

DY.



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



SAXONS COURT, PEACH STREET, WOKINGHAM, RG40

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Introduction

Our Comments

The logo consists of the letters 'DY.' in a white, sans-serif font, positioned on the right side of a solid magenta square.

**IMMACULATE THROUGHOUT **

We are delighted to offer this one bedroom luxury apartment located within Saxons Court. Built in 2018 these properties were complete to an incredible standard and remain as one of Wokingham most sought after developments within the heart of the town centre.

The accommodation features a spacious main bedroom, designed with comfort in mind, and a bright, airy open-plan living area that seamlessly combines lounge, dining and kitchen spaces. The modern kitchen is finished to a high standard, offering ample storage, quality worktops, and integrated appliances, ideal for those who enjoy cooking or entertaining.

The generous lounge area provides the perfect setting for both relaxation and socialising, while the stylish three-piece bathroom suite and built-in hallway storage further enhance the home's functionality and appeal. Residents benefit from an allocated parking bay located in the underground car park, offering both CCTV security and a dedicated storage area for bicycles and wheelchairs. At the front of the property, attractive communal gardens and a private seating space create a pleasant and welcoming setting.

Wokingham town centre offers easy access to a wide range of shops, cafés, and amenities. Wokingham train station is just a short distance away, providing direct links to Reading, London, and Guildford, while excellent road connections to the A329(M), M3, and M4 make it perfect for commuters.

A viewing is highly advised!

Immaculate throughout

Large Double Bedroom

Secure Underground Parking

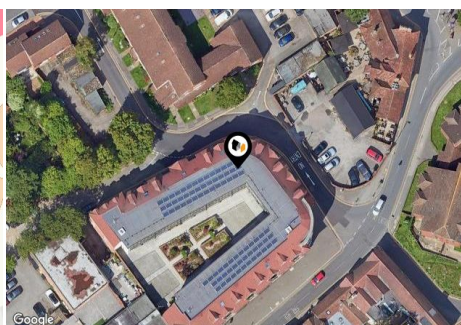
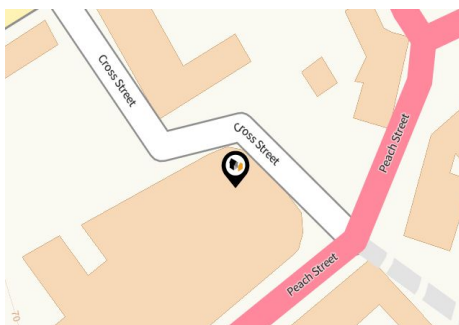
Outdoor Communal Areas

Located In The Heart Of The Town Centre

Great Commuting Links

Built In 2018

Open Plan Living



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	678 ft ² / 63 m ²
Year Built :	2018
Council Tax :	Band C
Annual Estimate:	£2,220

Local Area

Local Authority:	Wokingham
Conservation Area:	Wokingham Town Centre
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



1800
mb/s

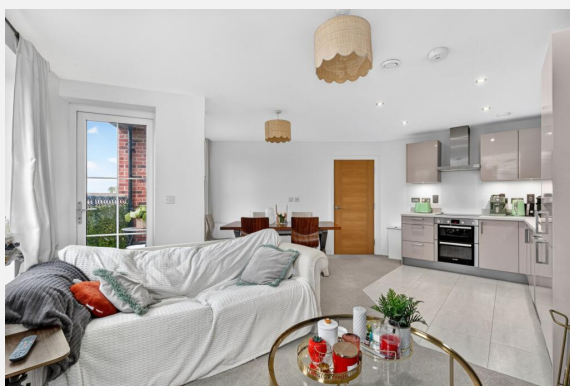


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







SAXONS COURT, PEACH STREET, WOKINGHAM, RG40



Saxons Court, Wokingham, RG40

Total internal area: approx. 63 sq. metres (678 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 of

Peach Street, RG40

Energy rating

B

Valid until 18.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

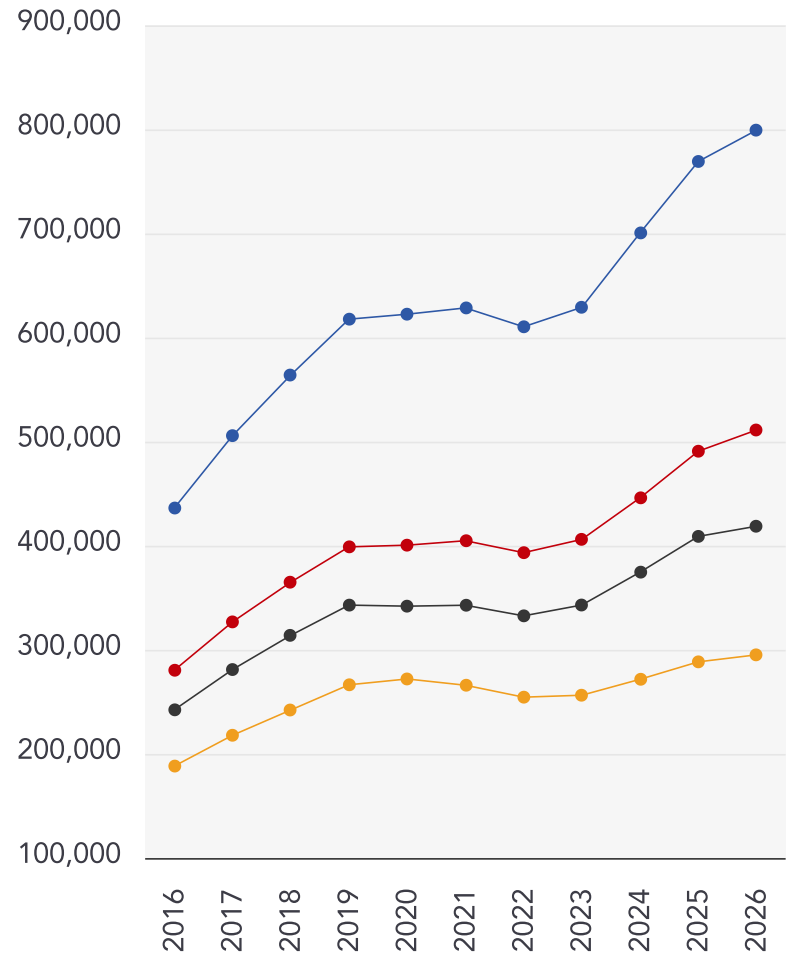
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG40



Detached

+83.21%

Semi-Detached

+82.31%

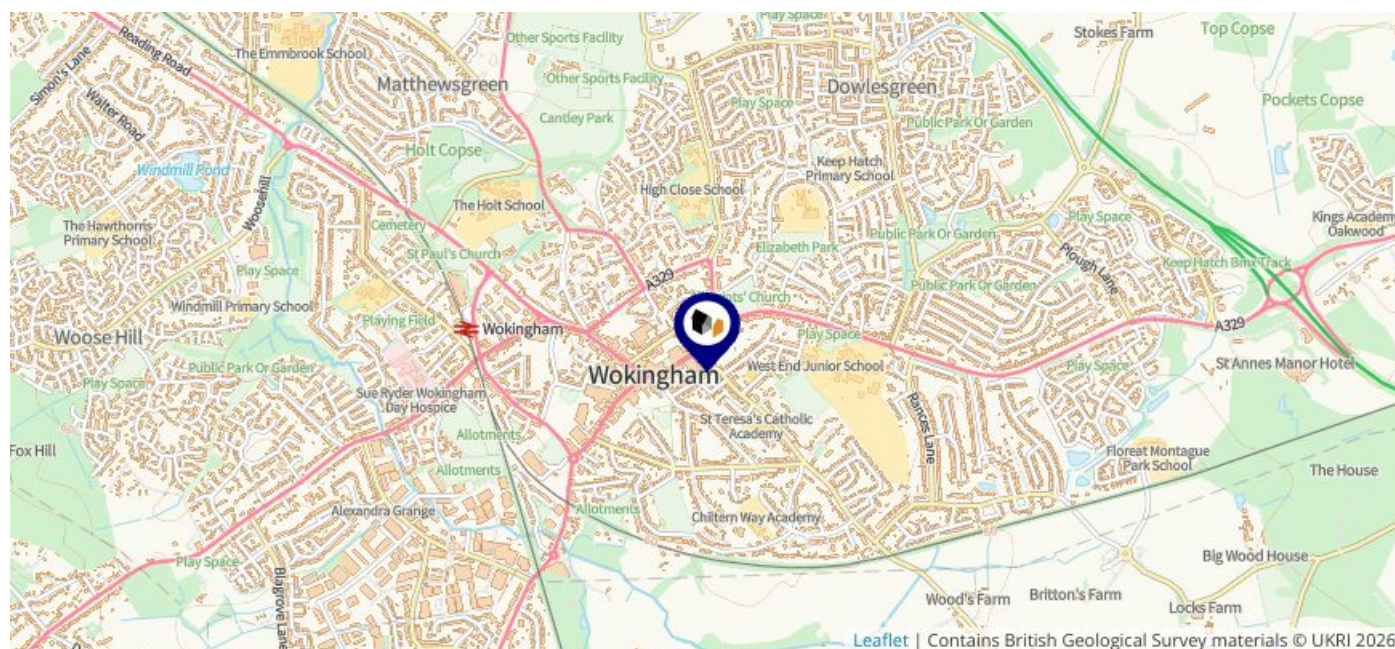
Terraced

+72.76%

Flat

+56.72%

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.

