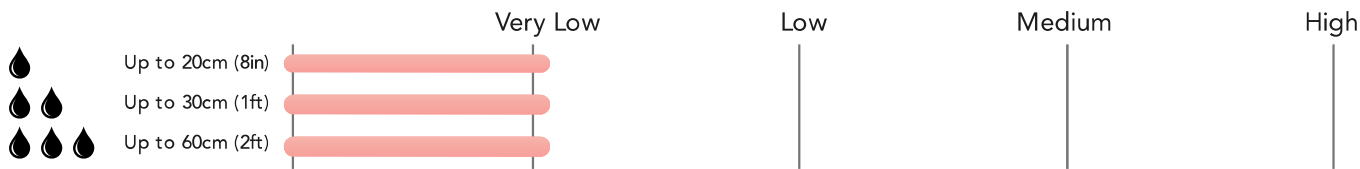


Risk Rating: Very low

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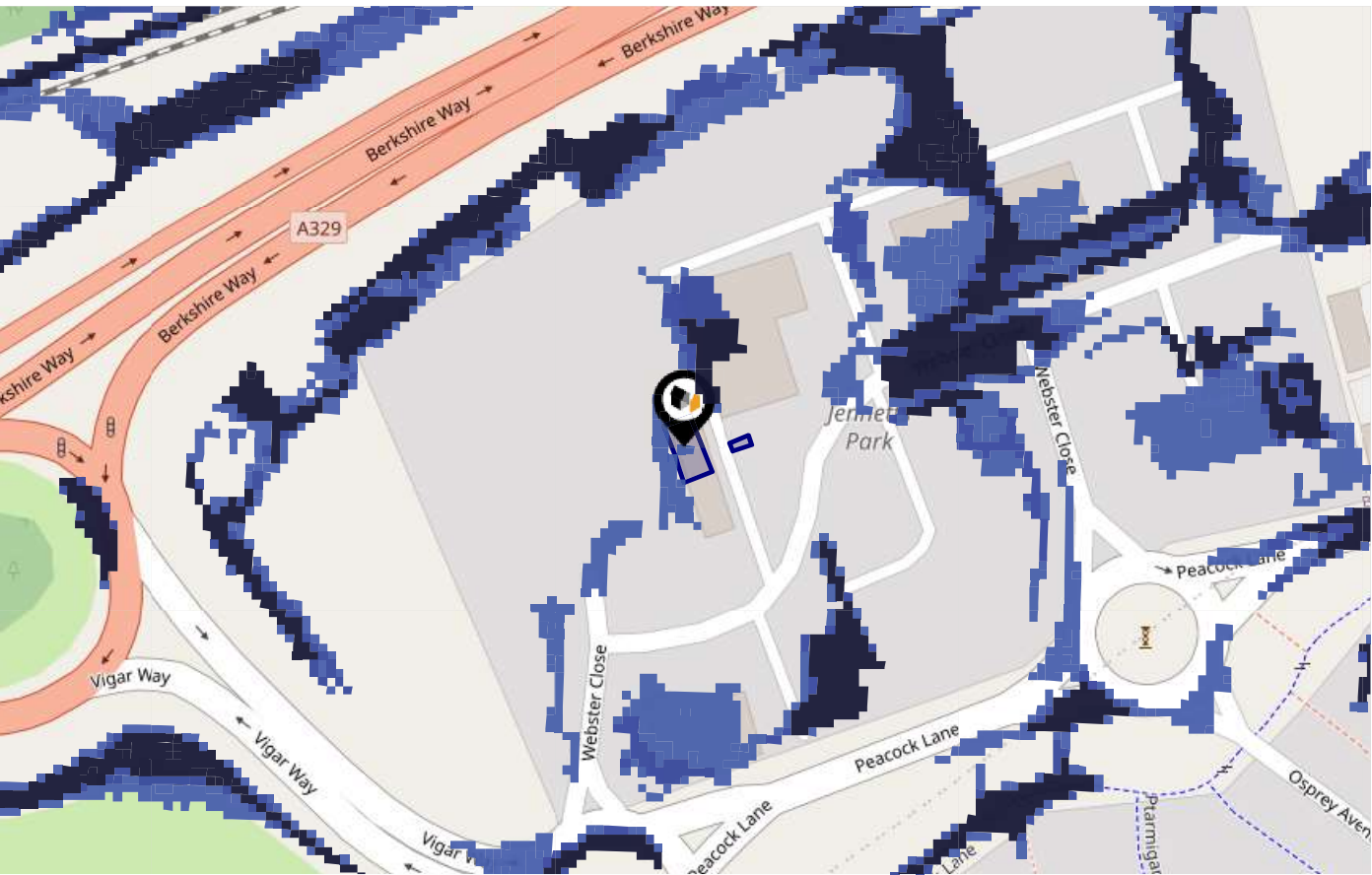
Chance of flooding to the following depths at this property:



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.

