



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



GARSONS LANE, WARFIELD, BRACKNELL, RG42

Duncan Yeardley

9 Crown Row, Bracknell, RG12 0TH

01344 592416

charlotte.mcvea@duncanyearldley.co.uk

www.duncanyearldley.co.uk

Introduction

Our Comments

****SOLD PRIOR TO MARKETING USING BESPOKE PHASED MARKETING**** Tucked away in the picturesque rural hamlet of Nuptown, Strouds Copse offers a rare opportunity to acquire a charming two-bedroom semi-detached home set within approximately 0.23 acres of mature grounds. Enjoying a peaceful countryside setting, the property combines character, generous living space and excellent outdoor potential. The accommodation features two spacious reception rooms, providing versatile living and entertaining areas, alongside a well-appointed kitchen. Upstairs are two comfortable double bedrooms served by a family bathroom, while a convenient downstairs cloakroom adds practicality. Throughout the home there is an abundance of useful storage, making it as functional as it is inviting. Outside, the property truly comes into its own. A large driveway provides ample off-road parking for multiple vehicles, while the generous plot offers plenty of space to enjoy the surrounding countryside. Two substantial outbuildings provide excellent opportunities for workshops, hobbies, storage or potential home office space, subject to any necessary consents. Located in the sought-after rural setting of Nuptown, Warfield, Strouds Copse enjoys the tranquillity of country living while remaining within easy reach of nearby towns, transport links and everyday amenities. This is an ideal home for buyers seeking space, privacy and the charm of a semi-rural lifestyle.

Council Tax Band: E

Sold Prior to Marketing

Rural Location

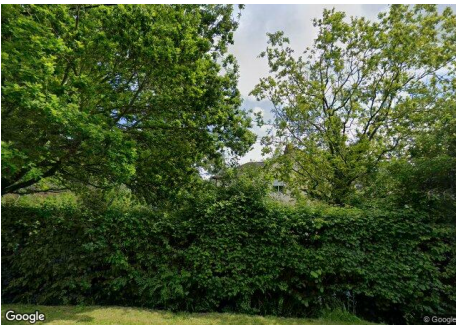
0.23 Acres

Large Driveway

Two Bedrooms

Barn in Garden

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.23 acres		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK268535		

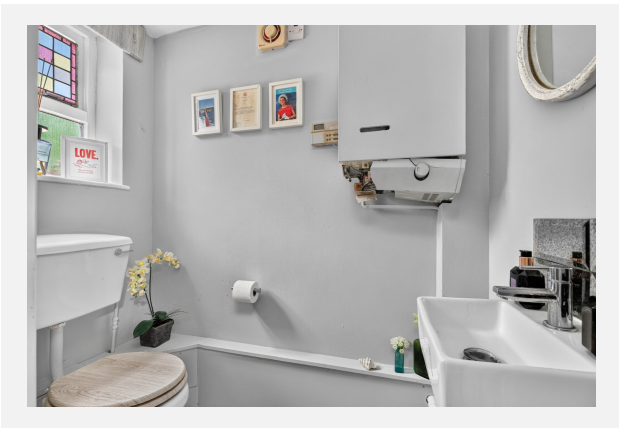
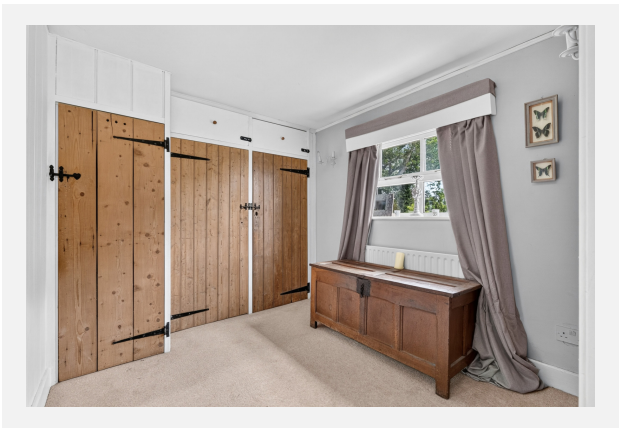
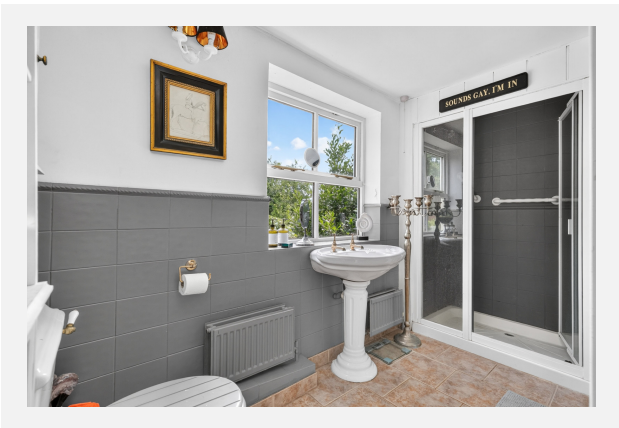
Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	38 mb/s	1000 mb/s
• Surface Water	High			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Gallery
Photos



Gallery
Photos



Gallery
Photos



Gallery Photos



GARSONS LANE, WARFIELD, BRACKNELL, RG42

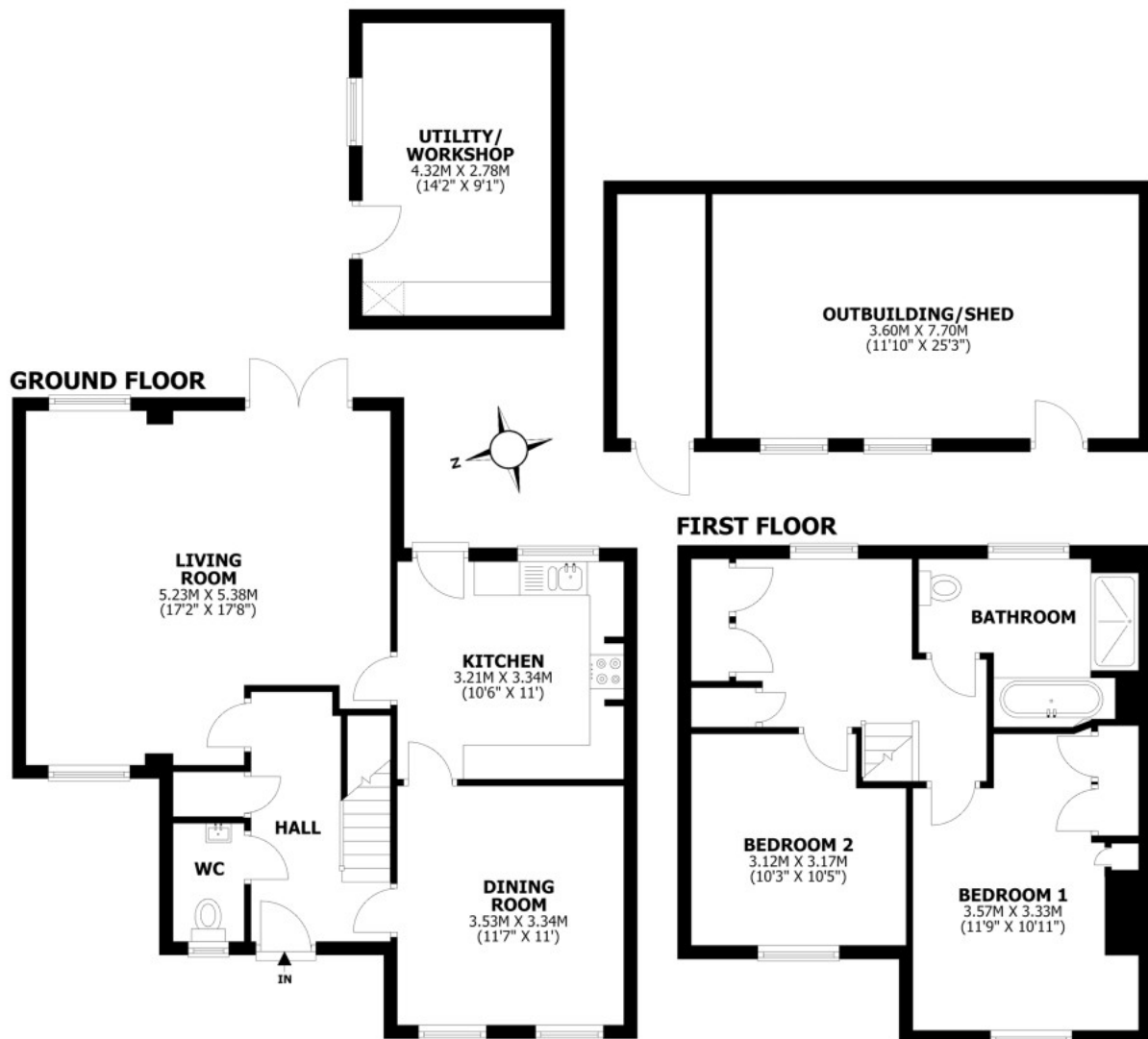
DY.

