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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th August 2026



GOUGHS LANE, BRACKNELL, RG12

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Introduction

Our Comments

Detached Family Home in a Convenient Cul-de-Sac Location

Positioned within a quiet cul-de-sac, this attractive detached family home is ideally placed for easy access to The Lexicon shopping centre and the mainline railway station. The current owners have undertaken a considerable programme of improvements, creating a comfortable, stylish and well maintained home that is ready to enjoy.

On entering, you are greeted by a particularly spacious hallway, providing access to the principal ground floor rooms and a useful downstairs cloakroom. The bright and welcoming sitting room features a wood-burning stove and double doors opening through to the dining room, making this an excellent space for both relaxed family life and entertaining.

The kitchen is well equipped with a dual oven, electric hob and recessed downlighting, with plenty of workspace and storage. From here, there is access to a separate utility room, while a lean-to conservatory provides an additional versatile area with views and access towards the garden. Updated flooring has been fitted throughout much of the ground floor.

Upstairs, there are four generously sized double bedrooms. The principal bedroom benefits from its own en suite shower room, while two of the remaining bedrooms have useful built-in storage. A well presented family bathroom serves the other bedrooms. The first floor has also been enhanced with updated carpeting. There is further scope to increase the accommodation, with the potential to extend above the garage, subject to obtaining the necessary planning permissions. This could provide an additional bedroom with en suite facilities.

Additional features include gas central heating operated via Hive smart controls, an updated hot water cylinder situated in the loft, full double glazing, together with a water softener and filtration system.

Council Tax Band: G

Five Bedrooms

Quiet Cul-De-Sac

Detached

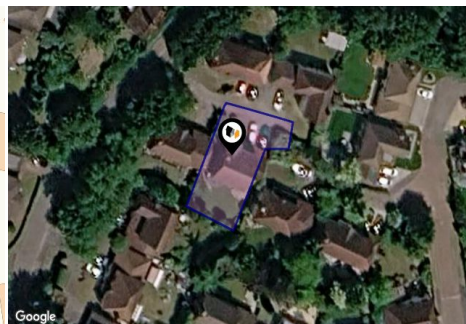
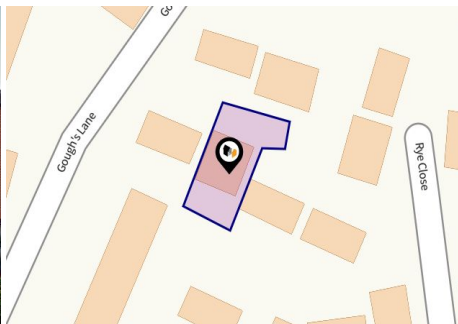
Refitted Kitchen

Double Garage

Driveway

Two Bathrooms

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,539 ft ² / 143 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£3,775		
Title Number:	BK301402		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery
Photos



Gallery Photos



Gallery Photos

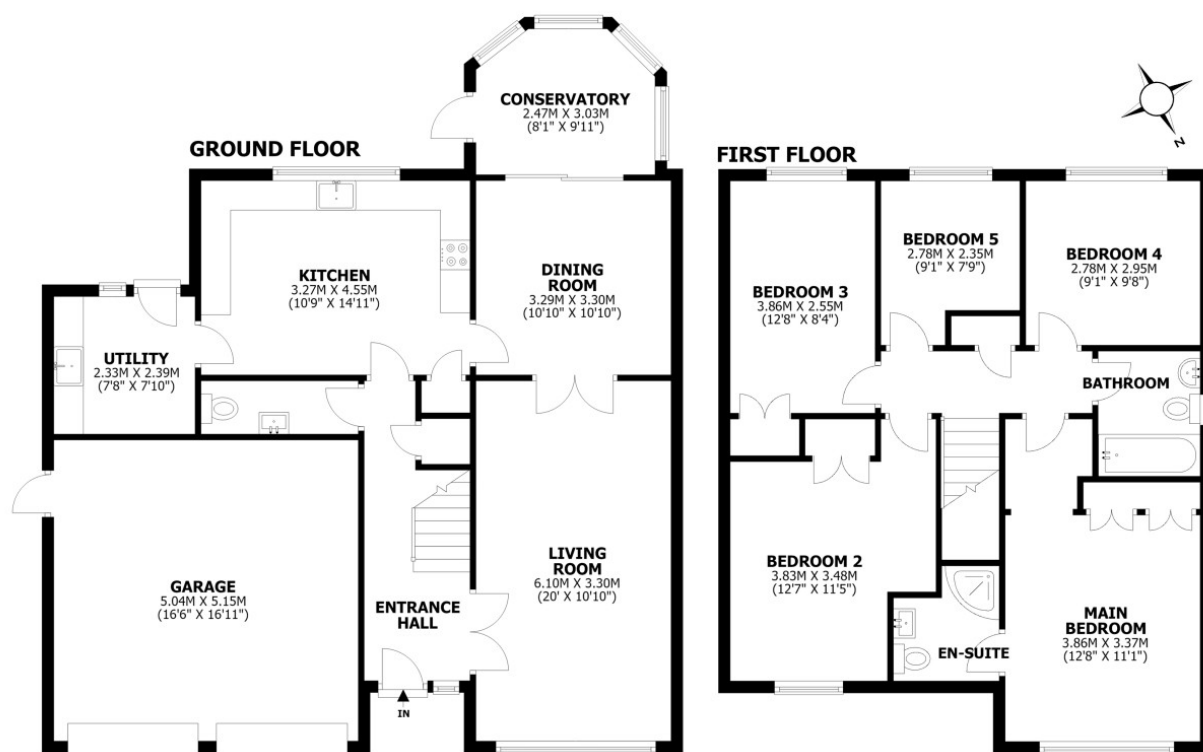


GOUGHS LANE, BRACKNELL, RG12



Goughs Lane, Bracknell, RG12

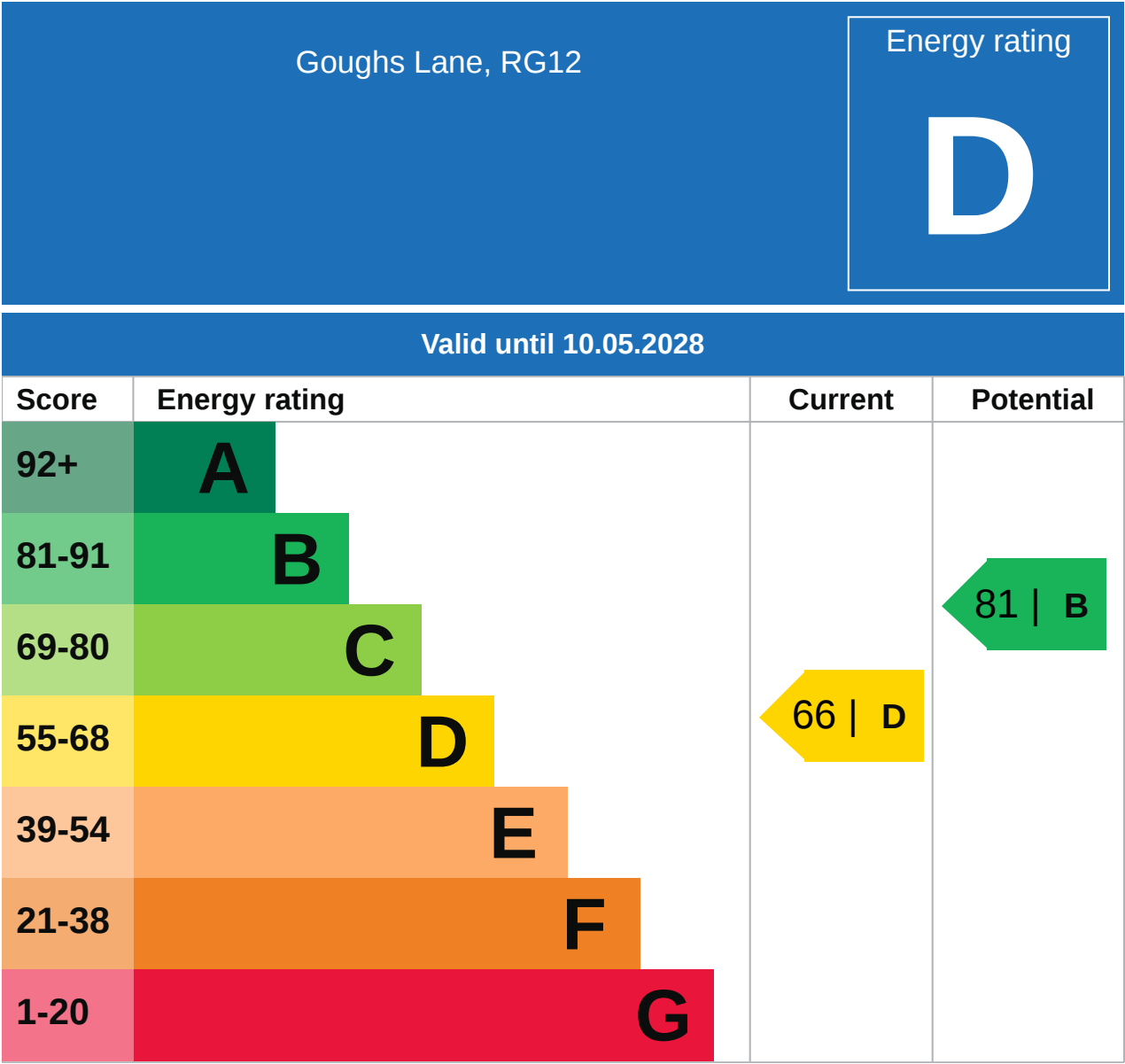
Total area: approx. 169 sq. metres (1820 sq. feet)
Main area: approx. 144.7 sq. metres (1558 sq. feet)
Garage: approx. 24.3 sq. metres (262 sq. feet)