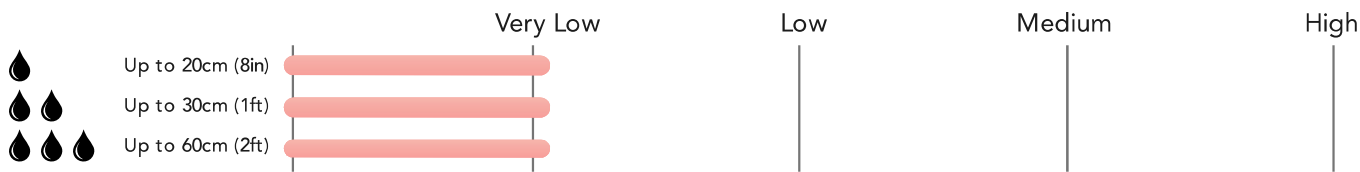


Risk Rating: Very low

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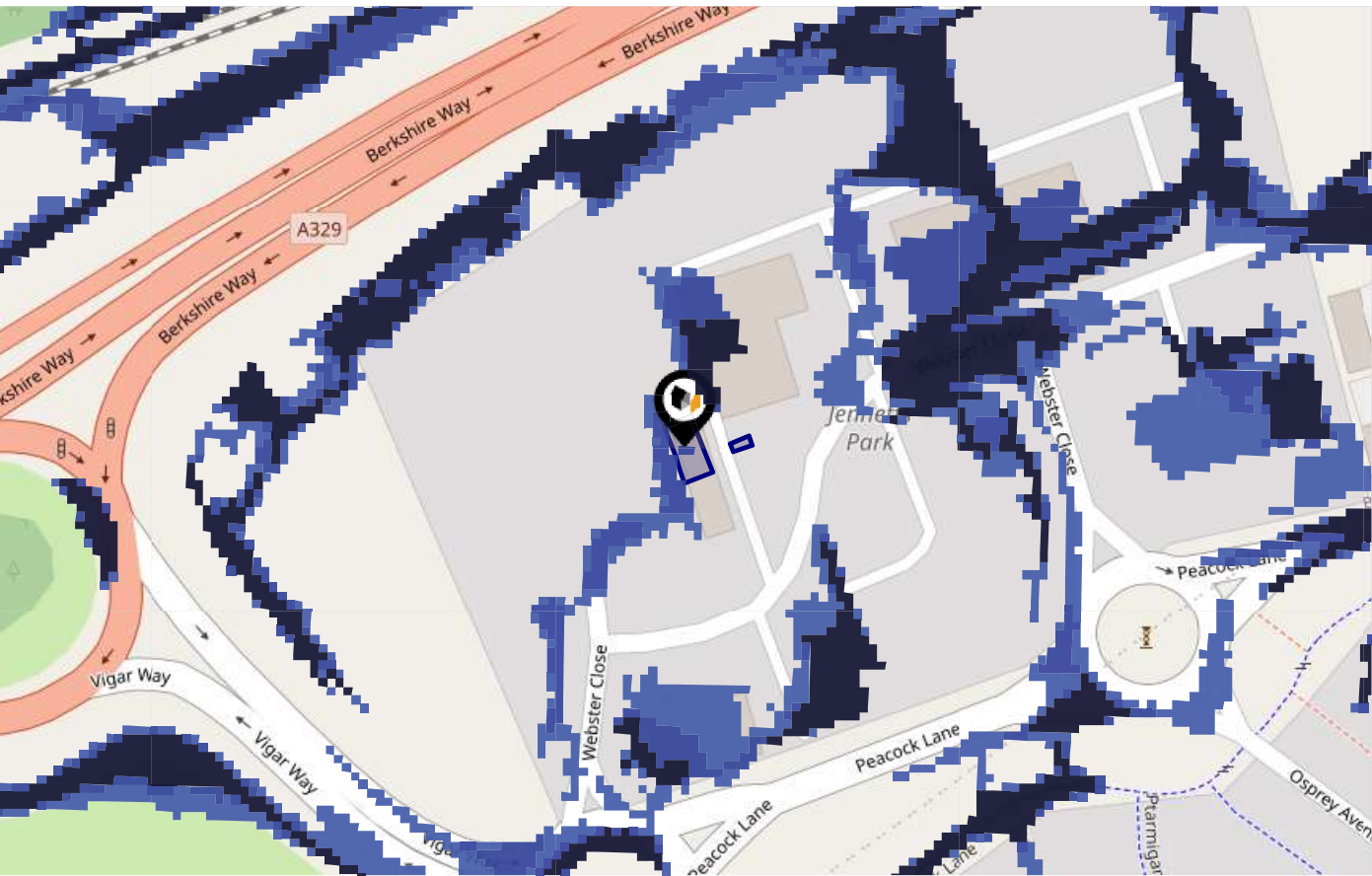
Chance of flooding to the following depths at this property:



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.