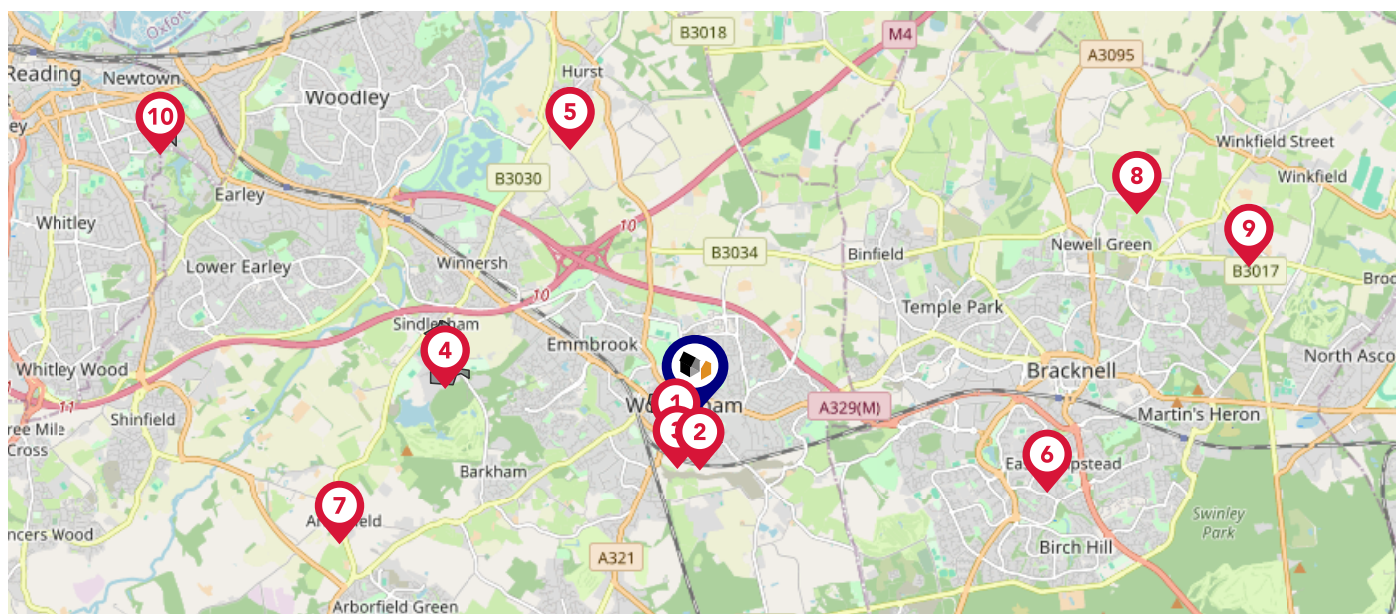
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

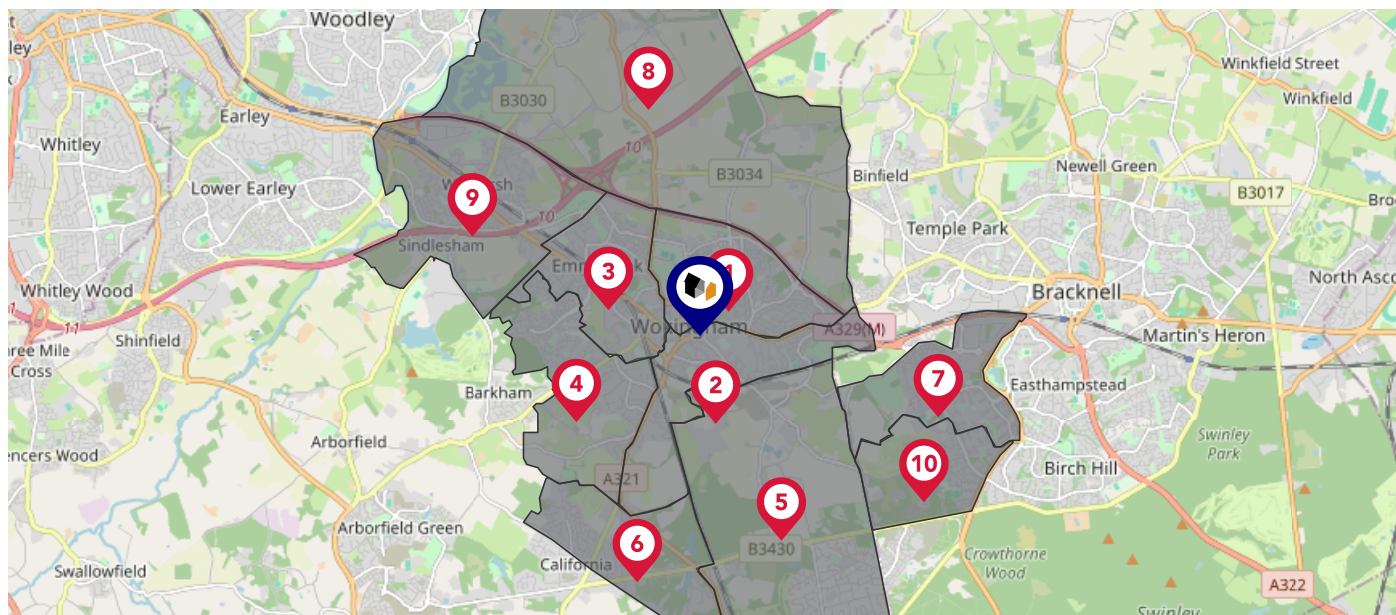
- 1 Wokingham Town Centre
- 2 Murdoch Road
- 3 Langborough Road
- 4 Sindlesham
- 5 Hurst
- 6 Easthampstead
- 7 Arborfield Cross
- 8 Warfield
- 9 Winkfield Row
- 10 South Park

Maps

Council Wards

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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

