



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th August 2026



WYCHWOOD AVENUE, BRACKNELL, RG12

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyearldley.co.uk

www.duncanyearldley.co.uk



Introduction

Our Comments

This beautifully presented family home is tucked away at the end of a quiet cul-de-sac, conveniently located close to Martins Heron railway station.

Thoughtfully remodelled and updated throughout, the property offers stylish and practical family living. A wall has been removed to create a superb open-plan kitchen/dining room, providing an ideal space for everyday living and entertaining. The ground floor is finished with elegant parquet flooring throughout, with the exception of the living room, which has been newly carpeted for added comfort.

The accommodation also includes a utility room, a cloakroom, four well-proportioned bedrooms, and a contemporary family bathroom.

Outside, the landscaped rear garden has been designed with entertaining in mind and features an impressive sunken patio, perfect for outdoor dining and social gatherings. Built-in bench seating provides excellent hidden storage, while the partially converted garage has been thoughtfully fitted with extensive storage solutions and benefits from an internal store room with direct access to the house, ensuring every inch of space is used to its full potential.

Further enhancing the property's appeal, it benefits from planning permission to build above the garage, creating additional living accommodation, as well as approved plans for a loft conversion. This offers buyers an exciting opportunity to significantly increase the living space and add further value, should their needs require.

Combining stylish presentation, versatile living space, exceptional storage and excellent future potential, this superb family home is one not to be missed. An internal viewing is highly recommended to fully appreciate everything it has to offer.

Council Tax Band: E

Detached

Planning Permission Granted

Garage

Double Driveway

Garden

Four Bedrooms

Cloakroom

Stunning Kitchen/Diner

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK253447		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	10000 mb/s
• Surface Water	Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning History

This Address

Planning records for: *Wychwood Avenue, Bracknell, RG12*

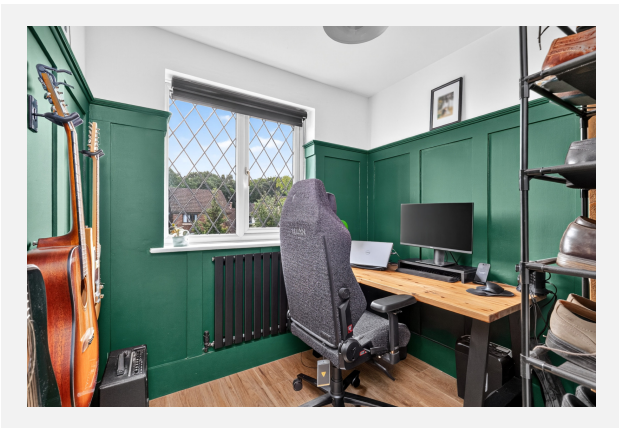
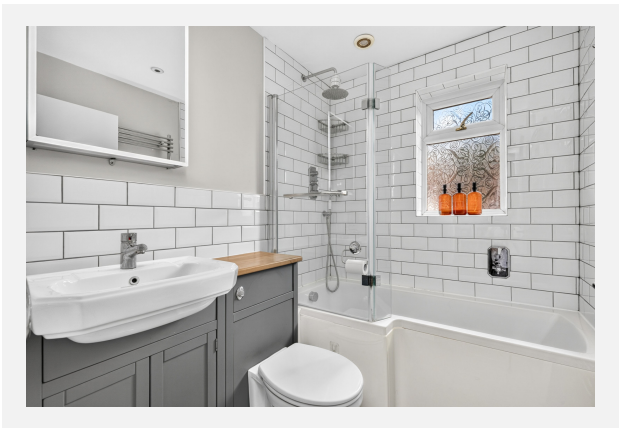
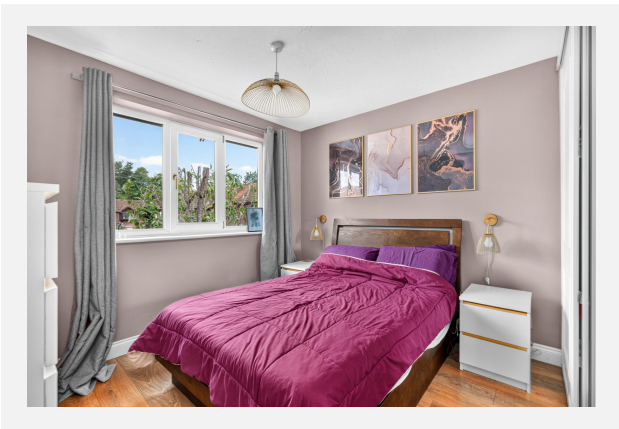
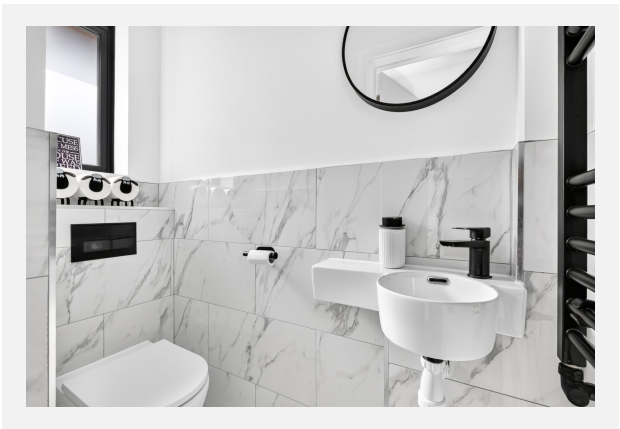
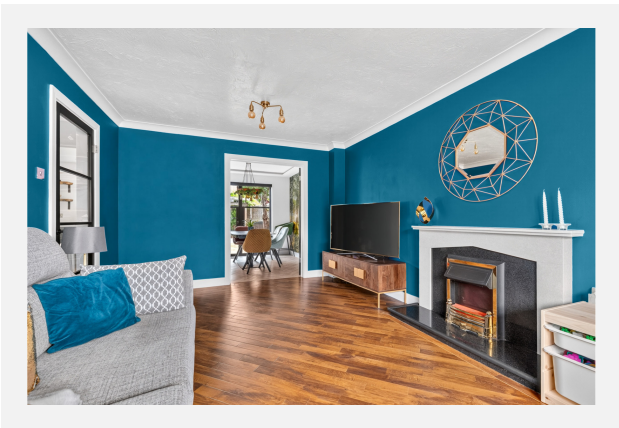
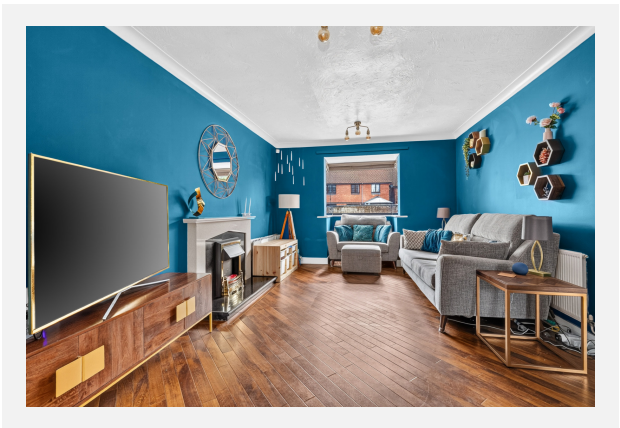
Reference - 03/00131/FUL	
Decision:	Approved
Date:	12th February 2003
Description:	Erection of two storey side extension and single storey rear extension forming conservatory.

Reference - 25/00357/FUL	
Decision:	Decision Made
Date:	07th July 2025
Description:	Proposed first floor side extension.

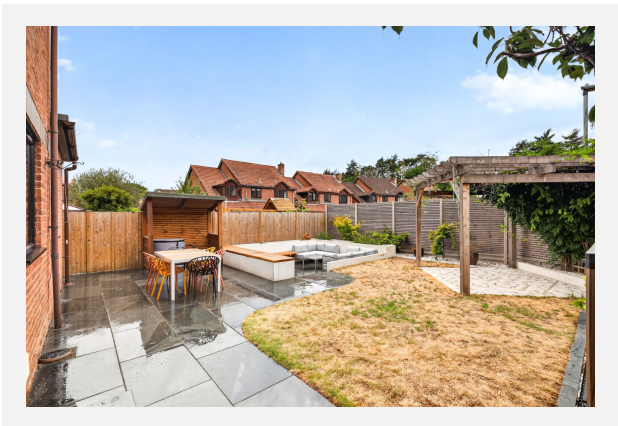
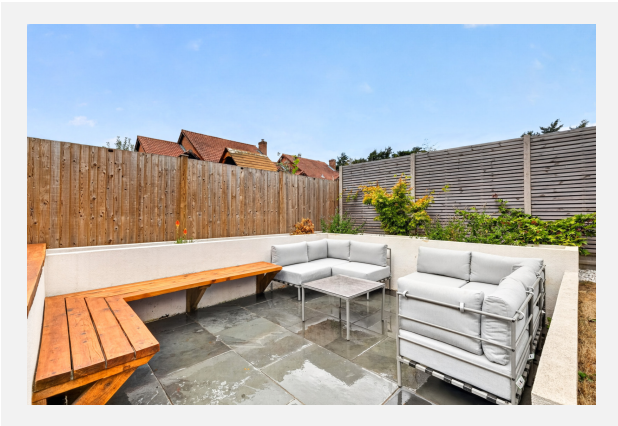
Gallery Photos