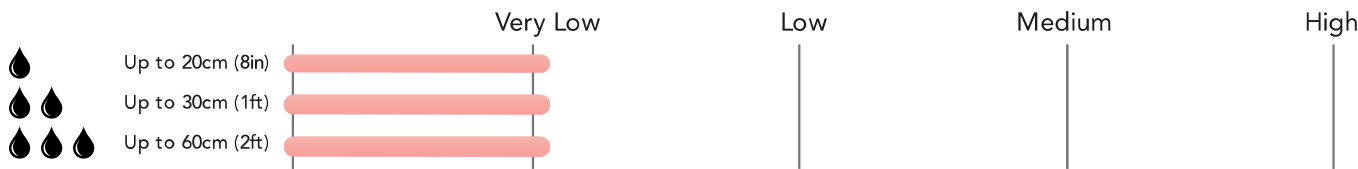


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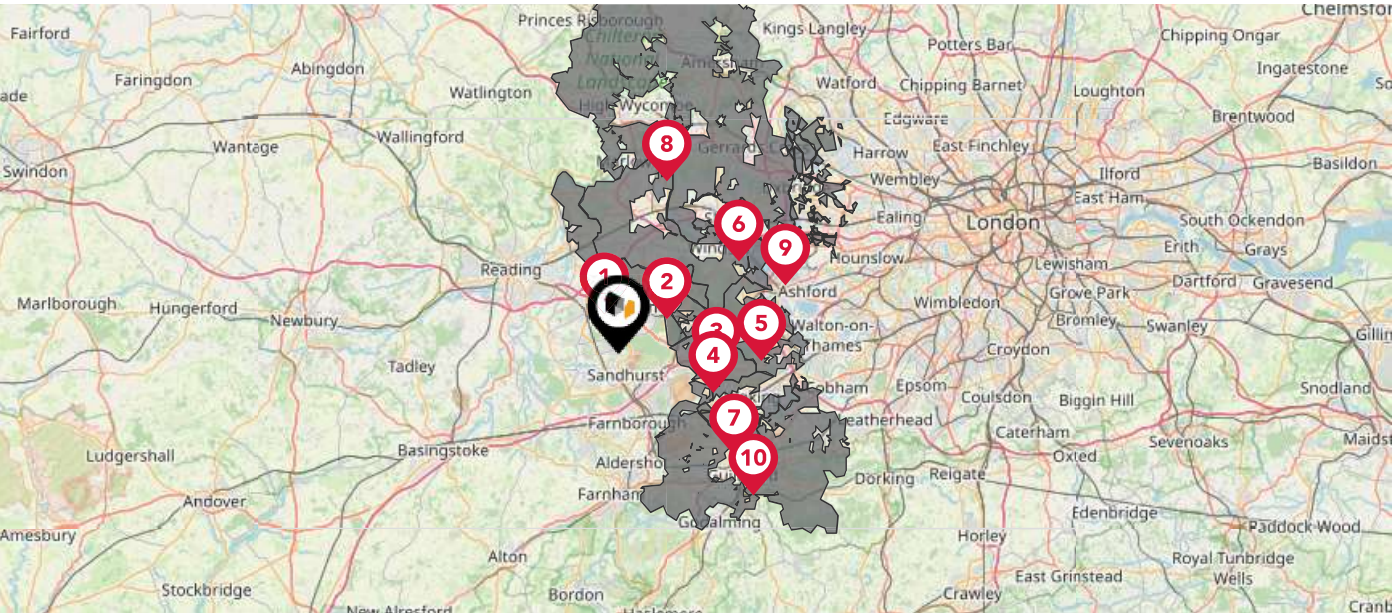
Chance of flooding to the following depths at this property:



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 - Runnymede
6	London Green Belt - Slough
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.



