



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th July 2026



SISKIN GATE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyearldley.co.uk

www.duncanyearldley.co.uk

Introduction

Our Comments

NO ONWARD CHAIN Set within an exclusive cul-de-sac overlooking beautifully landscaped communal gardens, this impressive home which measures just under 2,400 sq. ft offers exceptional space and versatility in the heart of Jennett's Park. Boasting five double bedrooms, four bathrooms, and a stunning top-floor principal suite, dressing area and over 540 sq. ft of space, this home is designed for modern family living. Further benefits include a landscaped south-facing garden and generous living accommodation throughout. Situated in a prime position within the highly sought-after Jennett's Park development, this exceptional and rarely available home is the largest property on the estate, offering expansive and versatile accommodation across four impressive floors. Presented to the market with no onward chain, this is a superb opportunity for families seeking space, style, and convenience. Upon entering the discrete porch, the ground floor provides a welcoming entrance hall, a practical utility room, and a well-proportioned fifth bedroom, ideal for guests, a home office, or multi-generational living. The shower room is also ideal for guests having their own space. The heart of the home is found on the first floor, where a stunning kitchen/dining room spans the front of the property, offering ample storage and preparation space alongside room for family dining and entertaining.

To the rear, a bright and spacious living room provides the perfect setting for relaxation, with large windows allowing natural light to flood the space.

The second floor hosts three well-sized bedrooms, including a generous double bedroom with en-suite, alongside a modern family bathroom, all thoughtfully arranged to suit growing families.

Occupying the entire top floor, the impressive master bedroom delivers a true sense of luxury, featuring a substantial bedroom area, a dedicated dressing area, and a private en-suite bathroom, creating a peaceful retreat away from the rest of the home. Externally, the property benefits from driveway parking for two vehicles, an integral garage, and a private rear garden, ideal for outdoor enjoyment. Located within easy reach of local amenities, well-regarded schools, and excellent transport links, this outstanding home combines size, flexibility, and a desirable setting, making it a rare find within Jennett's Park. Early viewing is highly recommended to fully appreciate the scale and quality of accommodation on offer.

Council Tax Band: F

No Onward Chain

Nearly 2400 sq. ft of Accommodation

Integral Garage and Driveway Parking

Stunning Master Bedroom

Bright and Generous Living Areas

Four Bathrooms

Five Double Bedrooms

Popular Location

Property Overview



Property

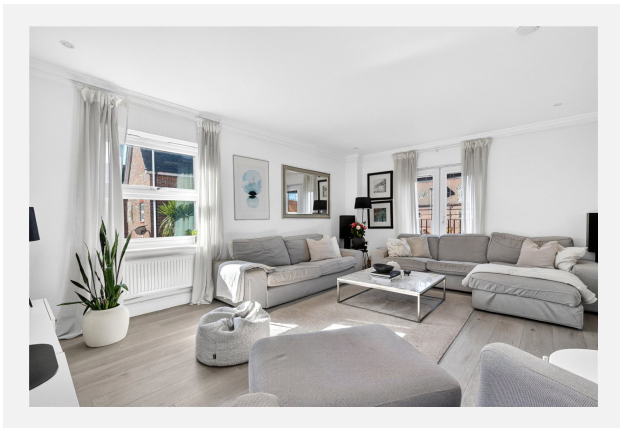
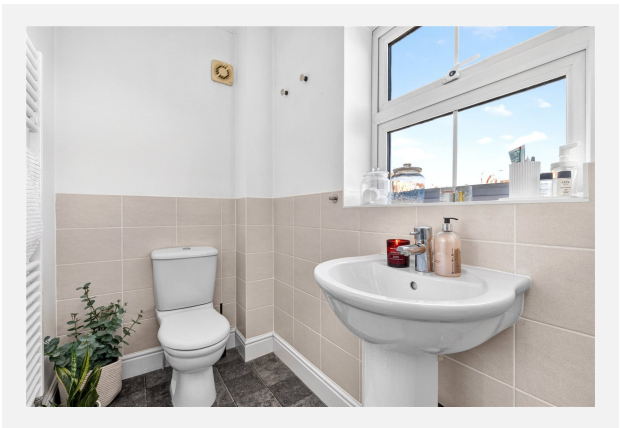
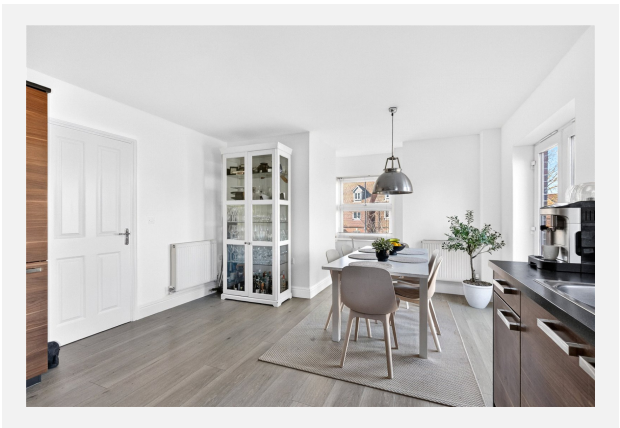
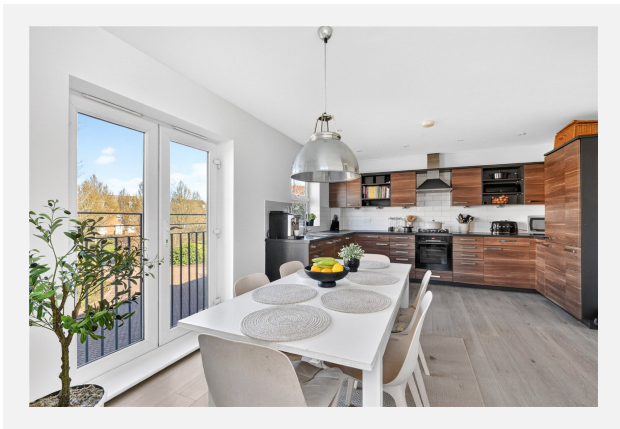
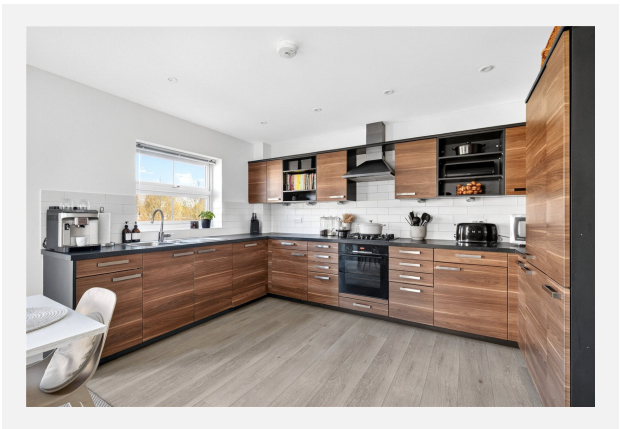
Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,195 ft ² / 204 m ²		
Plot Area:	0.08 acres		
Year Built :	2009		
Council Tax :	Band F		
Annual Estimate:	£3,271		
Title Number:	BK436446		

Local Area

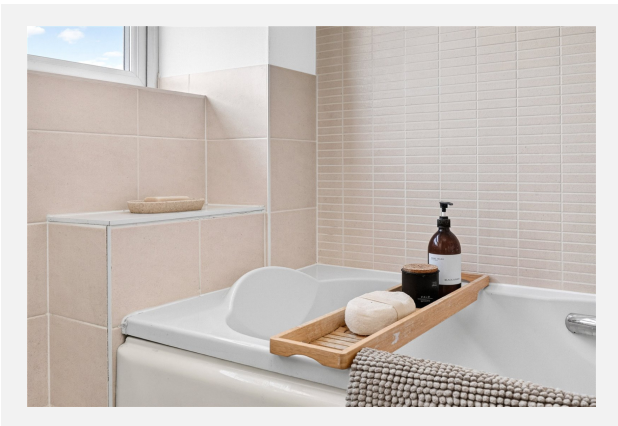
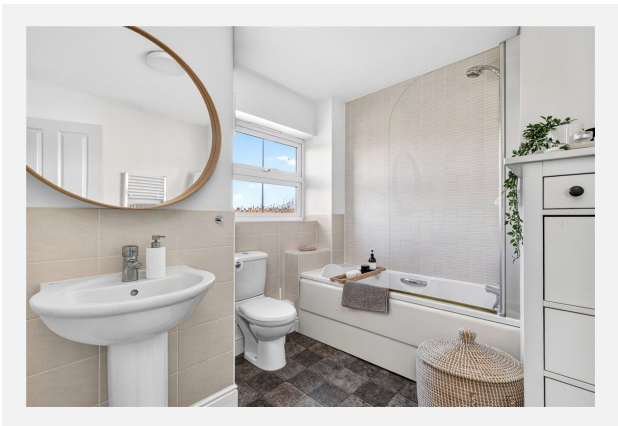
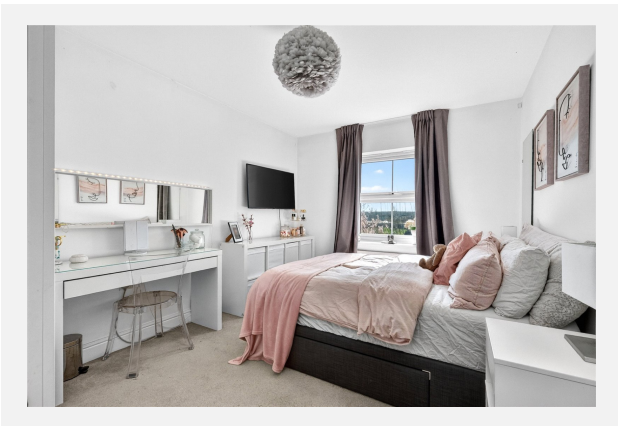
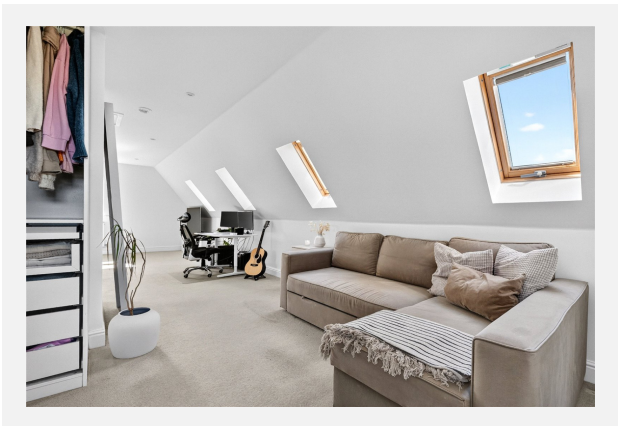
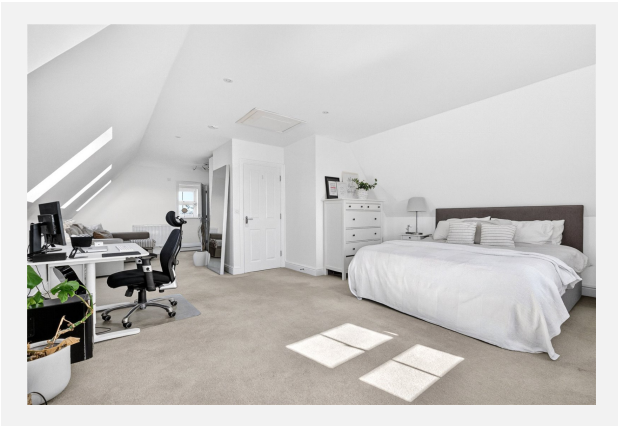
Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	65 mb/s	5500 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O			