Norreys Ward

2

Wescott Ward

3

Emmbrook Ward

4

Evendons Ward

5

Wokingham Without Ward

6

Finchampstead North Ward

7

Great Hollands North Ward

8

Hurst Ward

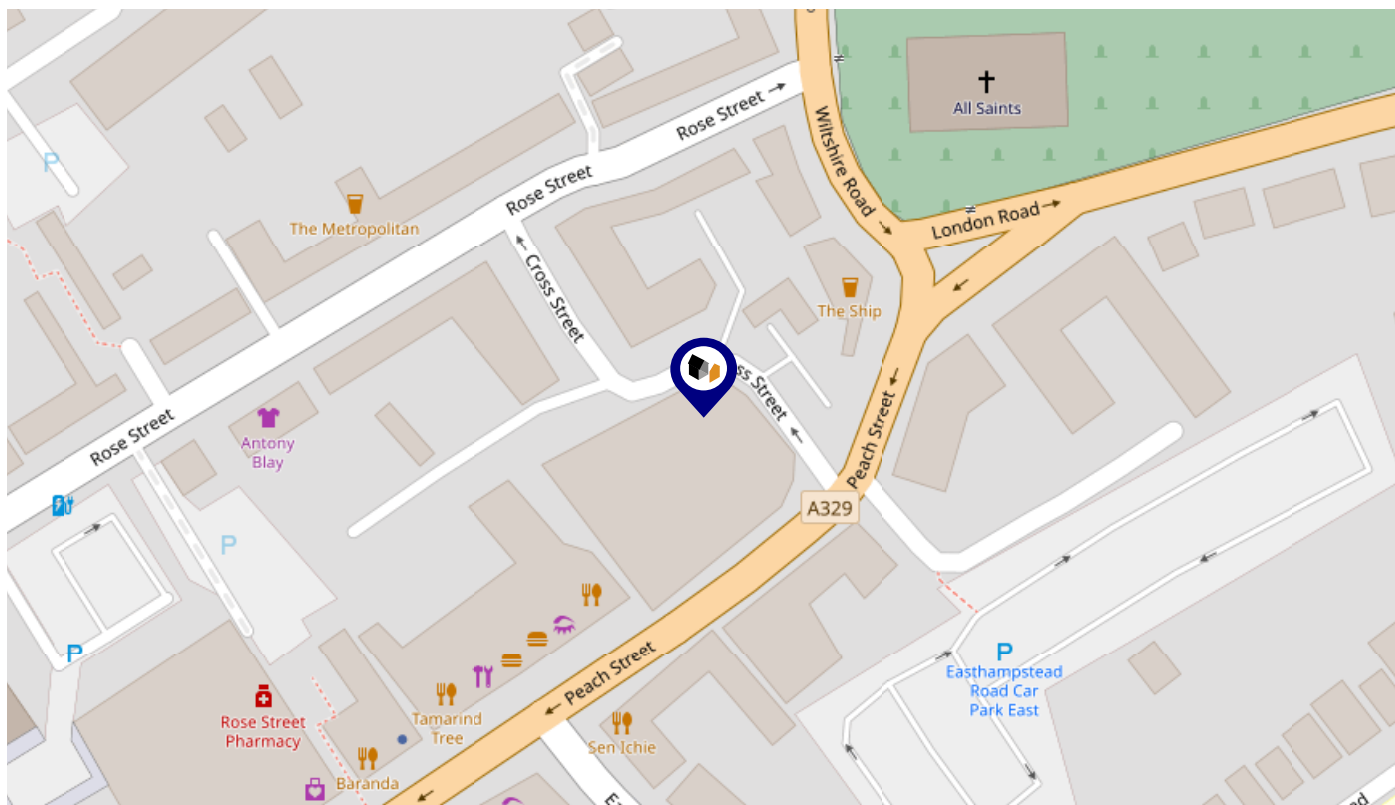
9

Winnersh Ward

10

Great Hollands South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

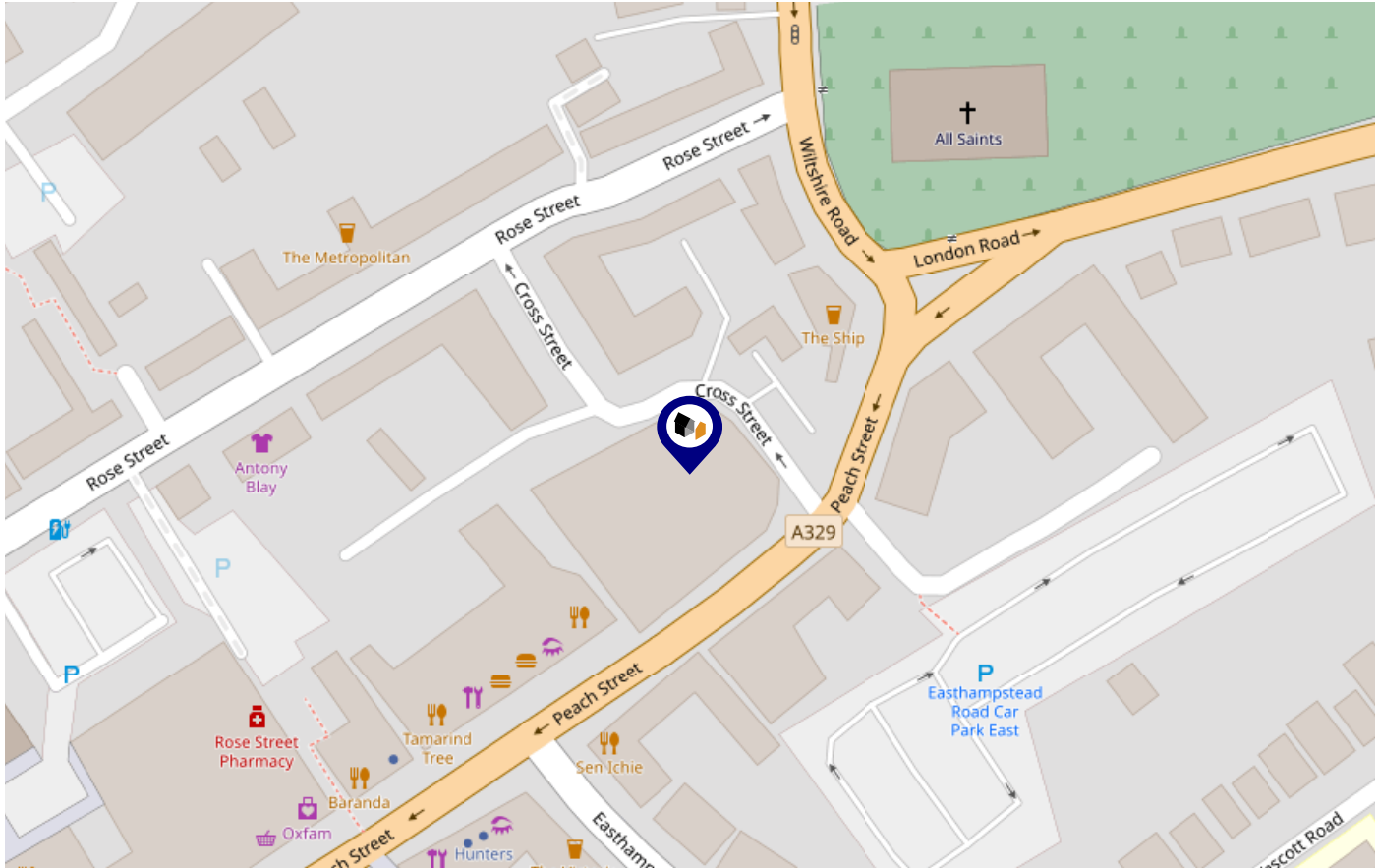
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

DY.

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

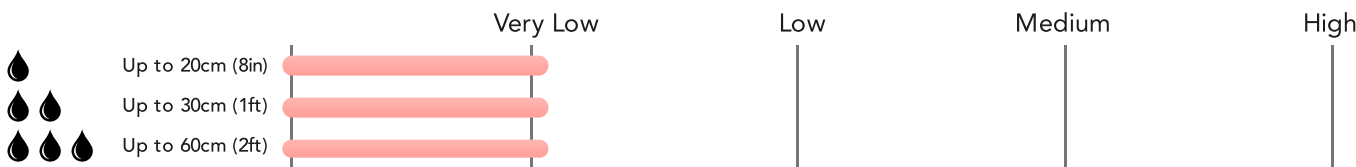


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

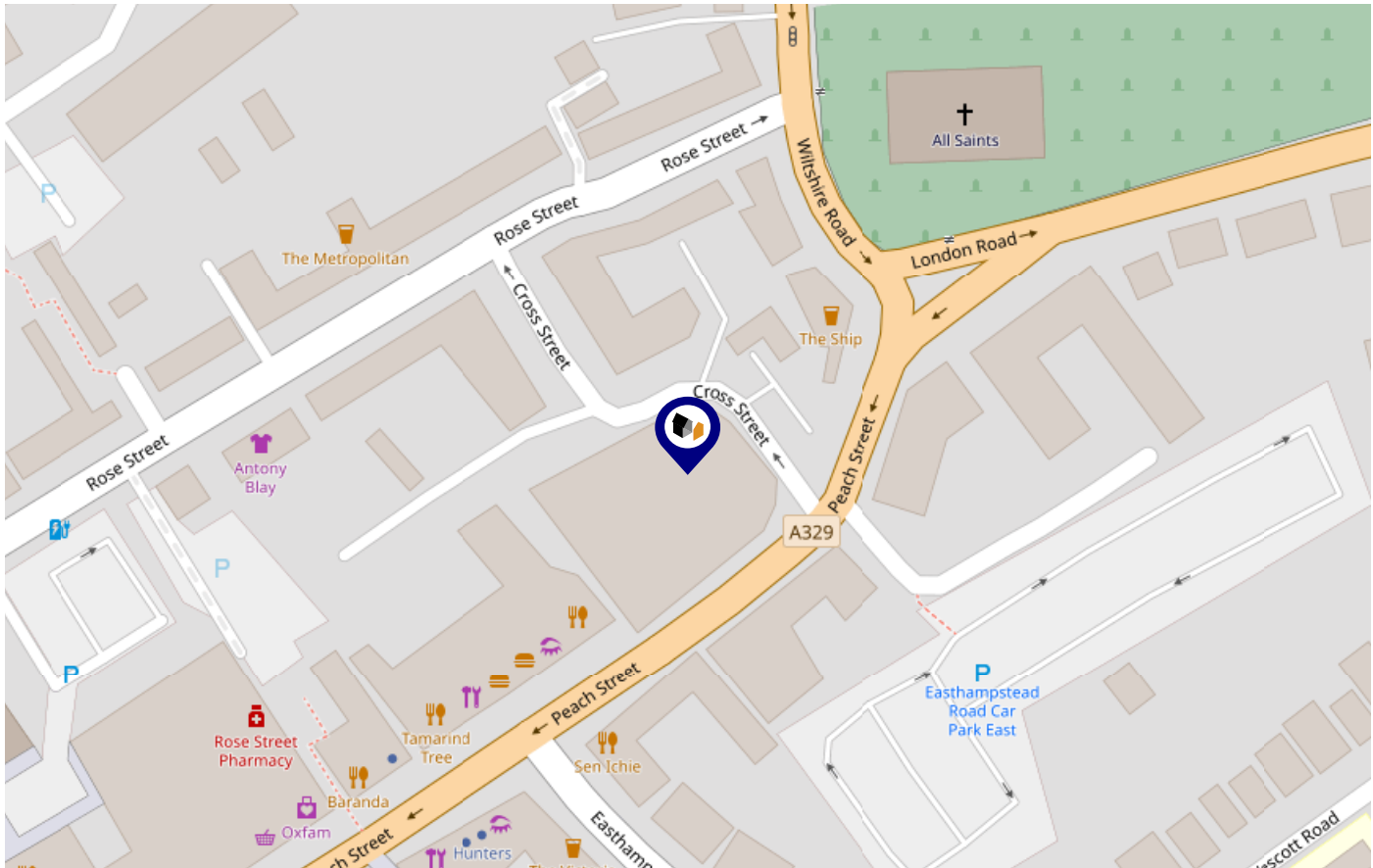


Flood Risk

Rivers & Seas - Climate Change

DY.