Strouds Copse, Bracknell, RG42

Total internal area: approx. 141.4 sq. metres (1522.3 sq. feet)

Main area: approx. 101.7 sq. metres (1094.7 sq. feet)

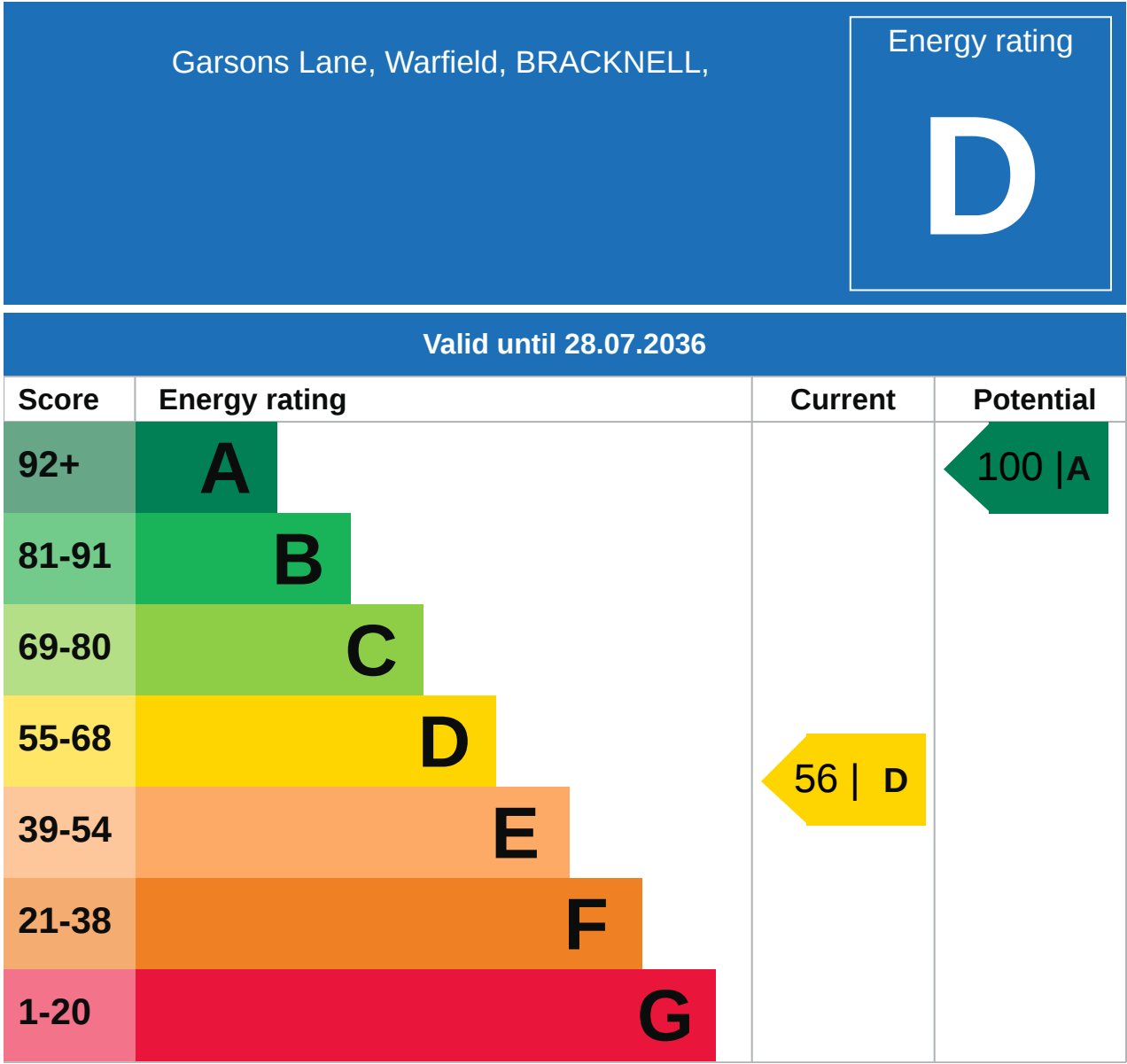
Outbuilding(s): approx. 39.7 sq. metres (427.6 sq. feet)



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. Outbuildings/separated garages etc are not shown in actual location/orientation.

Property

EPC - Certificate



Property

EPC - Additional Data

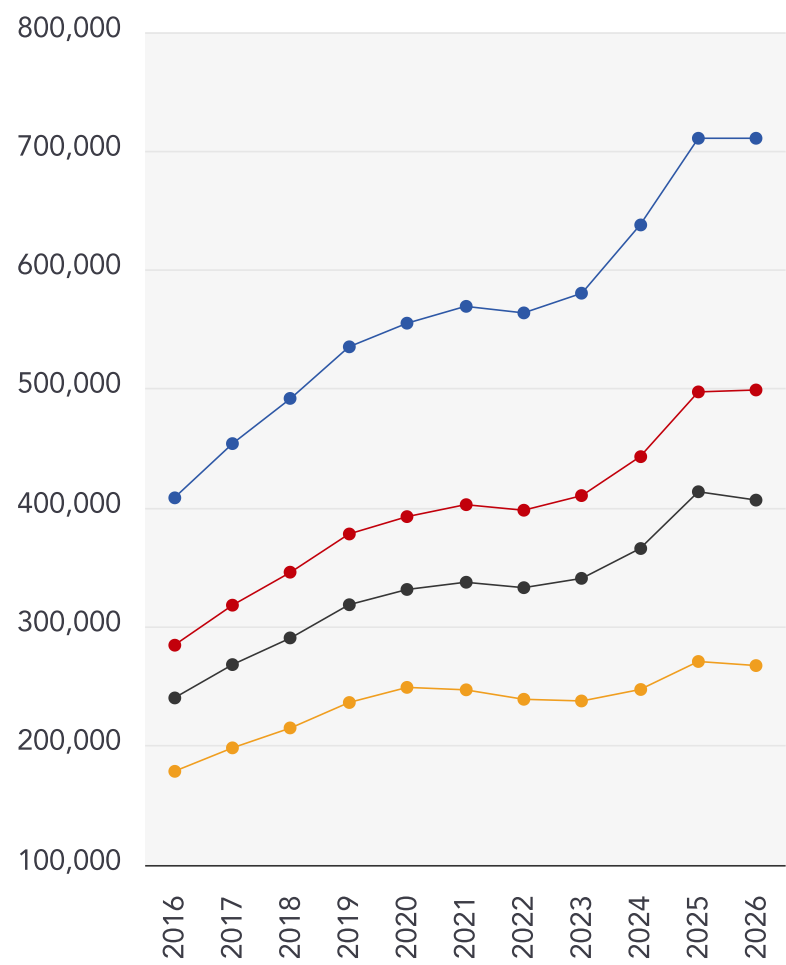
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	102 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