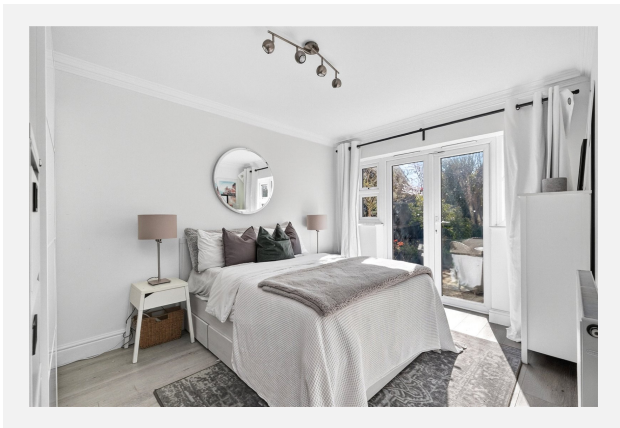
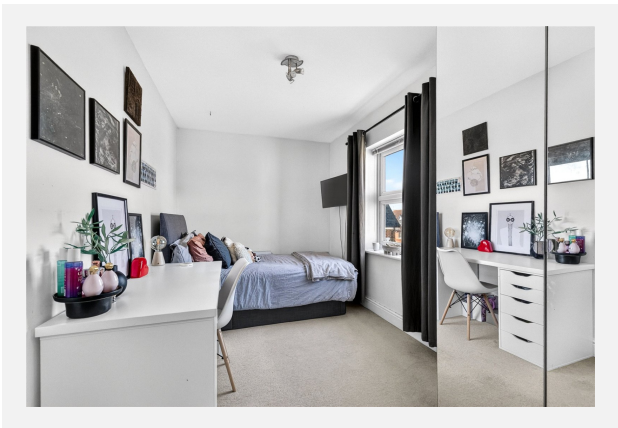
Gallery Photos



Gallery Photos



Gallery Photos



SISKIN GATE, BRACKNELL, RG12

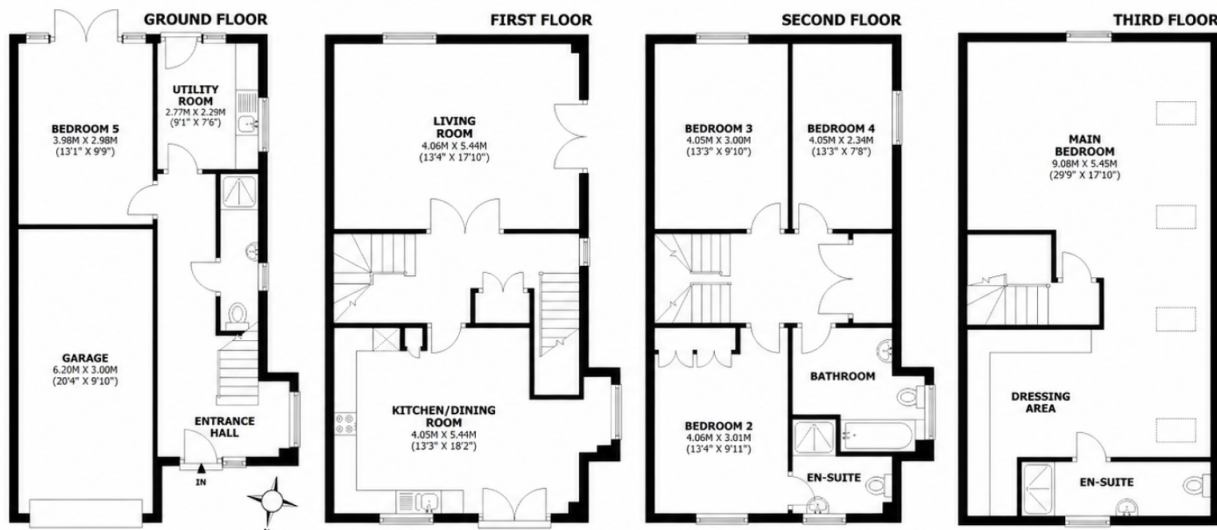


Siskin Gate, Bracknell, RG12

Total internal area: approx. 222.5 sq. metres (2395.3 sq. feet)

Main area: approx. 203.9 sq. metres (2195.2 sq. feet)

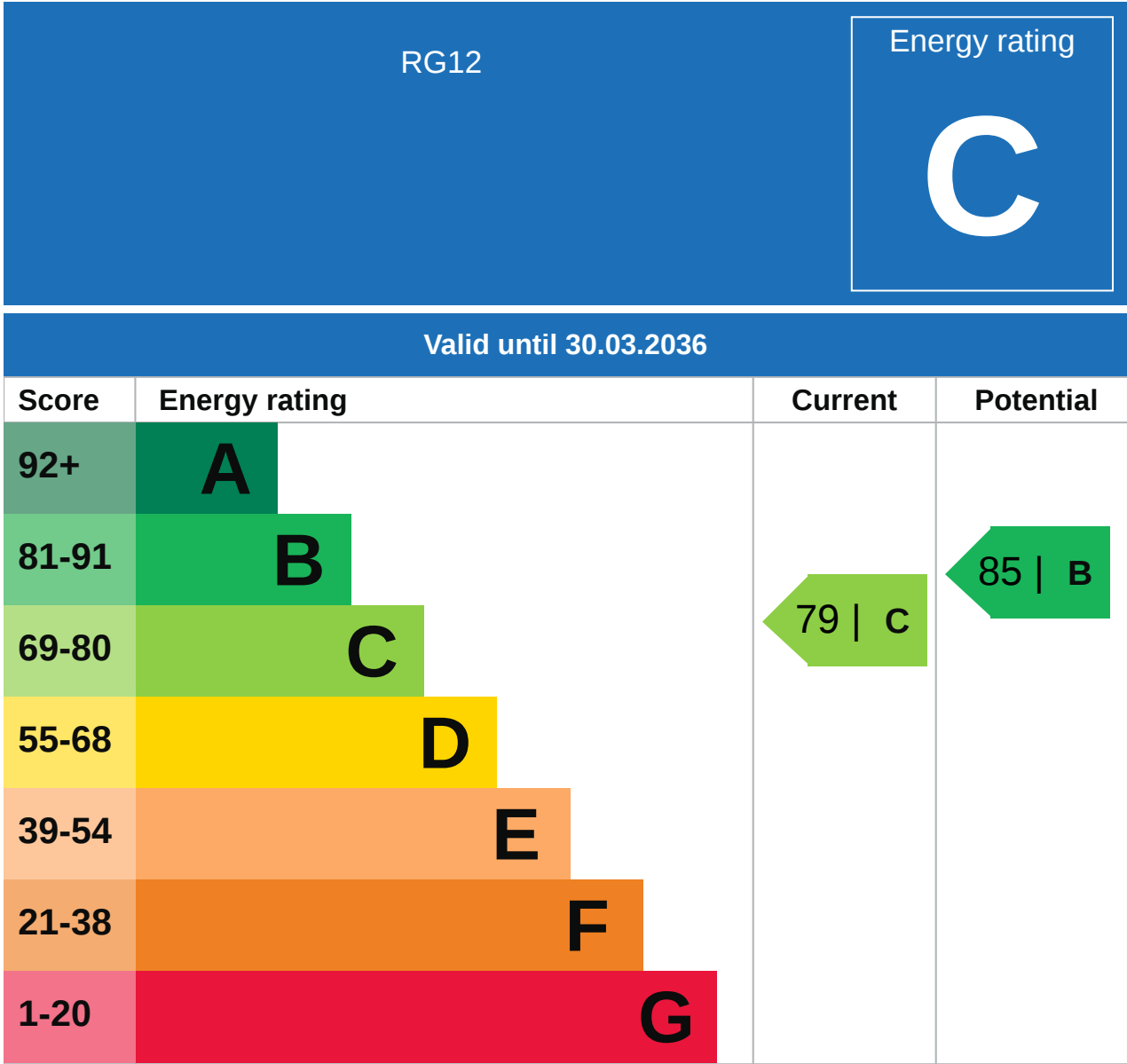
Garage: approx. 18.6 sq. metres (200.1 sq. feet)



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

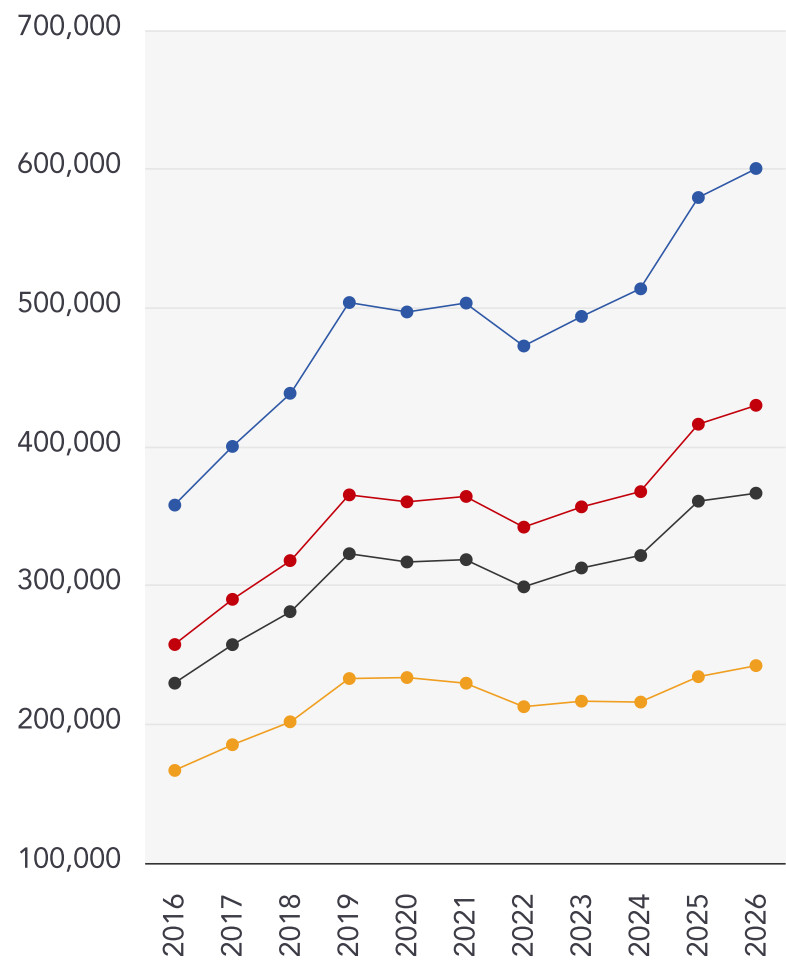
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
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:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	204 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%