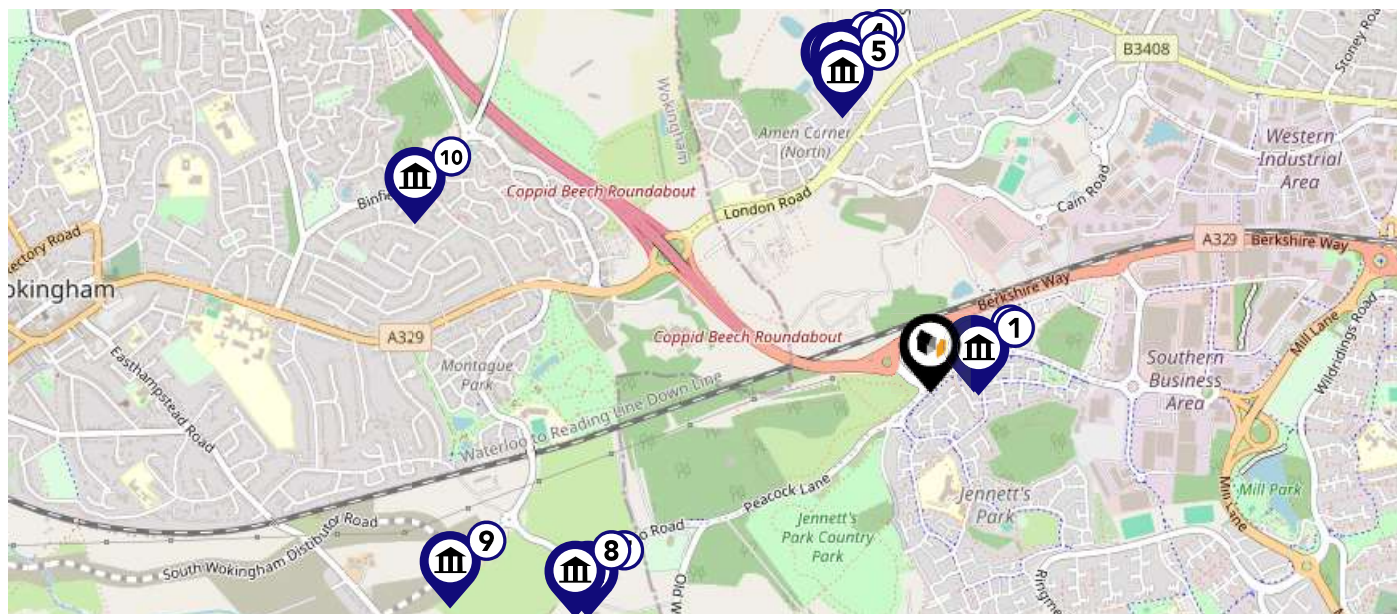
Nearby Landfill Sites

1	Rose Farm-Amen Corner	Historic Landfill	☐
2	Buckhurst Moors-Amen Corner	Historic Landfill	☐
3	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐
4	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
5	Nike Land-Amen Corner	Historic Landfill	☐
6	Sandlea Farm-Amen Corner	Historic Landfill	☐
7	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
8	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
9	Plough Lane-Wokingham	Historic Landfill	☐
10	Wilwood Road-Bracknell	Historic Landfill	☐