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

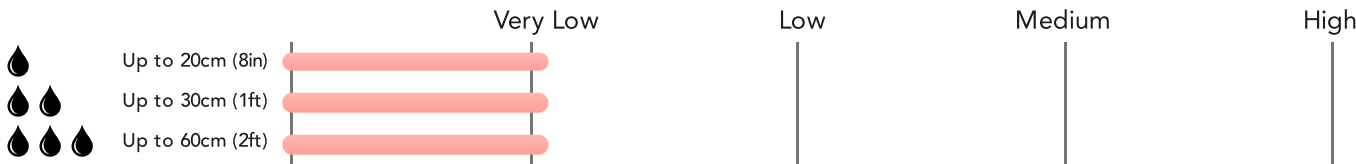


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Chance of flooding to the following depths at this property:

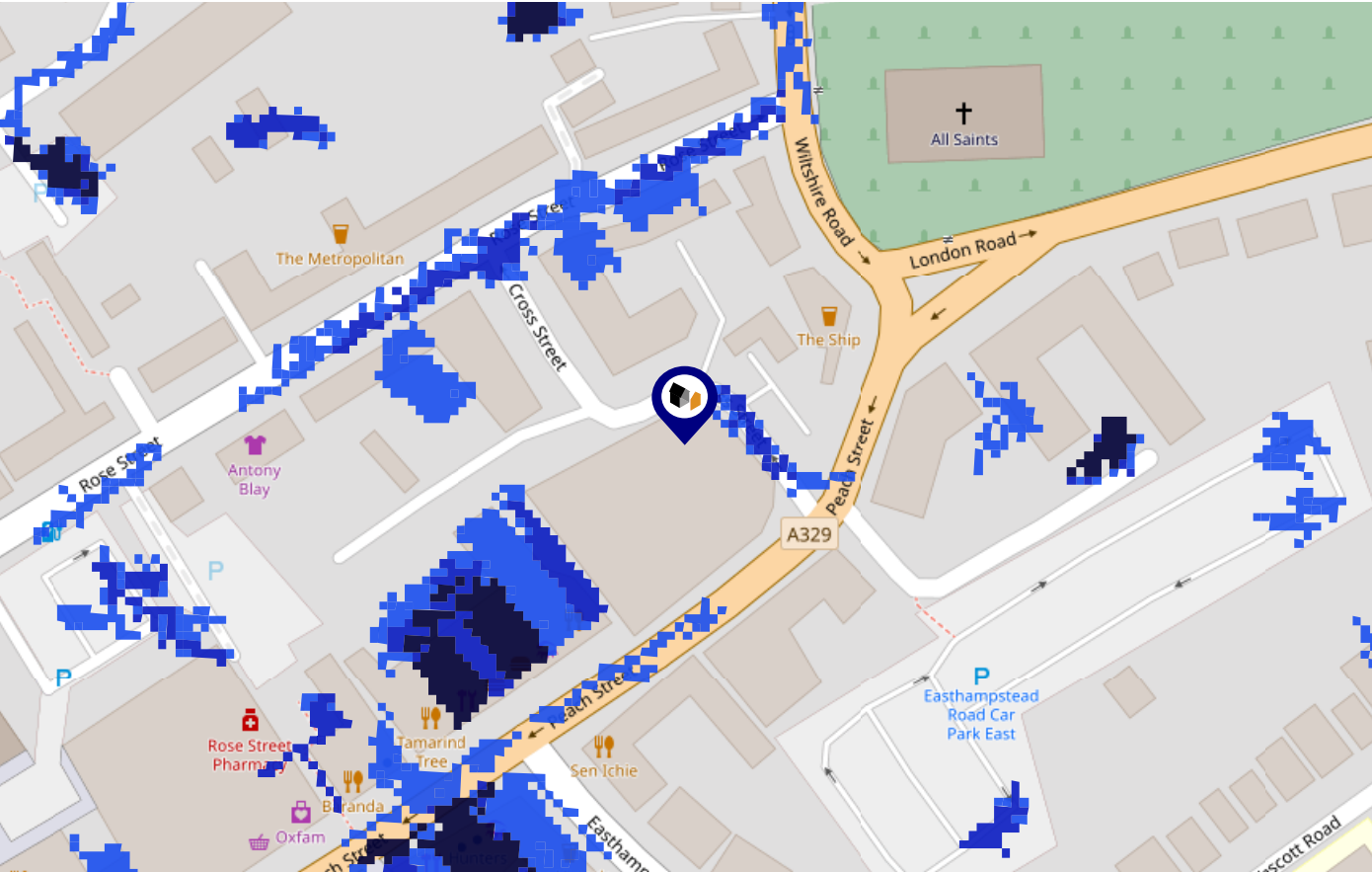


Flood Risk

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.

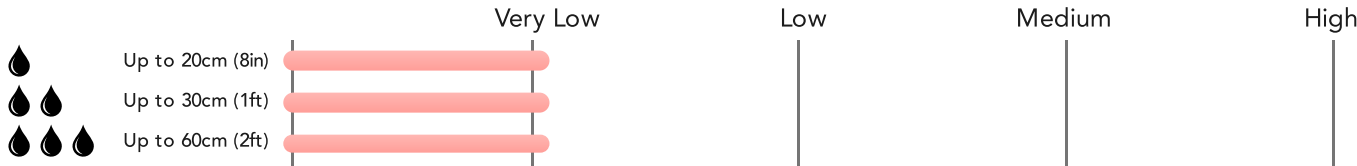


Risk Rating: Very low

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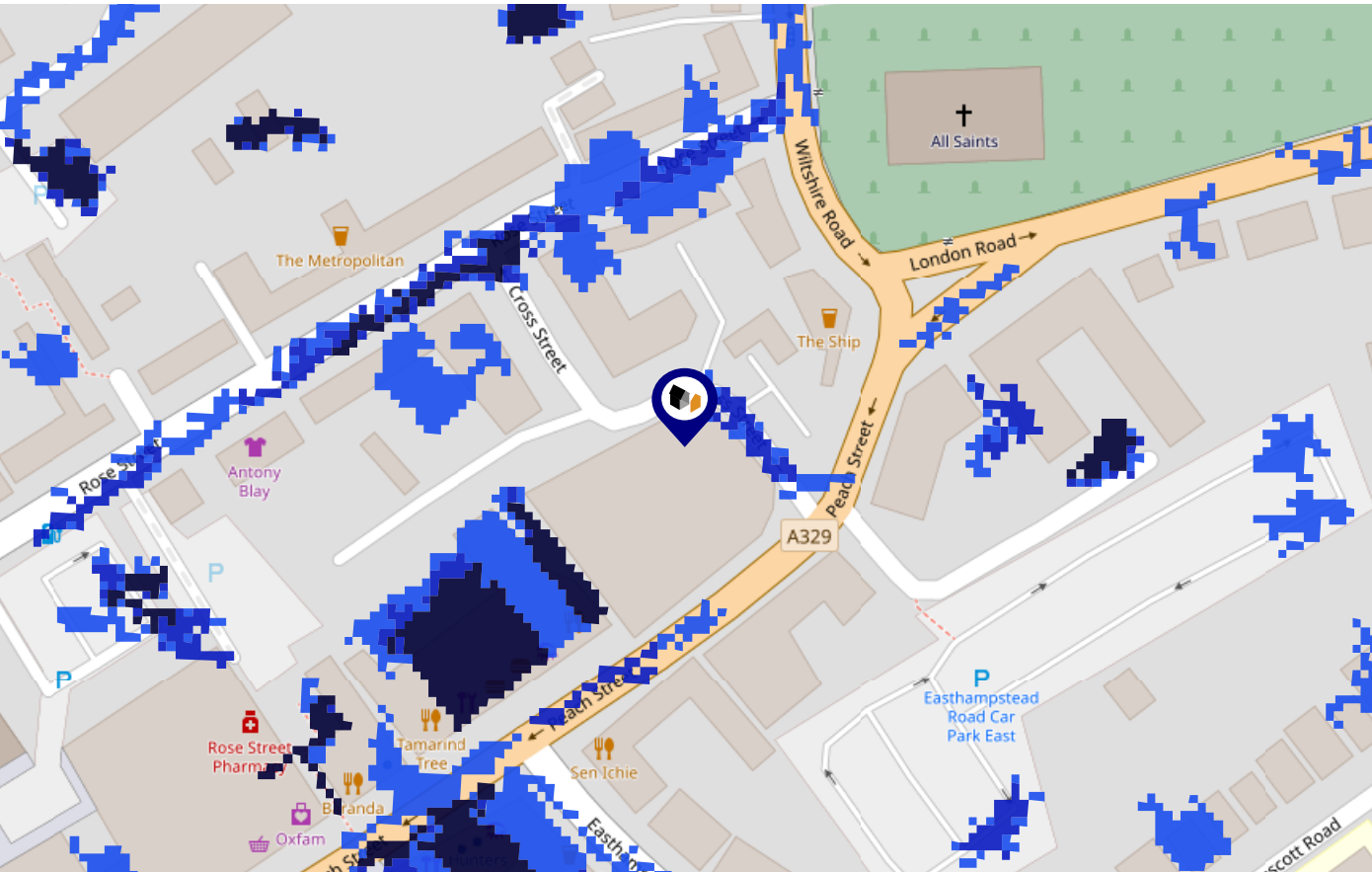


Flood Risk

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.