Gallery Photos



Gallery Photos

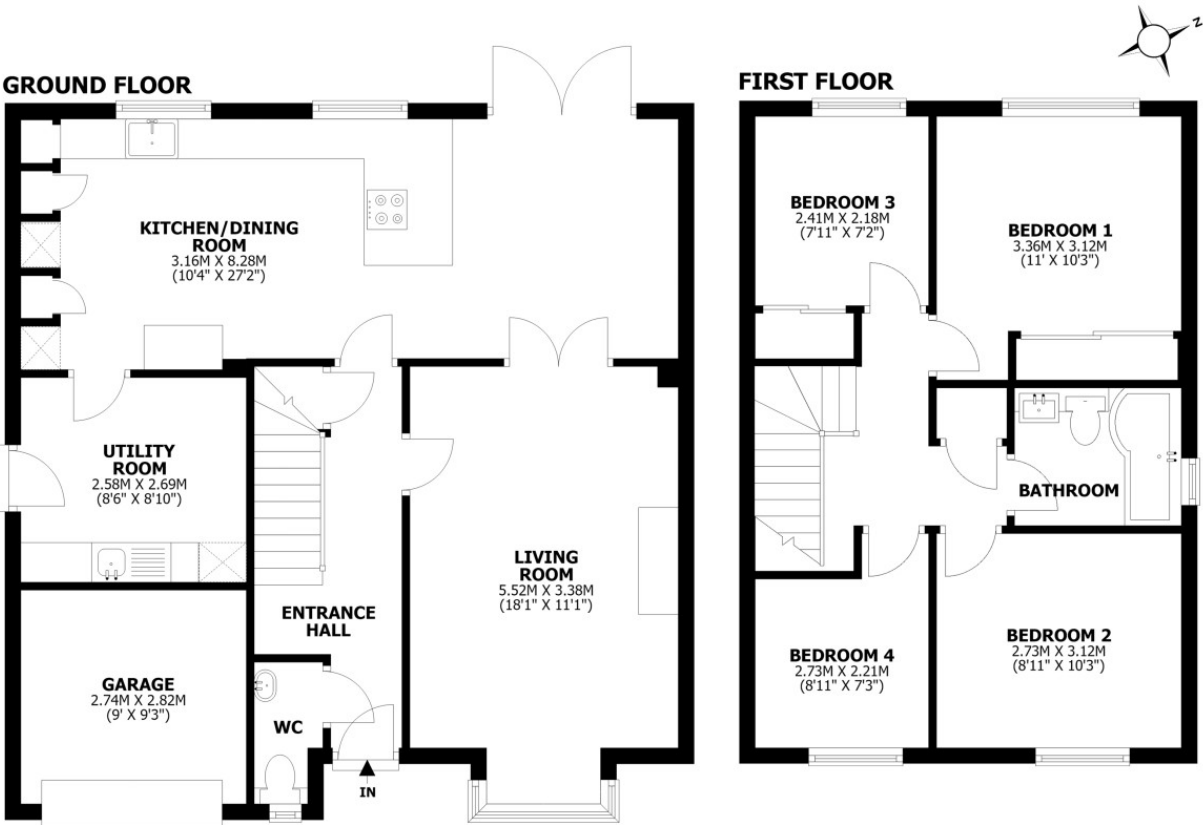


WYCHWOOD AVENUE, BRACKNELL, RG12



Wychwood Avenue, Bracknell, RG12

Total internal area: approx. 111.9 sq. metres (1205 sq. feet)
Main area: approx. 104.2 sq. metres (1121.8 sq. feet)
Garage: approx. 7.7 sq. metres (83.2 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

Wychwood Avenue, BRACKNELL, RG12

Energy rating

D

Valid until 19.10.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

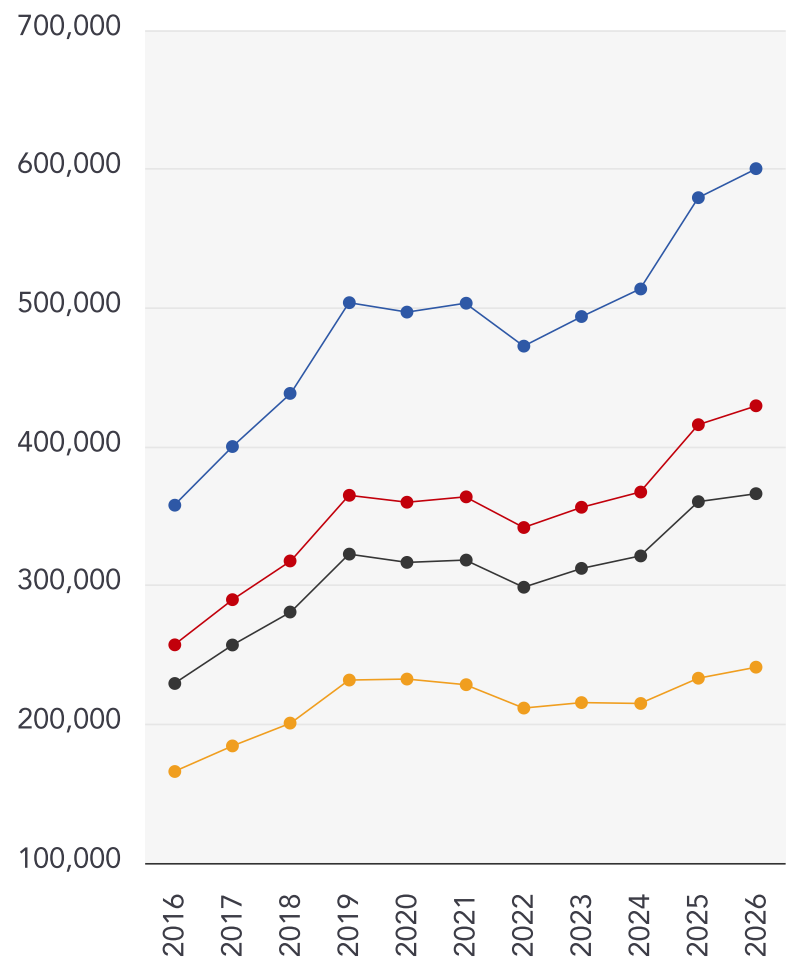
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 13% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	105 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%

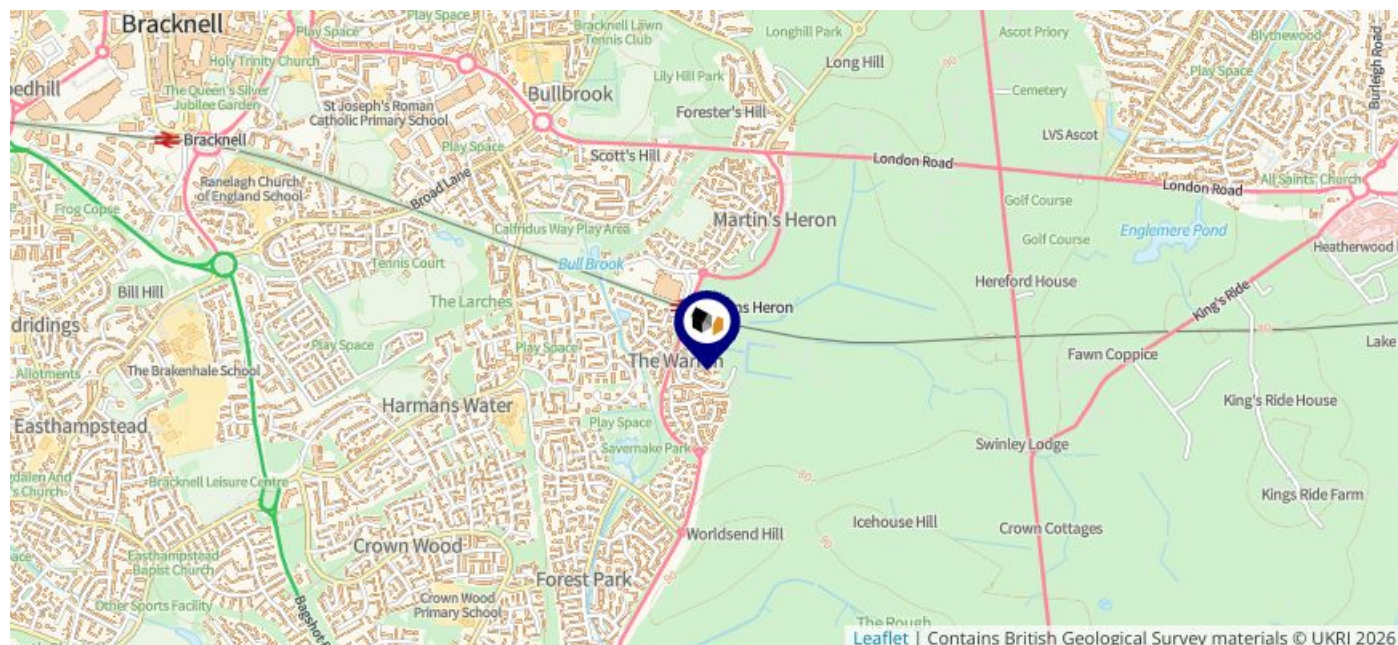
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