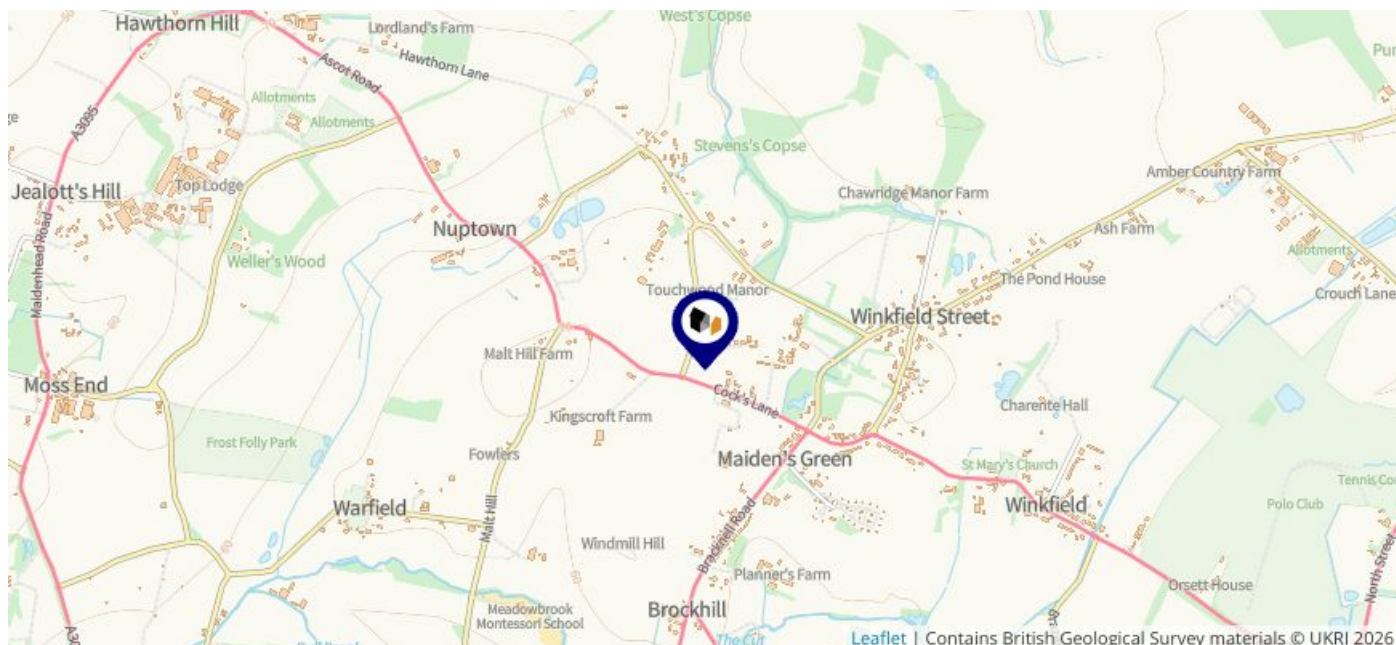
Flat

+49.74%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

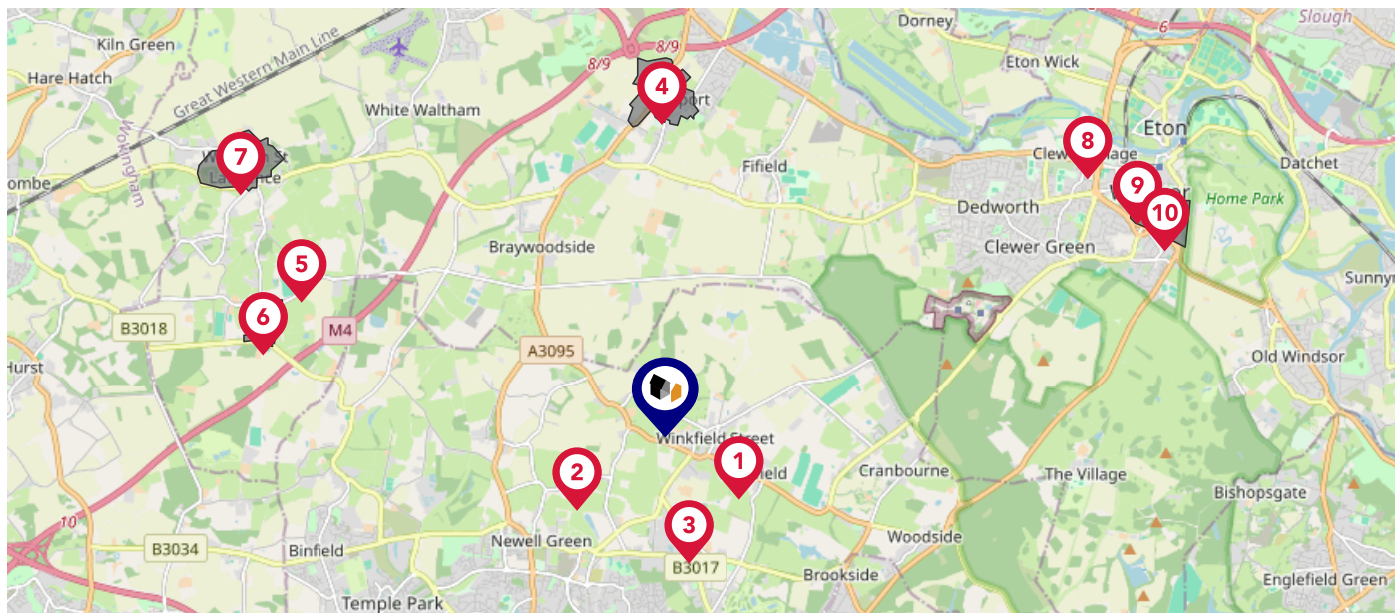
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



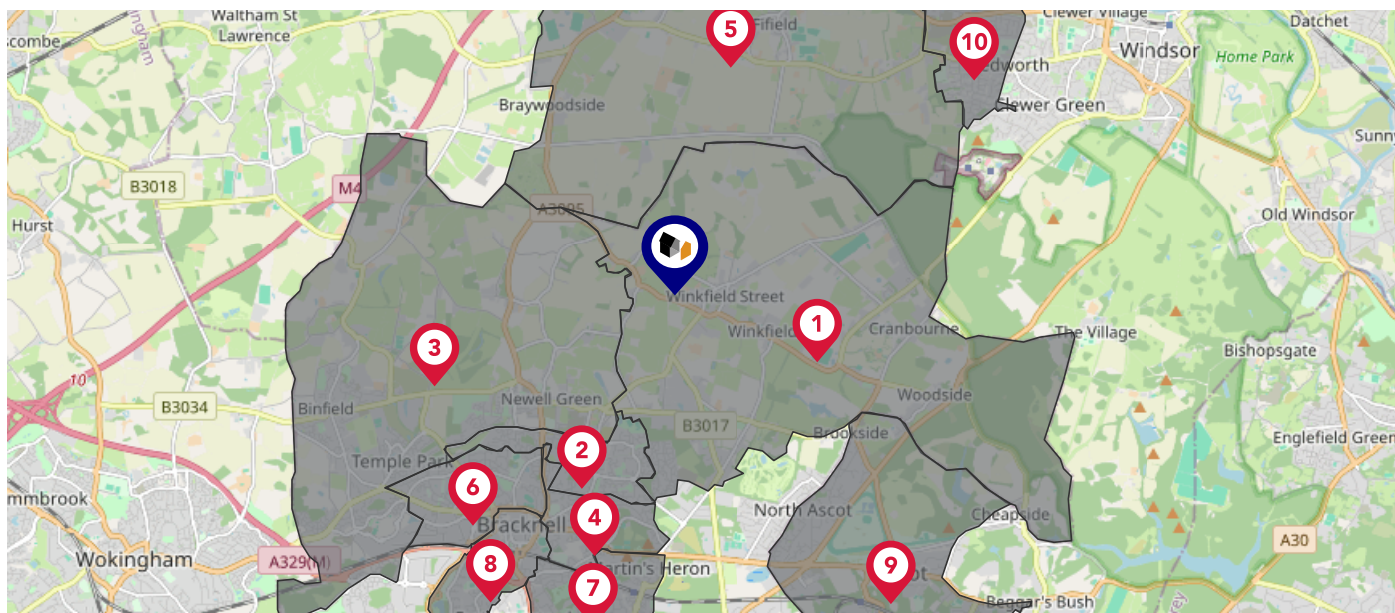
Nearby Conservation Areas

- | | |
|----|--|
| 1 | Winkfield Village |
| 2 | Warfield |
| 3 | Winkfield Row |
| 4 | Holyport |
| 5 | Beenham's Heath |
| 6 | Shurlock Row |
| 7 | Waltham St. Lawrence |
| 8 | Mill Lane, Clewer Village |
| 9 | Trinity Place Clarence Crescent, Windsor |
| 10 | Inner Windsor |

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



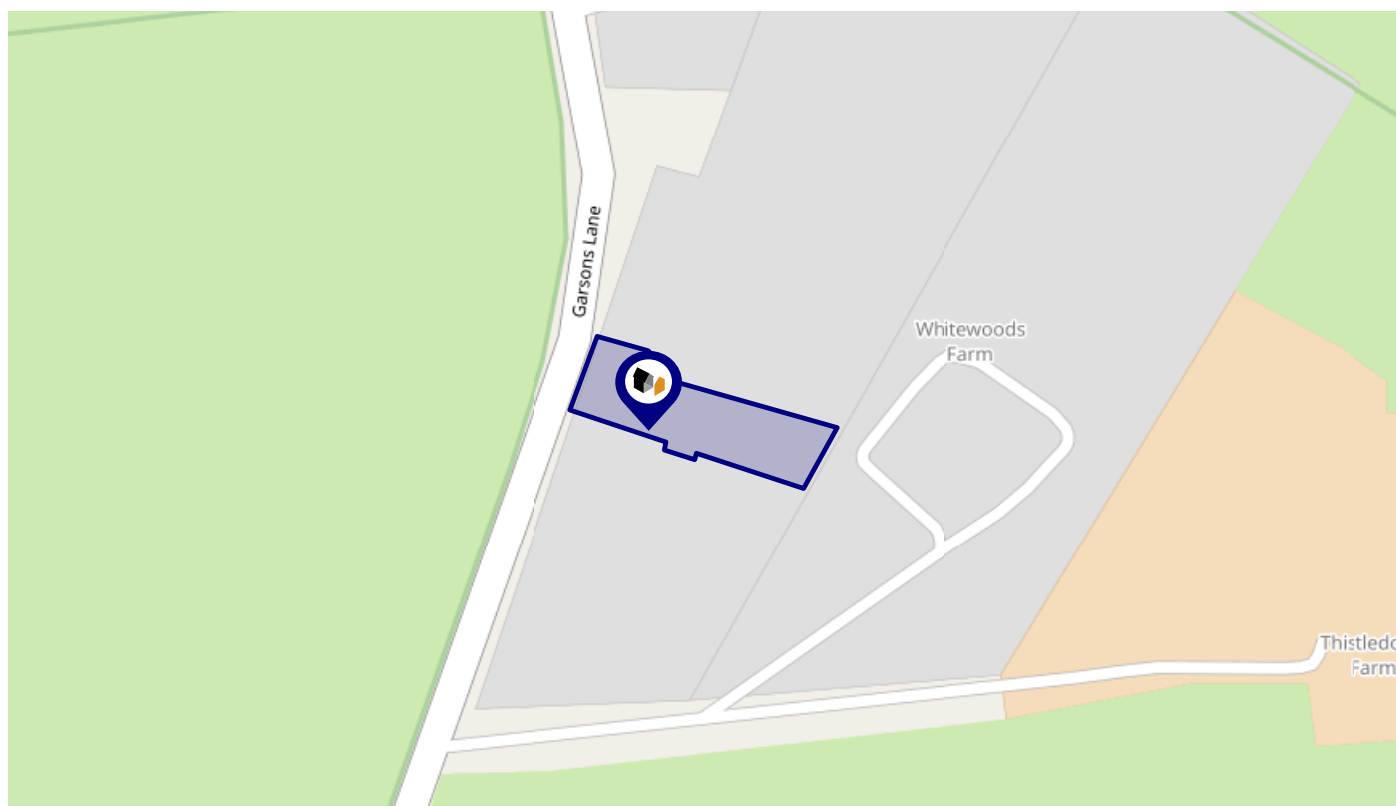
Nearby Council Wards

-  Winkfield and Cranbourne Ward
-  Warfield Harvest Ride Ward
-  Binfield with Warfield Ward
-  Bullbrook Ward
-  Bray Ward
-  Priestwood and Garth Ward
-  Harmans Water Ward
-  Wildridings and Central Ward
-  Ascot & Sunninghill Ward
-  Clewer & Dedworth West 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.