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

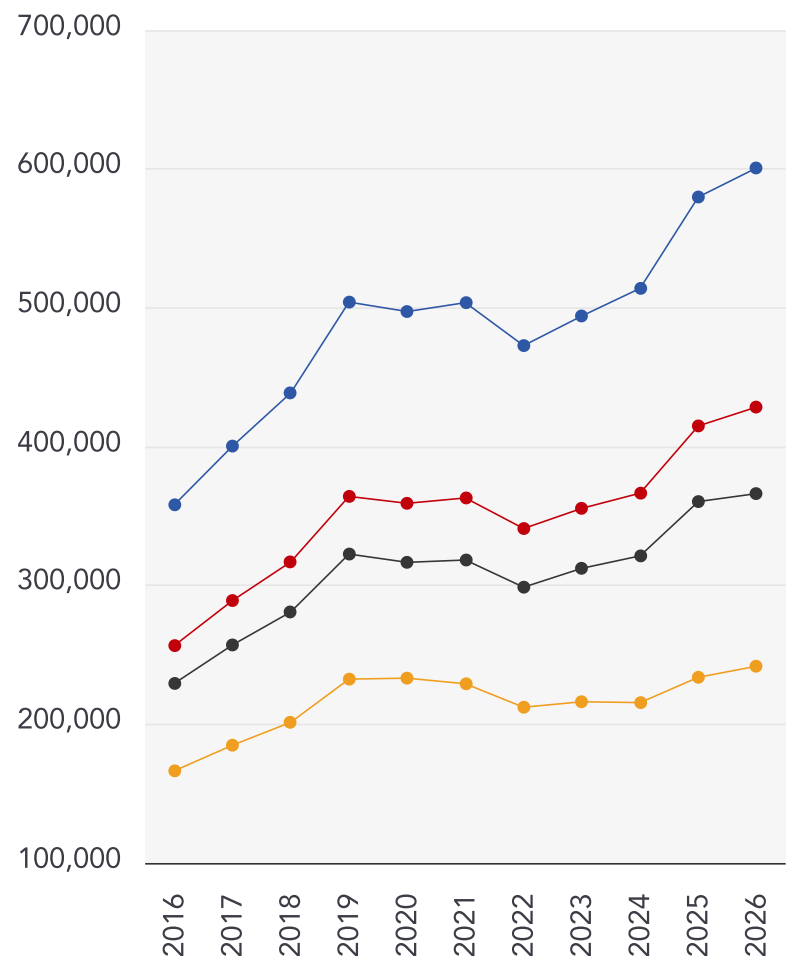
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	143 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%

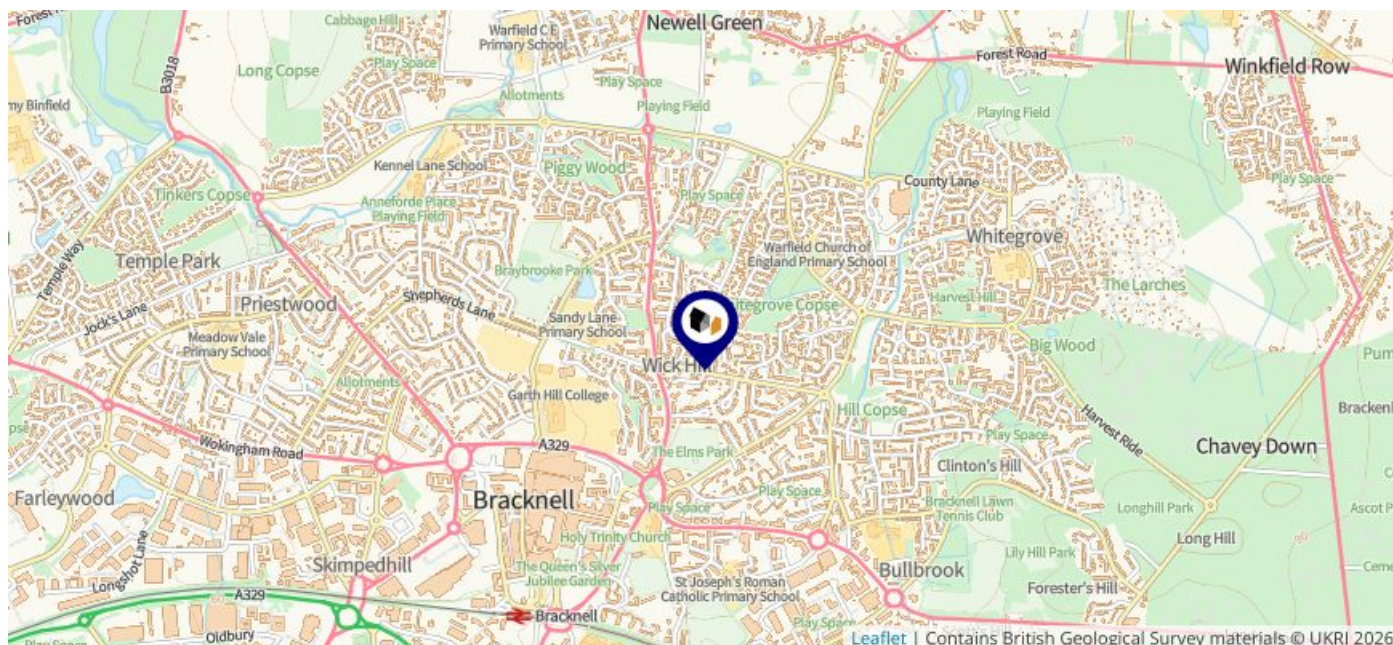
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

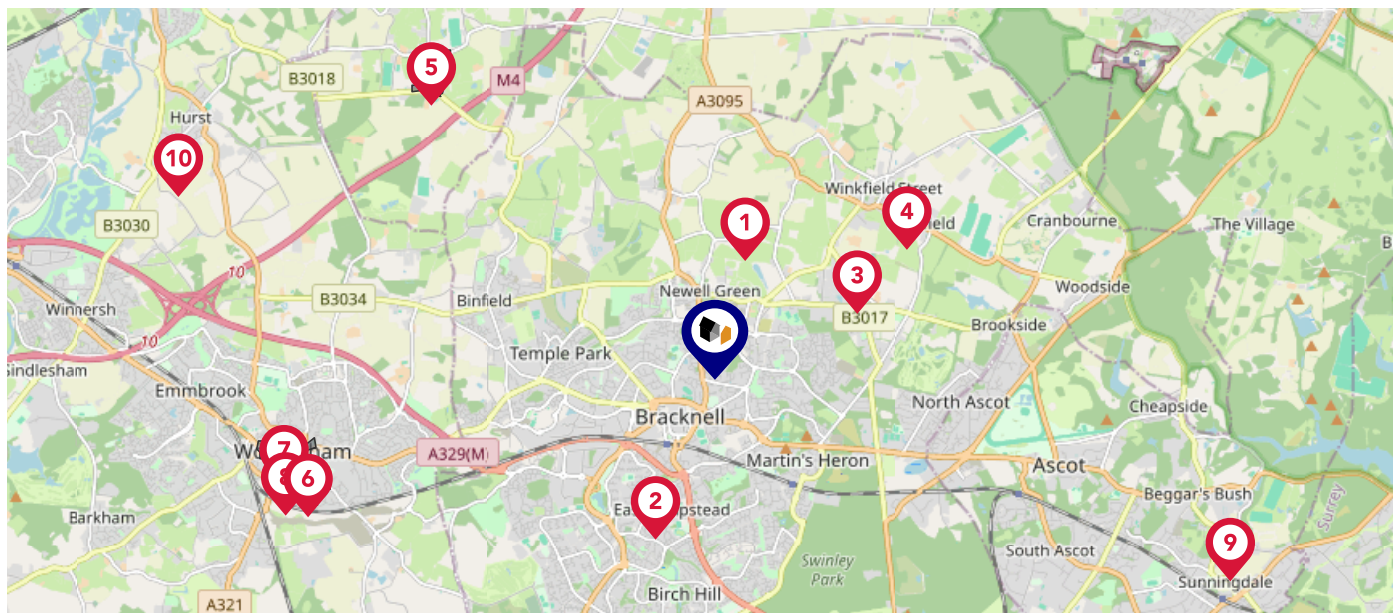
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Warfield