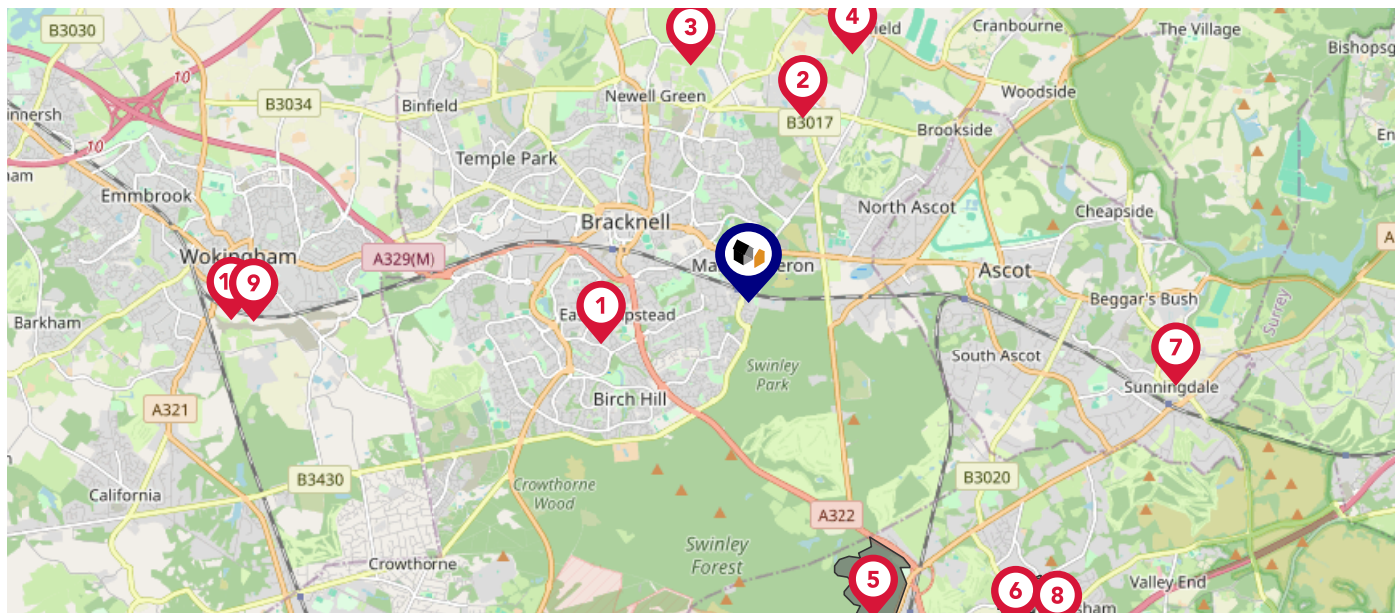
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



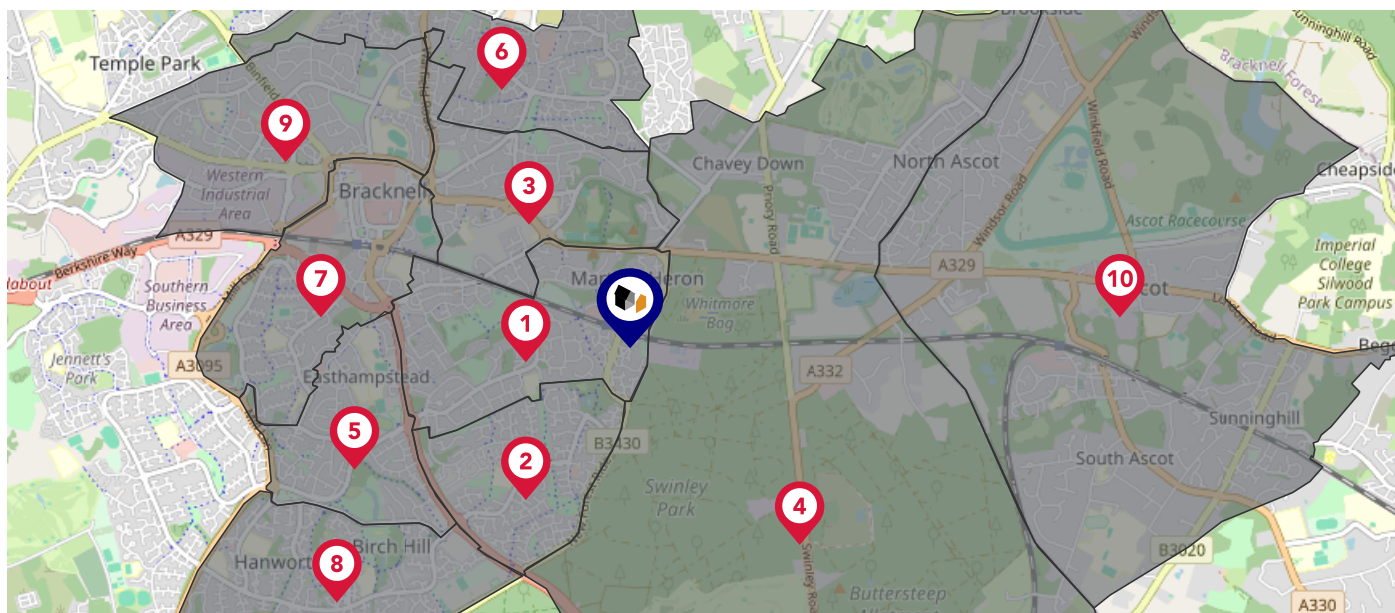
Nearby Conservation Areas

- 1 Easthampstead
- 2 Winkfield Row
- 3 Warfield
- 4 Winkfield Village
- 5 Bagshot Park, Bagshot
- 6 Windlesham, Church Road and Kennel Lane
- 7 Sunningdale
- 8 Windlesham, Updown Hill
- 9 Murdoch Road
- 10 Langborough Road

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

Harmans Water Ward

2

Crown Wood Ward

3

Bullbrook Ward

4

Ascot Ward

5

Old Bracknell Ward

6

Warfield Harvest Ride Ward

7

Wildridings and Central Ward

8

Hanworth Ward

9

Priestwood and Garth Ward

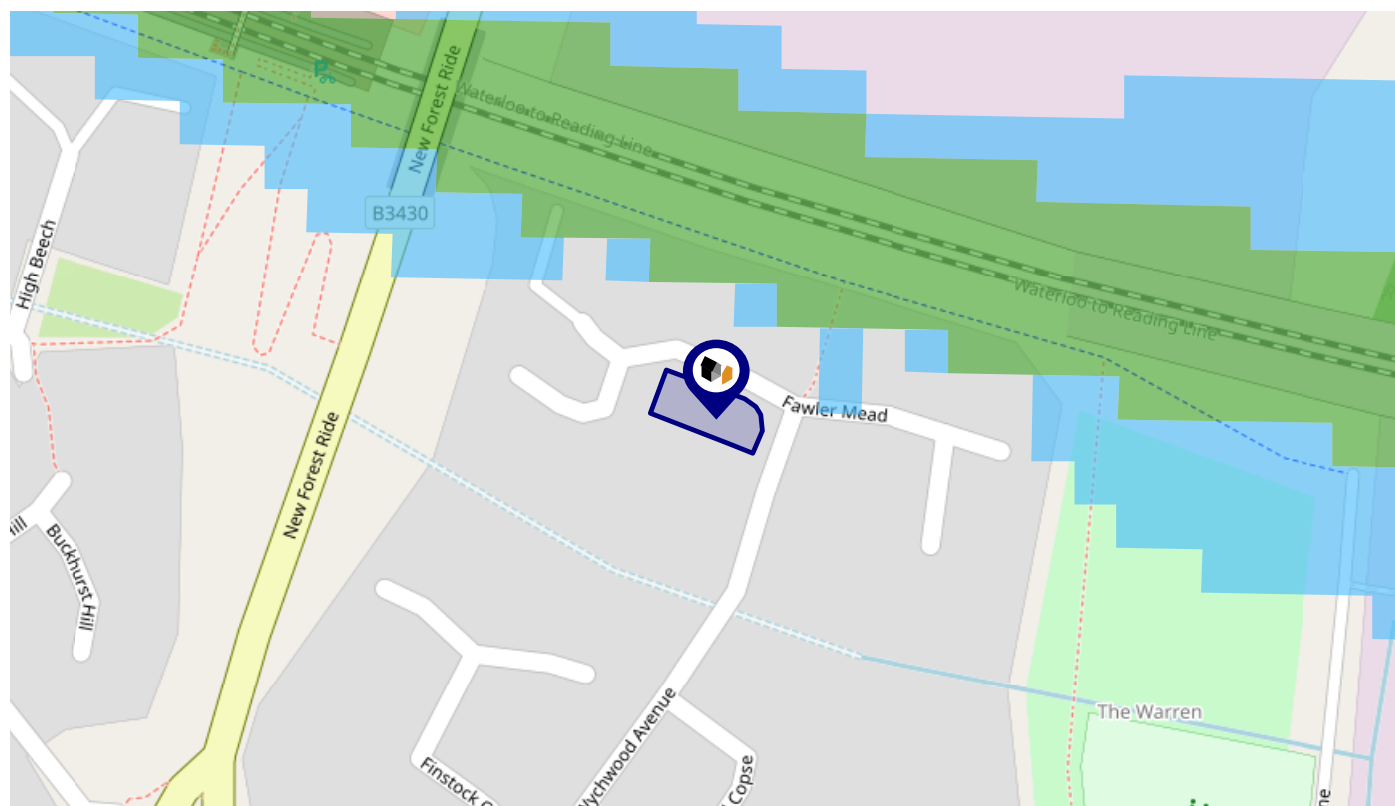
10

Ascot & Sunninghill 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.