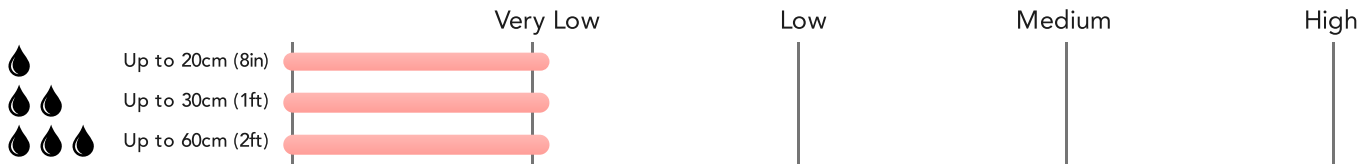


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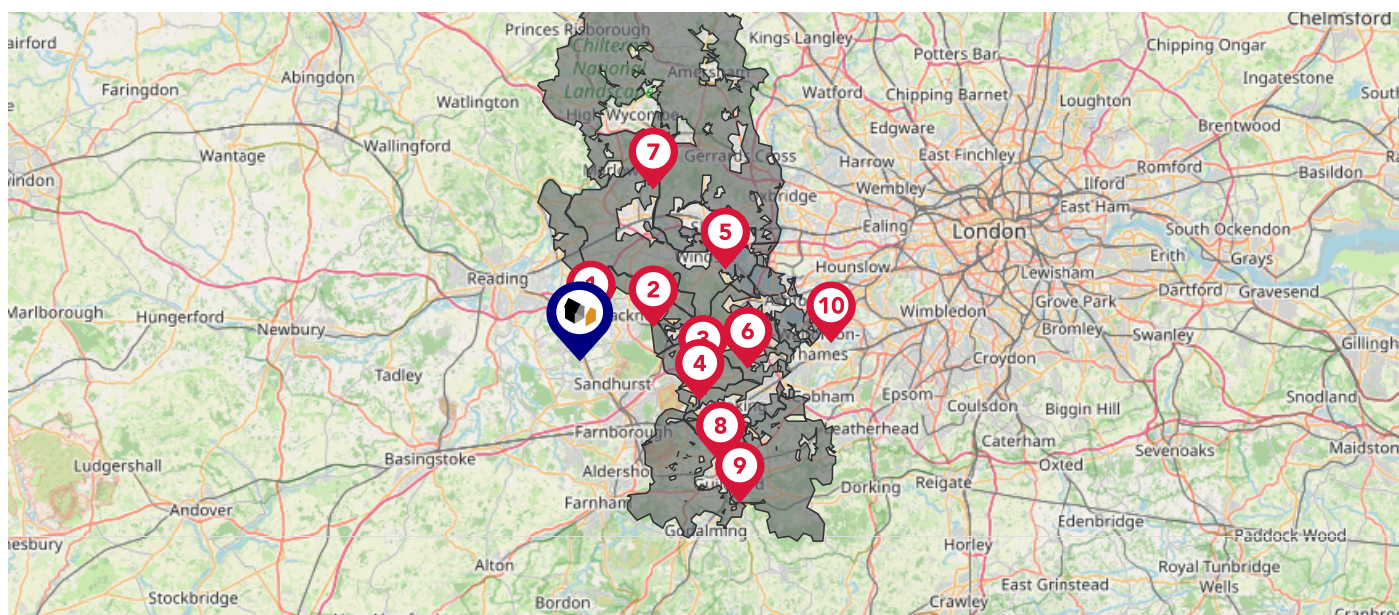


Maps

Green Belt

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



Nearby Green Belt Land

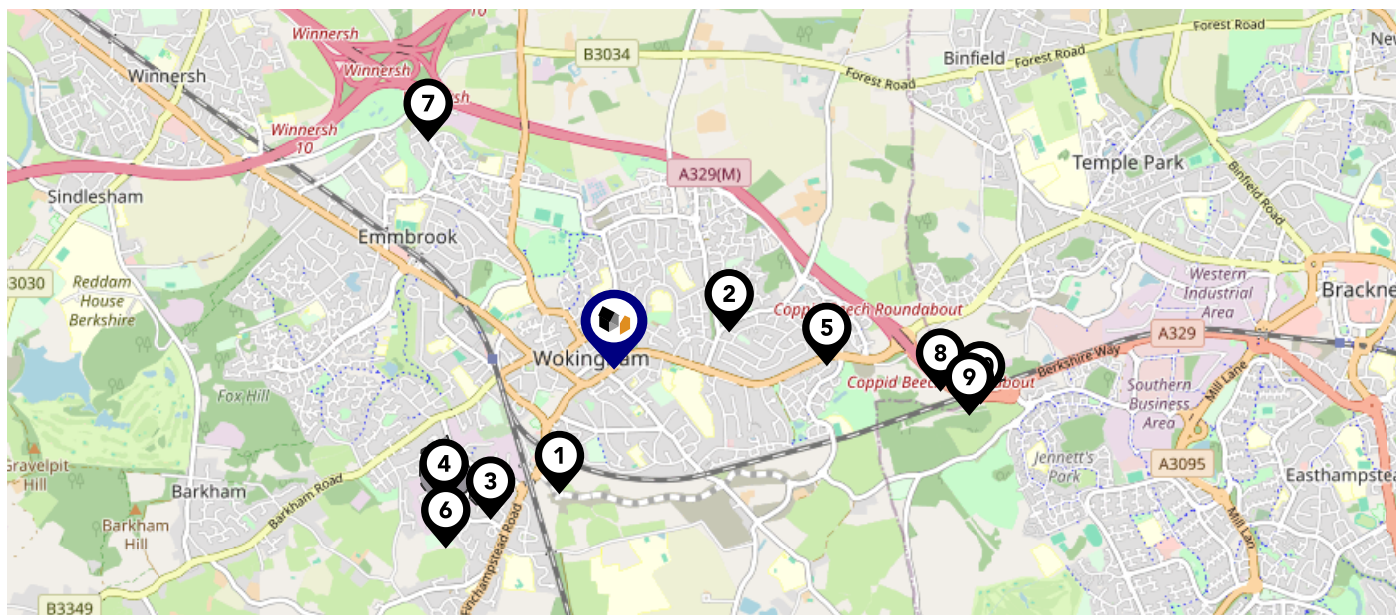
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London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

Maps

Landfill Sites

DY.

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

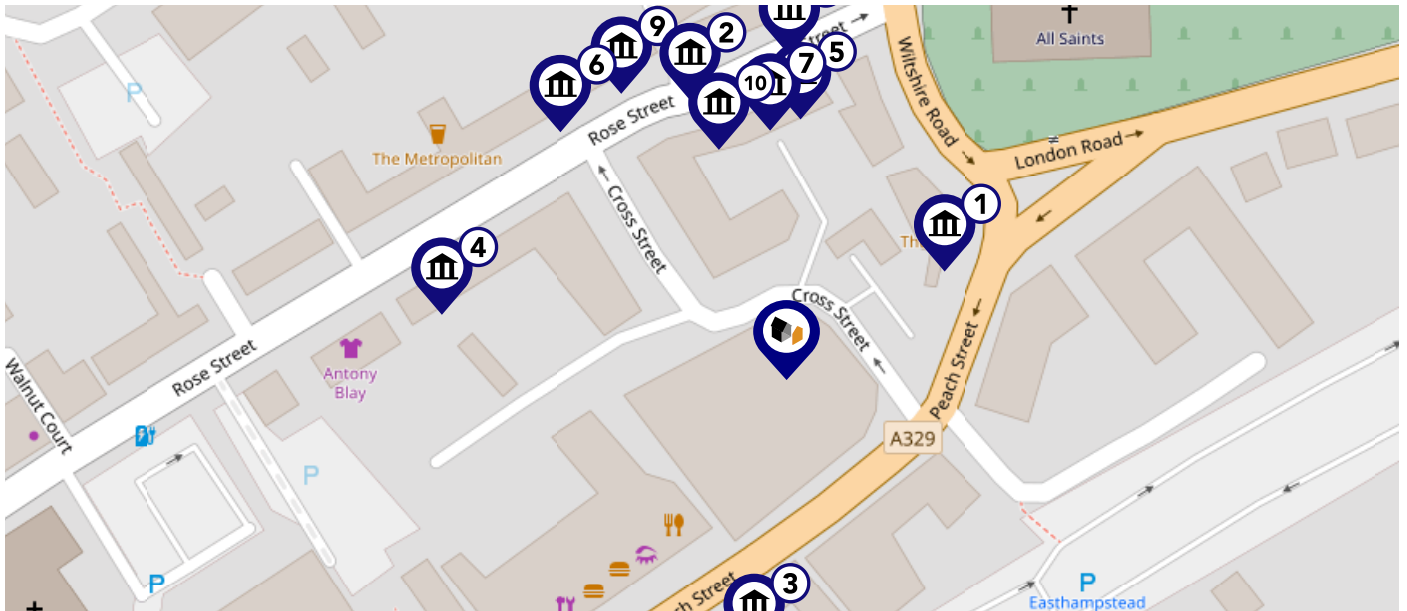
	Finchampstead Road-Wokingham	Historic Landfill	
	Keepatch Farm-Dowlesgreen, Wokingham	Historic Landfill	
	Mulberry Park-Wokingham	Historic Landfill	
	Molly Millars Lane-Wokingham	Historic Landfill	
	Plough Lane-Wokingham	Historic Landfill	
	Blue Pool-Wokingham	Historic Landfill	
	Stevemar Metals, Forest Road-Wokingham	Historic Landfill	
	Sandlea Farm-Amen Corner	Historic Landfill	
	Buckhurst Piggeries-Amen Corner	Historic Landfill	
	Buckhurst Moors-Amen Corner	Historic Landfill	