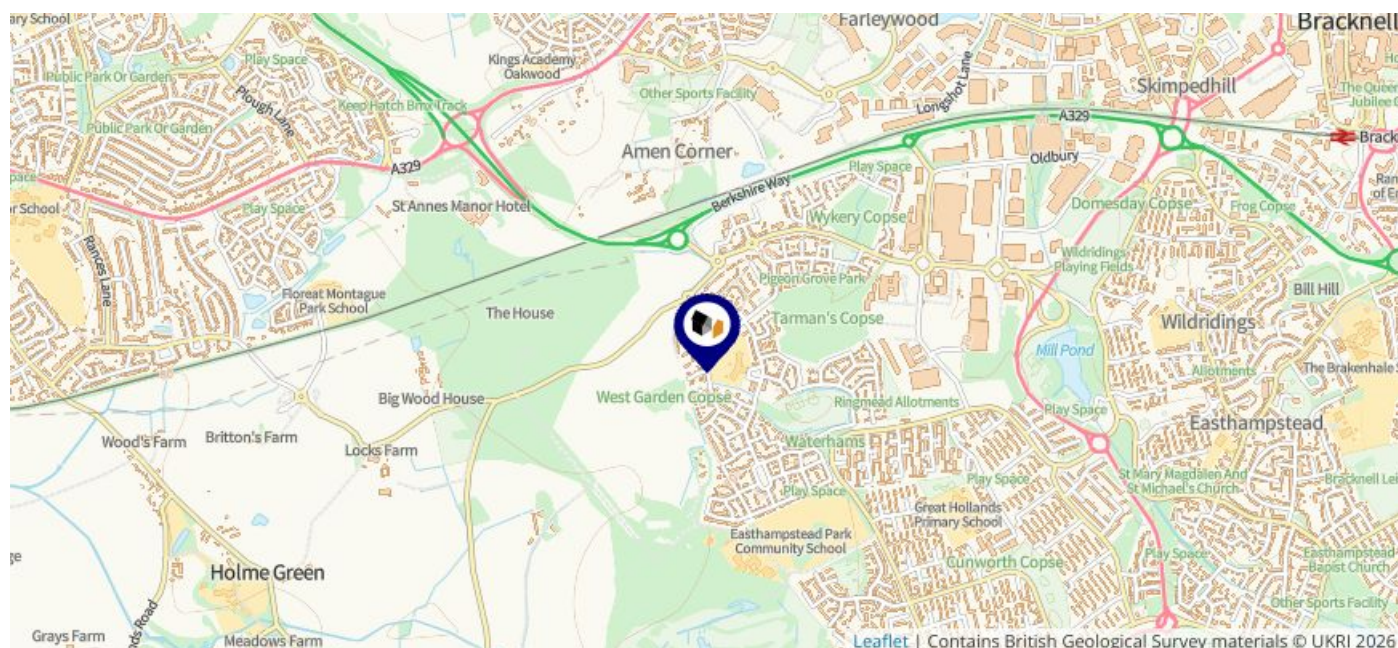
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

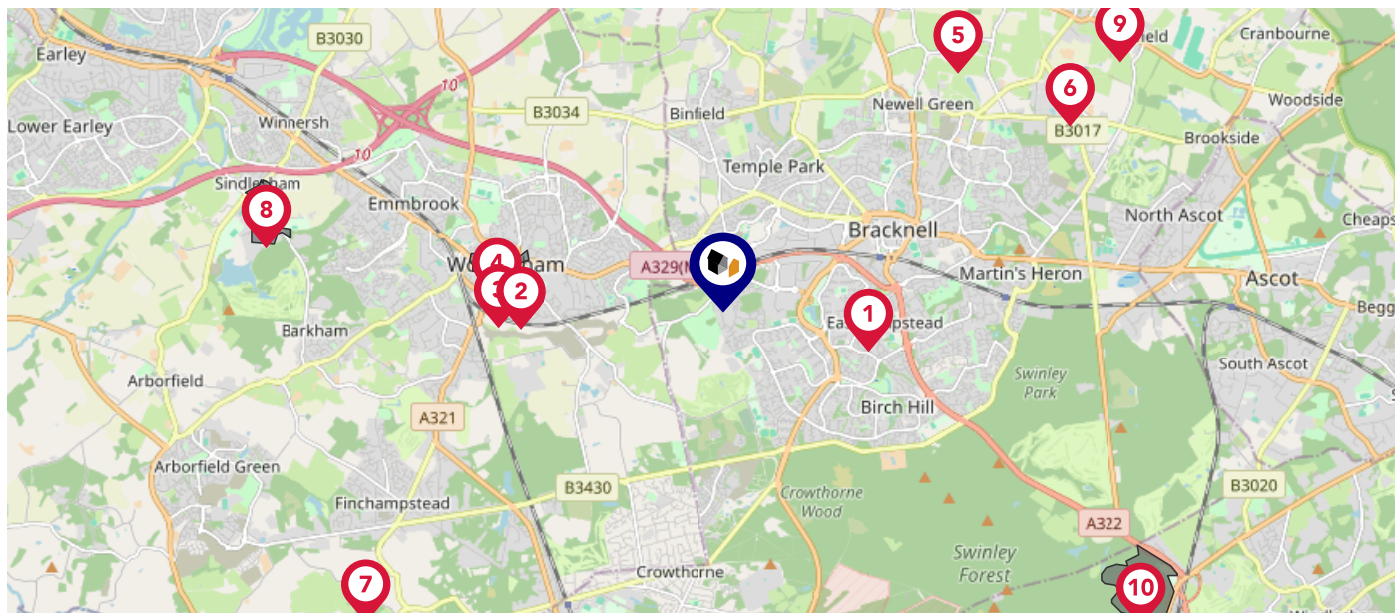
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