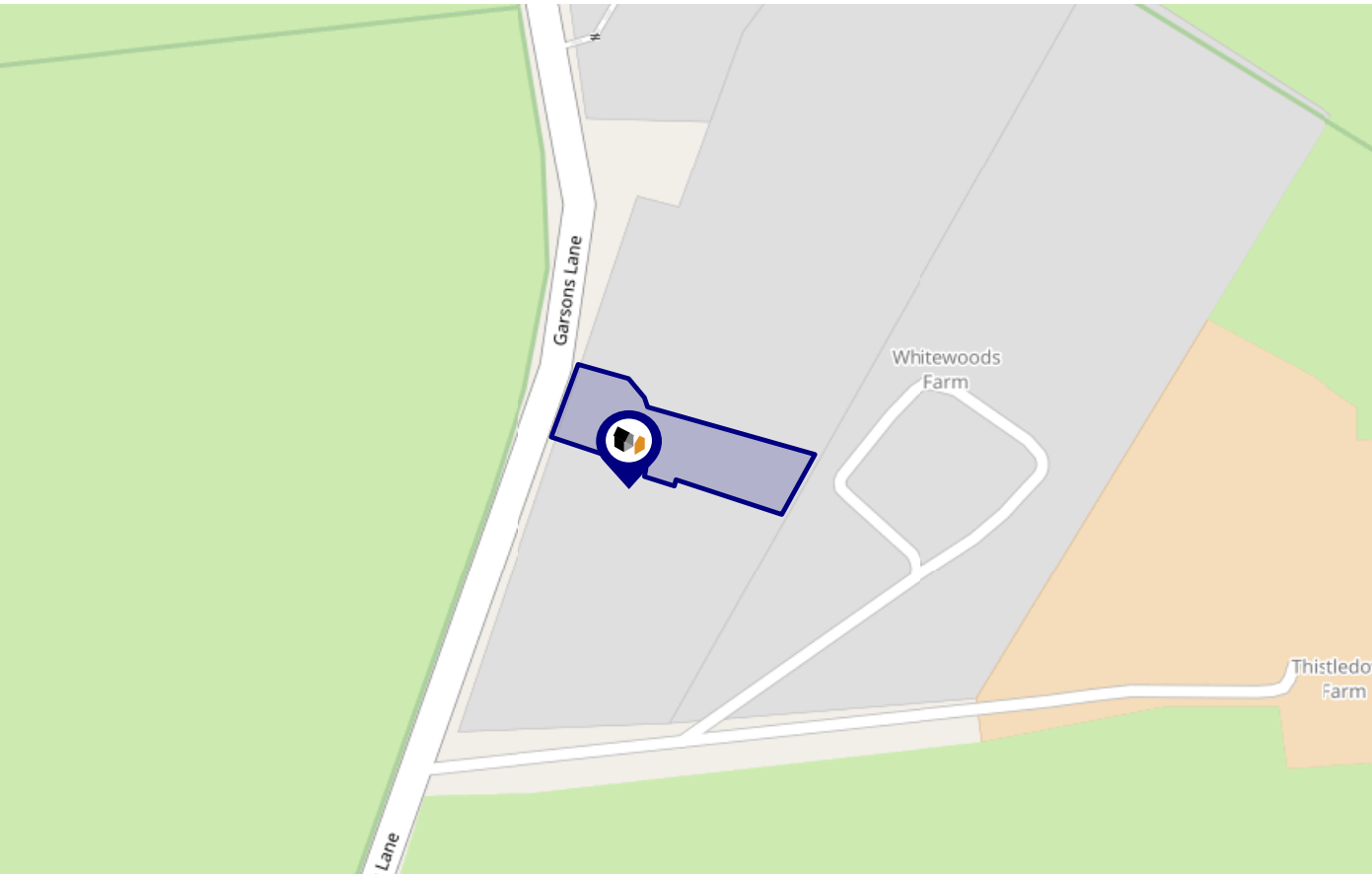
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

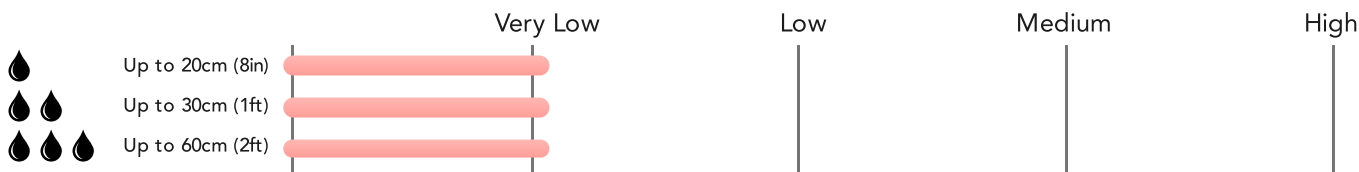


Risk Rating: Very low

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.

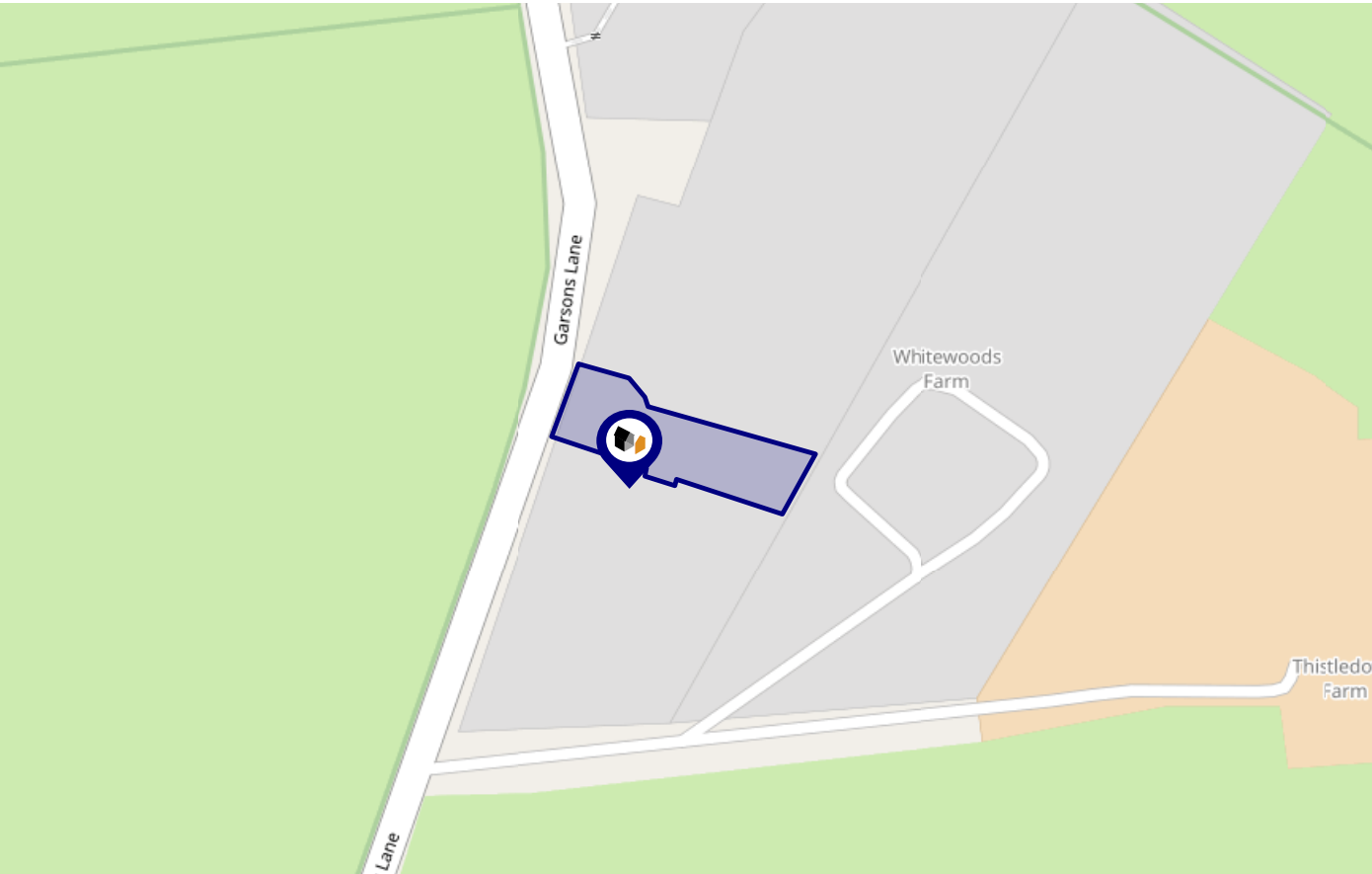
Chance of flooding to the following depths at this property:



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.