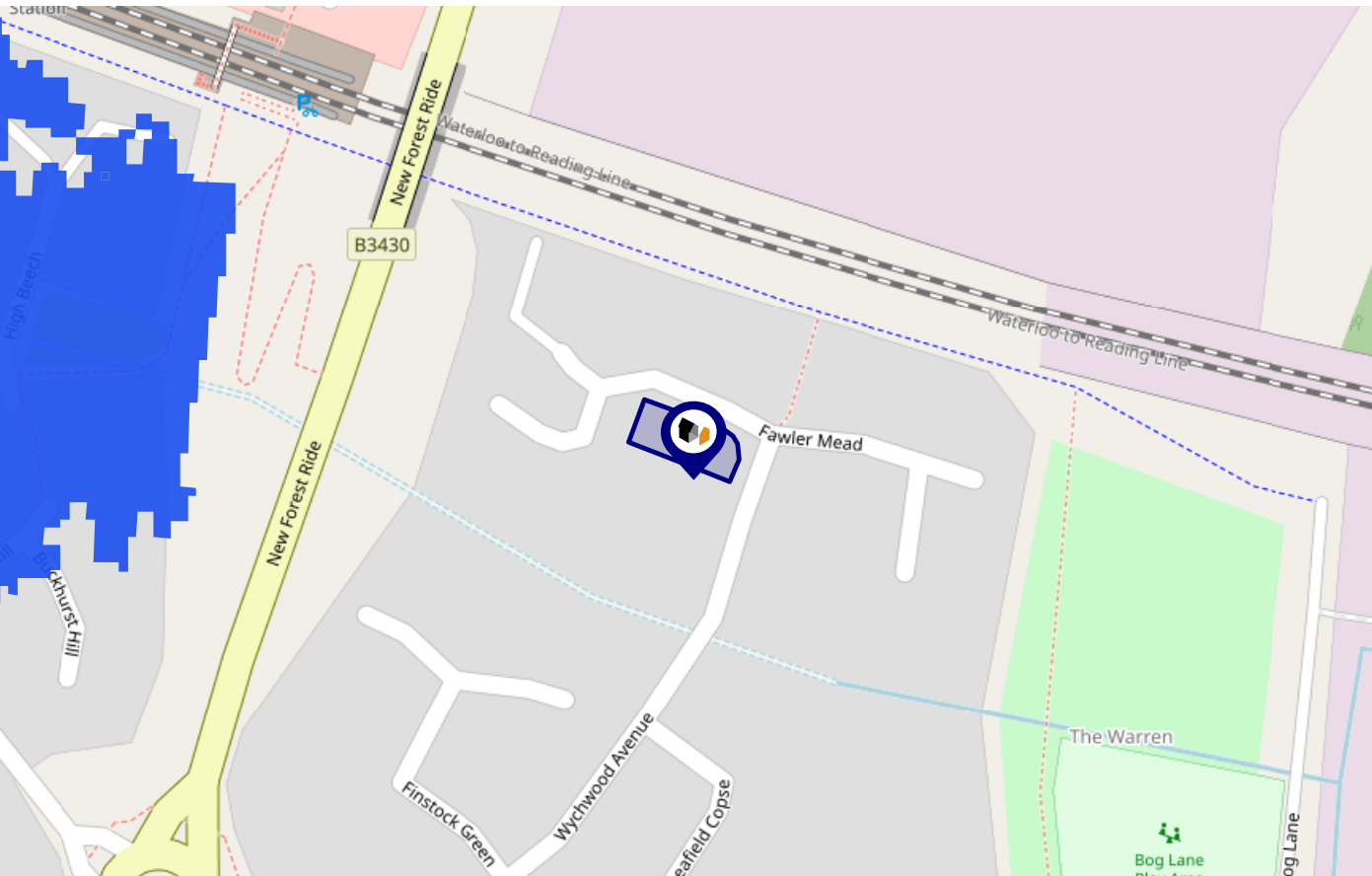
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

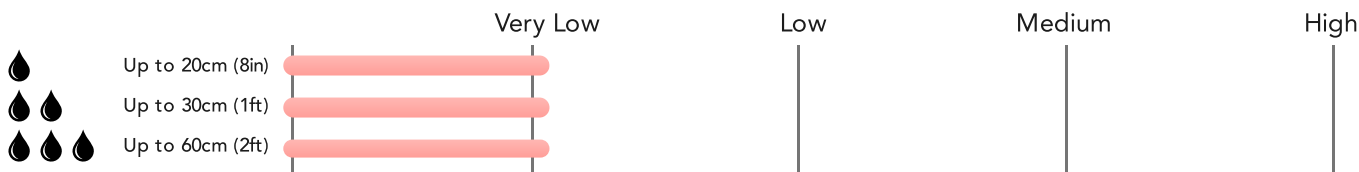


Risk Rating: Very low

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.

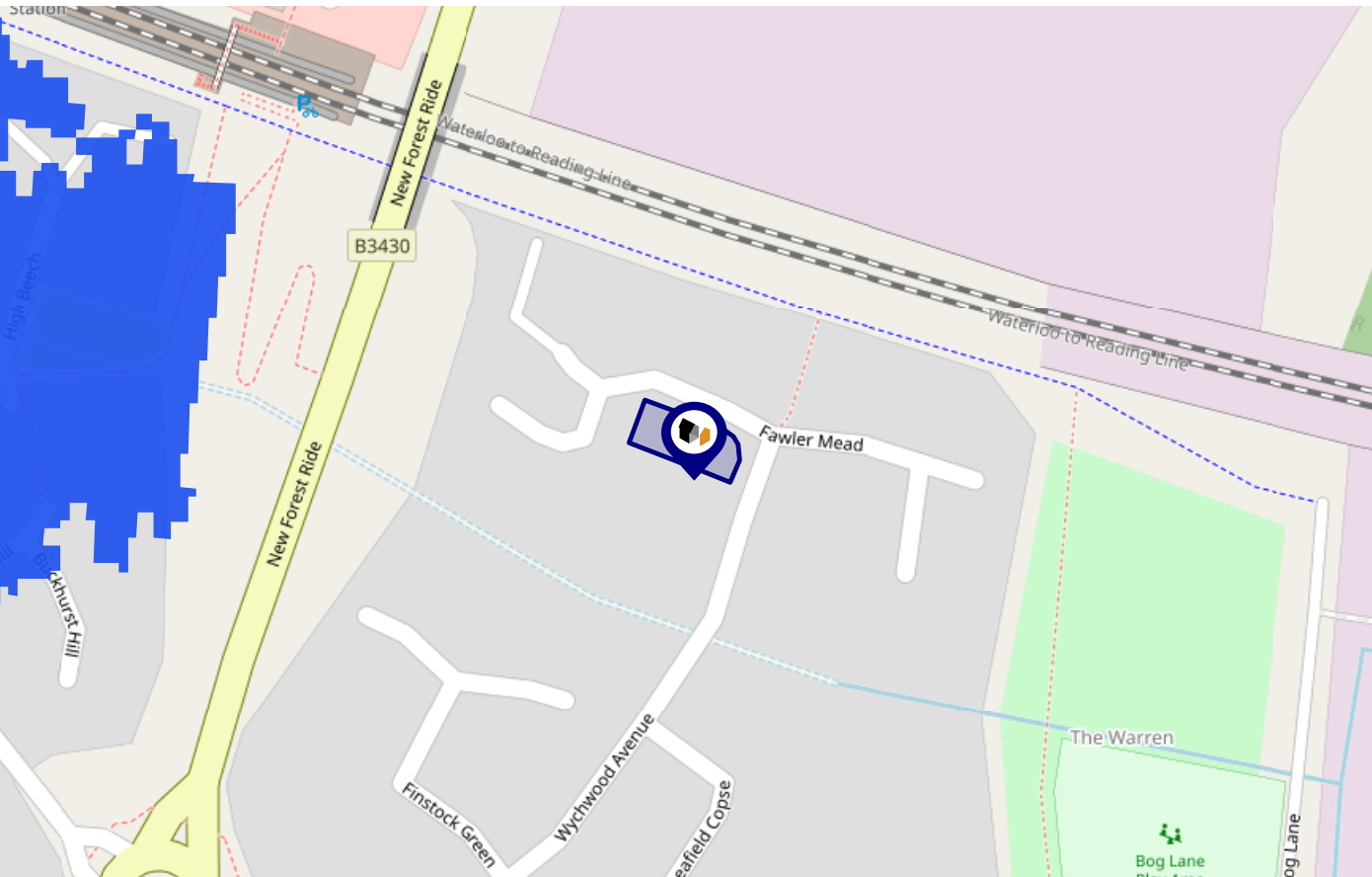
Chance of flooding to the following depths at this property:



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.

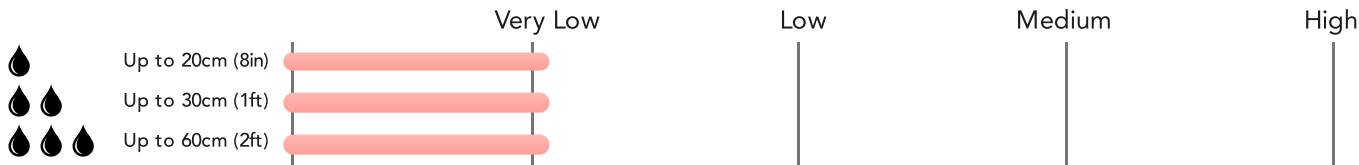


Risk Rating: Very low

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.

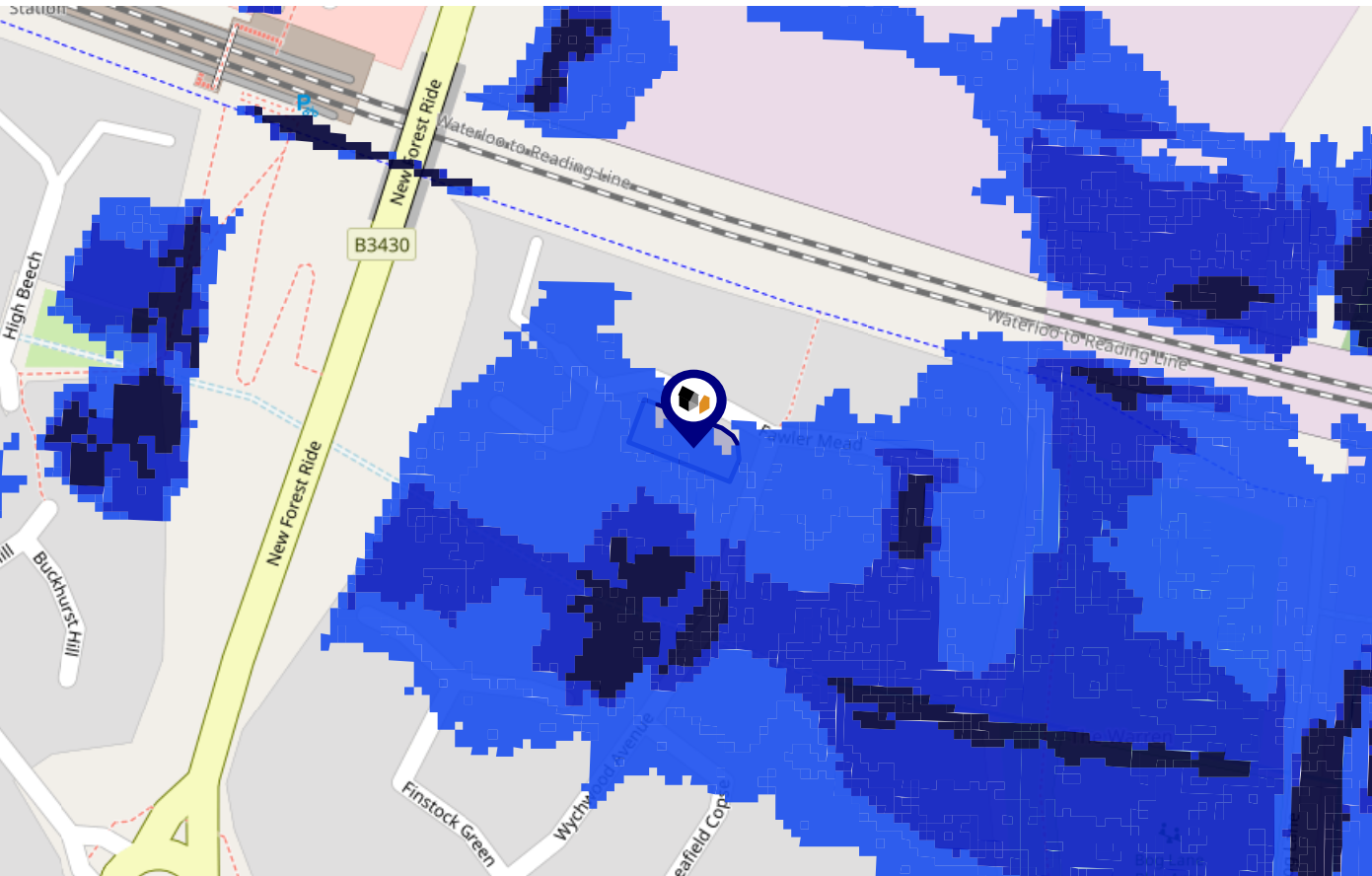
Chance of flooding to the following depths at this property:



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.

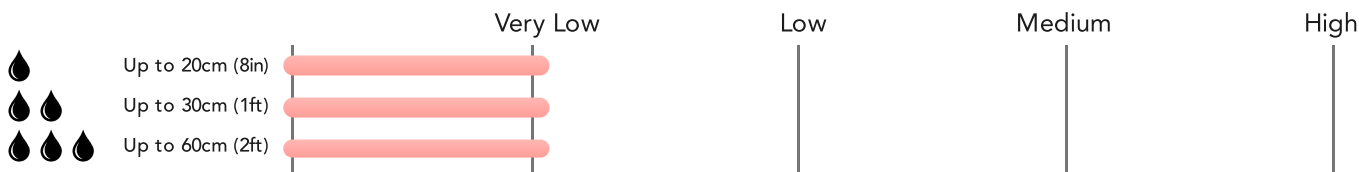


Risk Rating: Low

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.

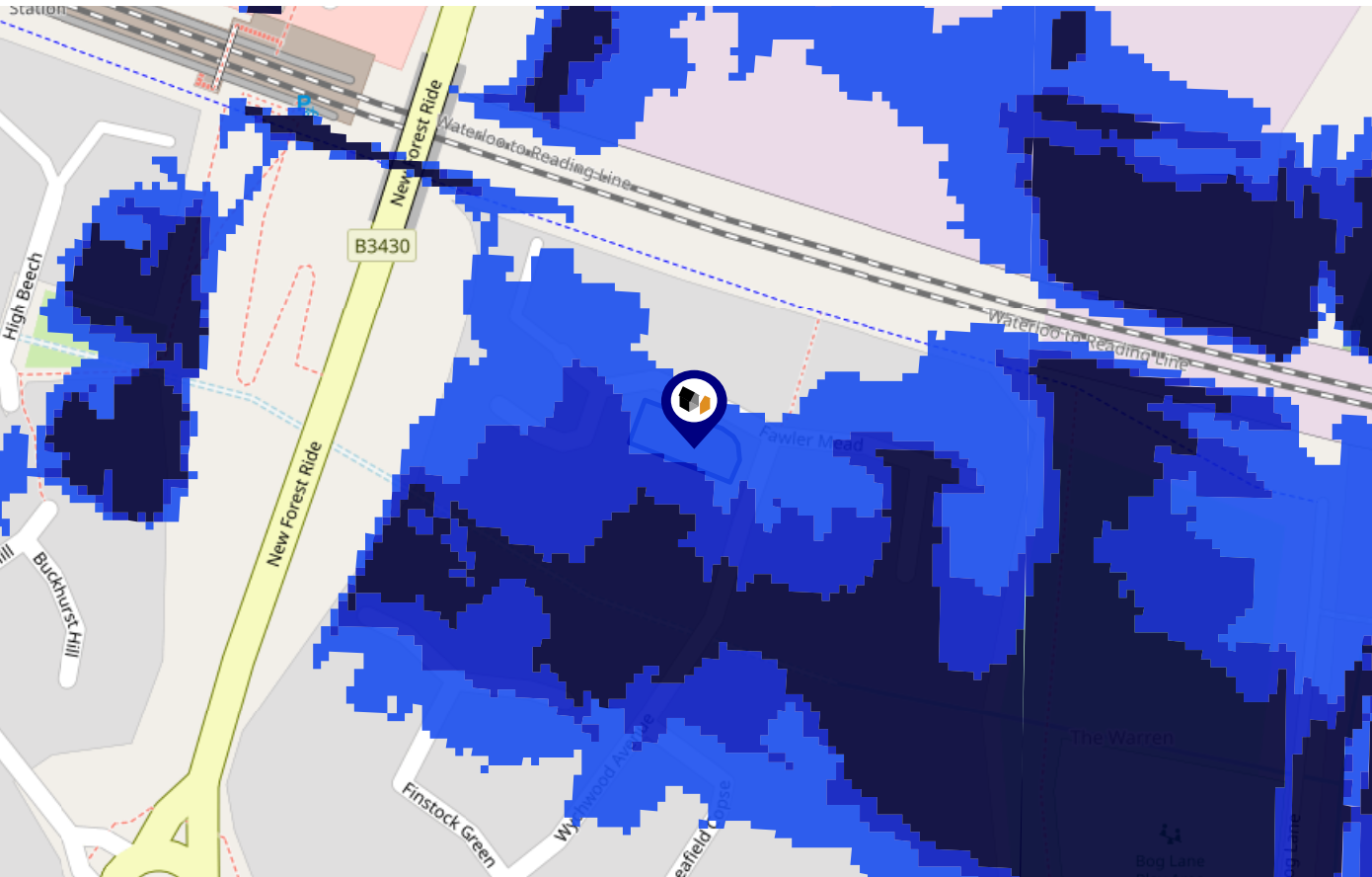
Chance of flooding to the following depths at this property:



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: 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.

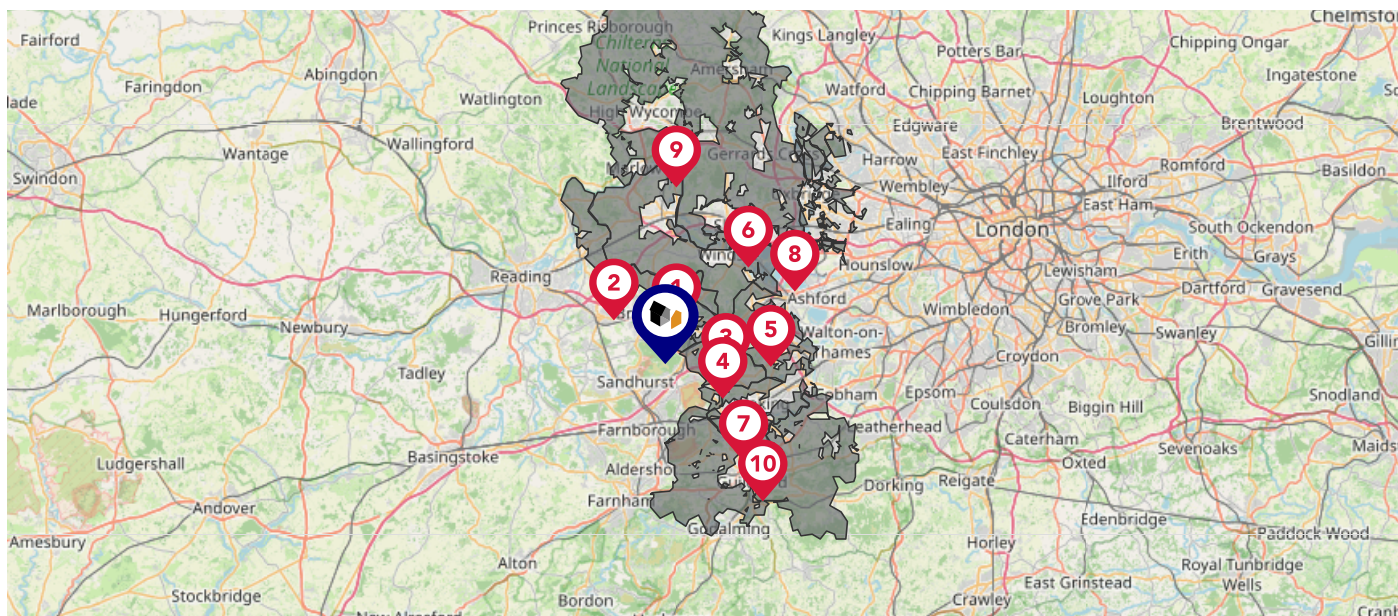
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