Maps

Listed Buildings

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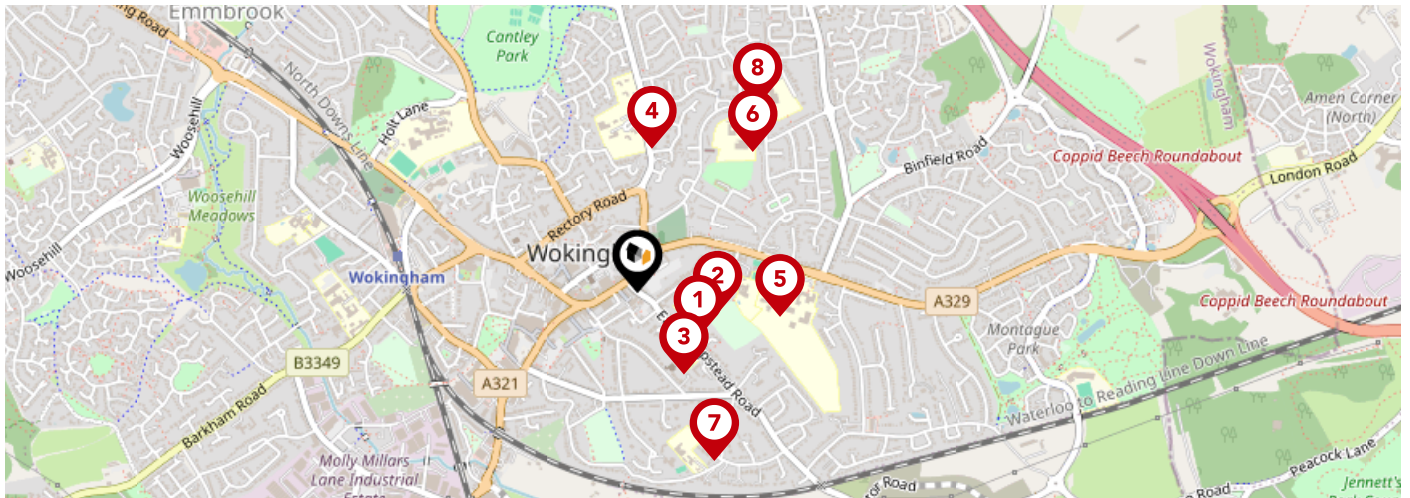
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1118026 - The Ship Inn	Grade II	0.0 miles
 1117998 - 86, Rose Street	Grade II	0.0 miles
 1303438 - The Overhangs	Grade II	0.0 miles
 1303276 - 37, Rose Street	Grade II	0.0 miles
 1118005 - Rose Cottage	Grade II	0.0 miles
 1118037 - 78, Rose Street	Grade II	0.0 miles
 1303280 - 63, Rose Street	Grade II	0.0 miles
 1319176 - Dolphins The Cottage	Grade II	0.0 miles
 1117997 - 82, Rose Street	Grade II	0.0 miles
 1118004 - Endon Cottage Virginia Cottage	Grade II	0.0 miles

Area Schools

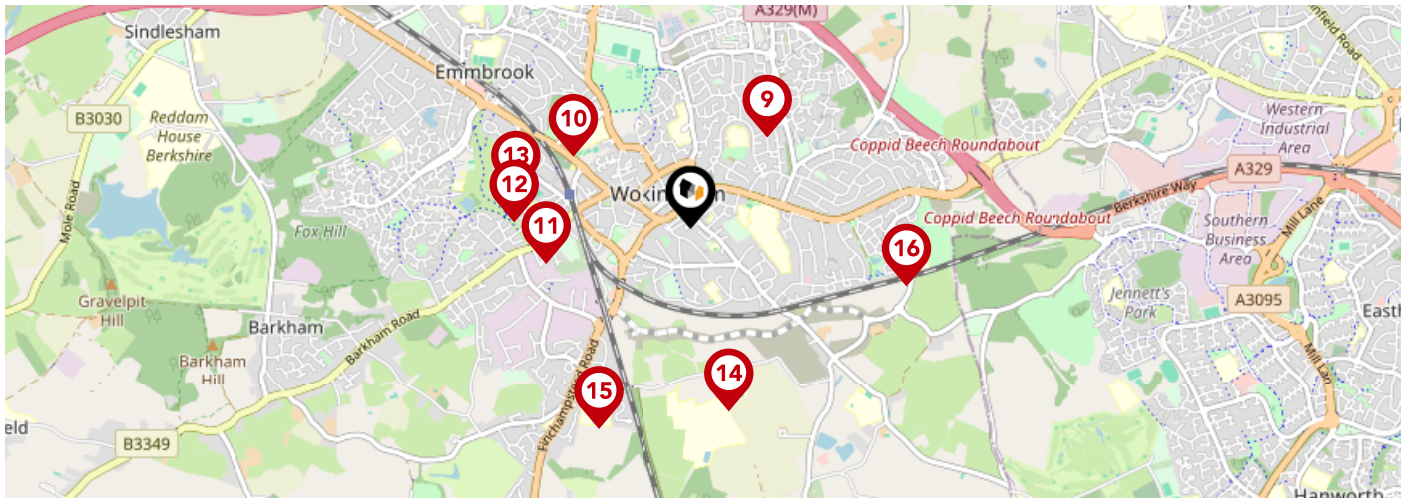
DY.



		Nursery	Primary	Secondary	College	Private
1	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:0.17	☐	☒	☐	☐	☐
2	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:0.19	☐	☒	☐	☐	☐
3	St Teresa's Catholic Academy Ofsted Rating: Good Pupils: 341 Distance:0.22	☐	☒	☐	☐	☐
4	High Close School Ofsted Rating: Good Pupils: 85 Distance:0.33	☐	☐	☒	☐	☐
5	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:0.33	☐	☐	☒	☐	☐
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.42	☐	☒	☐	☐	☐
7	Chiltern Way Academy Wokingham Ofsted Rating: Outstanding Pupils: 56 Distance:0.43	☐	☐	☒	☐	☐
8	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:0.51	☐	☒	☐	☐	☐

Area Schools

DY.