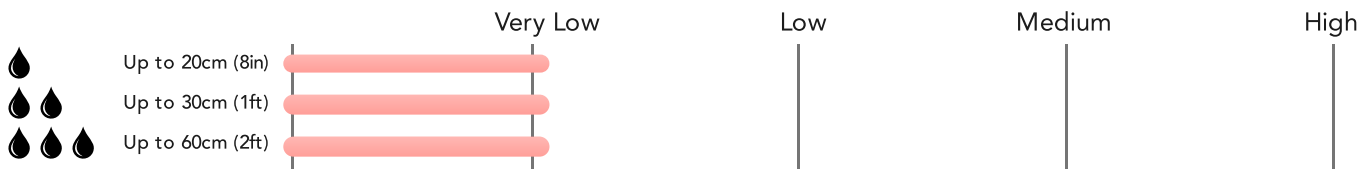


Risk Rating: Very low

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.

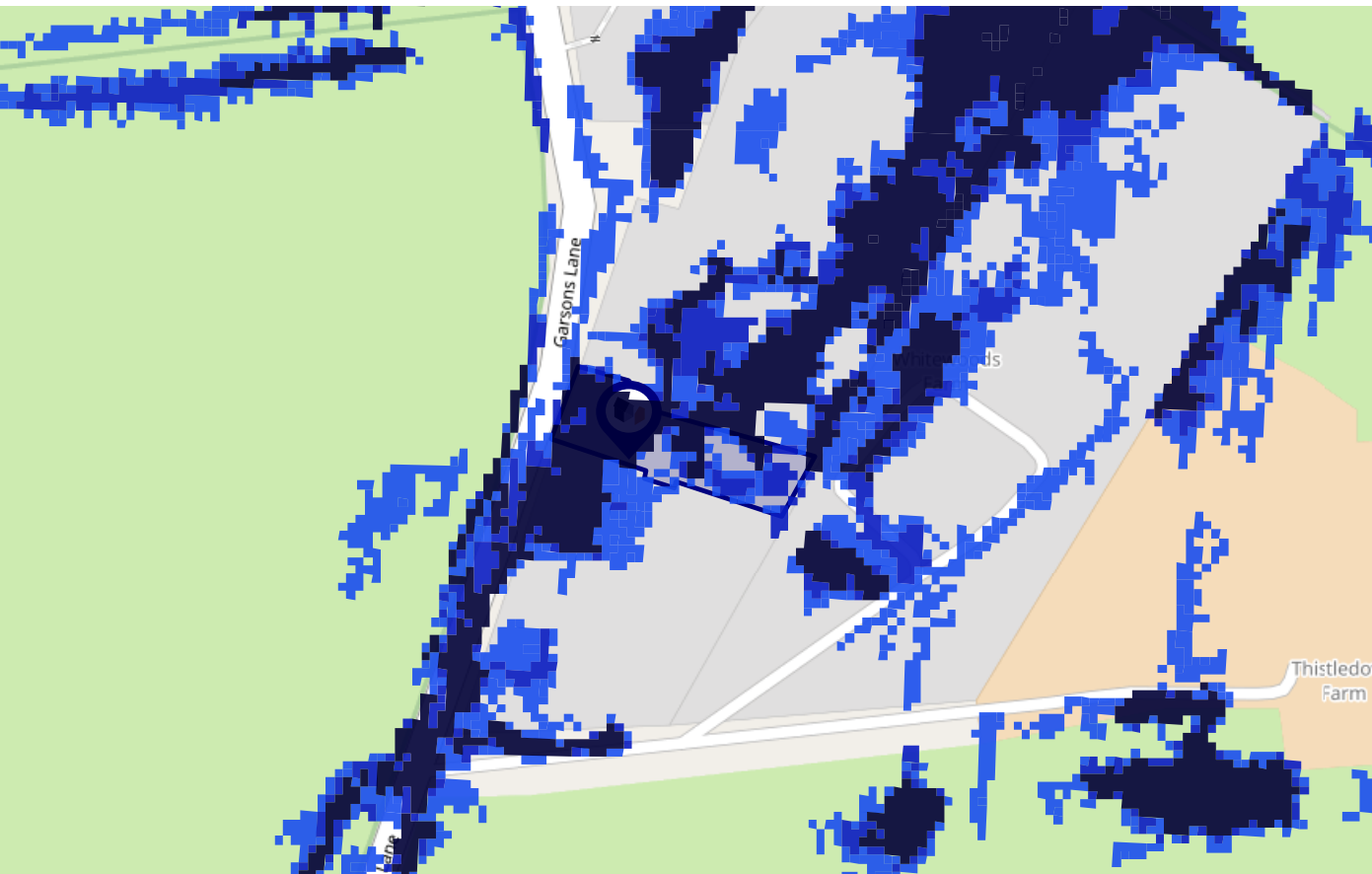
Chance of flooding to the following depths at this property:



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: High

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.

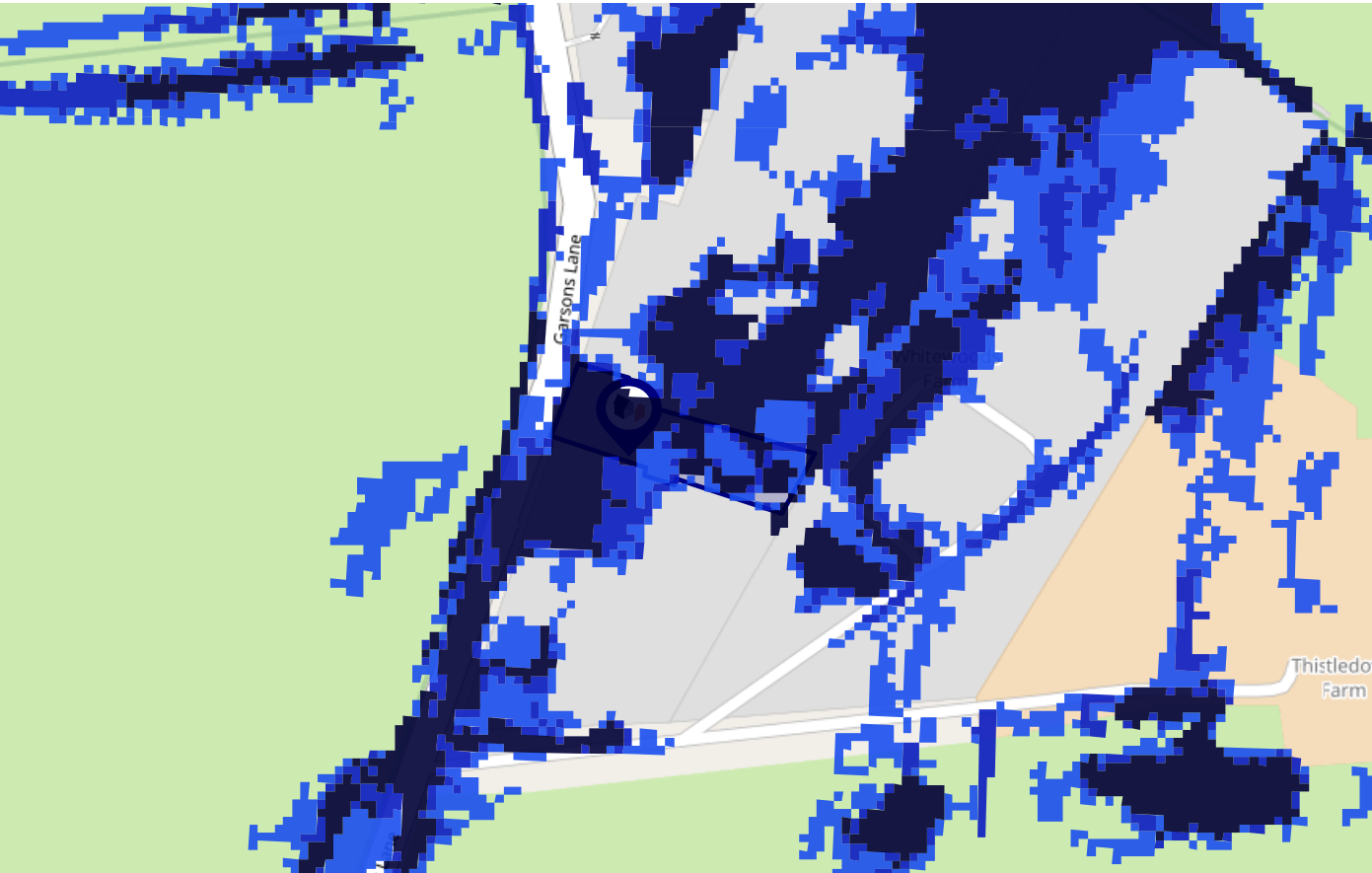
Chance of flooding to the following depths at this property:



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.

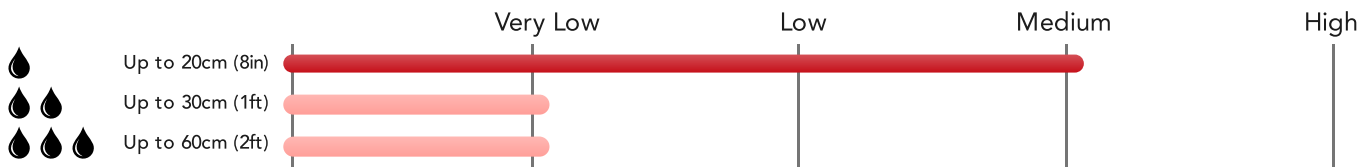


Risk Rating: High

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.