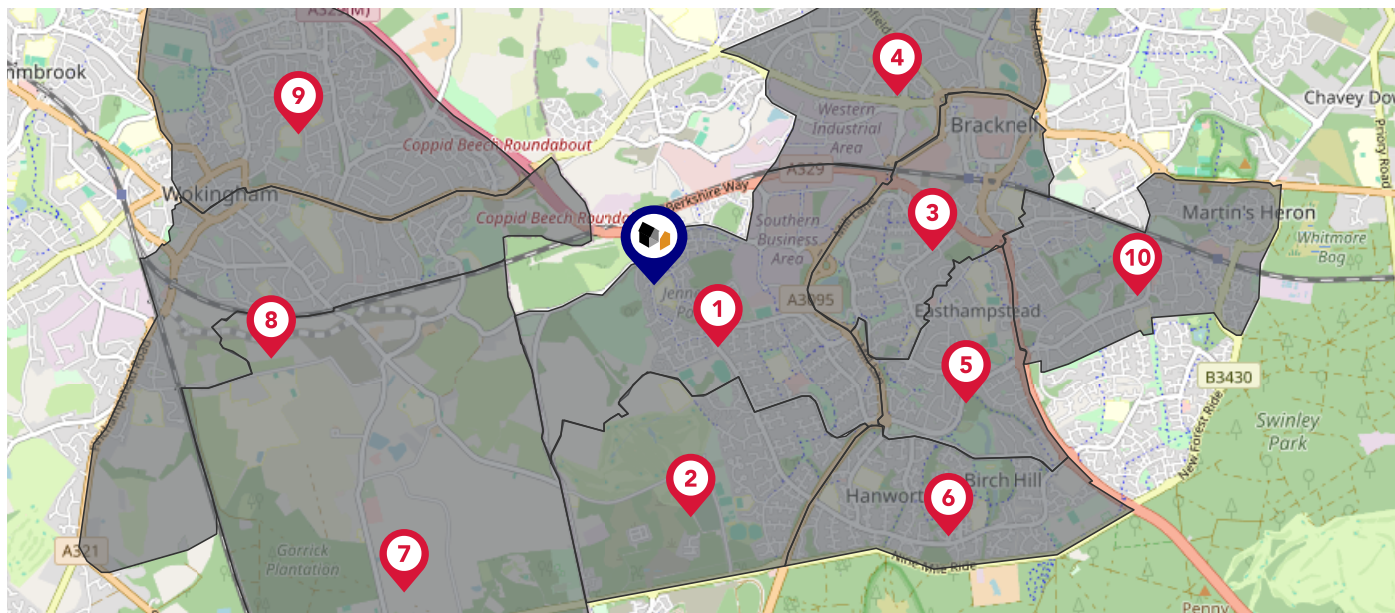
Nearby Conservation Areas

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

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



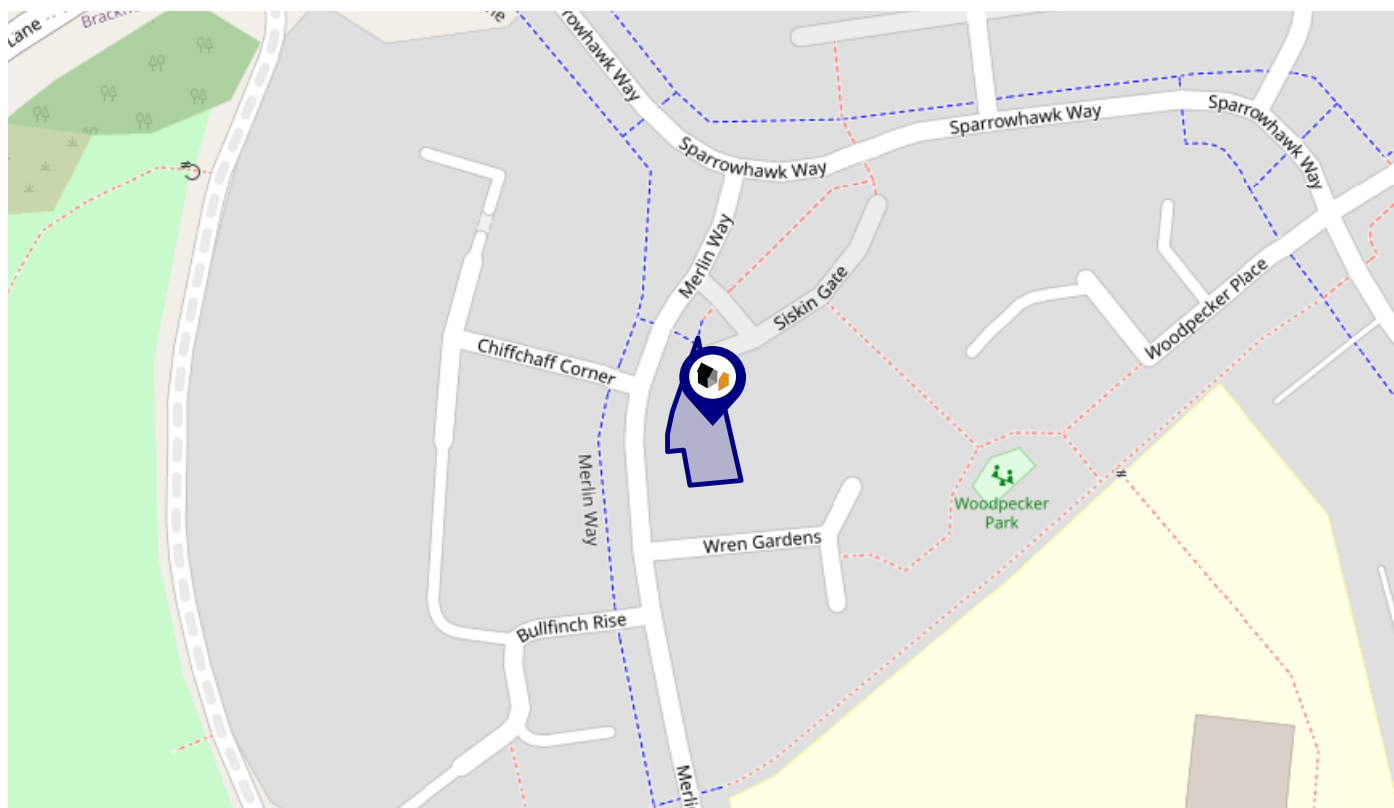
Nearby Council Wards

- | | |
|----|------------------------------|
| 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 | Hanworth Ward |
| 7 | Wokingham Without Ward |
| 8 | Wescott Ward |
| 9 | Norreys Ward |
| 10 | Harmans Water 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.

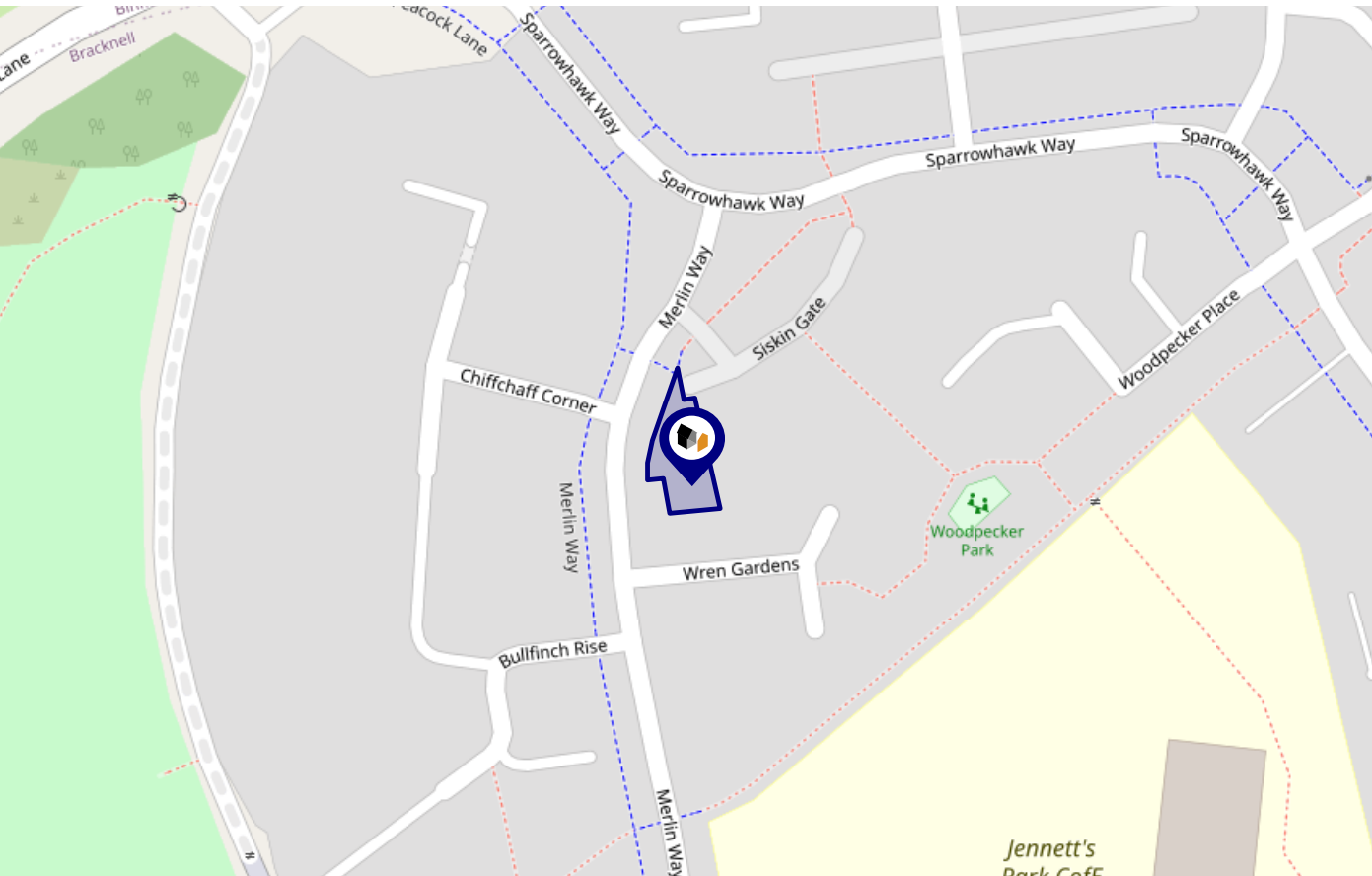
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

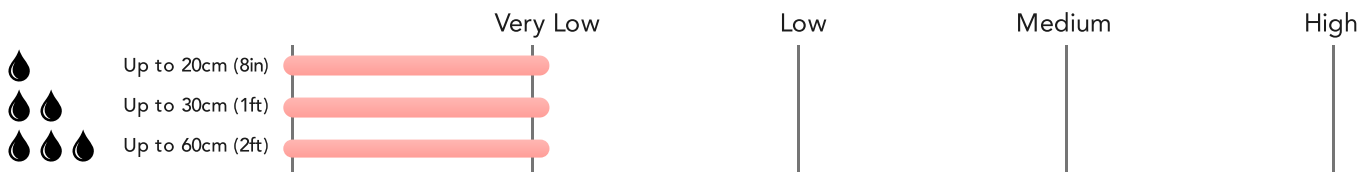


Risk Rating: Very low

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.

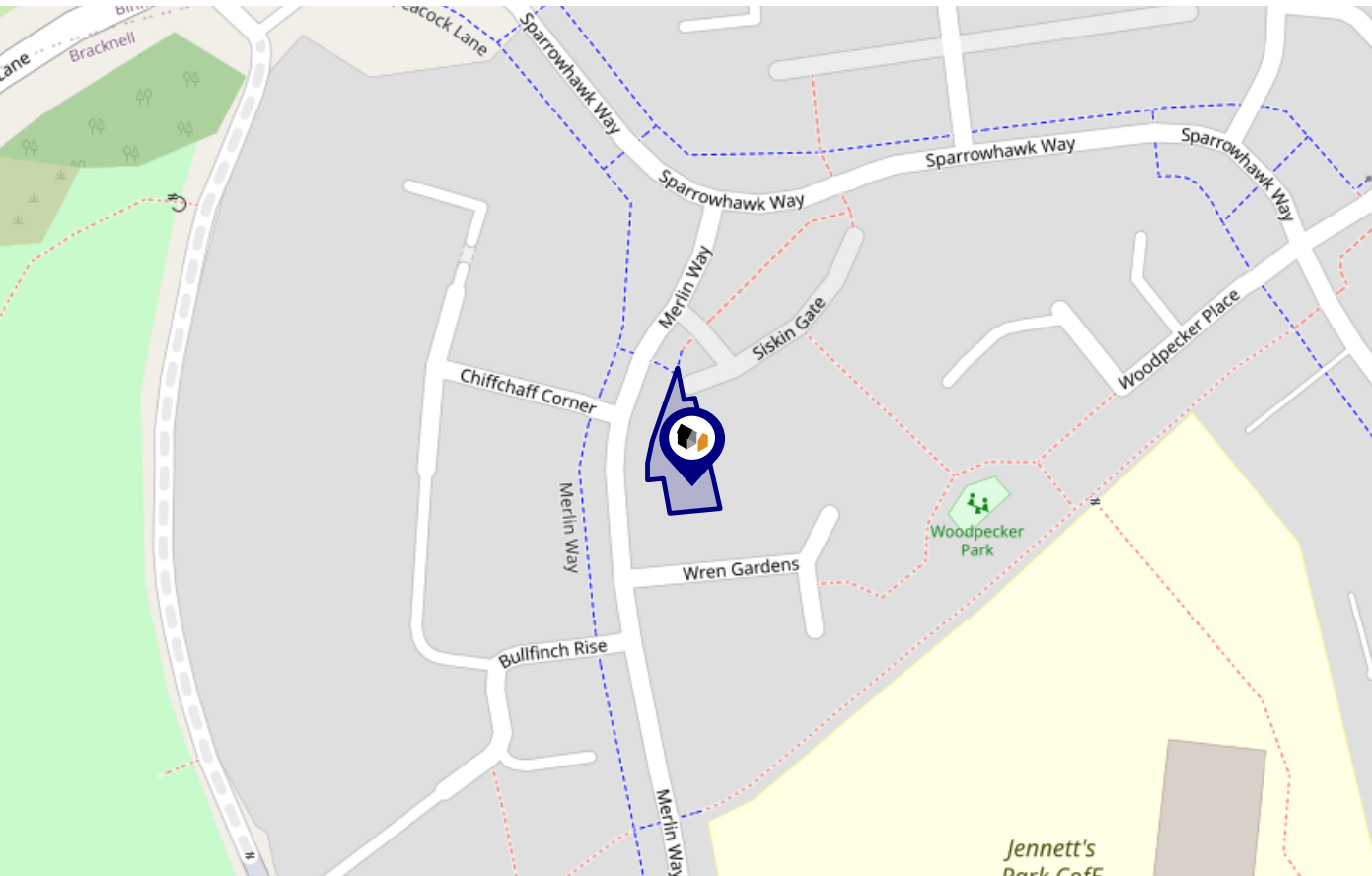
Chance of flooding to the following depths at this property:



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.