Maps

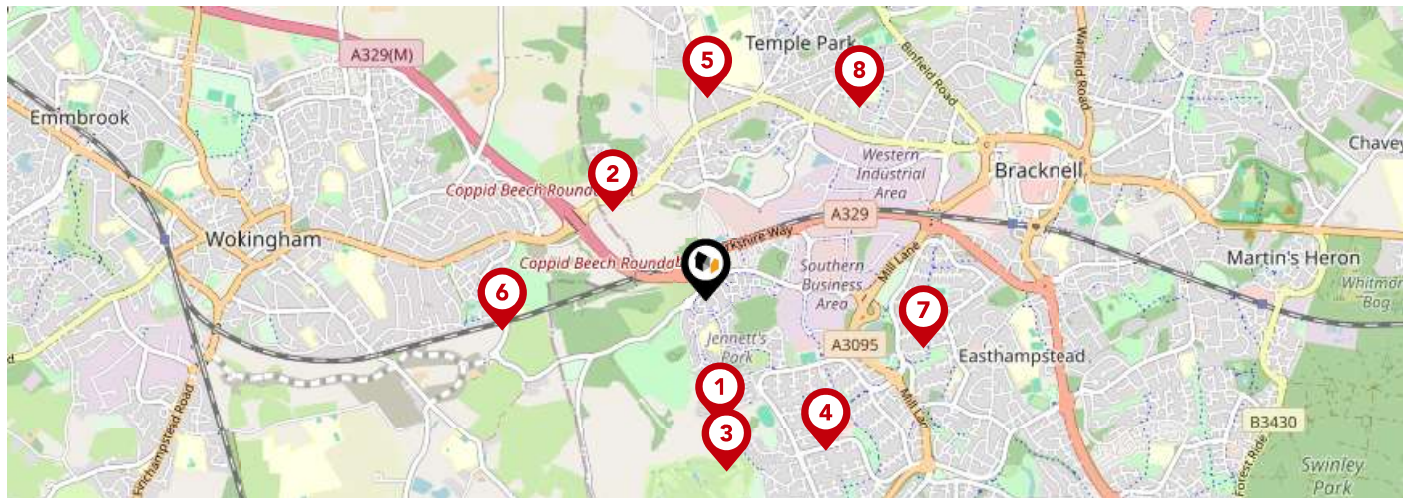
Listed Buildings

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



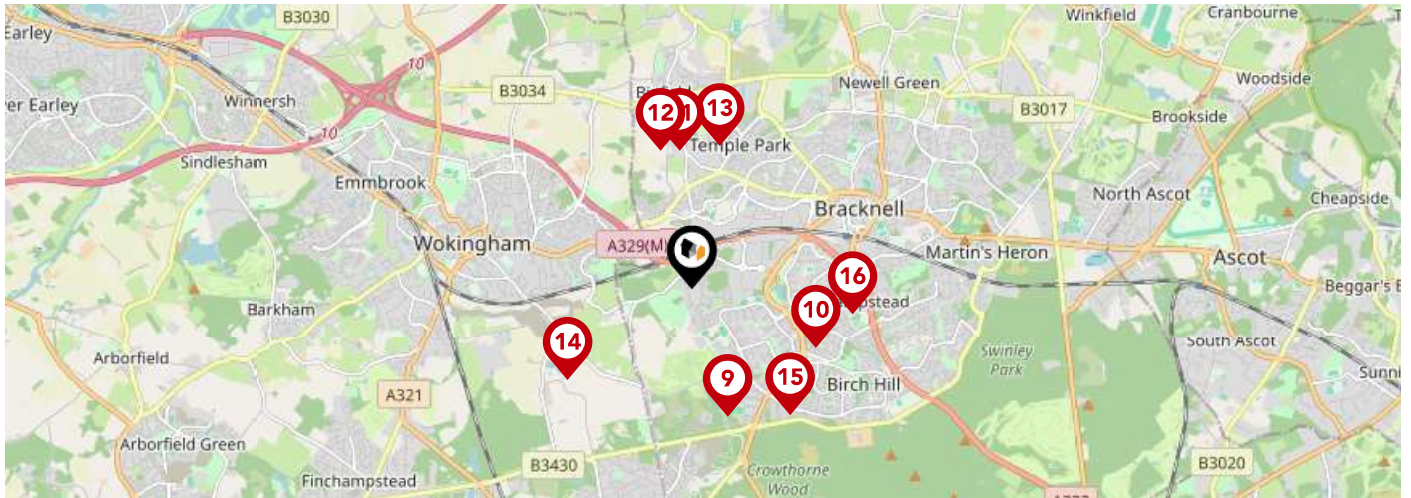
Listed Buildings in the local district		Grade	Distance
	1390346 - Outbuildings And Barn To East Of Peacock Farmhouse	Grade II	0.1 miles
	1390345 - Peacock Farmhouse	Grade II	0.1 miles
	1390286 - Forecourt Wall To North-west Of Popes Manor	Grade II	0.7 miles
	1390284 - Popes Manor	Grade II	0.7 miles
	1390285 - Forecourt And Garden Wall To South Of Popes Manor	Grade II	0.7 miles
	1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor	Grade II	0.7 miles
	1118082 - Lock's House	Grade II	0.9 miles
	1135838 - Lock's Barn	Grade II	1.0 miles
	1319141 - Britton's Farmhouse	Grade II	1.2 miles
	1154515 - Beanoak Farmhouse	Grade II	1.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Jennett's Park CoFE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.58	☐	☒	☐	☐	☐
2	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.59	☐	☒	☐	☐	☐
3	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.79	☐	☐	☒	☐	☐
4	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.89	☐	☒	☐	☐	☐
5	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.94	☐	☒	☐	☐	☐
6	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.95	☐	☒	☐	☐	☐
7	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.04	☐	☒	☐	☐	☐
8	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.15	☐	☒	☐	☐	☐

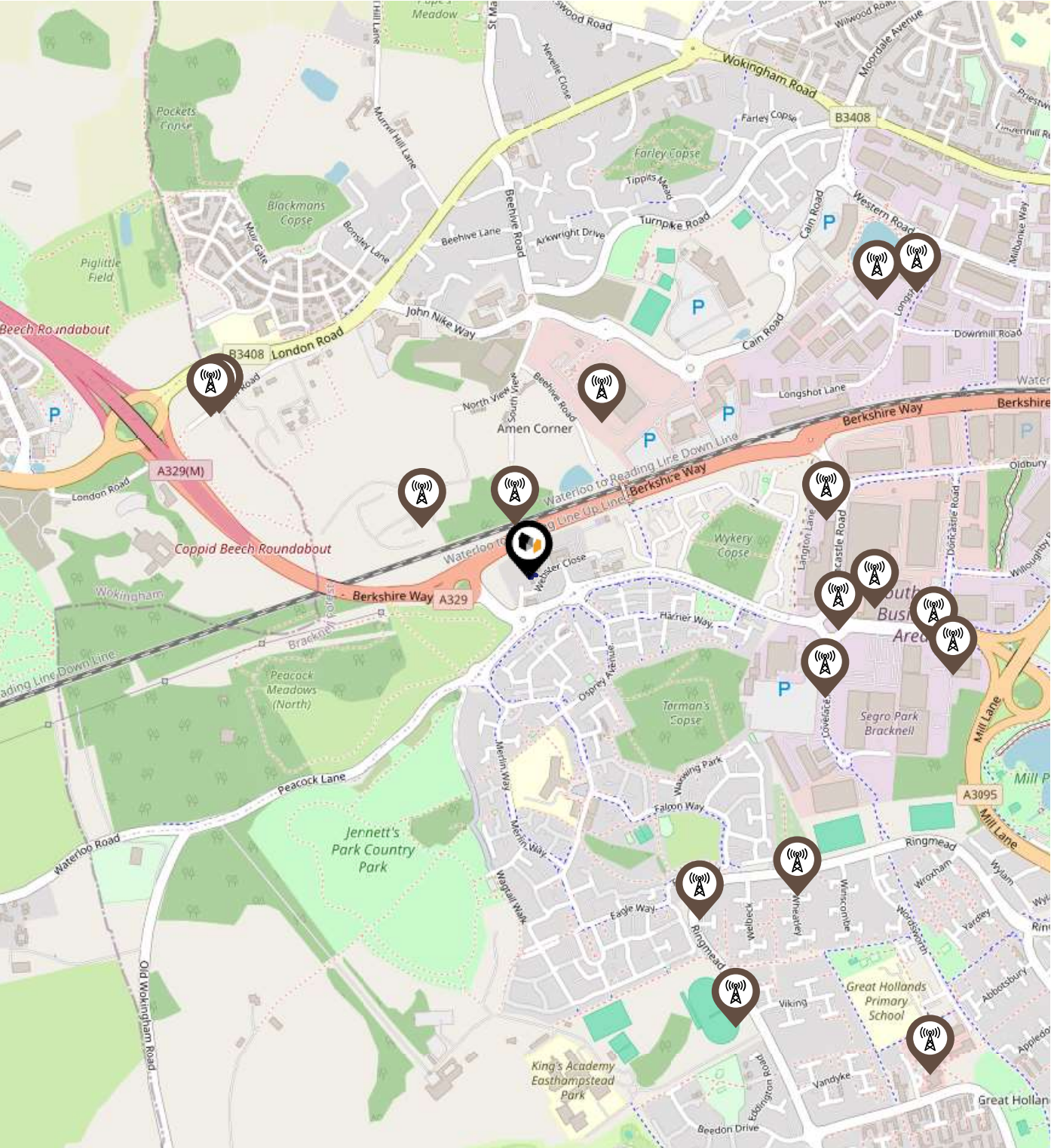
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance: 1.22	☐	☒	☐	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.27	☐	☒	☐	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.29	☐	☐	☒	☐	☐
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.31	☐	☒	☐	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance: 1.34	☐	☒	☒	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance: 1.43	☐	☐	☒	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance: 1.48	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.5	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