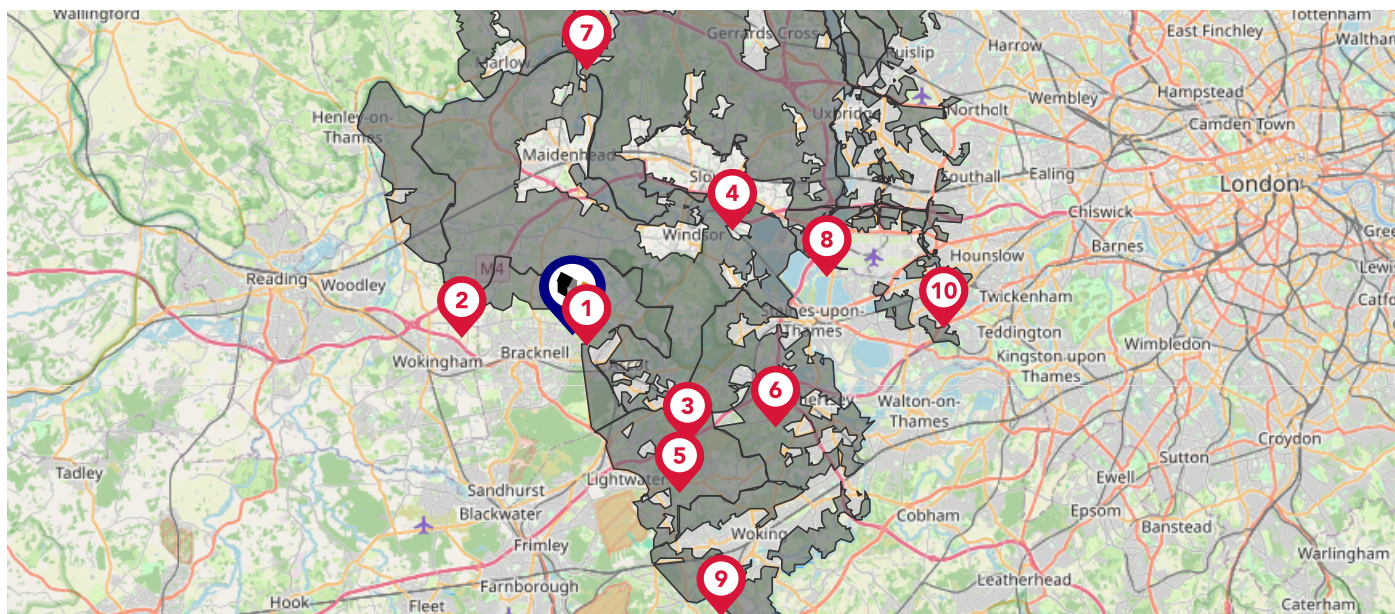
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



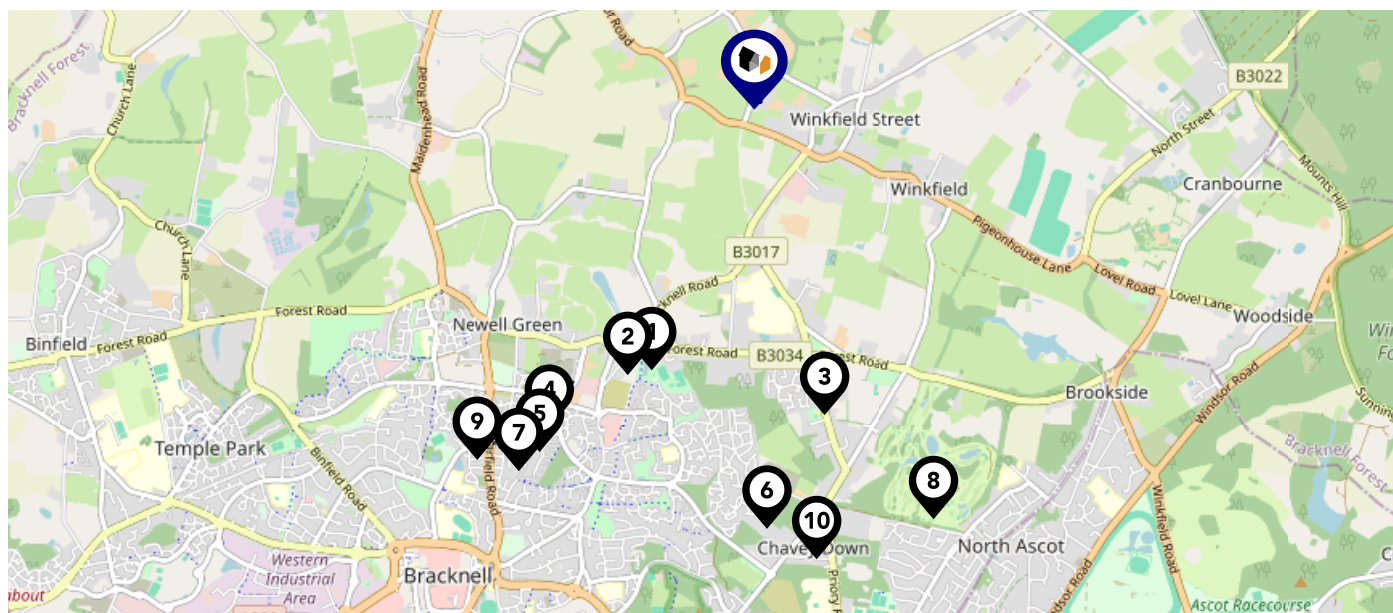
Nearby Green Belt Land

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

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.



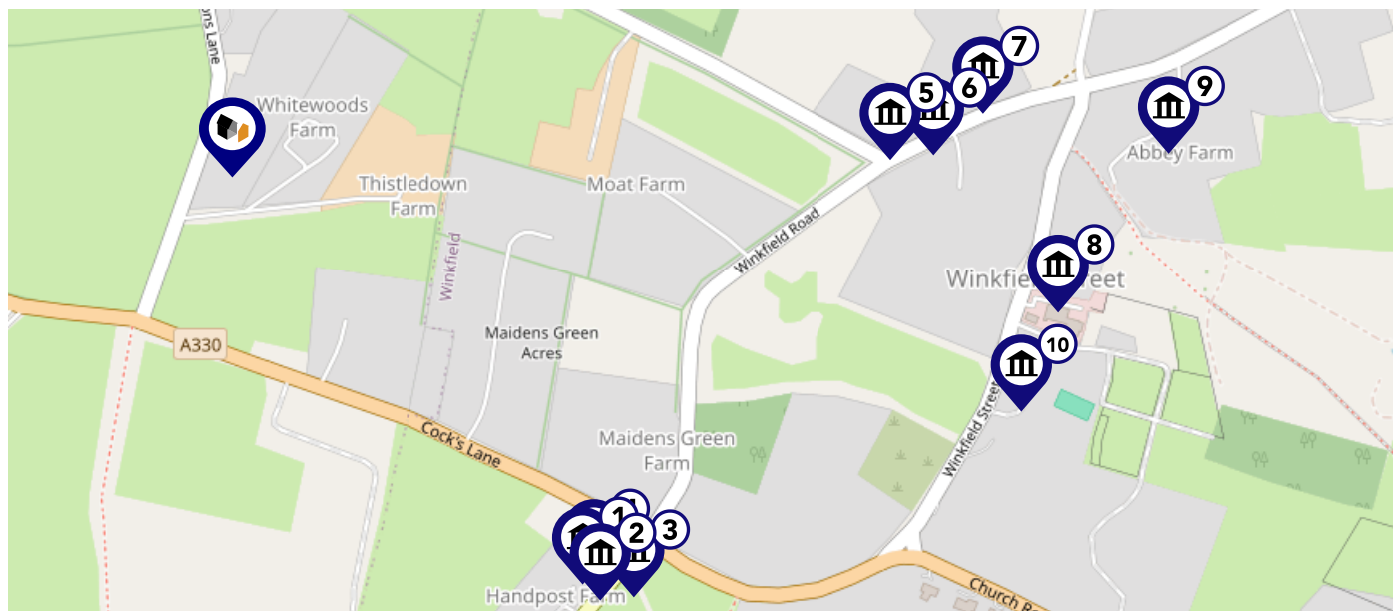
Nearby Landfill Sites

1	Forest Road-Warfield	Historic Landfill	
2	Priors Pit-Newell Green	Historic Landfill	
3	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill	
4	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
5	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
6	Caravan Park-Warfield	Historic Landfill	
7	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
8	Mill Ride Estate-North Ascot	Historic Landfill	
9	Sherring Close-Bracknell, Berkshire	Historic Landfill	
10	Priors Pit-Chavey Down	Historic Landfill	