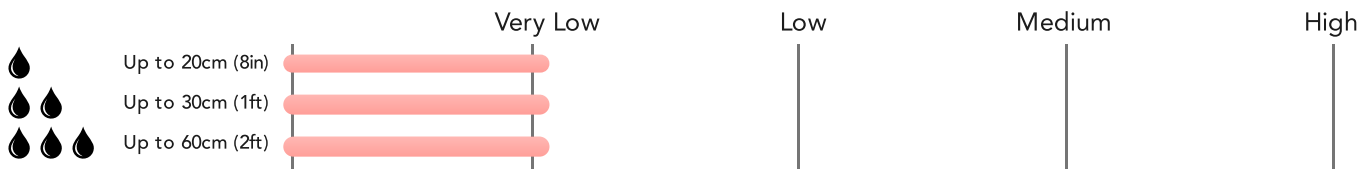


Risk Rating: Very low

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.

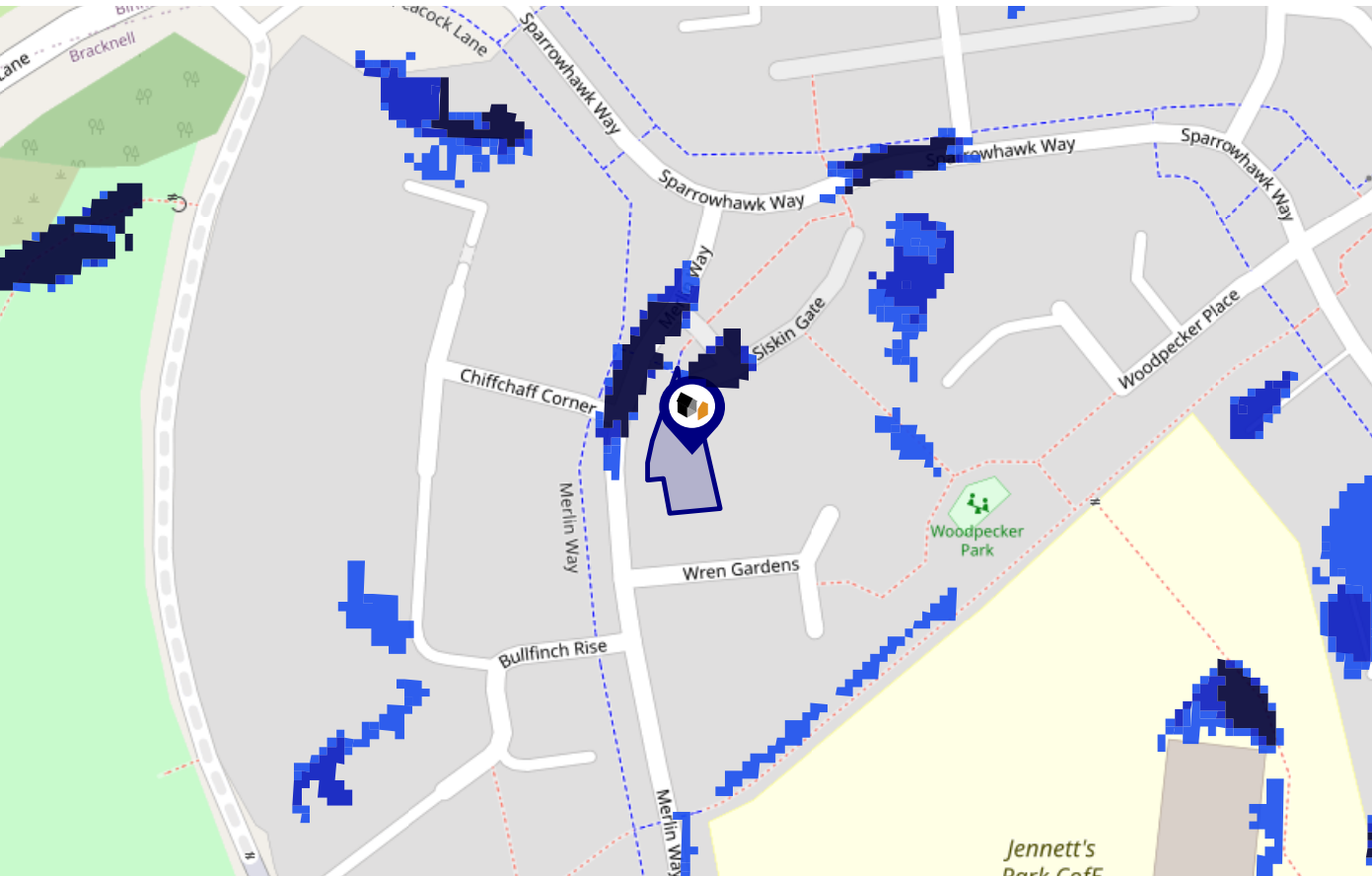
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

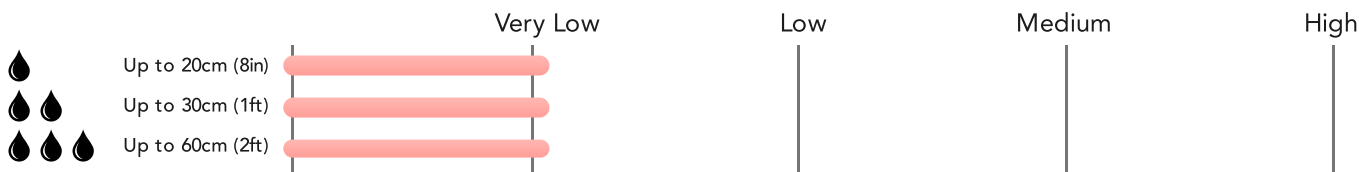


Risk Rating: Very low

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.

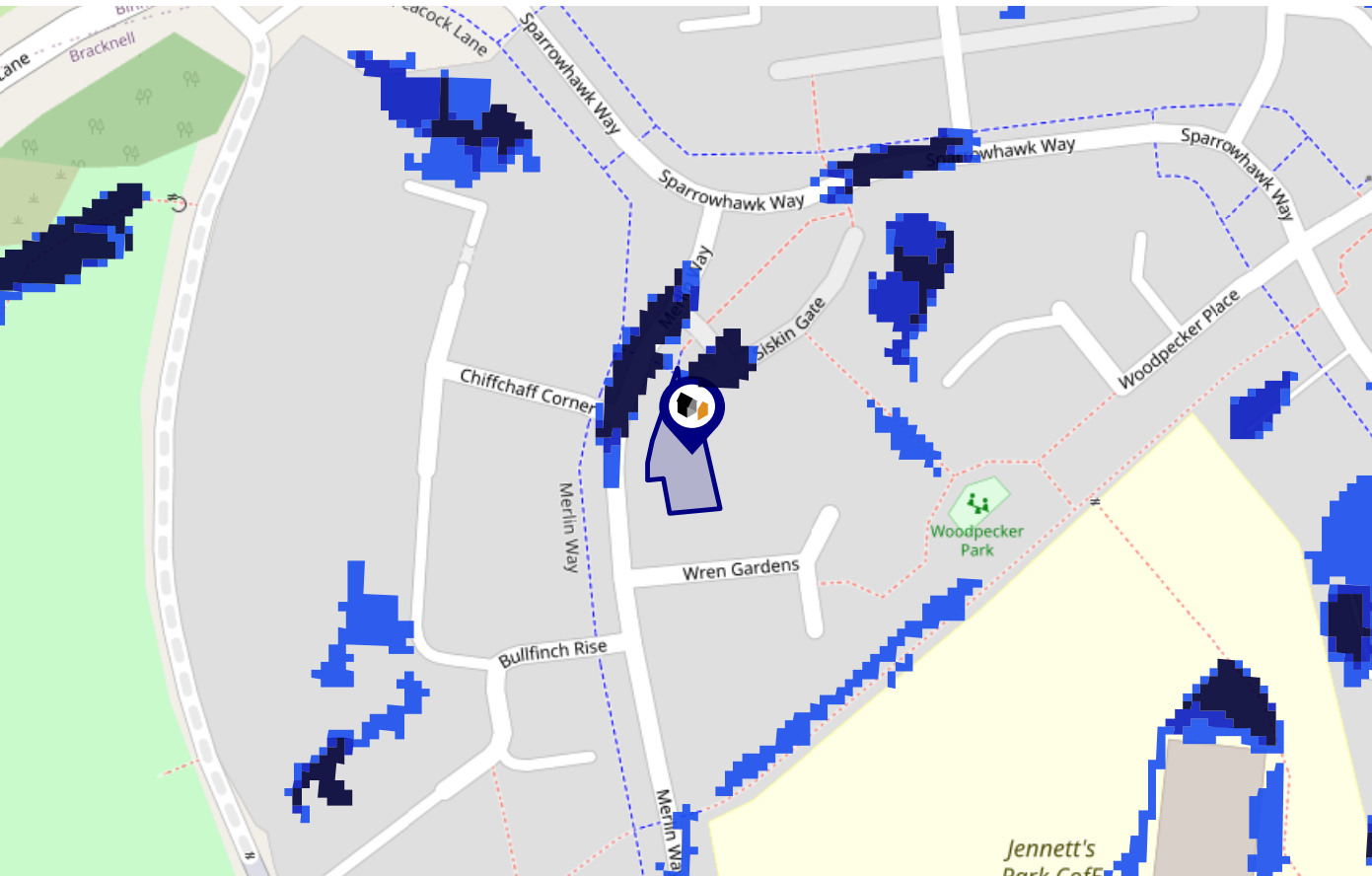
Chance of flooding to the following depths at this property:



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.

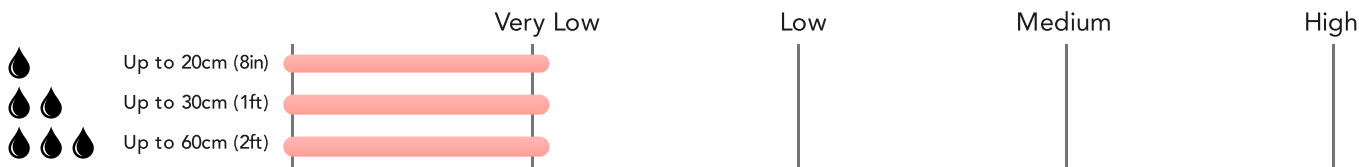


Risk Rating: Very low

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.

- 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.