Easthampstead



Winkfield Row



Winkfield Village



Shurlock Row



Murdoch Road



Wokingham Town Centre



Langborough Road



Sunningdale

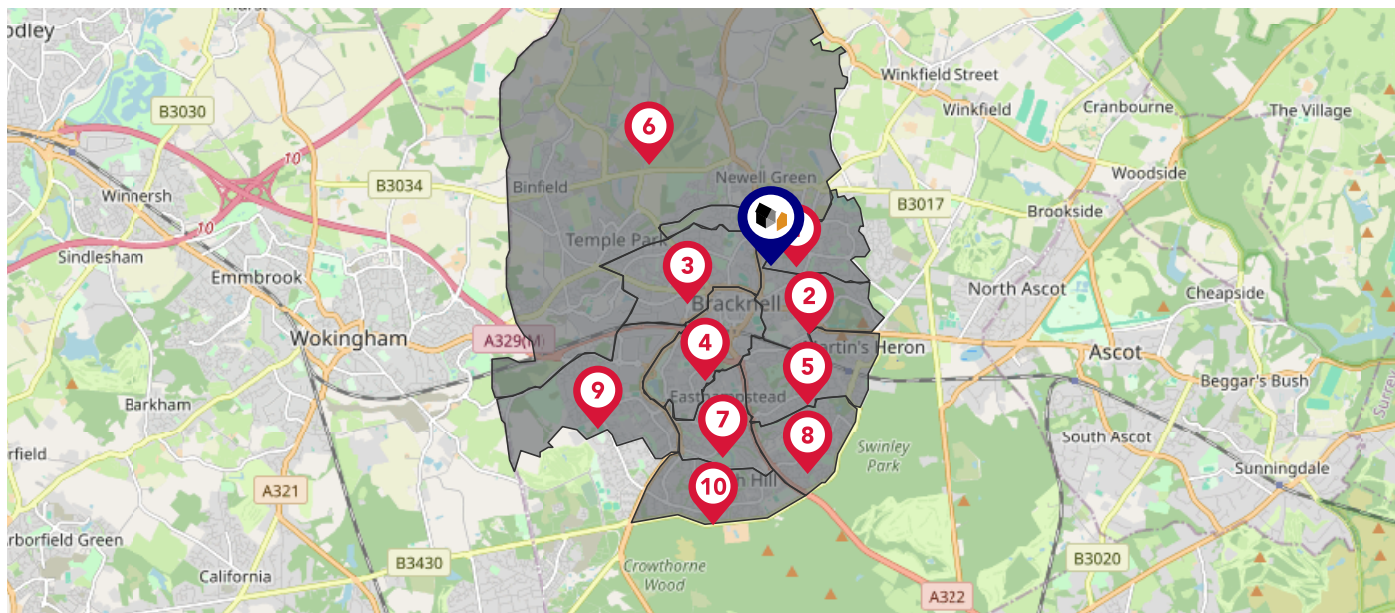


Hurst

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

Warfield Harvest Ride Ward

2

Bullbrook Ward

3

Priestwood and Garth Ward

4

Wildridings and Central Ward

5

Harmans Water Ward

6

Binfield with Warfield Ward

7

Old Bracknell Ward

8

Crown Wood Ward

9

Great Hollands North Ward

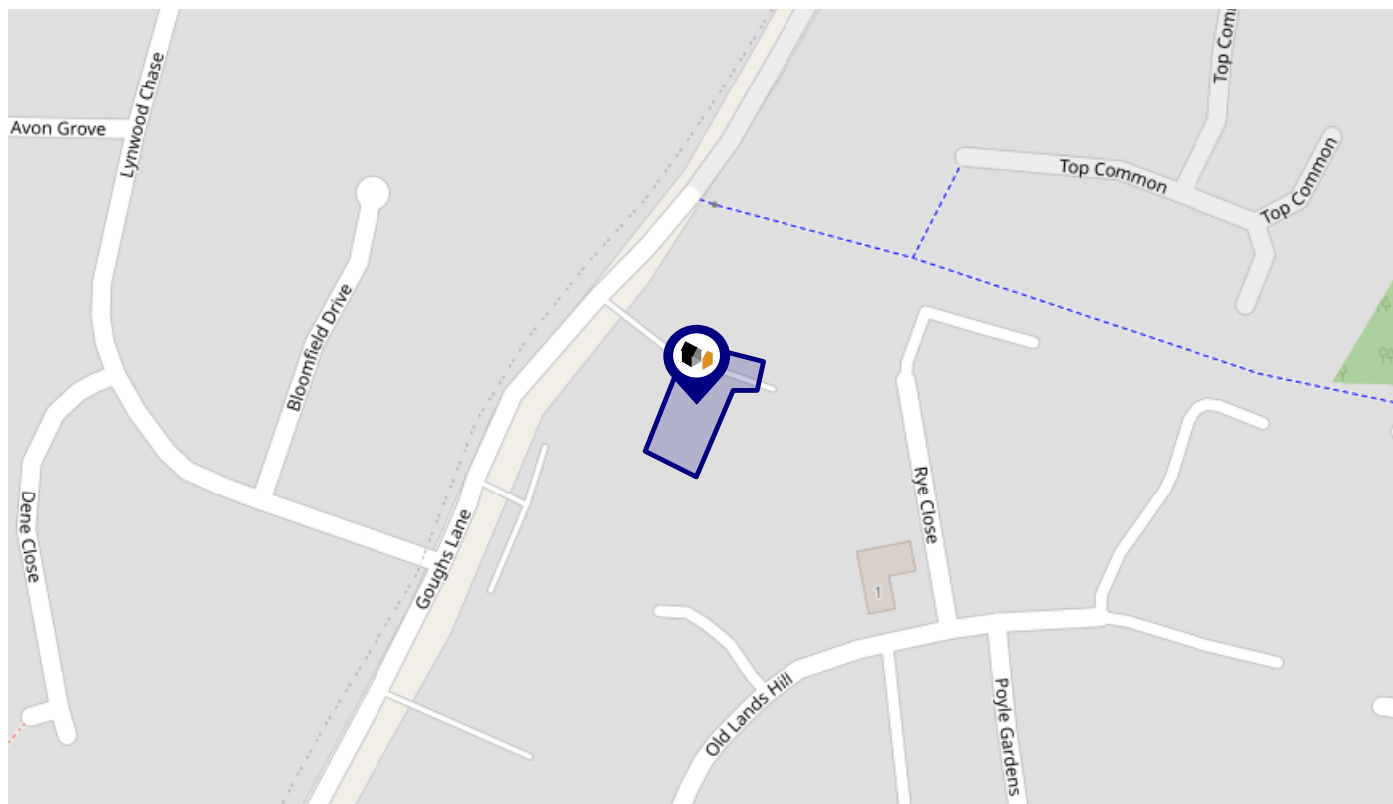
10

Hanworth Ward

Maps

Rail Noise

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



Rail Noise Data

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

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

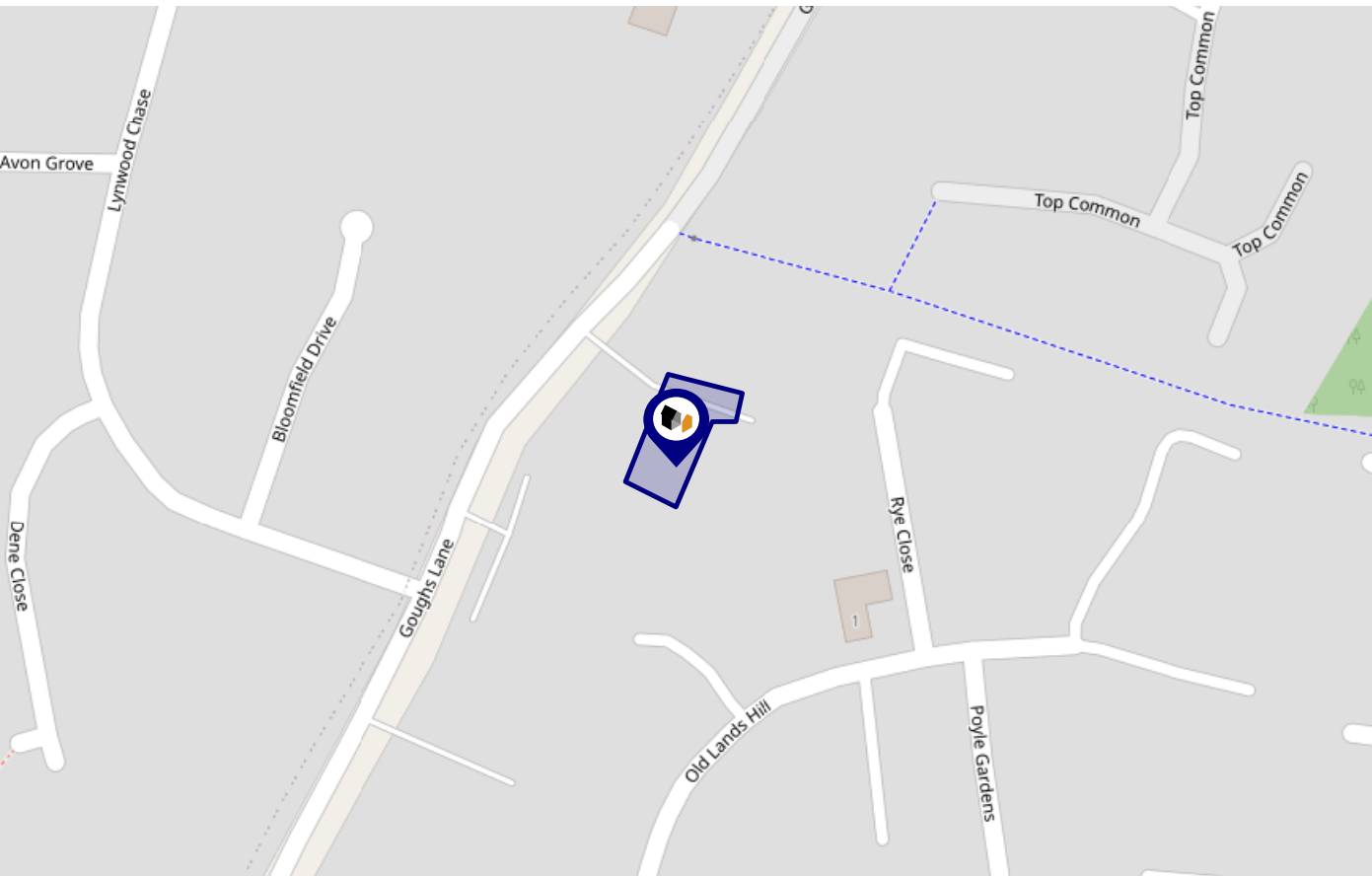
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