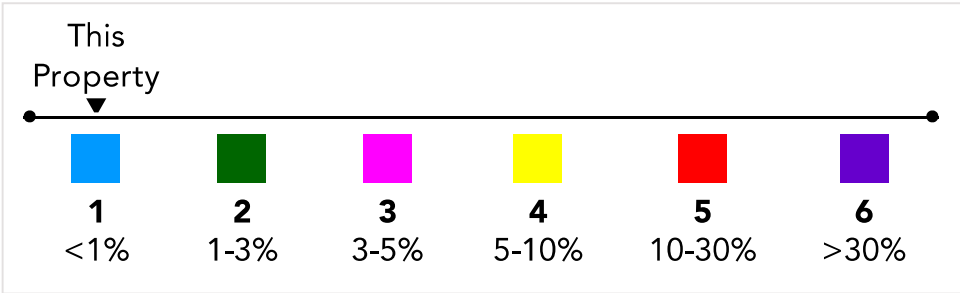
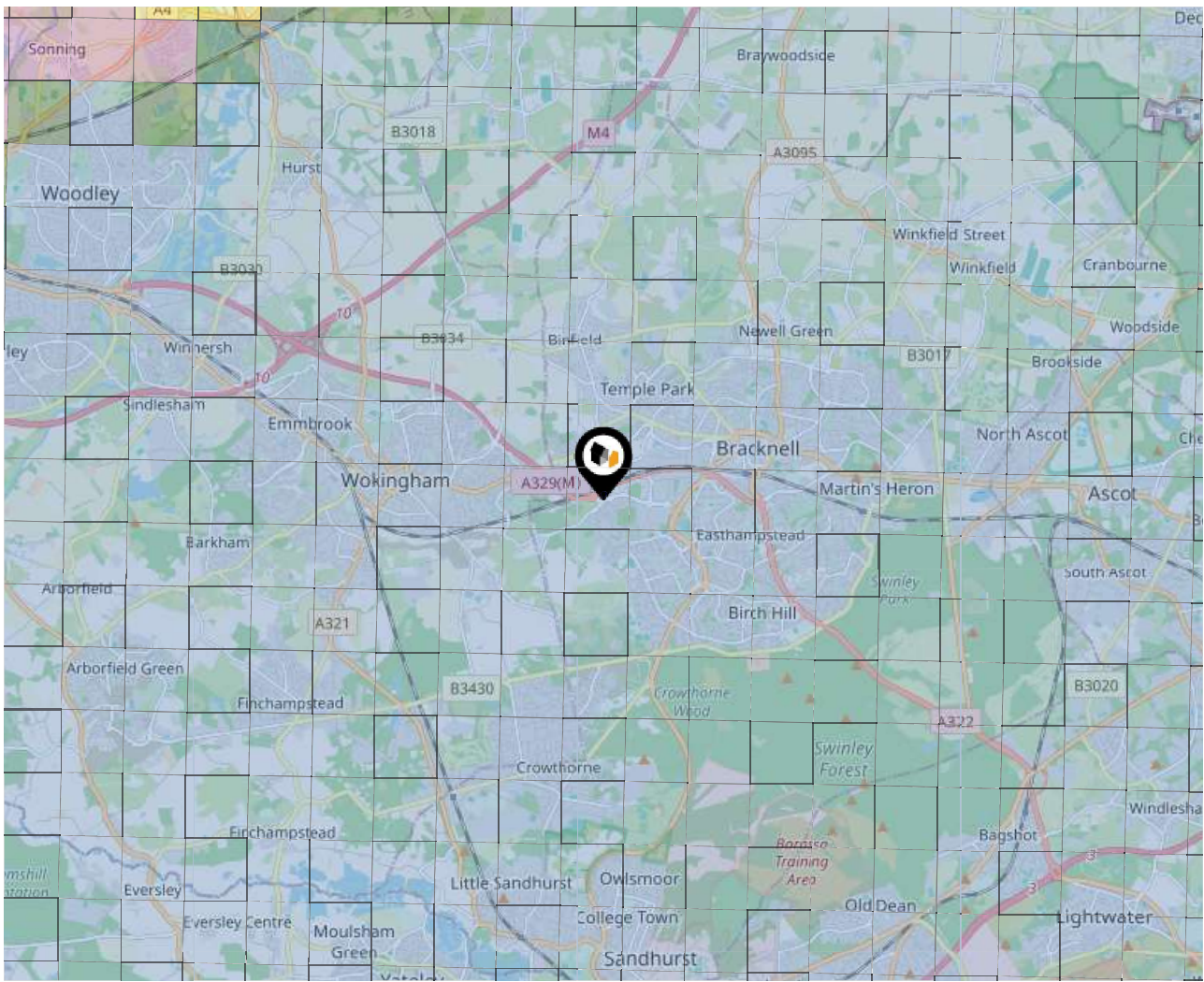
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