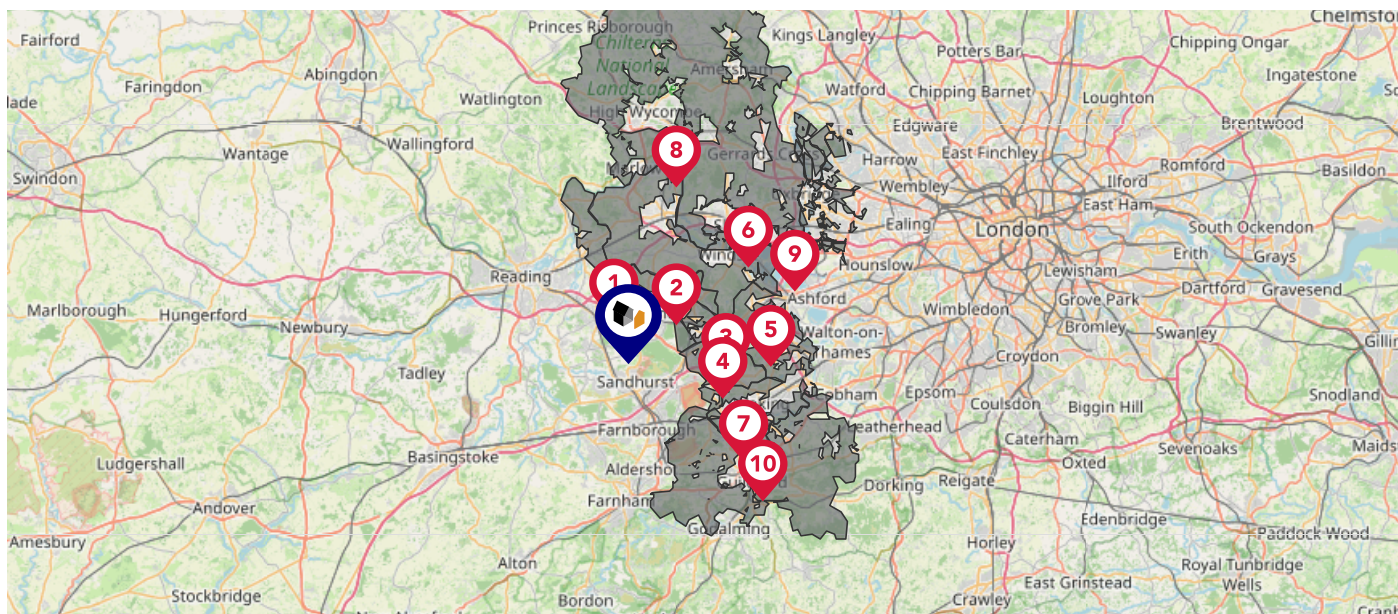
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



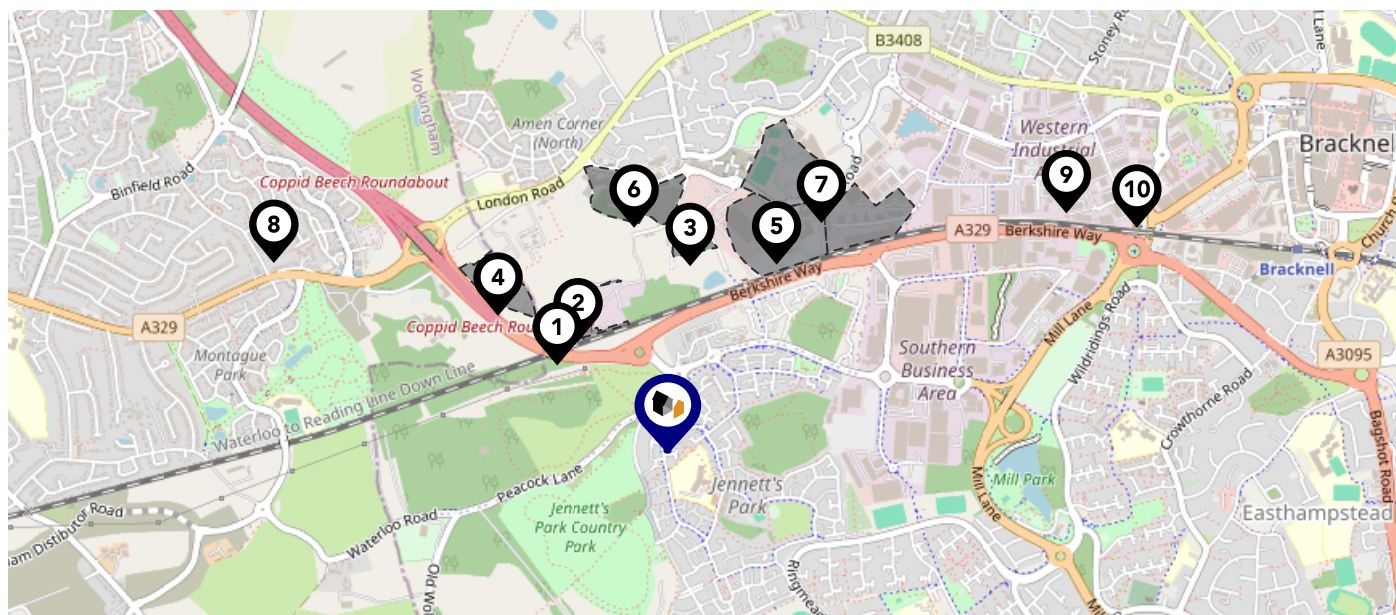
Nearby Green Belt Land

- 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.