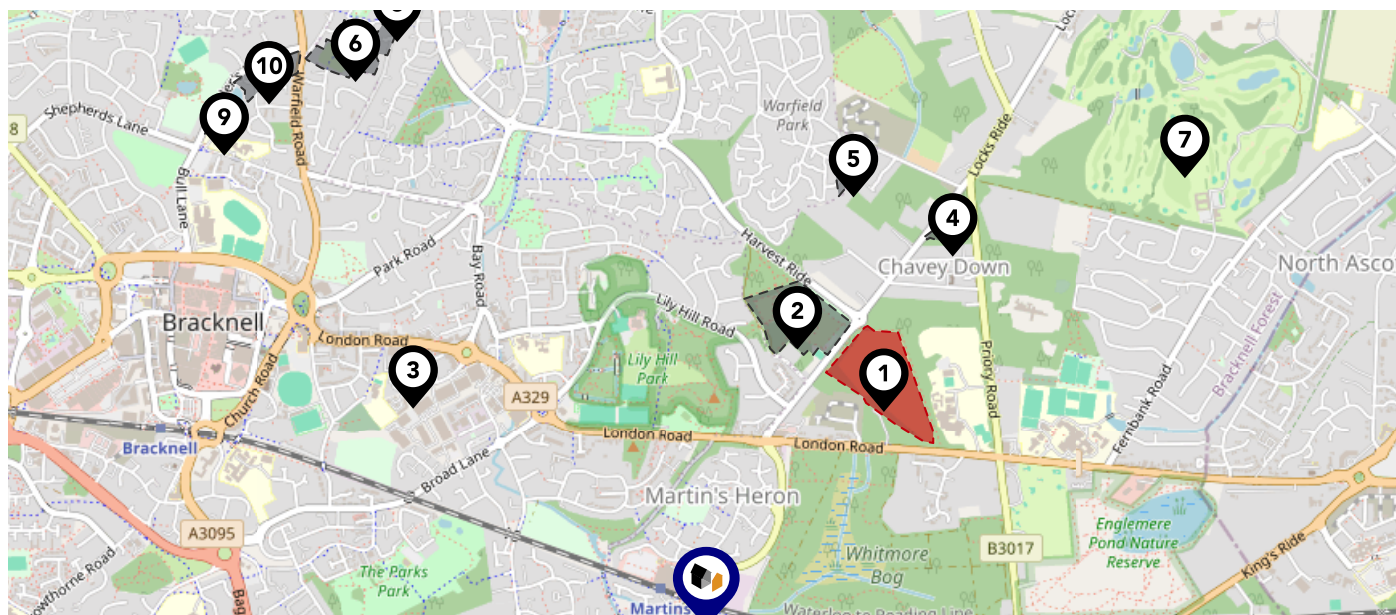
Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 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 - Hillingdon
- 9 London Green Belt - Buckinghamshire
- 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.



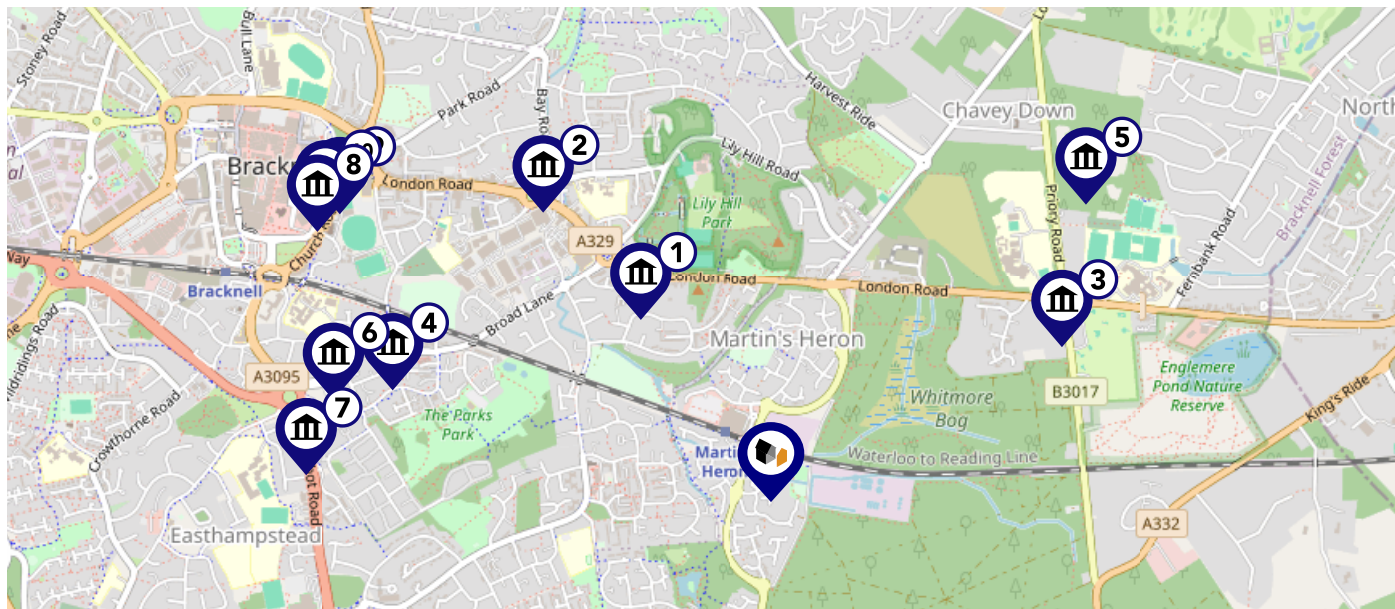
Nearby Landfill Sites

1	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	
2	Longhill Road-Chavey Down	Historic Landfill	
3	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	
4	Priors Pit-Chavey Down	Historic Landfill	
5	Caravan Park-Warfield	Historic Landfill	
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
7	Mill Ride Estate-North Ascot	Historic Landfill	
8	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
9	Bull Lane-Bracknell, Berkshire	Historic Landfill	
10	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	

Maps

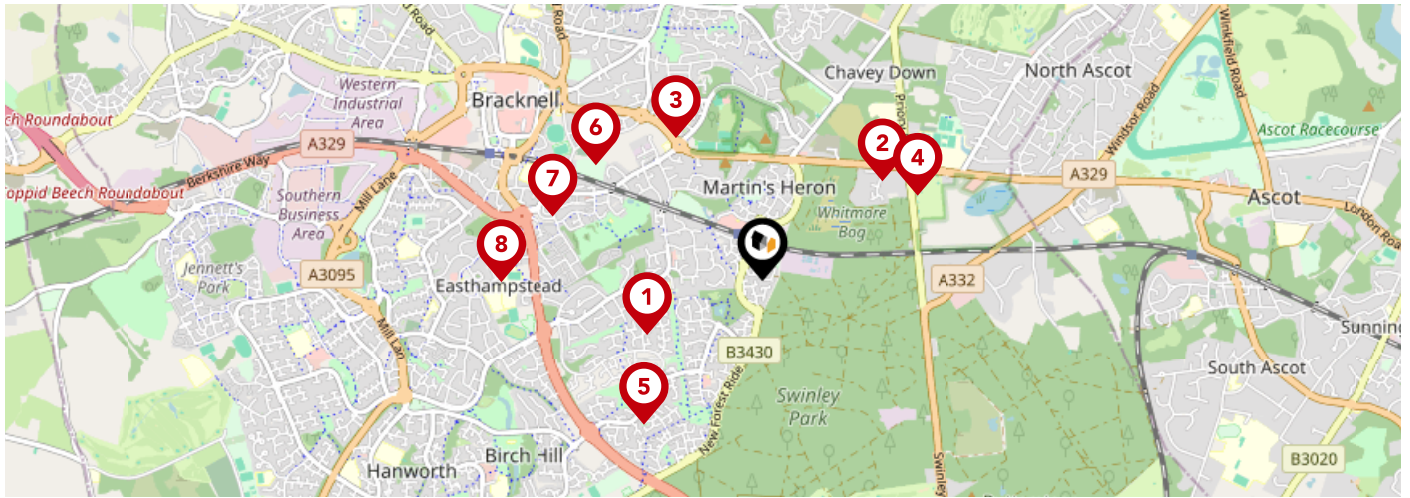
Listed Buildings

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



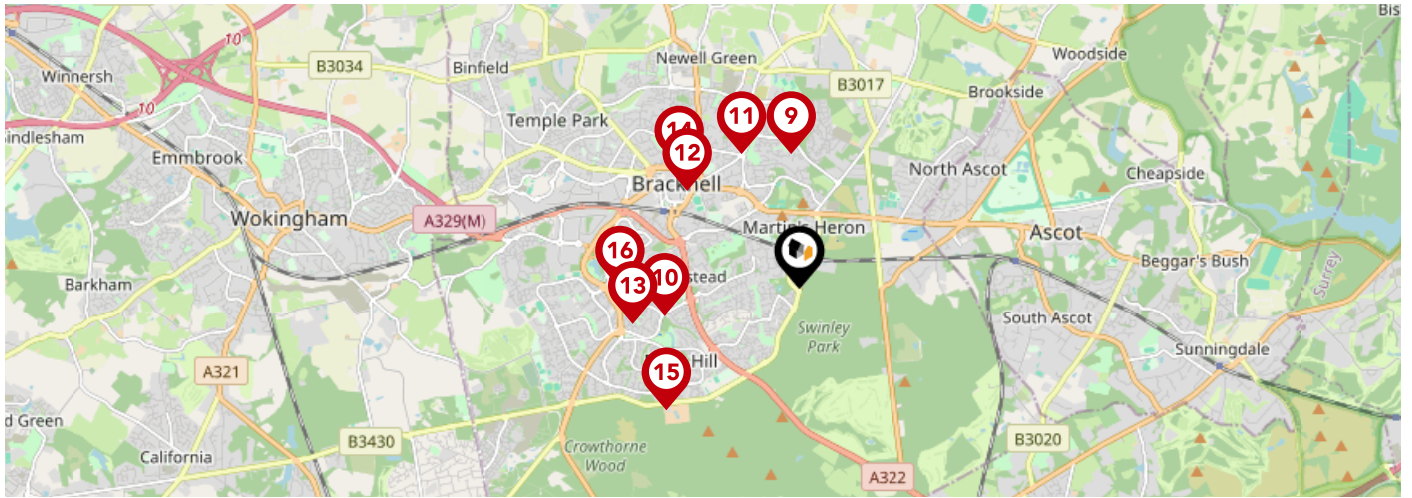
Listed Buildings in the local district		Grade	Distance
	1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.5 miles
	1390323 - Thatched Cottage	Grade II	0.8 miles
	1390459 - Milestone Approx 50m East Of Junction With Swinley Road	Grade II	0.8 miles
	1390325 - The Thatched Cottage	Grade II	0.9 miles
	1061346 - Priory Of The Most Holy Trinity	Grade II	1.0 miles
	1390324 - Mallorys	Grade II	1.0 miles
	1390322 - The Horse And Groom Public House	Grade II	1.1 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	1.2 miles
	1390339 - Old Manor House Hotel	Grade II	1.2 miles
	1390342 - Whynscar	Grade II	1.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.59	☐	☒	☐	☐	☐
2	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.72	☐	☐	☒	☐	☐
3	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.76	☐	☒	☐	☐	☐
4	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:0.82	☐	☐	☒	☐	☐
5	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.86	☐	☒	☐	☐	☐
6	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.93	☐	☒	☐	☐	☐
7	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.01	☐	☐	☒	☐	☐
8	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.2	☐	☐	☒	☐	☐