Maps

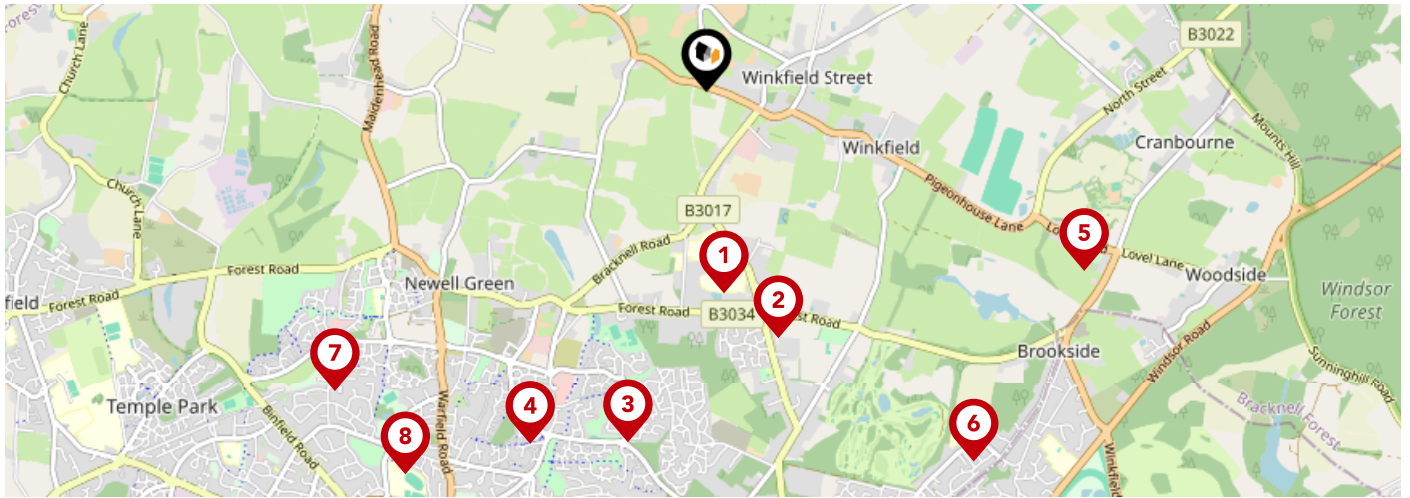
Listed Buildings

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



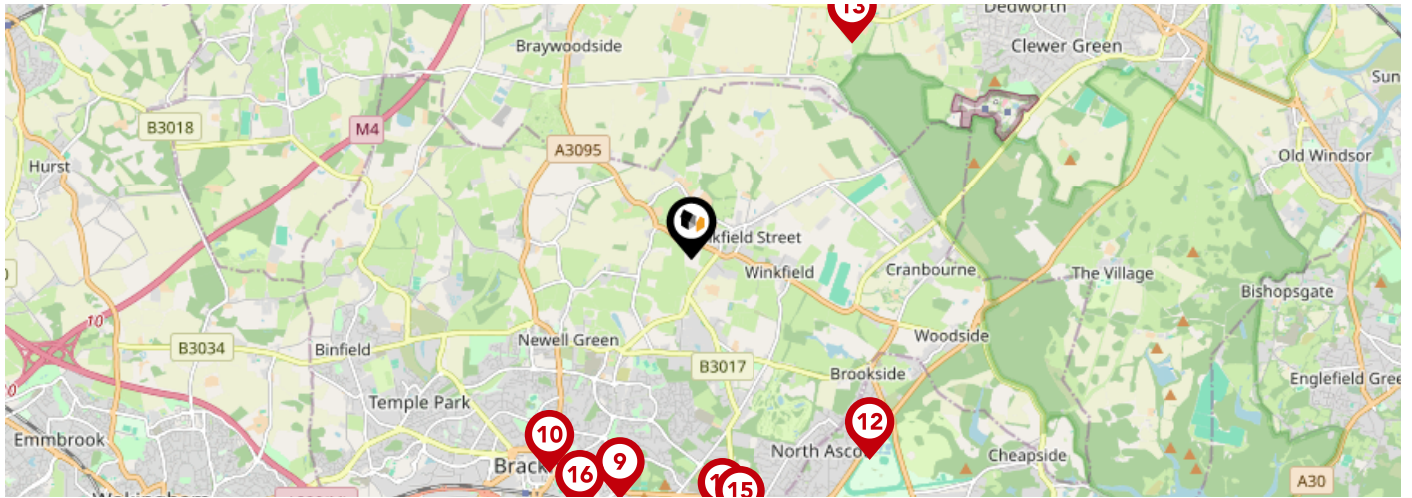
Listed Buildings in the local district		Grade	Distance
	1390425 - Granary, Approx 25 Metres South-west Of Handpost Farmhouse	Grade II	0.3 miles
	1390424 - Barn, Approx 28 Metres South East Of Handpost Farmhouse	Grade II	0.3 miles
	1390426 - Milestone At South-east Corner Of Junction Of Bracknell Road And Church Lane	Grade II	0.3 miles
	1390423 - Handpost Farmhouse	Grade II	0.3 miles
	1061313 - The Old Forge Cottage	Grade II	0.4 miles
	1061314 - Ye Old Forge	Grade II	0.4 miles
	1061310 - Oxford Cottage Farmhouse	Grade II	0.4 miles
	1061319 - Wall House	Grade II	0.5 miles
	1061312 - Barn At Abbey Farm, To North Of The Abbey Farmhouse	Grade II	0.5 miles
	1061318 - Merrydown	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:0.94	☐	☐	☒	☐	☐
2	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.19	☐	☒	☐	☐	☐
3	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.67	☐	☒	☐	☐	☐
4	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.82	☐	☒	☐	☐	☐
5	Cranbourne Primary School Ofsted Rating: Outstanding Pupils: 186 Distance:1.93	☐	☒	☐	☐	☐
6	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:2.11	☐	☒	☐	☐	☐
7	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:2.21	☐	☐	☒	☐	☐
8	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:2.25	☐	☒	☐	☐	☐

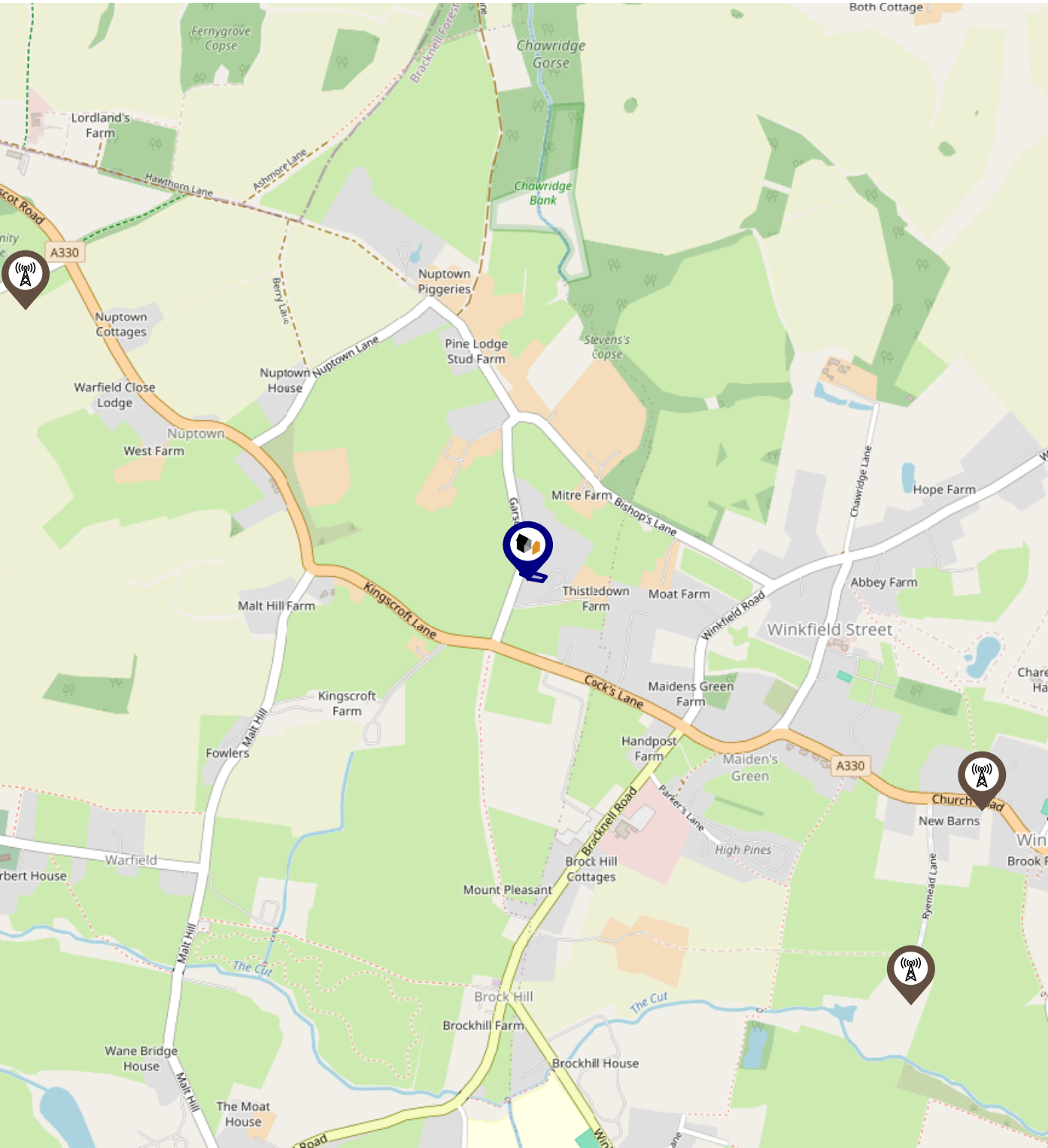
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:2.33	☐	☒	☐	☐	☐
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:2.38	☐	☐	☒	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:2.44	☐	☐	☒	☐	☐
	Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:2.47	☐	☐	☒	☐	☐
	Braywood CofE First School Ofsted Rating: Good Pupils: 120 Distance:2.49	☐	☒	☐	☐	☐
	Holyport College Ofsted Rating: Good Pupils: 613 Distance:2.52	☐	☐	☒	☐	☐
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:2.53	☐	☐	☒	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:2.57	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