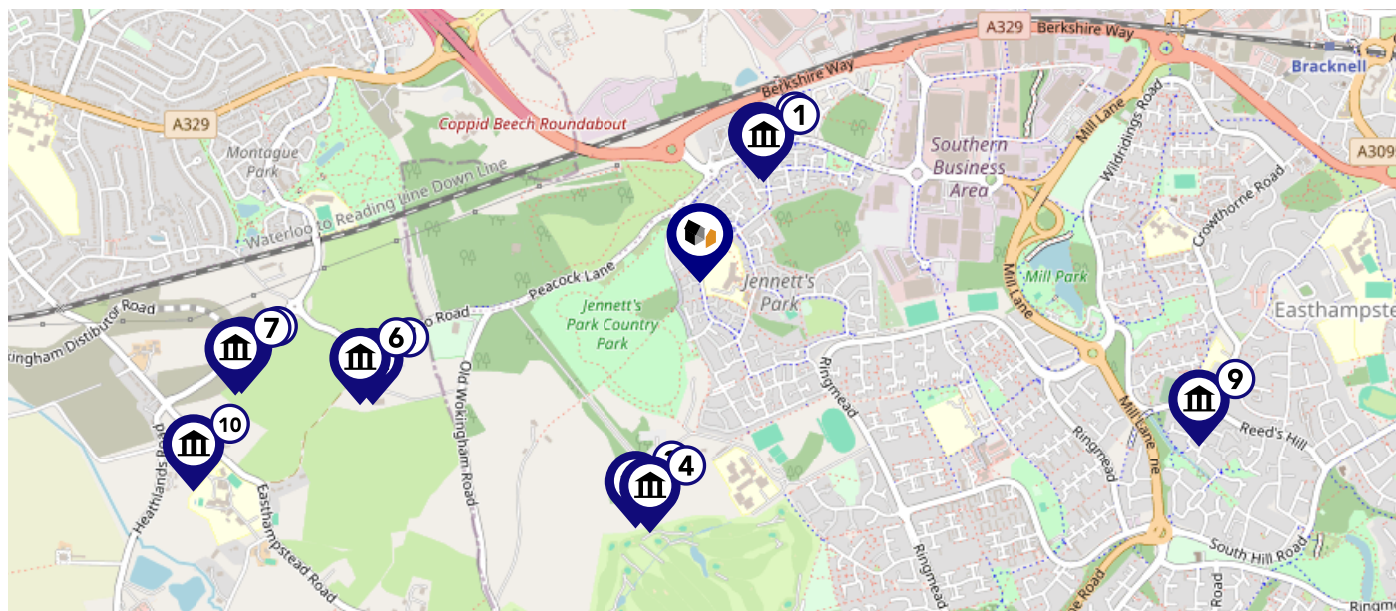
Nearby Landfill Sites

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

Maps

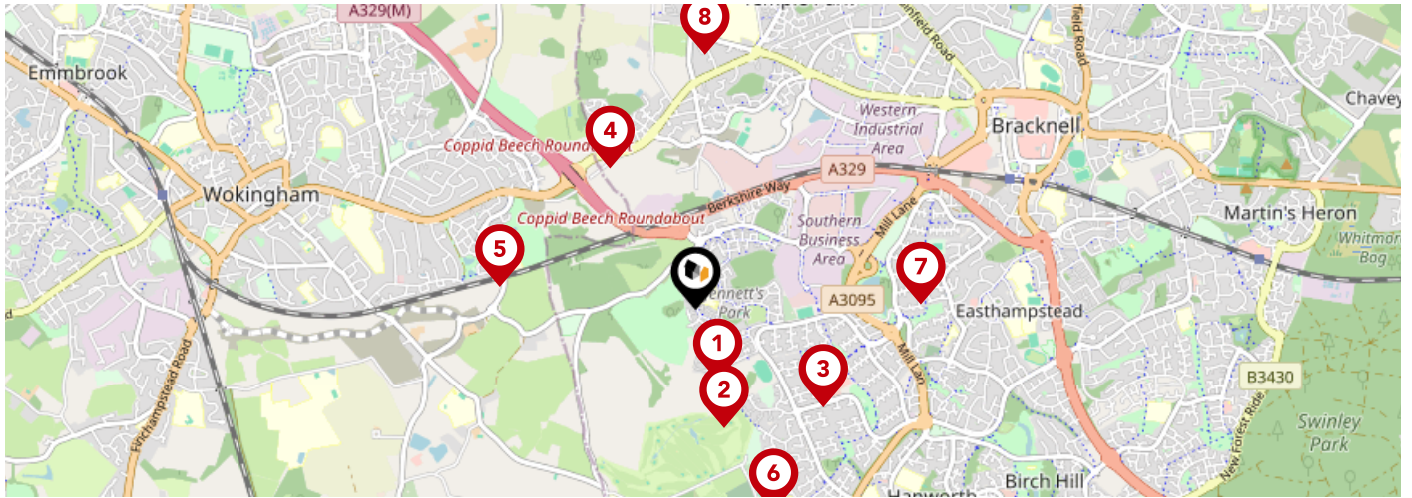
Listed Buildings

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



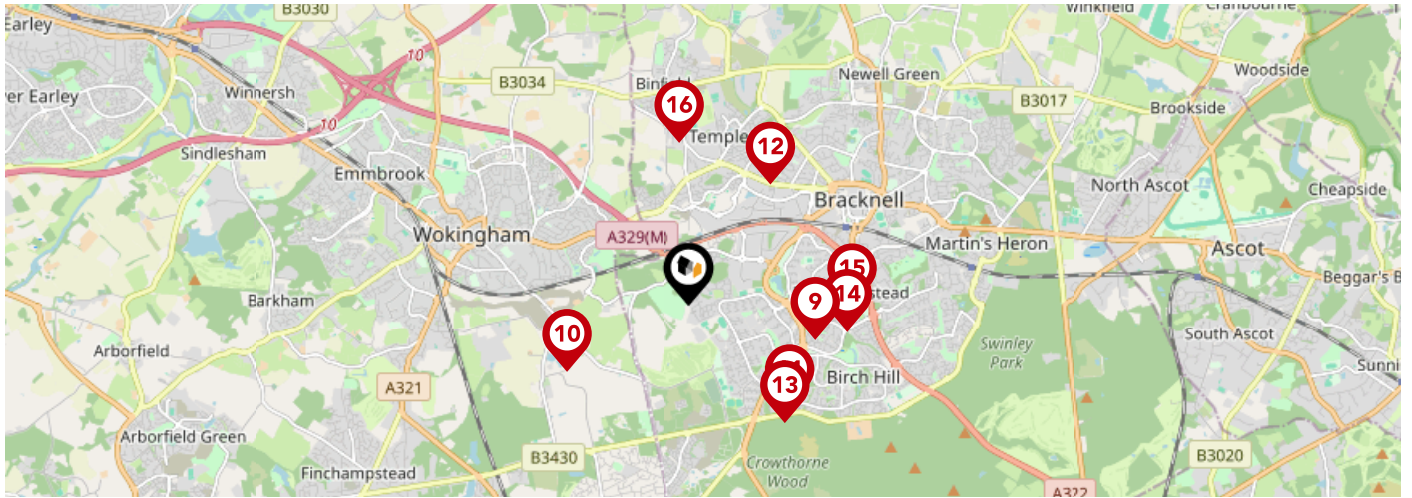
Listed Buildings in the local district		Grade	Distance
	1390346 - Outbuildings And Barn To East Of Peacock Farmhouse	Grade II	0.3 miles
	1390345 - Peacock Farmhouse	Grade II	0.3 miles
	1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.6 miles
	1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.6 miles
	1118082 - Lock's House	Grade II	0.8 miles
	1135838 - Lock's Barn	Grade II	0.8 miles
	1319141 - Britton's Farmhouse	Grade II	1.1 miles
	1118083 - Barn At Britton's Farm Approximately 25 Metres North East	Grade II	1.1 miles
	1390329 - White Cottage	Grade II	1.2 miles
	1118079 - The Garden House	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:0.36	☐	☒	☐	☐	☐
2	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.56	☐	☐	☒	☐	☐
3	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.75	☐	☒	☐	☐	☐
4	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.76	☐	☒	☐	☐	☐
5	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.91	☐	☒	☐	☐	☐
6	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.01	☐	☒	☐	☐	☐
7	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.05	☐	☒	☐	☐	☐
8	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.18	☐	☒	☐	☐	☐

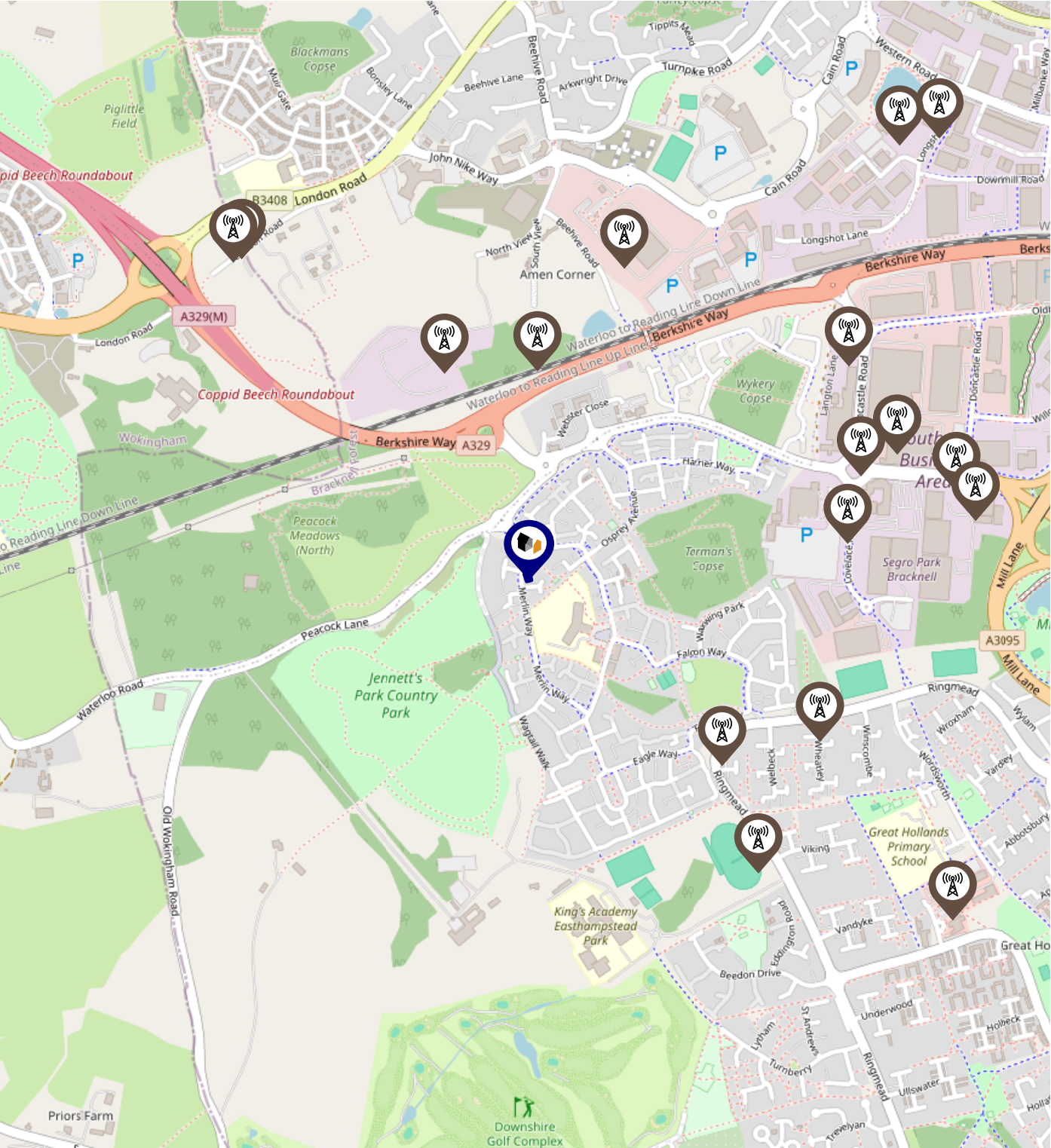
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:1.22	☐	☒	☐	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:1.28	☐	☐	☒	☐	☐
	The Pines School Ofsted Rating: Good Pupils: 332 Distance:1.32	☐	☒	☐	☐	☐
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.36	☐	☒	☐	☐	☐
	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:1.4	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:1.49	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.52	☐	☐	☒	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.52	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



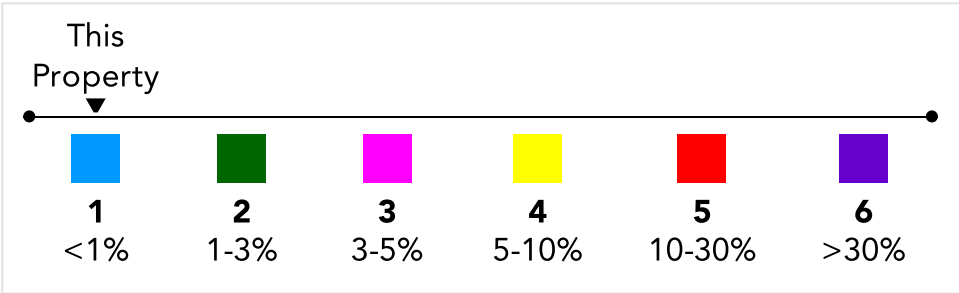
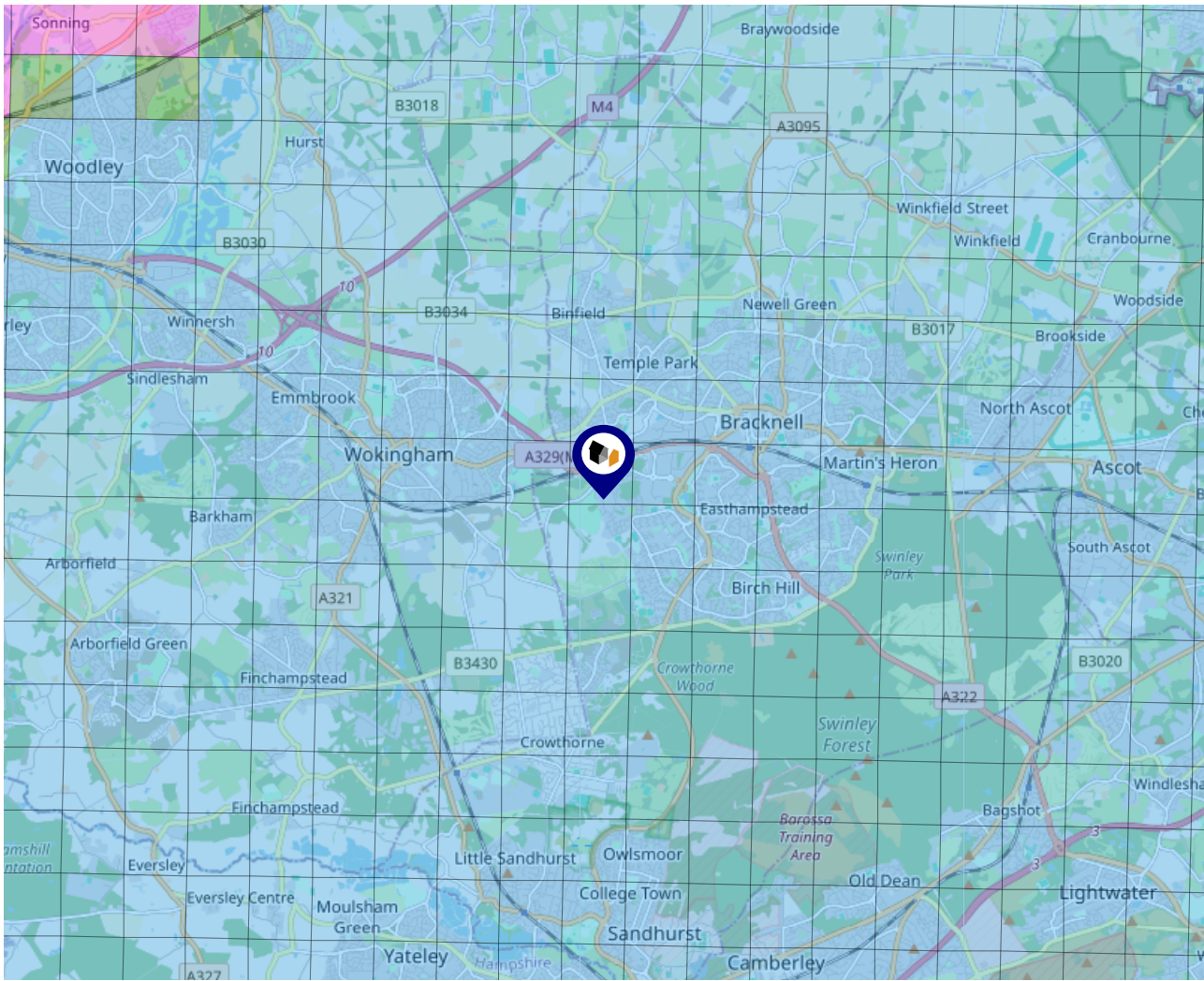
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