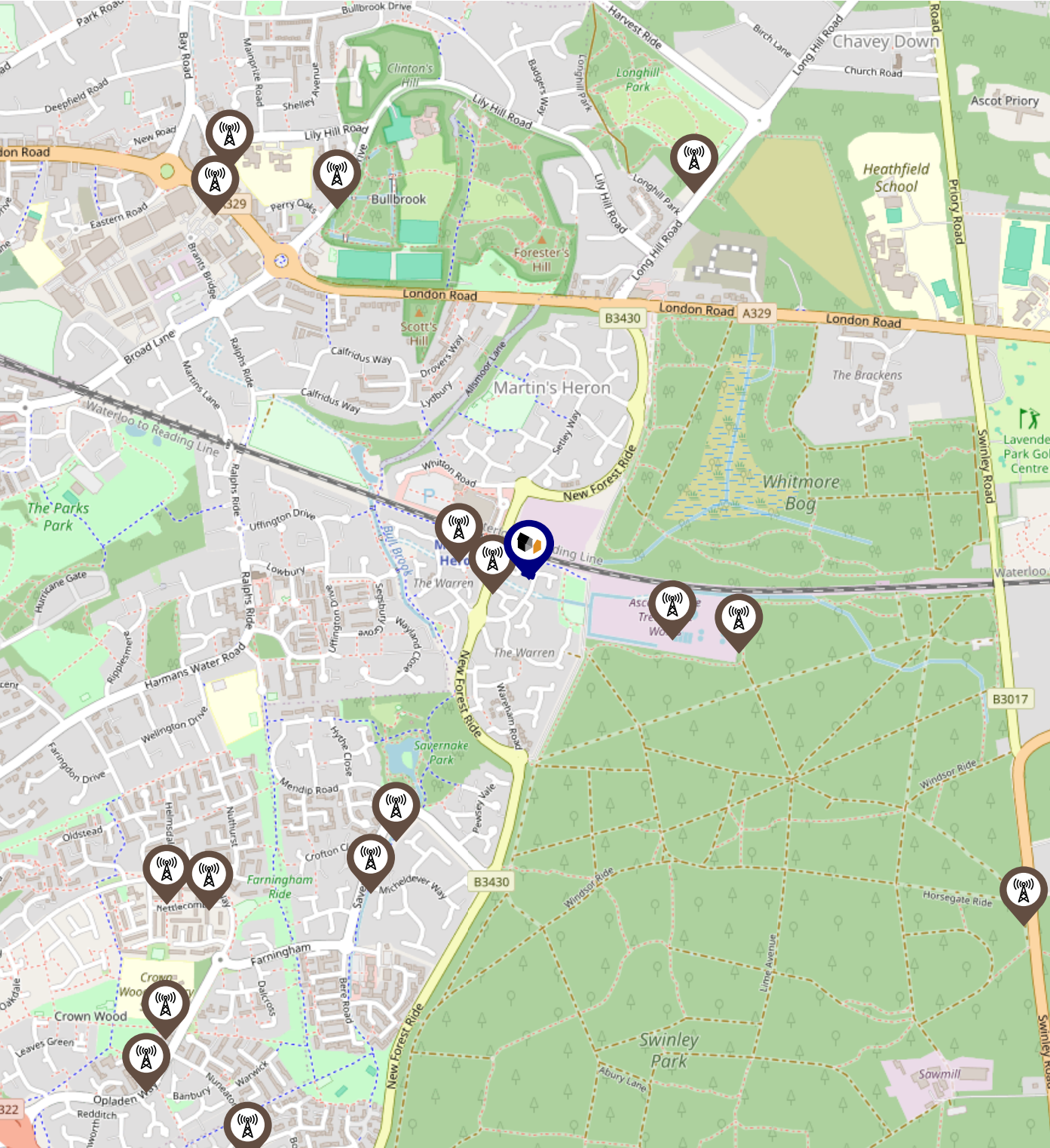
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.26	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.27	☐	☒	☐	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance: 1.36	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance: 1.37	☐	☐	☒	☐	☐
	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.57	☐	☒	☐	☐	☐
	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance: 1.57	☐	☒	☐	☐	☐
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance: 1.66	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.67	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



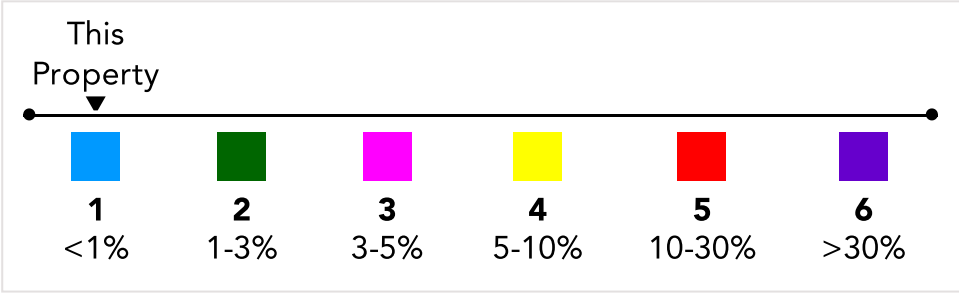
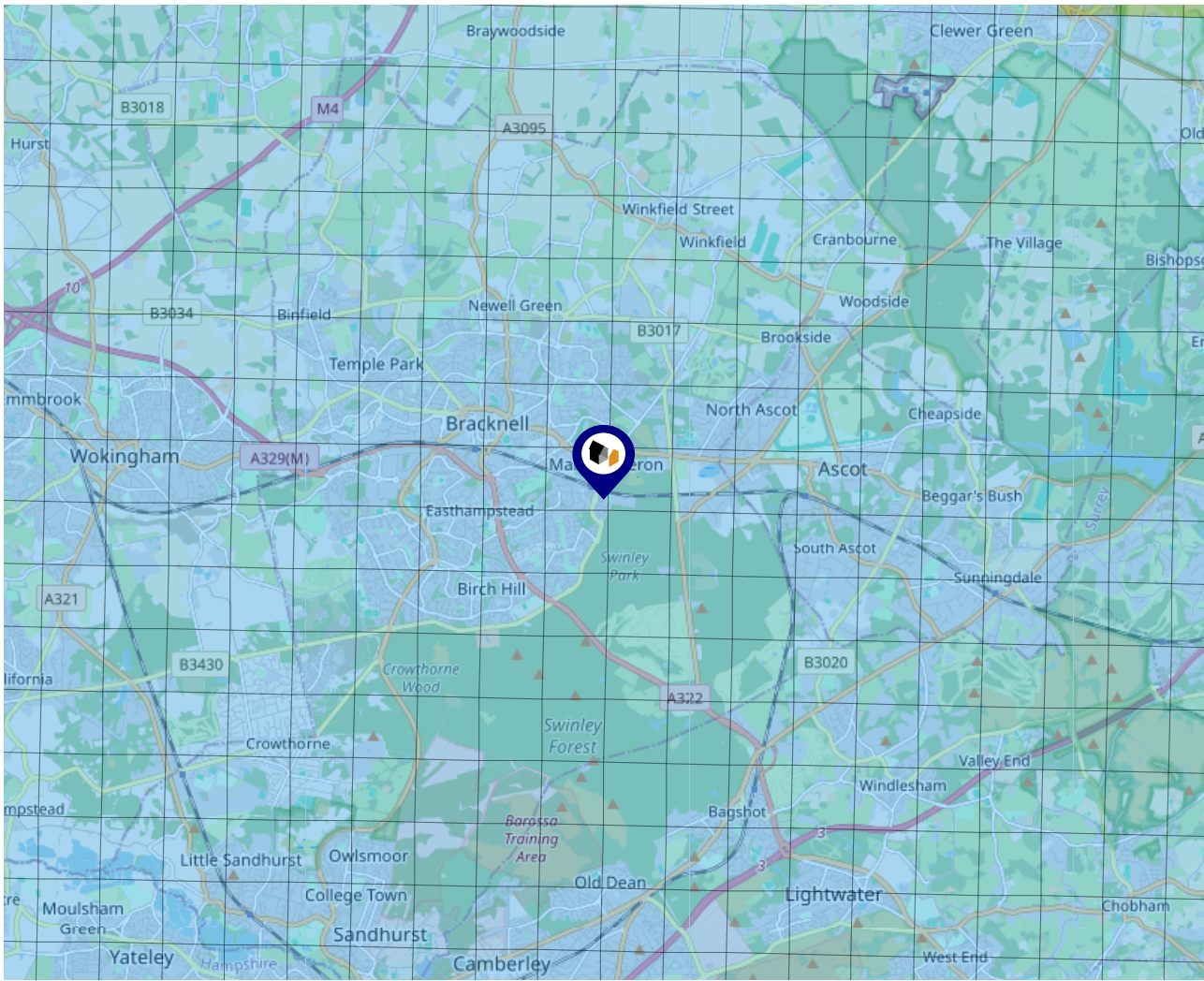
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