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

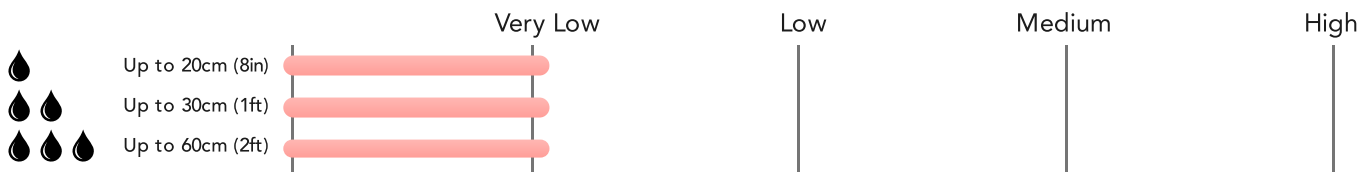


Risk Rating: Very low

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

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

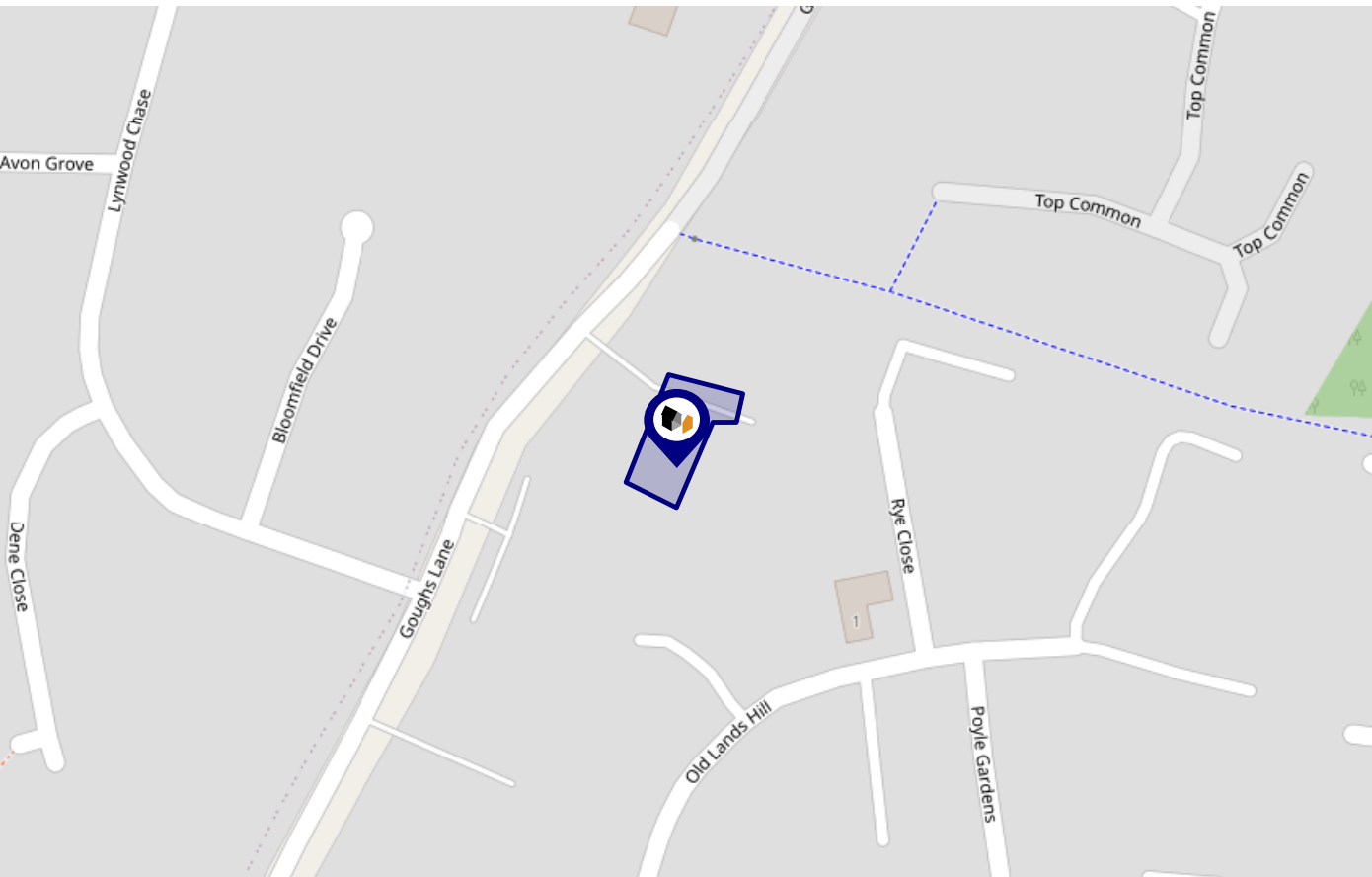
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

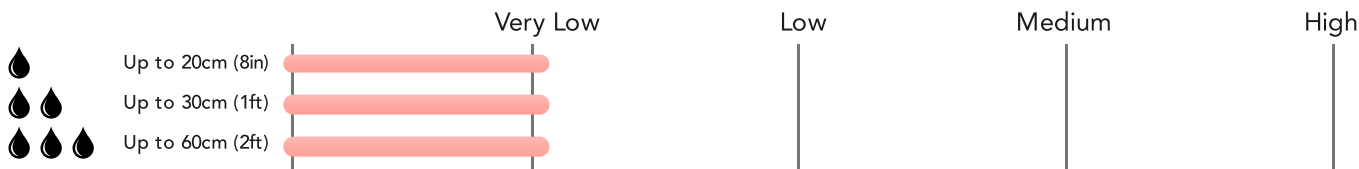


Risk Rating: Very low

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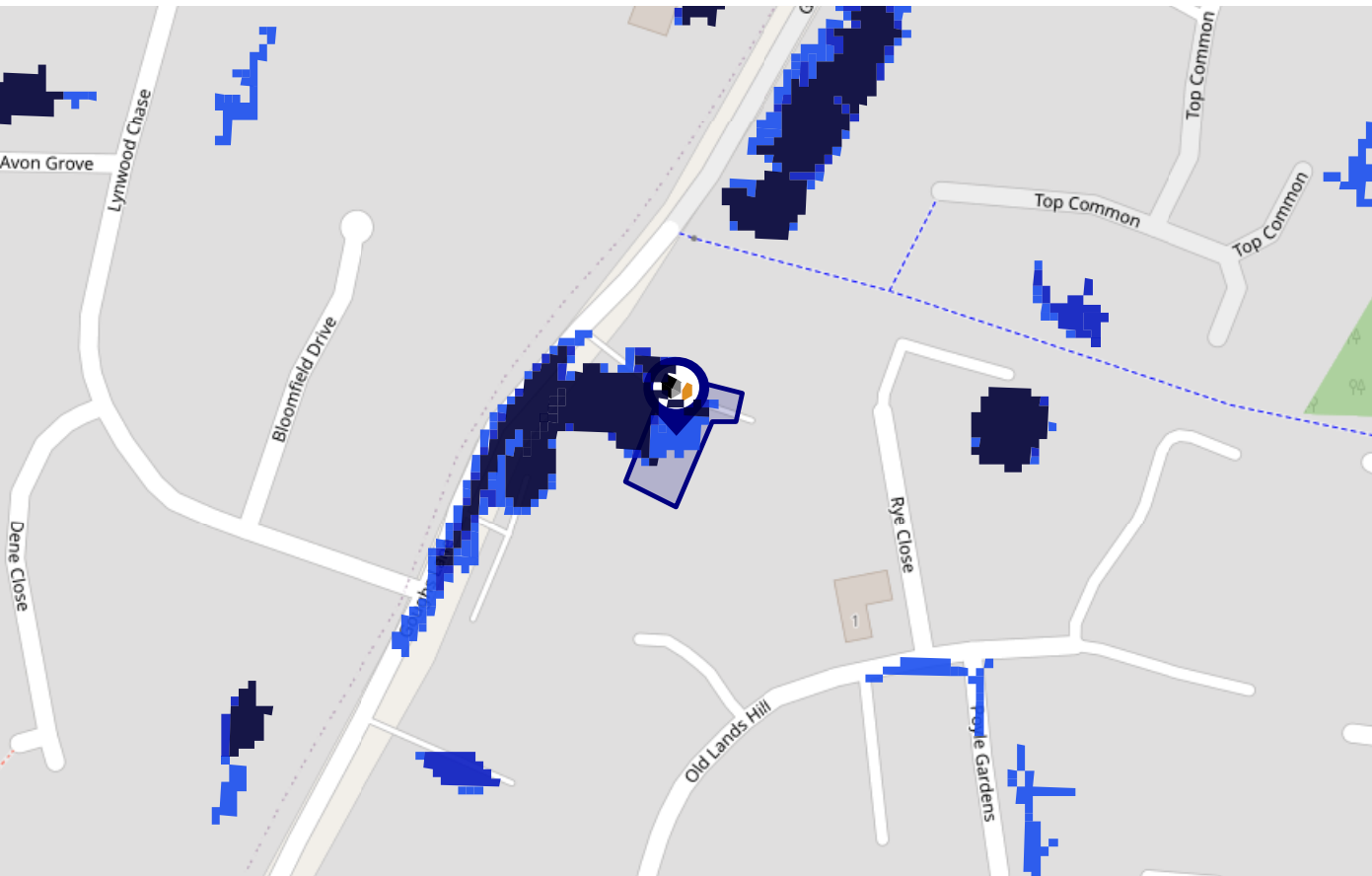
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