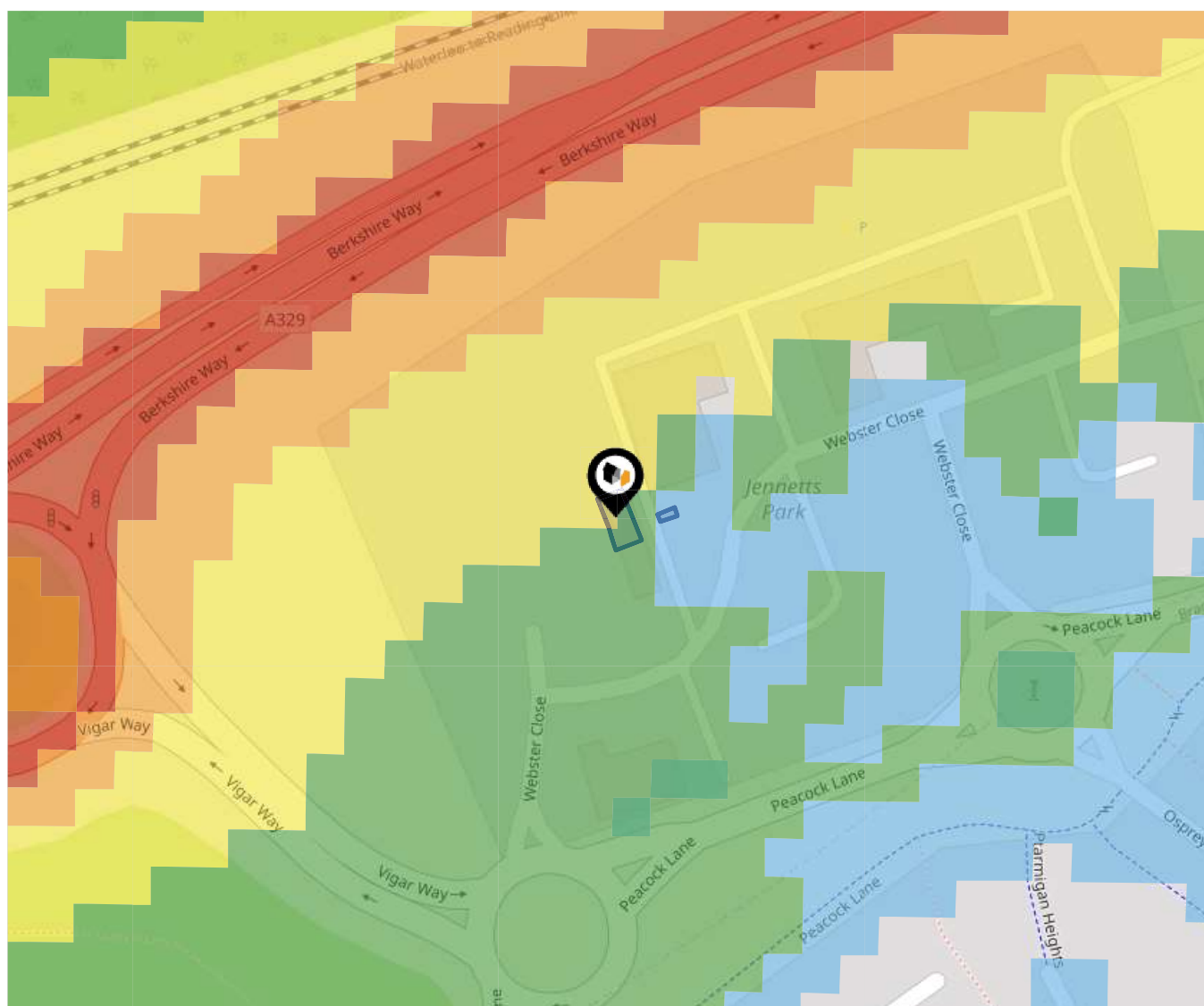
What is Radon?