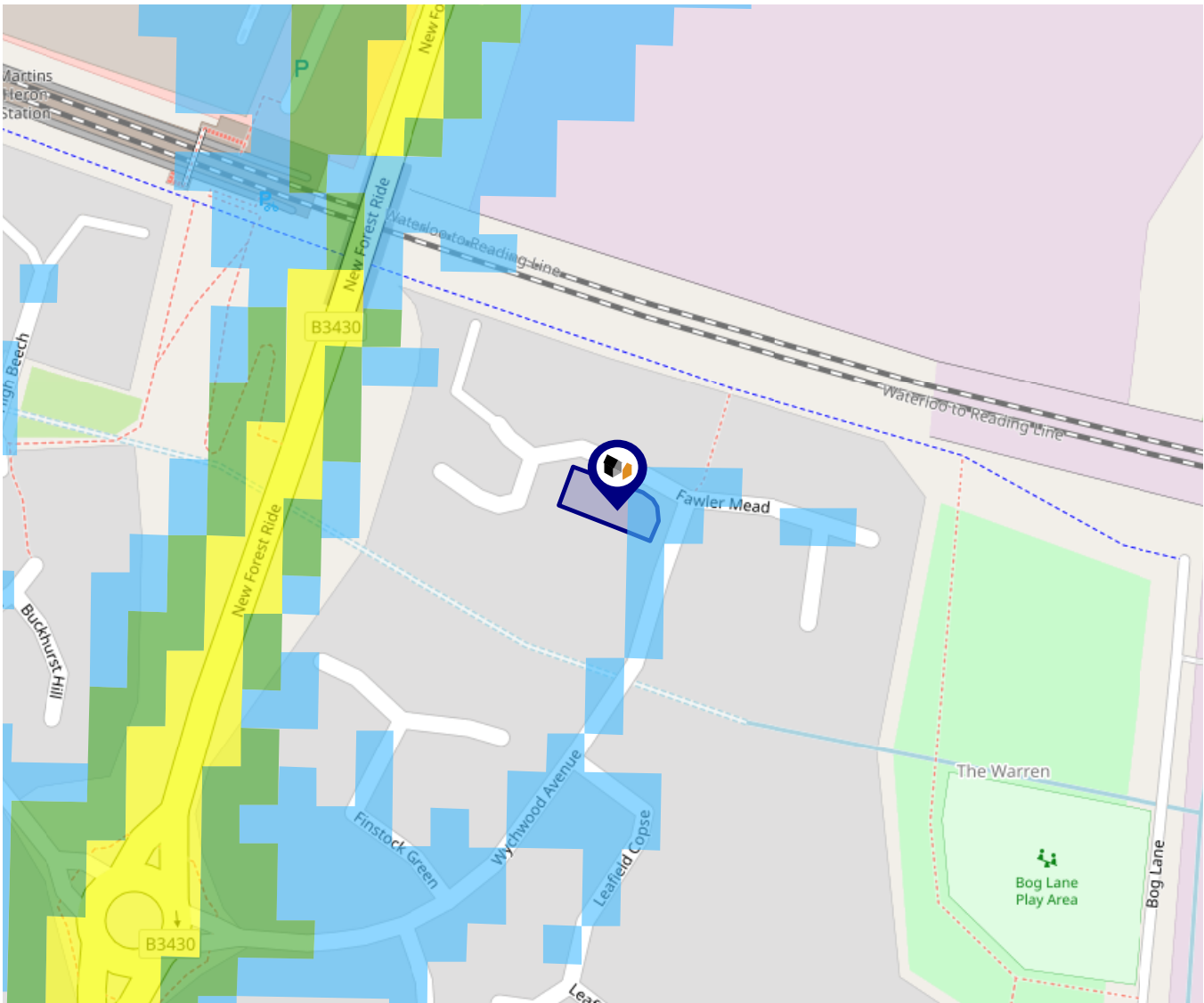
What is Radon?

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



Local Area

Road Noise



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

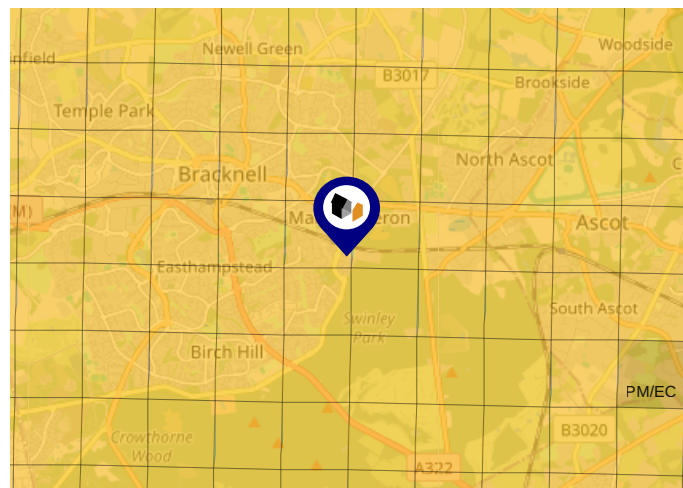
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

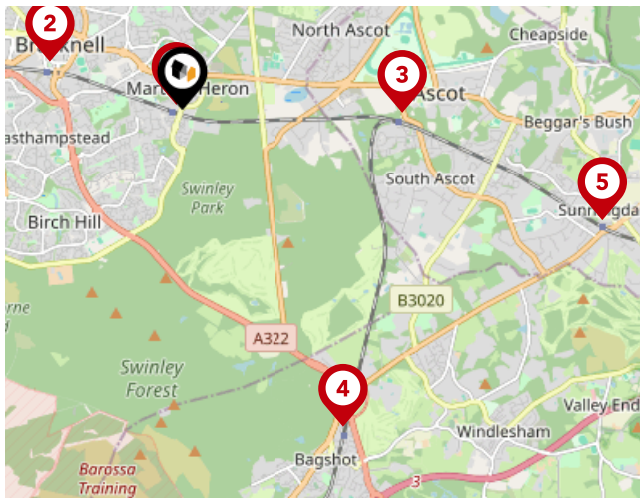


Primary Classifications (Most Common Clay Types)

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

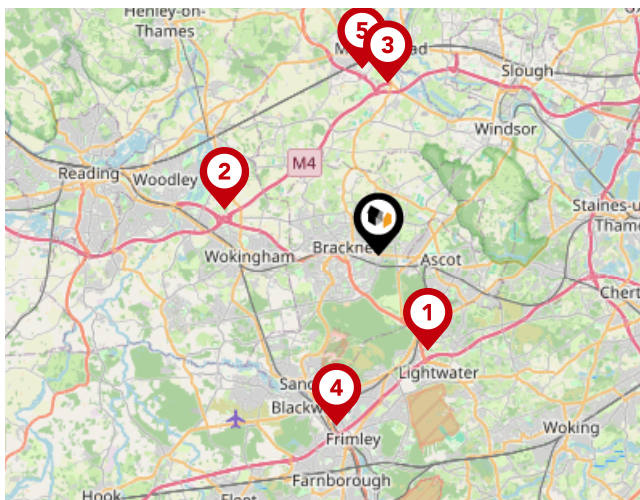
Area

Transport (National)



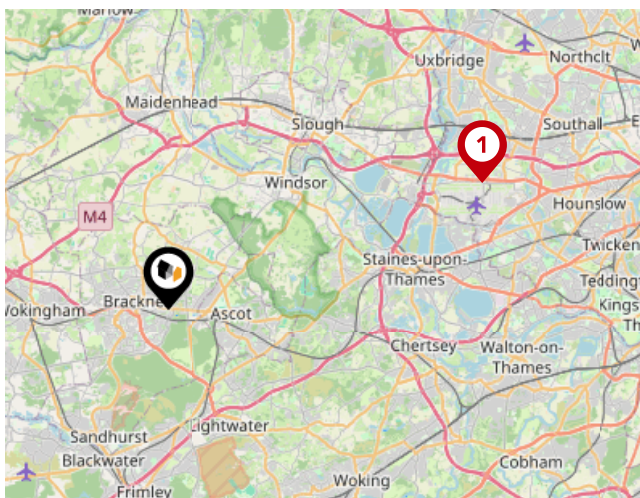
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.08 miles
2	Bracknell Rail Station	1.31 miles
3	Ascot Rail Station	2.03 miles
4	Bagshot Rail Station	3.27 miles
5	Sunningdale Rail Station	4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.94 miles
2	M4 J10	5.91 miles
3	M4 J8	6.41 miles
4	M3 J4	6.44 miles
5	A404(M) J9A	6.98 miles

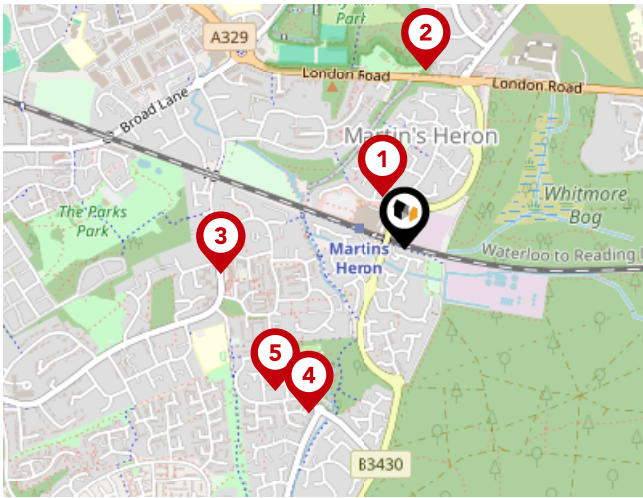


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.53 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Martins Heron Station	0.13 miles
2	Allsmoor Lane	0.41 miles
3	Harmanswater Shops	0.42 miles
4	Savernake Pond	0.43 miles
5	Mendip Road	0.44 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