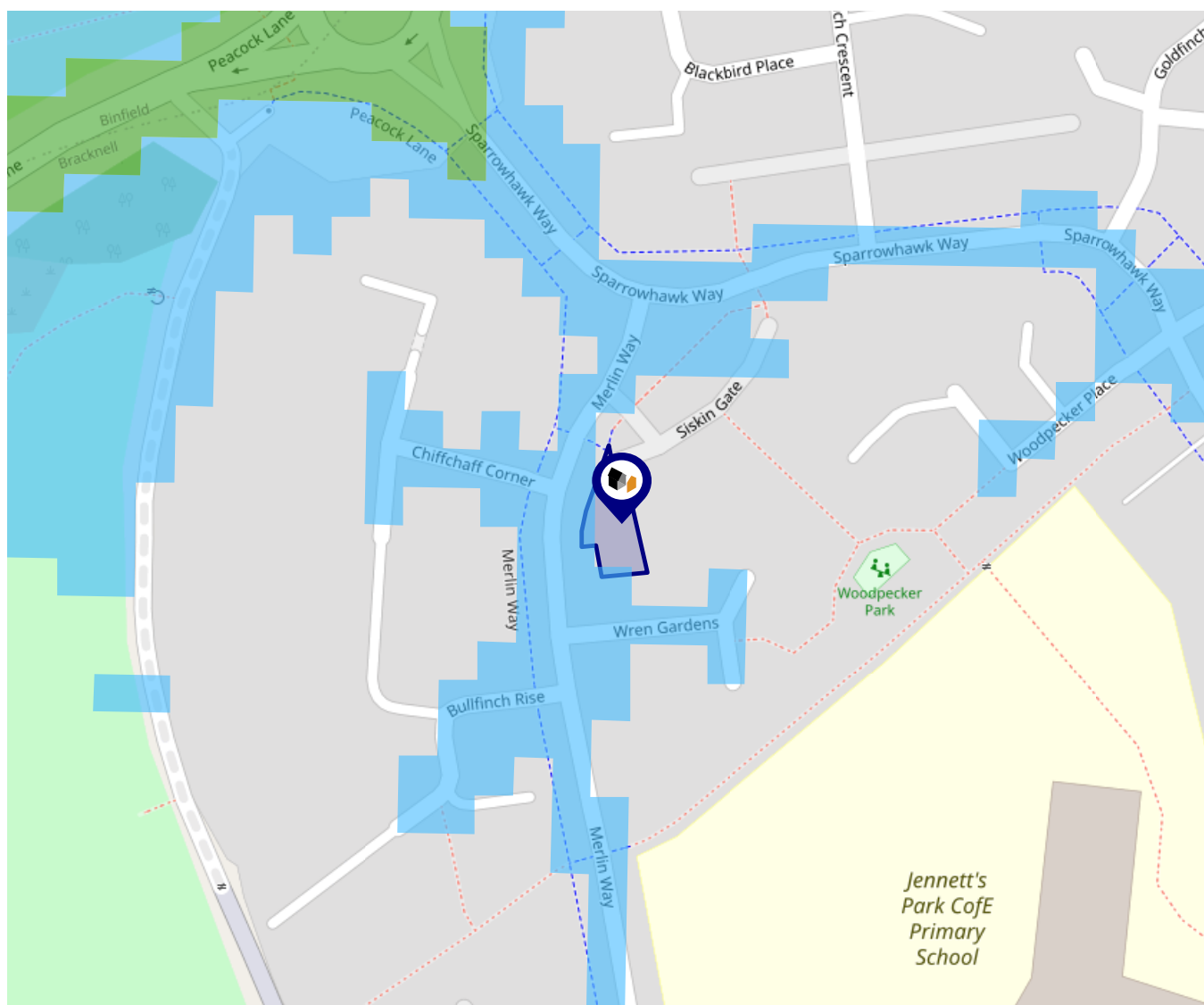
What is Radon?

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.

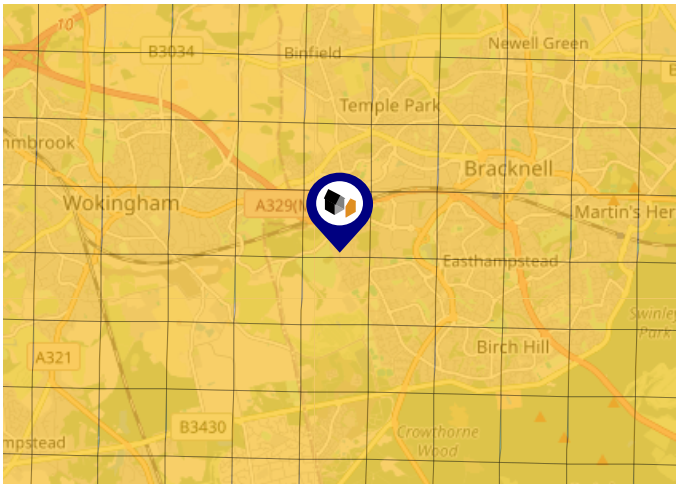
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

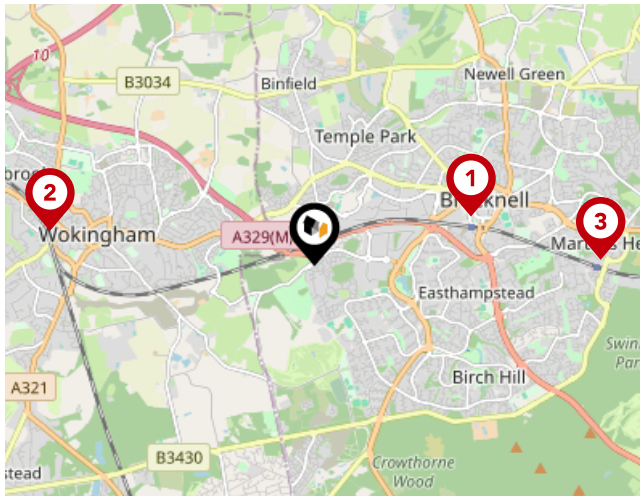


Primary Classifications (Most Common Clay Types)

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

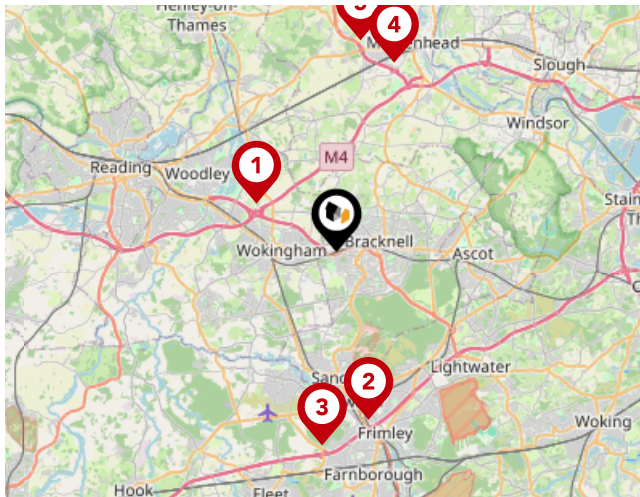
Area

Transport (National)



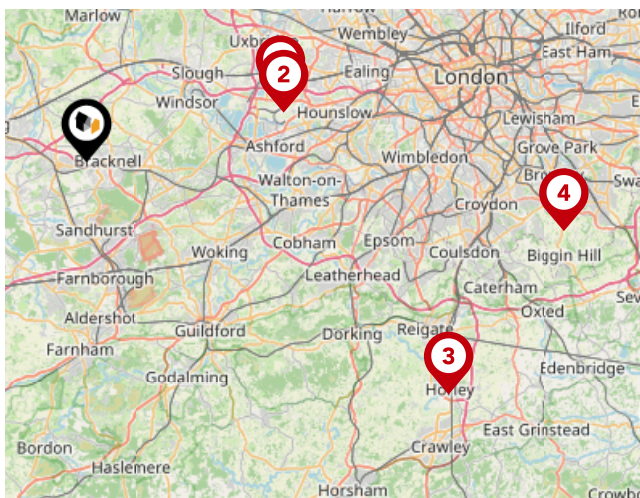
National Rail Stations

Pin	Name	Distance
	Bracknell Rail Station	1.53 miles
	Wokingham Rail Station	2.46 miles
	Martins Heron Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	3.42 miles
	M3 J4	6.37 miles
	M3 J4A	7.22 miles
	A404(M) J9A	7.31 miles
	A404(M) J9	7.83 miles

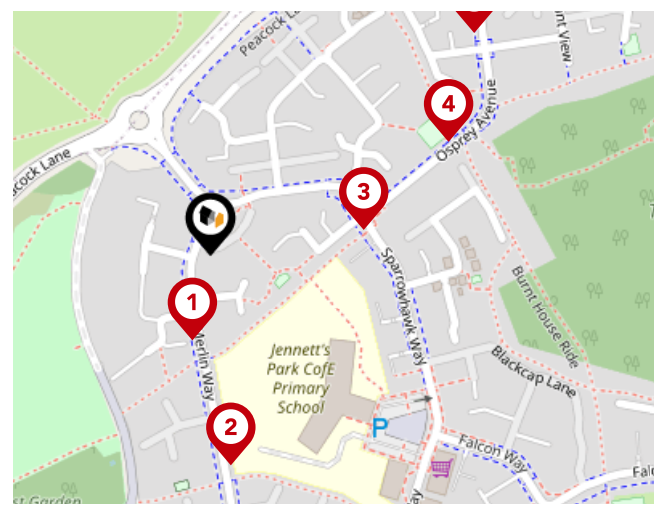


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	15.11 miles
	Heathrow Airport Terminal 4	15.04 miles
	Gatwick Airport	32 miles
	Biggin Hill Airport	35.74 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bullfinch Rise	0.05 miles
2	Pipit Green	0.12 miles
3	Woodpecker Place	0.09 miles
4	Burnthouse Ride	0.15 miles
5	Fieldfare Drive	0.2 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/



/DuncanYeardley



/DuncanYeardley



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyeardley.co.uk

www.duncanyeardley.co.uk



Valuation Office
Agency