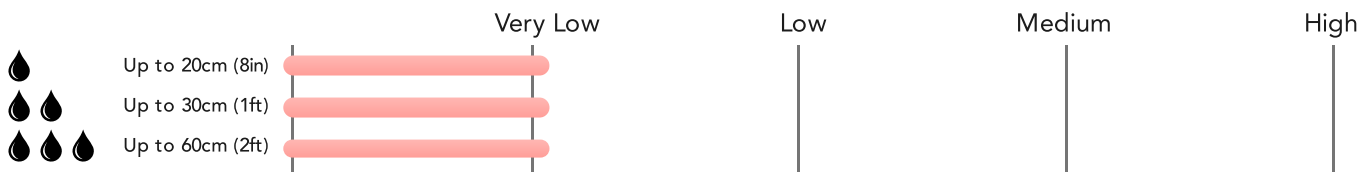


Risk Rating: Low

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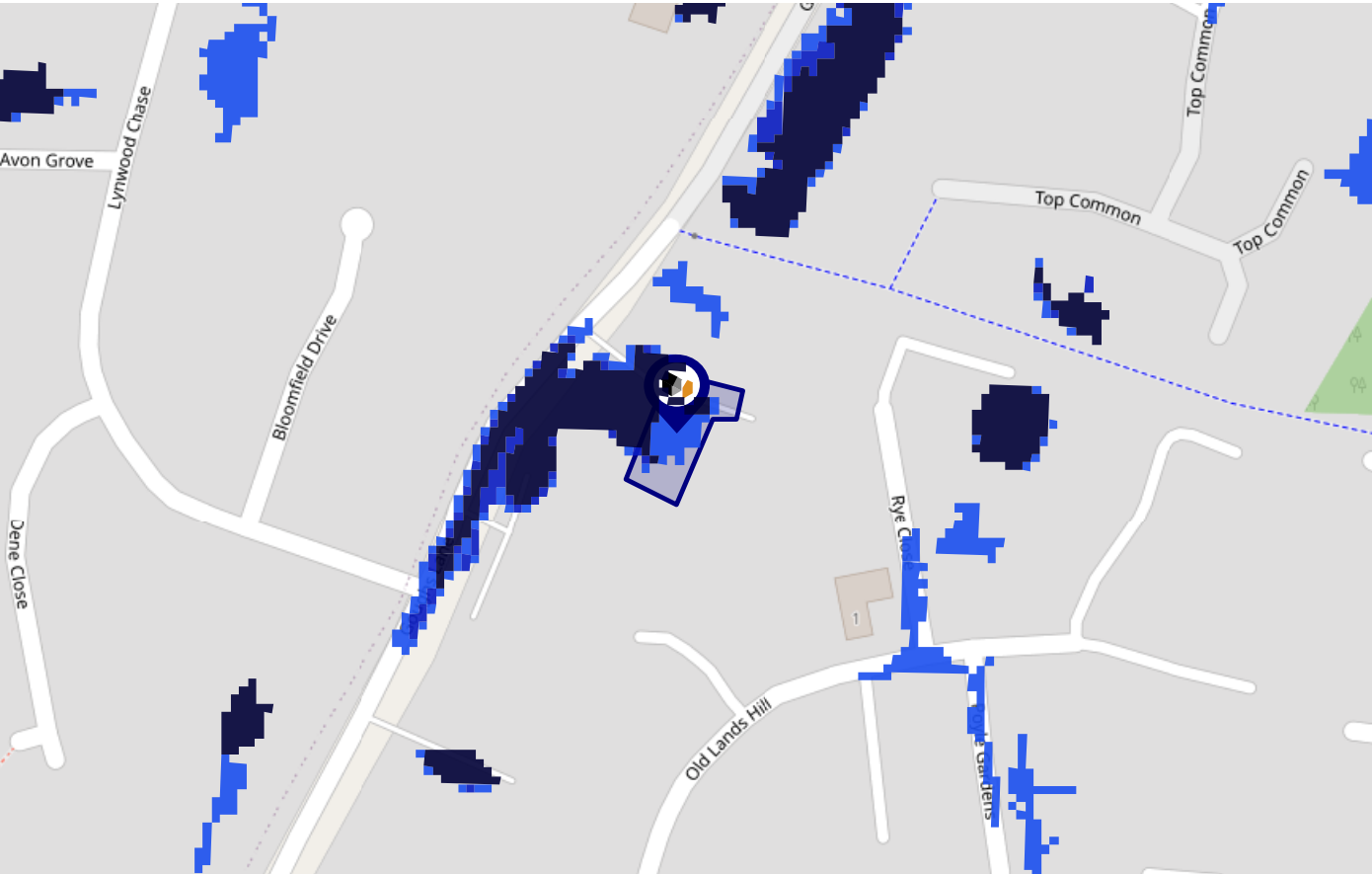
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

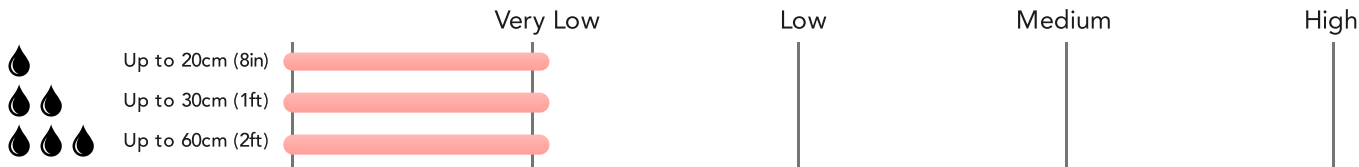


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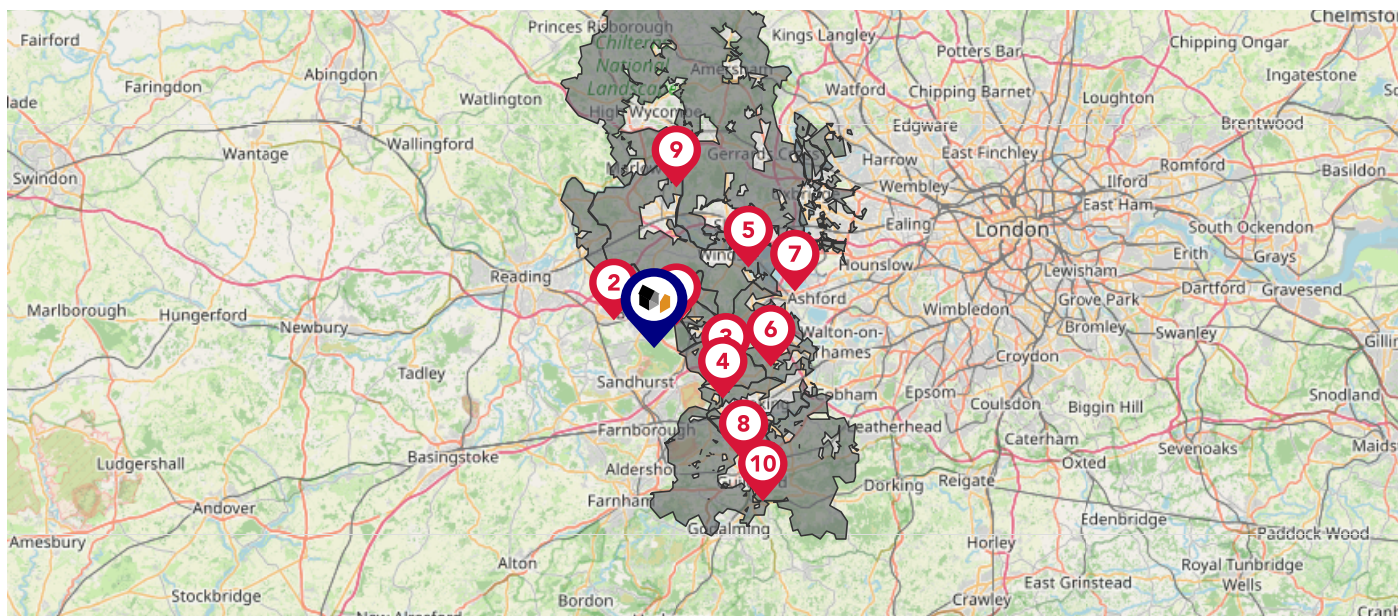
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



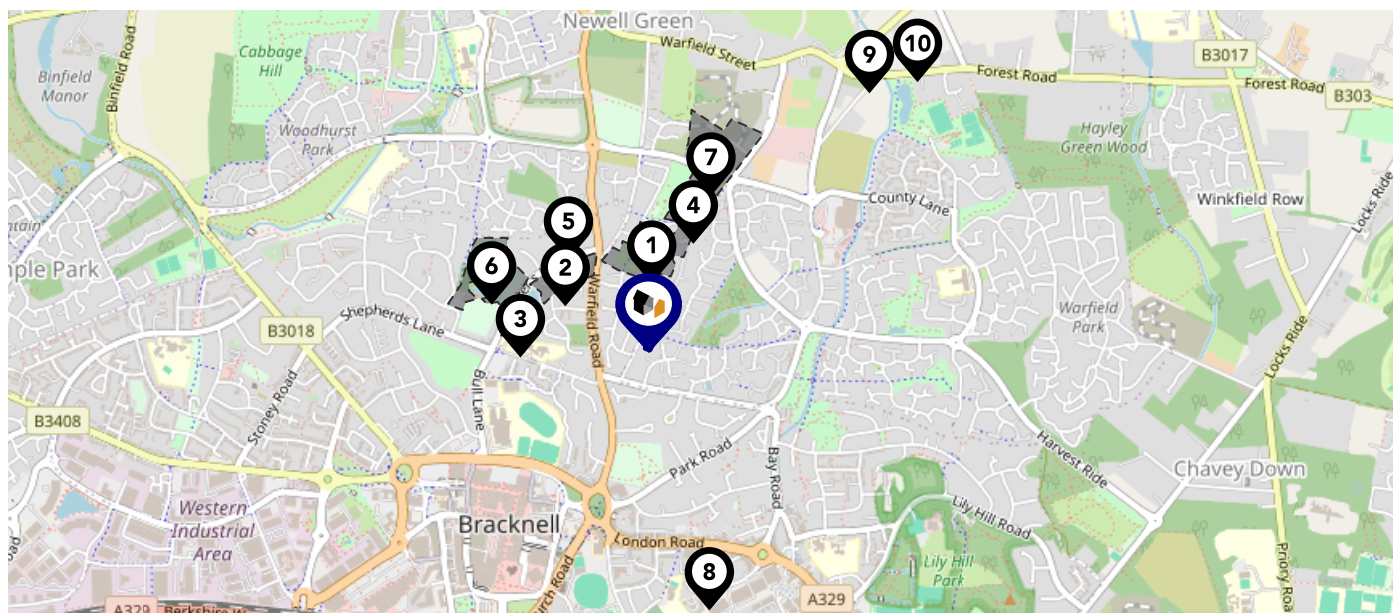
Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 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 - Hillingdon
- 8 London Green Belt - Woking
- 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.