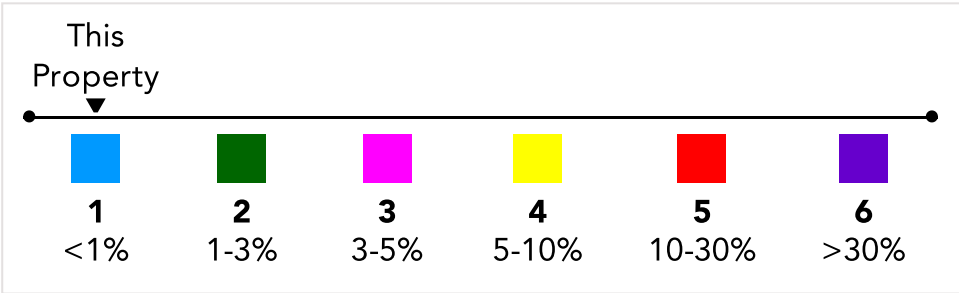
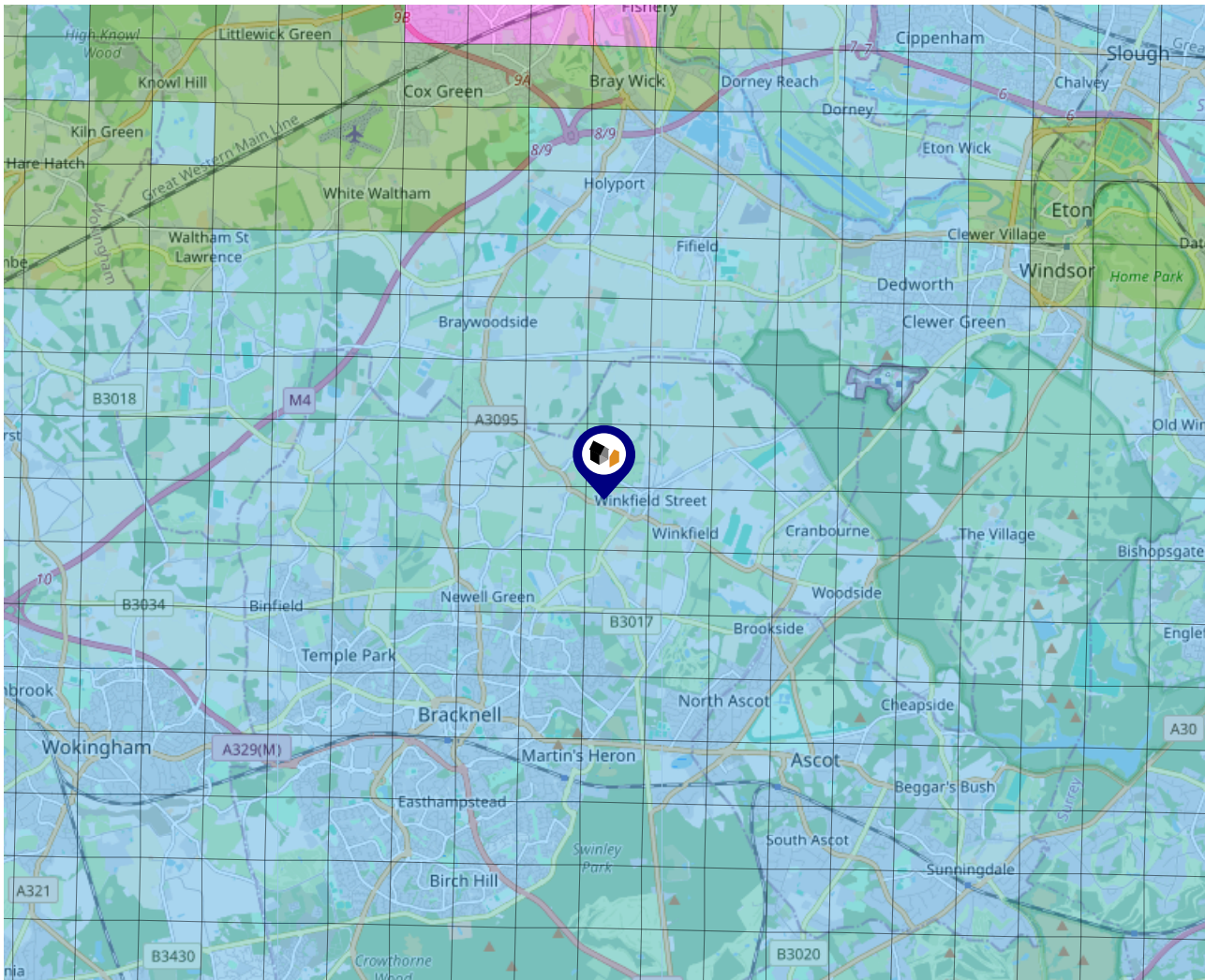
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

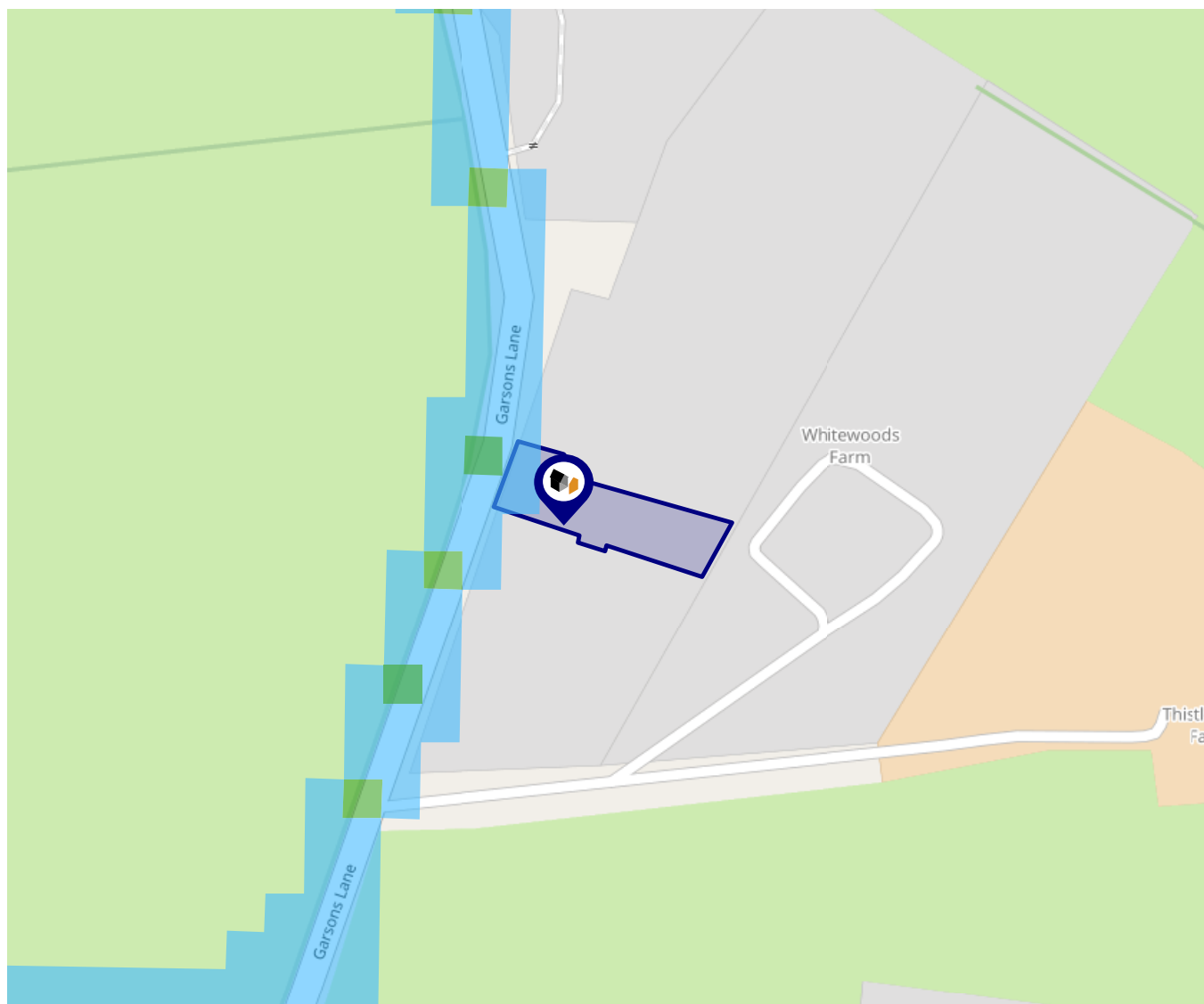
Radon Gas

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.

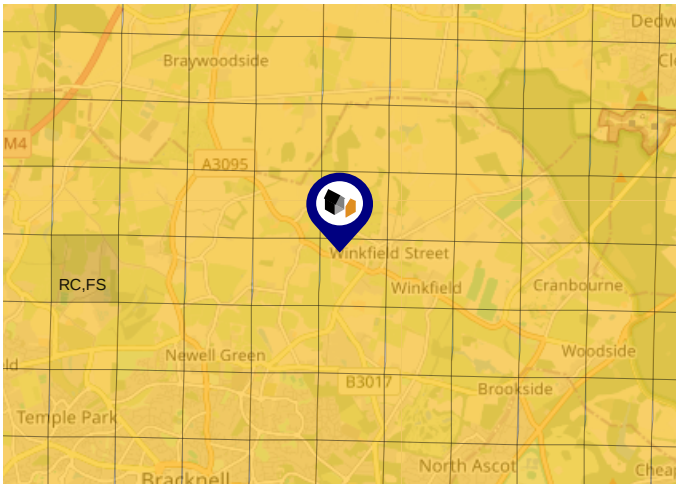
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