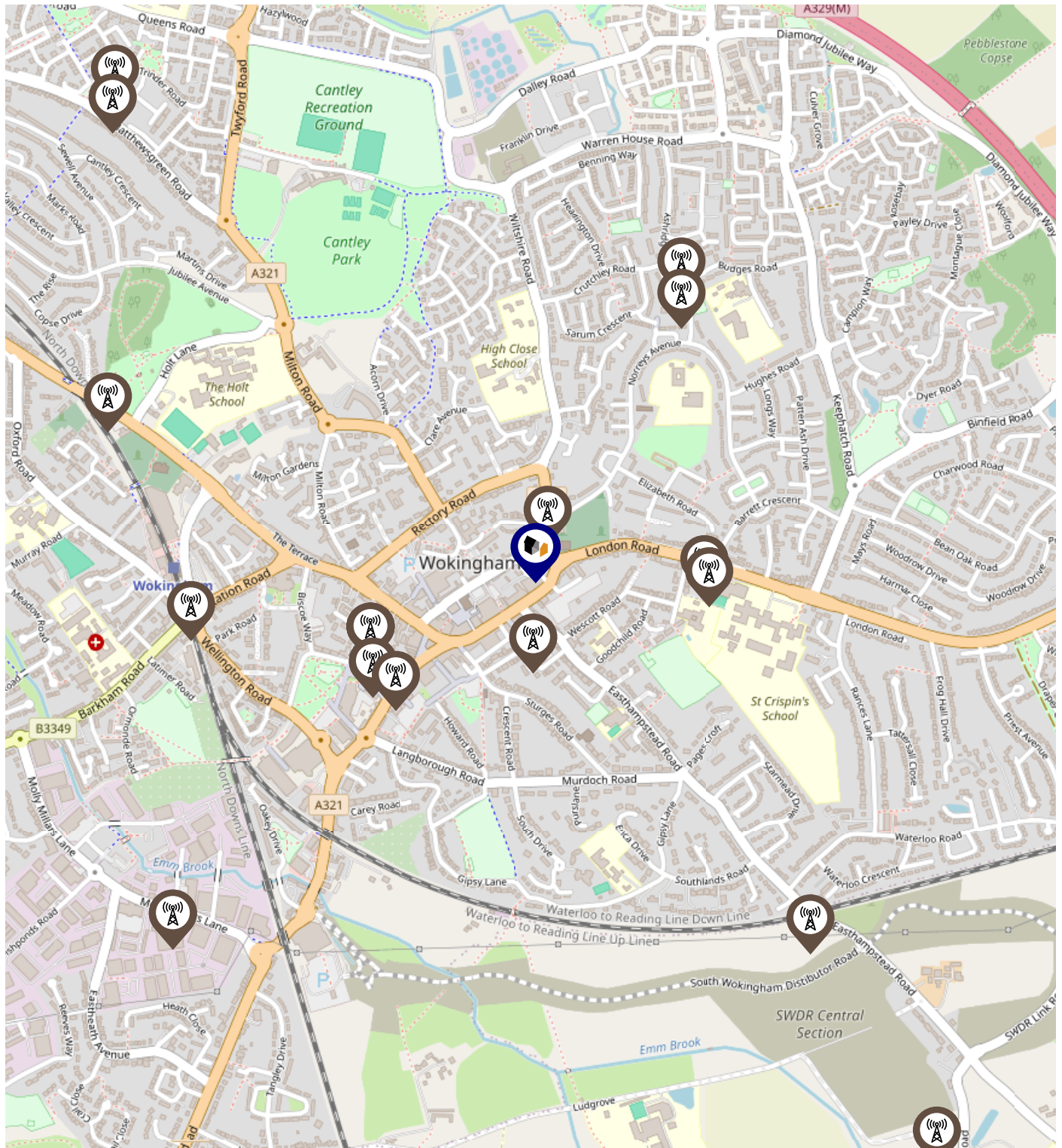


		Nursery	Primary	Secondary	College	Private
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:0.56	☐	☐	☒	☐	☐
	The Holt School Ofsted Rating: Outstanding Pupils: 1417 Distance:0.63	☐	☐	☒	☐	☐
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:0.68	☐	☐	☒	☐	☐
	Walter Infant School Ofsted Rating: Outstanding Pupils: 298 Distance:0.81	☐	☒	☐	☐	☐
	St Paul's CofE Junior School Ofsted Rating: Good Pupils: 382 Distance:0.82	☐	☒	☐	☐	☐
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance:0.86	☐	☐	☒	☐	☐
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:1.01	☐	☐	☒	☐	☐
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.04	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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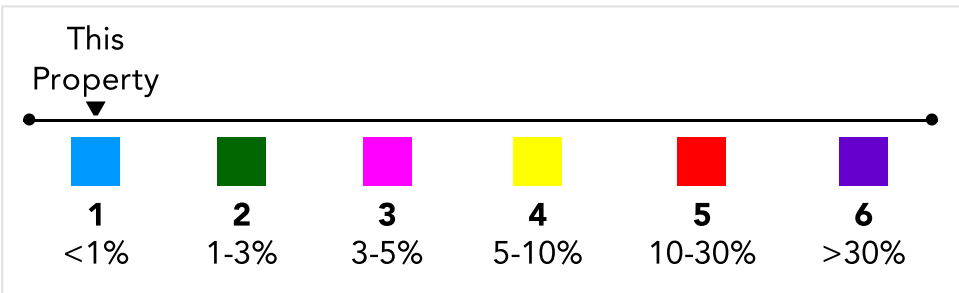
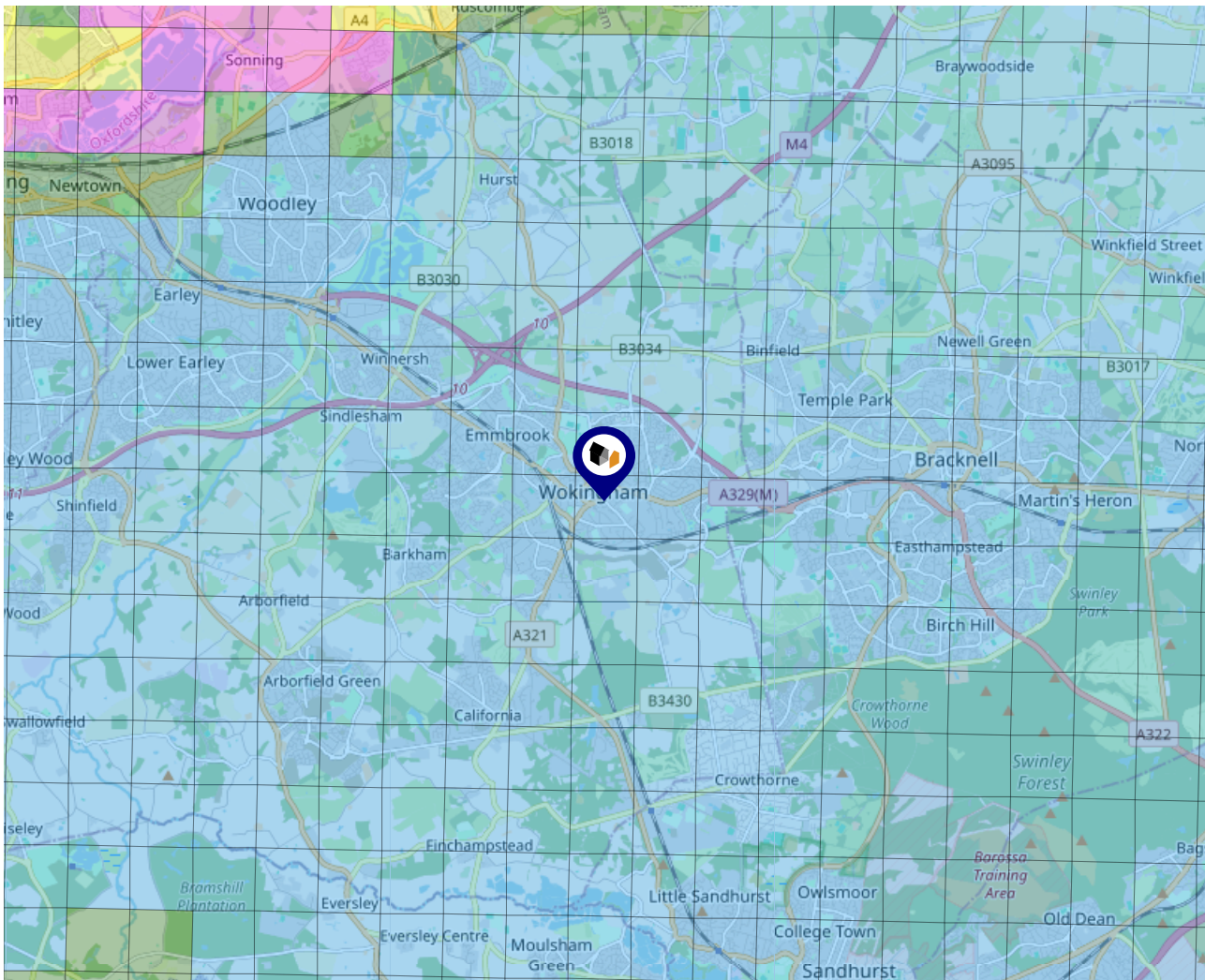


Key:

-  Power Pylons
-  Communication Masts

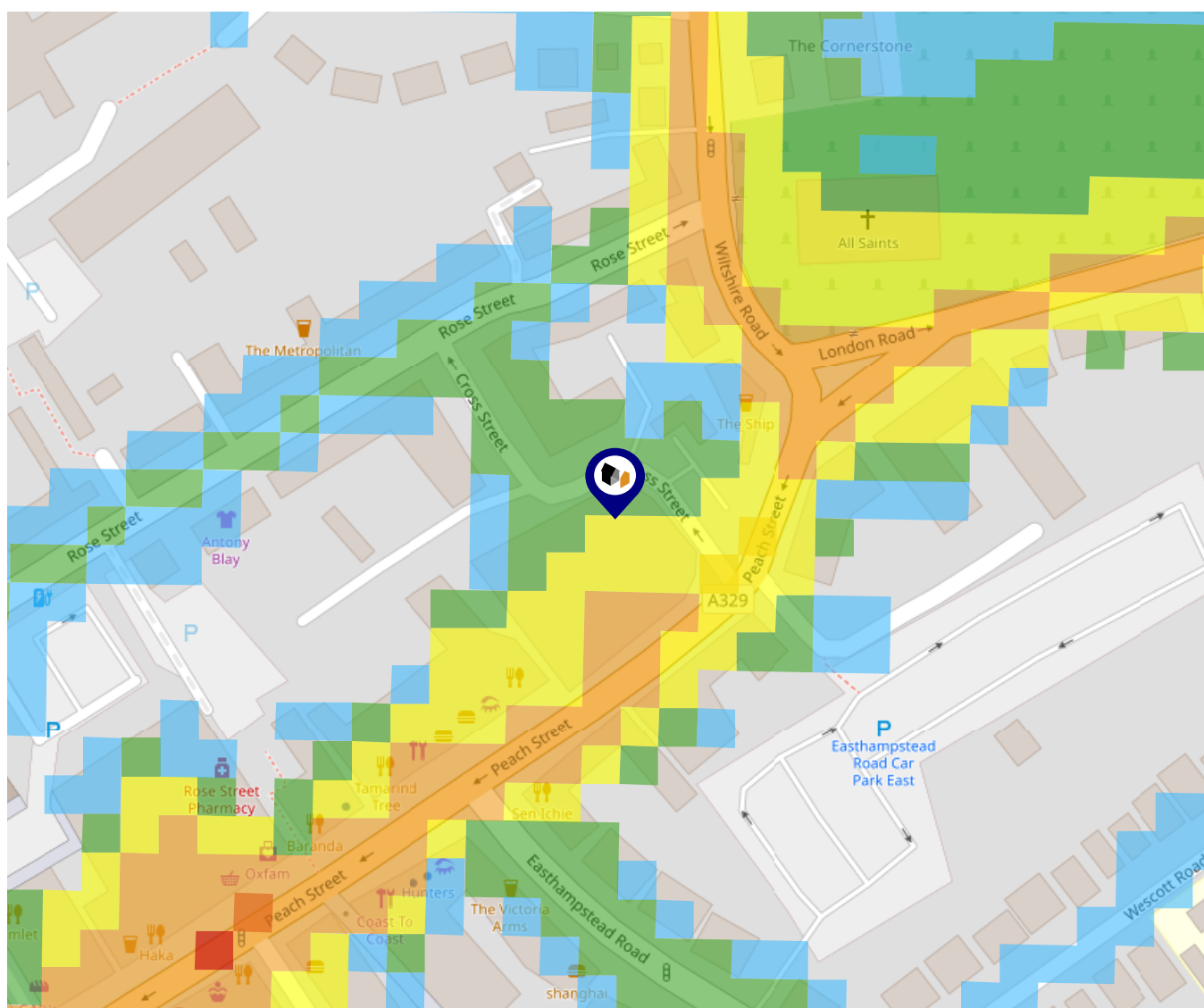
What is Radon?

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



Local Area Road Noise

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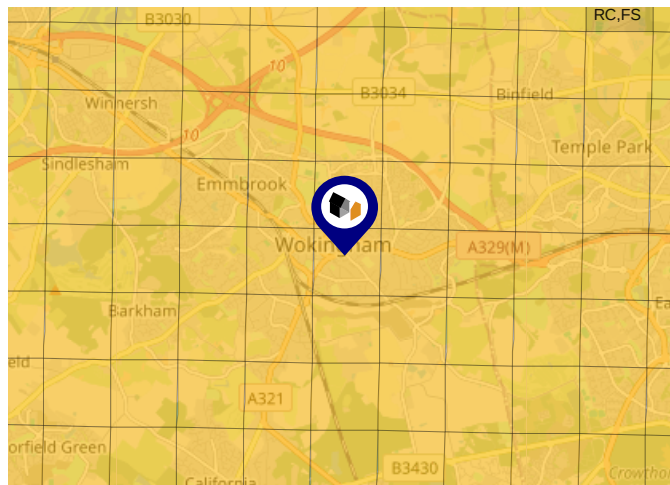


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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



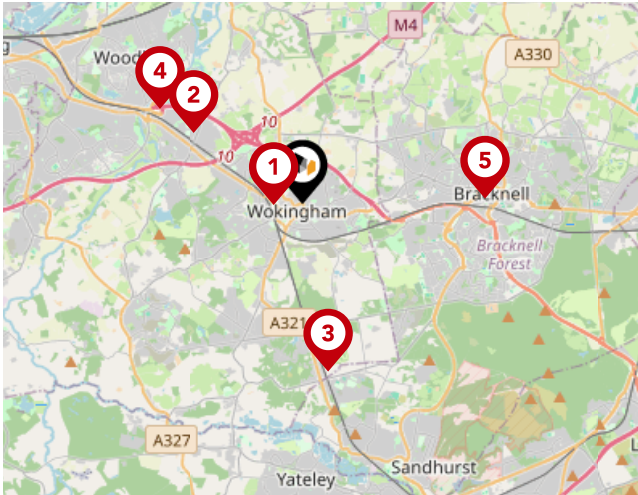
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

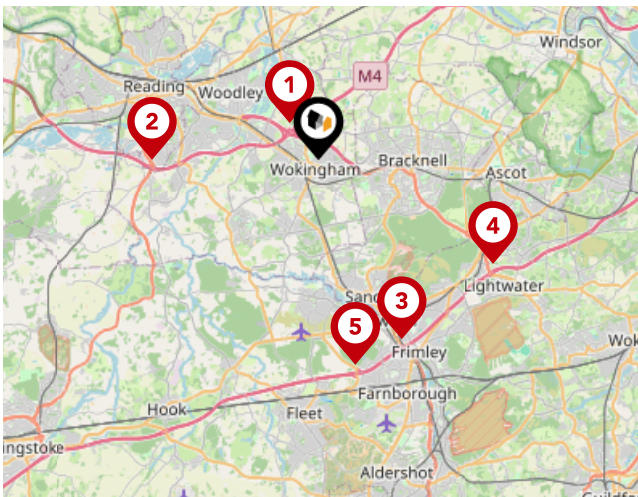
Transport (National)

DY.



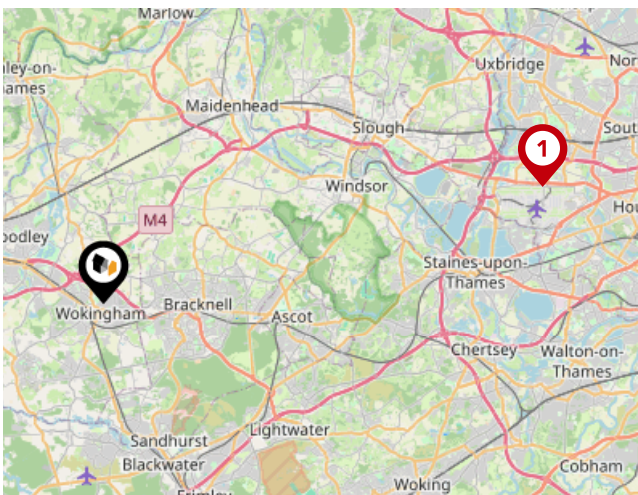
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	0.53 miles
2	Winnersh Rail Station	2.38 miles
3	Crowthorne Rail Station	3.14 miles
4	Winnersh Triangle Rail Station	3.15 miles
5	Bracknell Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	1.72 miles
2	M4 J11	6.11 miles
3	M3 J4	7.3 miles
4	M3 J3	7.53 miles
5	M3 J4A	7.68 miles

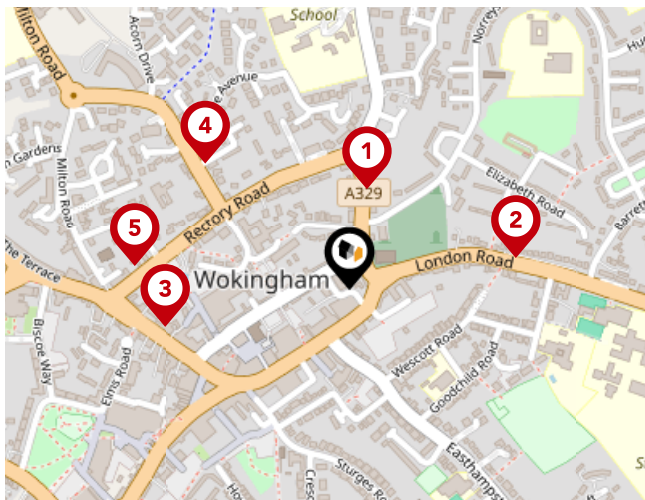


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	16.81 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Osborne Road	0.11 miles
2	Seaford Road	0.19 miles
3	Broad Street	0.21 miles
4	Harding Place	0.22 miles
5	Rectory Road	0.24 miles



Duncan Yeardley

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

Important - please read. These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Duncan Yeardley or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Duncan Yeardley and therefore no warranties can be given as to their good working order.

Financial Services

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

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



Testimonial 1



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

Testimonial 2



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

Testimonial 3



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



/duncan.yeardley.estate.agent



/DuncanYeardley



/duncanyeardley

Duncan Yeardley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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