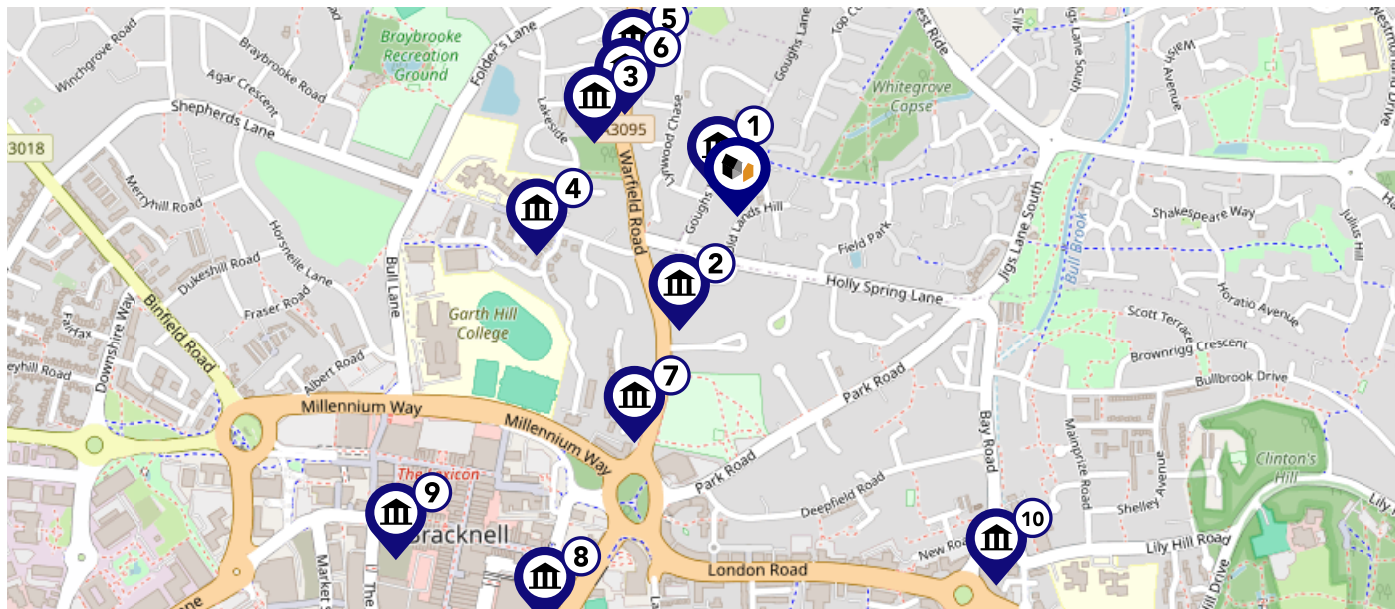
Nearby Landfill Sites

1	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
2	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
3	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
4	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
5	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
6	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
7	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
8	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
9	Priors Pit-Newell Green	Historic Landfill	☐
10	Forest Road-Warfield	Historic Landfill	☐

Maps

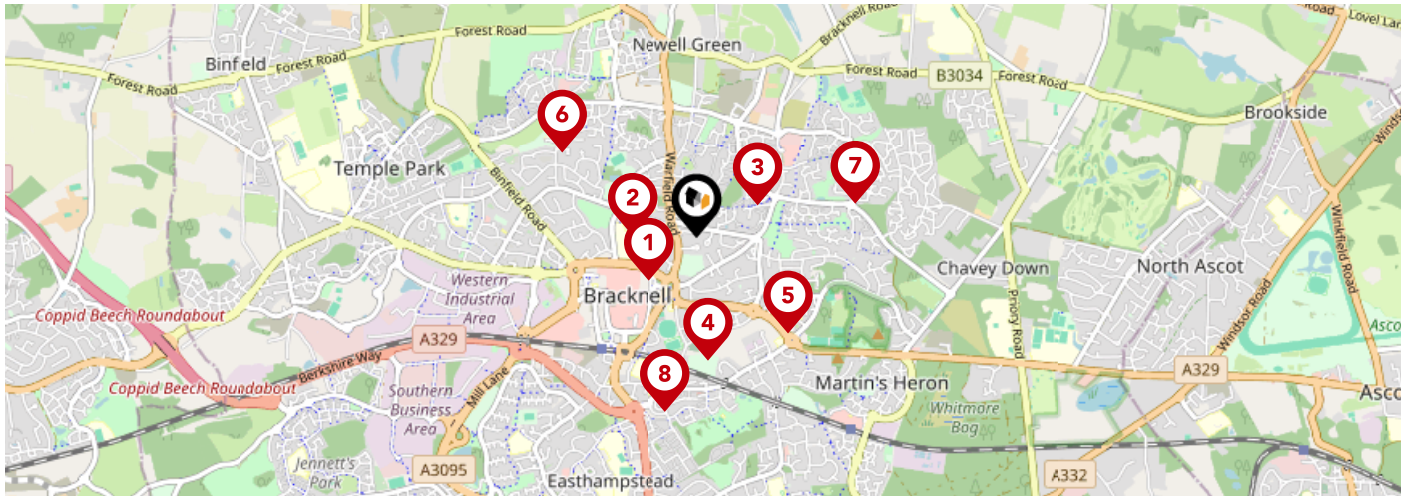
Listed Buildings

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



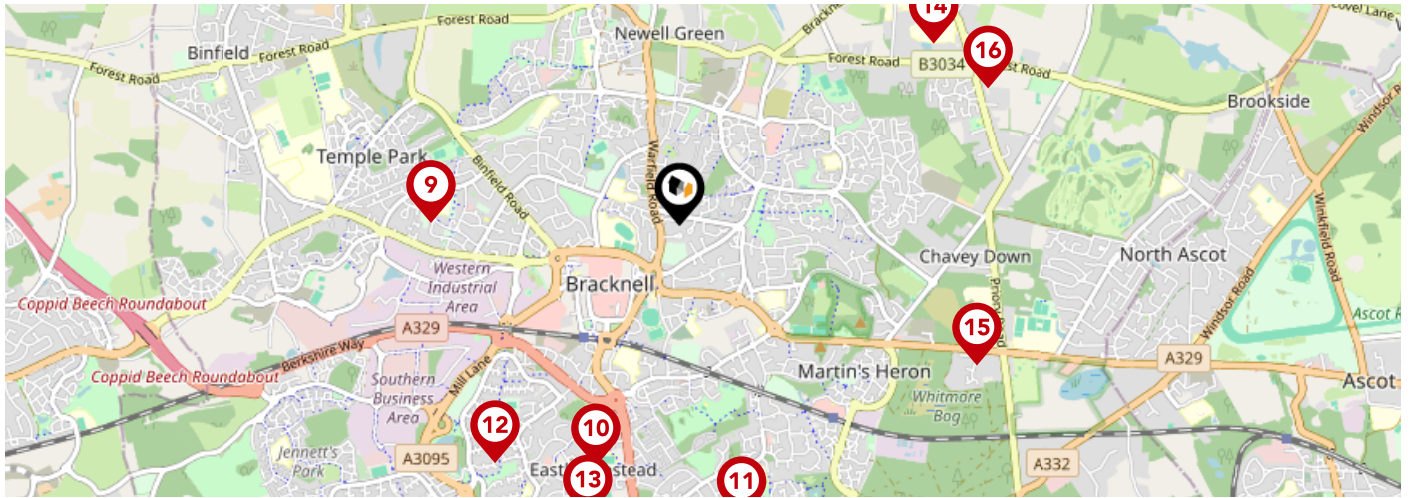
Listed Buildings in the local district		Grade	Distance
	1390336 - Lynwood Cottage	Grade II	0.0 miles
	1391324 - Wick Hill House	Grade II	0.1 miles
	1390353 - Old Malt House	Grade II	0.2 miles
	1390350 - Cottrells	Grade II	0.2 miles
	1390344 - The Old Farm	Grade II	0.2 miles
	1390352 - Littlecourt	Grade II	0.2 miles
	1390351 - Copped Hall	Grade II	0.3 miles
	1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	0.5 miles
	1390338 - Bull Inn	Grade II	0.5 miles
	1390323 - Thatched Cottage	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.3	☐	☐	☒	☐	☐
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.3	☐	☒	☐	☐	☐
3	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.32	☐	☒	☐	☐	☐
4	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.57	☐	☒	☐	☐	☐
5	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.61	☐	☒	☐	☐	☐
6	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.74	☐	☐	☒	☐	☐
7	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.75	☐	☒	☐	☐	☐
8	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.82	☐	☐	☒	☐	☐