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.

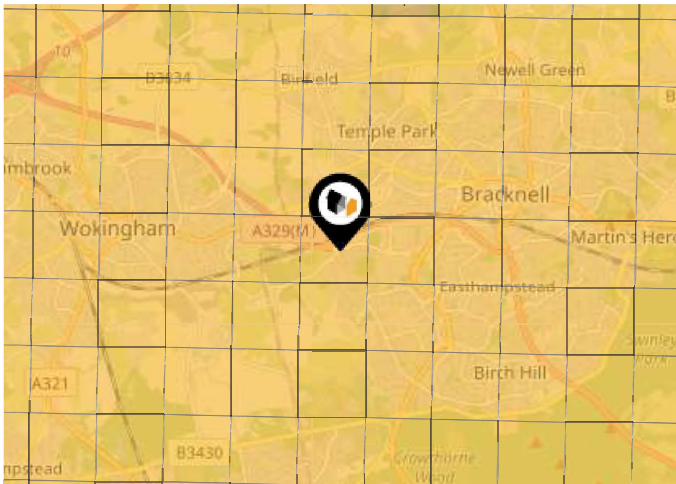
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

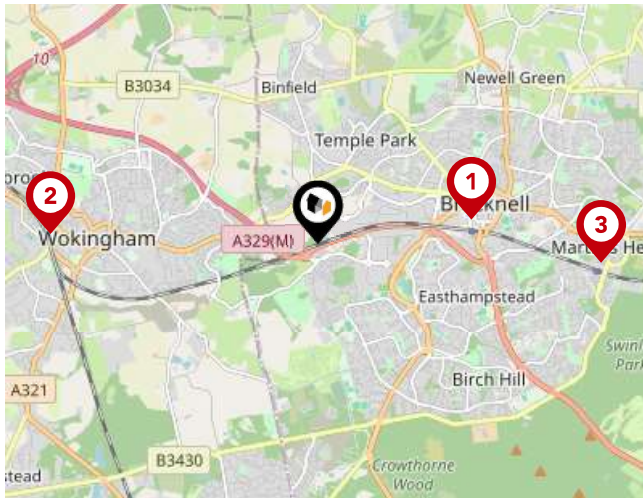


Primary Classifications (Most Common Clay Types)

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

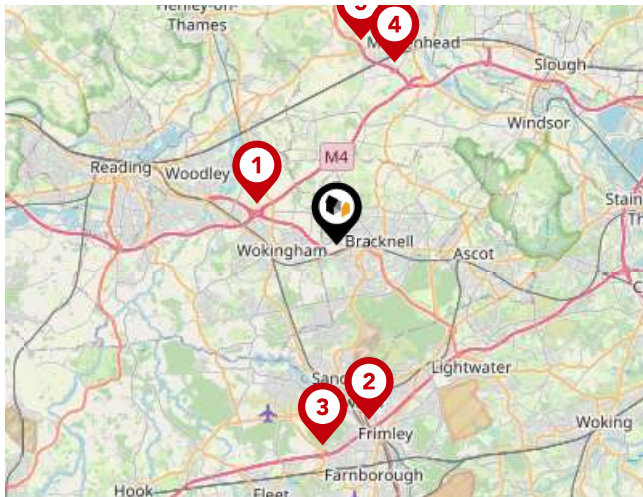
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.44 miles
2	Wokingham Rail Station	2.47 miles
3	Martins Heron Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.34 miles
2	M3 J4	6.6 miles
3	M3 J4A	7.46 miles
4	A404(M) J9A	7.07 miles
5	A404(M) J9	7.59 miles

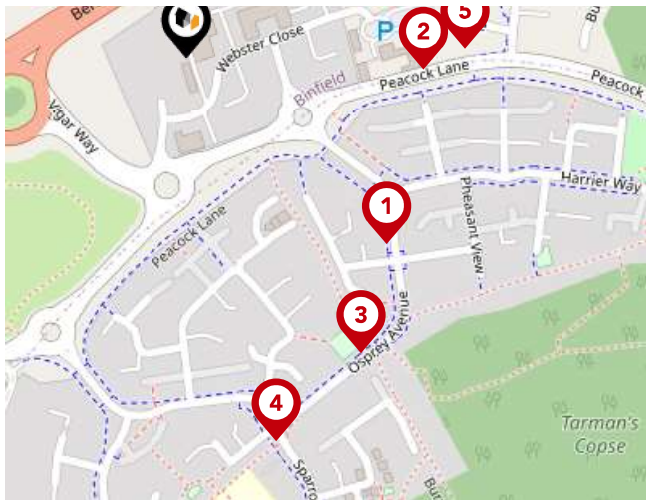


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	15 miles
2	Heathrow Airport Terminal 4	14.95 miles
3	Gatwick Airport	32.09 miles
4	Leaves Green	35.74 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fieldfare Drive	0.16 miles
2	Peacock Farm	0.14 miles
3	Burnthouse Ride	0.2 miles
4	Woodpecker Place	0.23 miles
5	Peacock Farm	0.16 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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Valuation Office
Agency