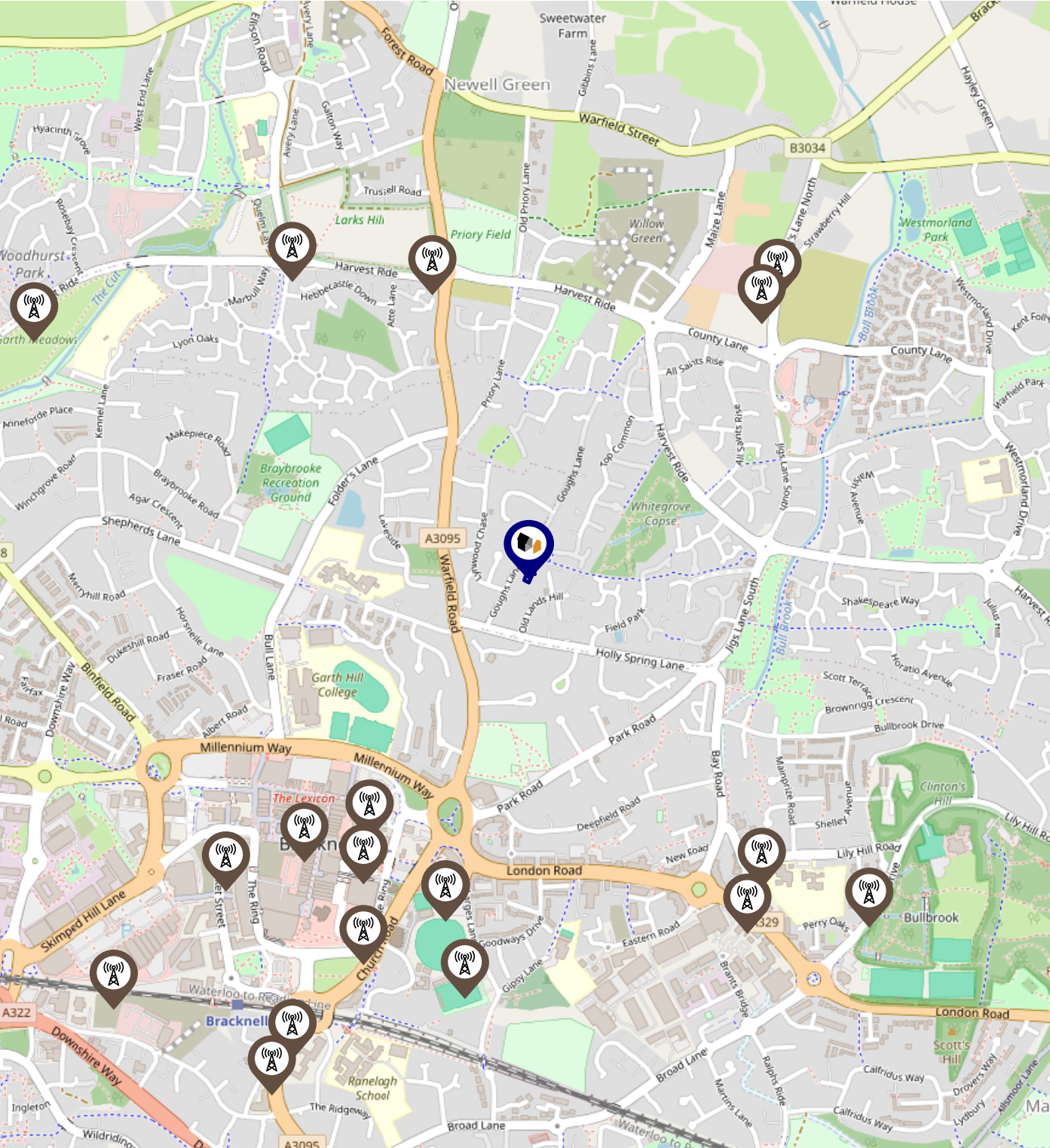
Area Schools



		Nursery	Primary	Secondary	College	Private
	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance: 1.15	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.17	☐	☐	☒	☐	☐
	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance: 1.38	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.39	☐	☒	☐	☐	☐
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.41	☐	☒	☐	☐	☐
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance: 1.45	☐	☐	☒	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance: 1.51	☐	☐	☒	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.56	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



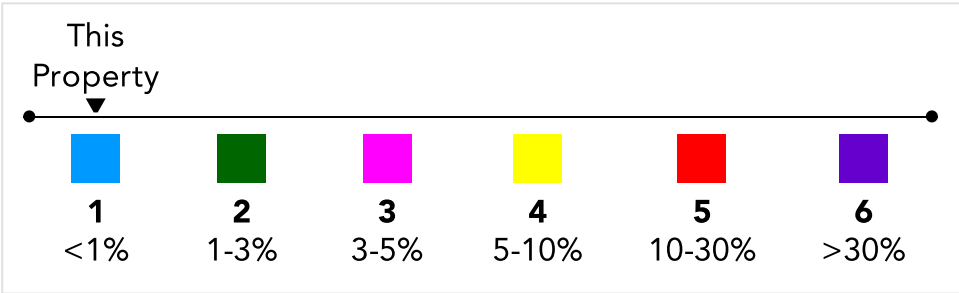
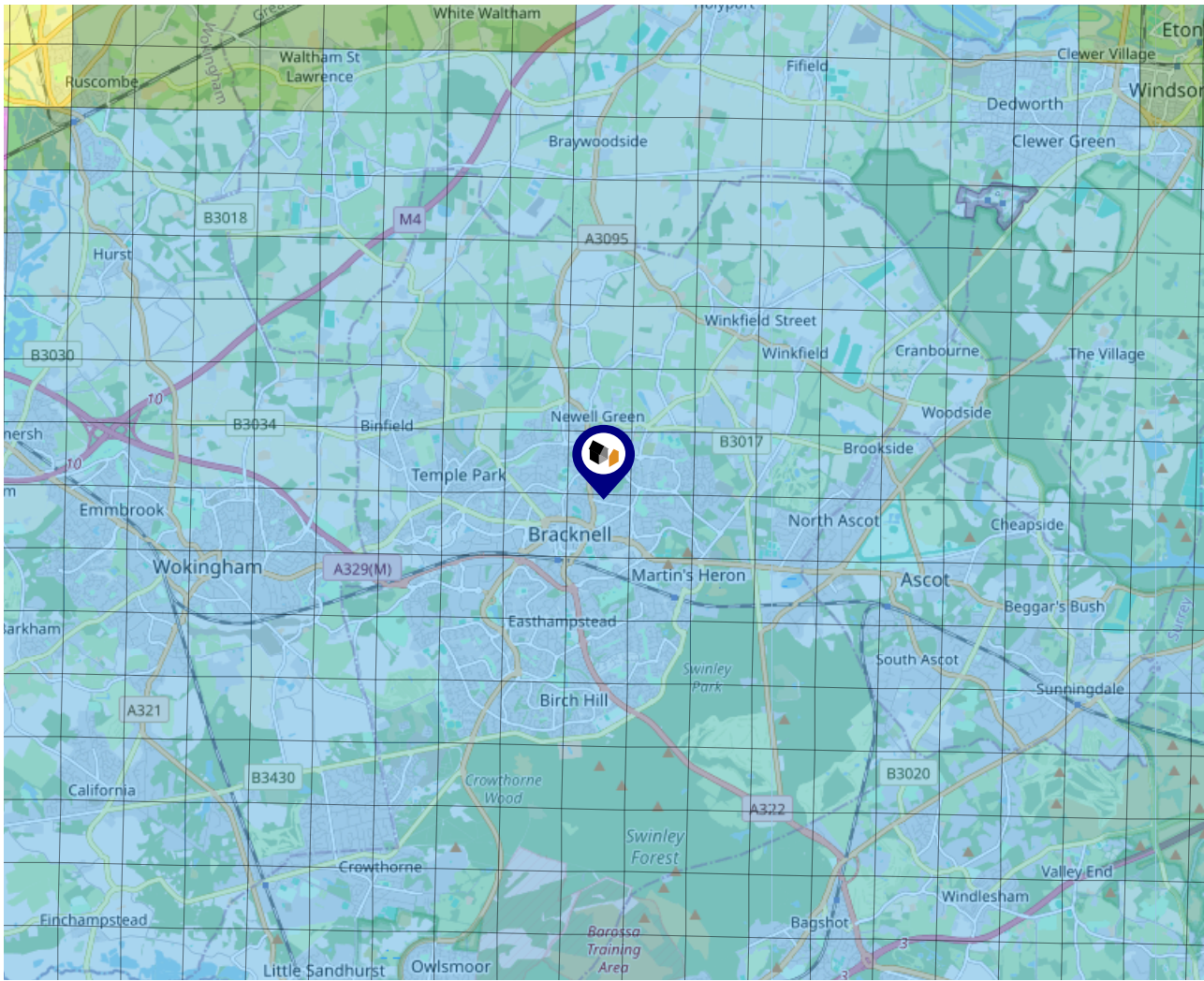
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

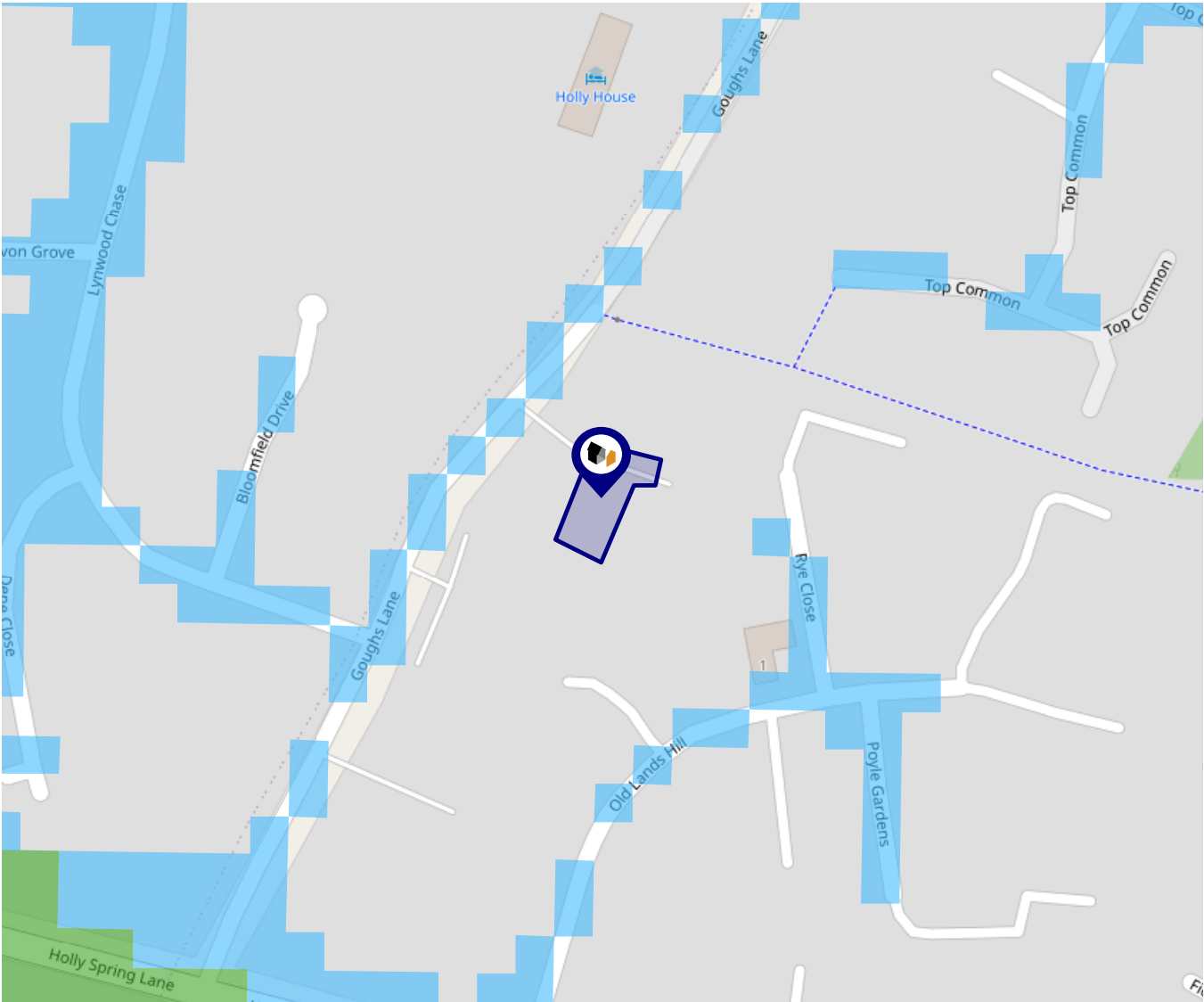
What is Radon?

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

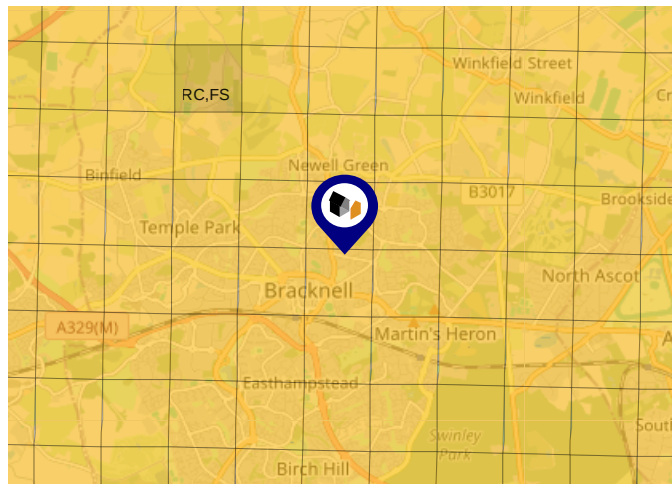


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

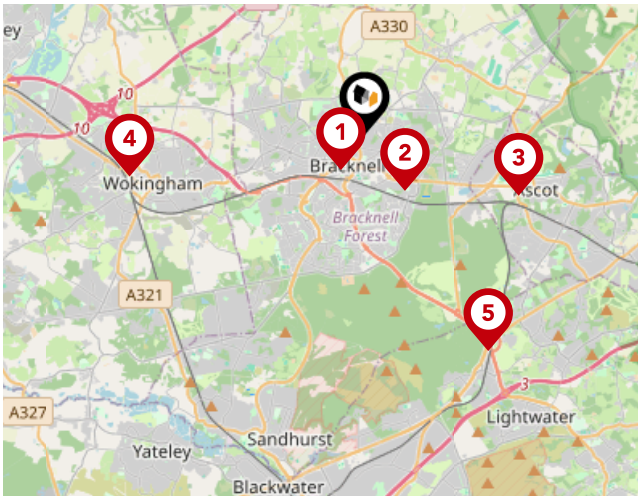


Primary Classifications (Most Common Clay Types)

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

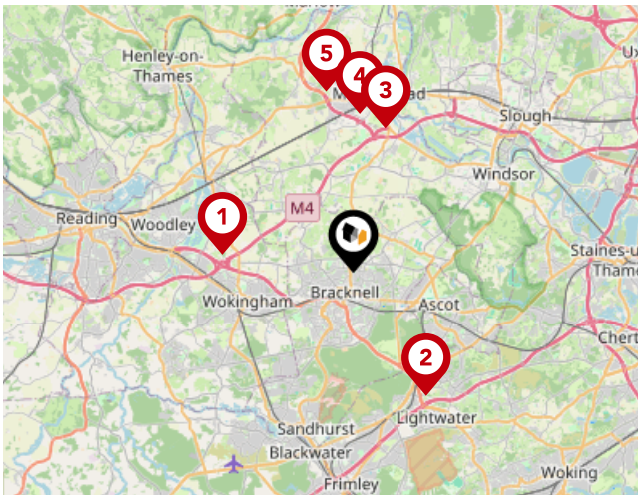
Area

Transport (National)



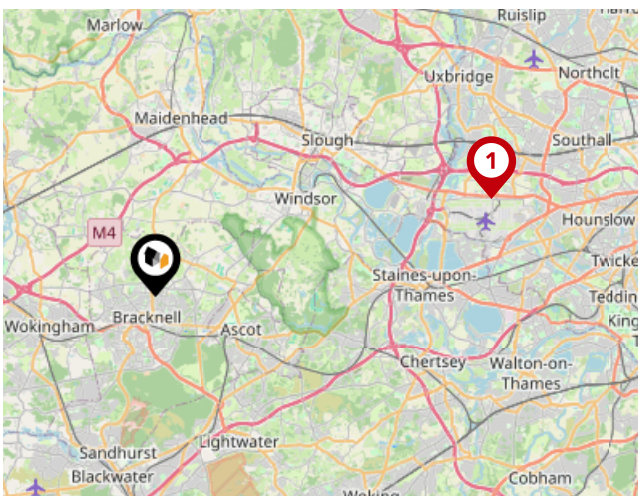
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	0.77 miles
2	Martins Heron Rail Station	1.28 miles
3	Ascot Rail Station	3.06 miles
4	Wokingham Rail Station	4.4 miles
5	Bagshot Rail Station	4.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.88 miles
2	M3 J3	5.3 miles
3	M4 J8	5.43 miles
4	A404(M) J9A	5.86 miles
5	A404(M) J9	6.72 miles

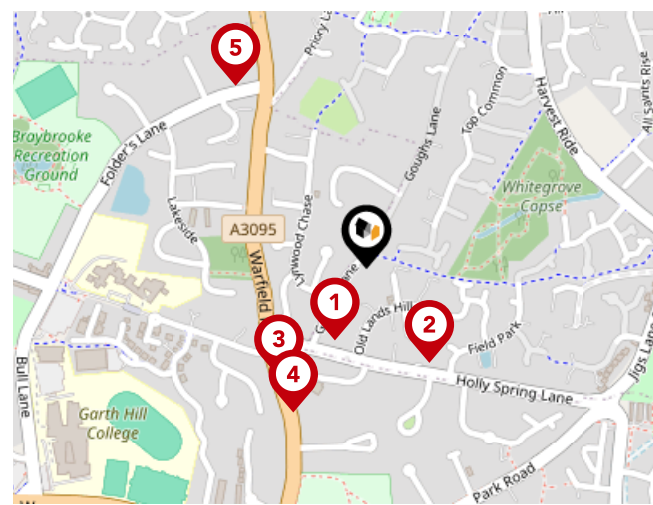


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goughs Lane	0.09 miles
2	Spring Meadow	0.12 miles
3	Sandy Lane	0.16 miles
4	Sandy Lane	0.18 miles
5	Warfield Road	0.25 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/



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/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.



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