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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th September 2026



BONSEY LANE, BINFIELD, BRACKNELL, RG42

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Introduction

Our Comments

Situated in one of Binfield's most desirable residential settings and within the highly regarded Kings Academy catchment area, this exceptional five bedroom detached home offers an outstanding blend of contemporary style, generous proportions and versatile family living, all presented in truly stunning condition throughout.

From the moment you step into the spacious entrance hall, the quality and attention to detail are immediately apparent. Designed perfectly for modern family life, the property boasts an impressive open plan kitchen/dining room stretching over 30ft in length, creating a superb entertaining space and the true heart of the home. Flooded with natural light and complemented by direct access to the garden, this beautifully arranged area is ideal for both everyday living and hosting guests.

The ground floor further benefits from a substantial living room, offering a refined yet comfortable retreat, alongside a separate study that provides the perfect work from home solution. A utility room and downstairs cloakroom add further practicality to this thoughtfully designed layout.

Upstairs, the home continues to impress with five well-proportioned bedrooms. The luxurious master suite enjoys its own stylish en-suite bathroom, while bedroom two also benefits from private en-suite facilities, making it ideal for guests or older children. The remaining bedrooms are served by a contemporary family bathroom, all finished to an excellent standard.

Externally, the property is complemented by a detached garage, driveway parking and a private rear garden, perfectly suited for family living. The home's enviable position in Binfield places it within easy reach of excellent local amenities, transport links and picturesque countryside walks, while remaining highly convenient for commuters.

Offering approximately 2,098 sq. ft. of beautifully presented accommodation, this is a rare opportunity to acquire a premium family home in a sought after location. Early viewing is highly recommended to fully appreciate the space, specification and lifestyle this exceptional property has to offer.

Council Tax Band: G

Detached Family Home

Five Bedrooms

Open Plan Kitchen/Reception Room

Living Room

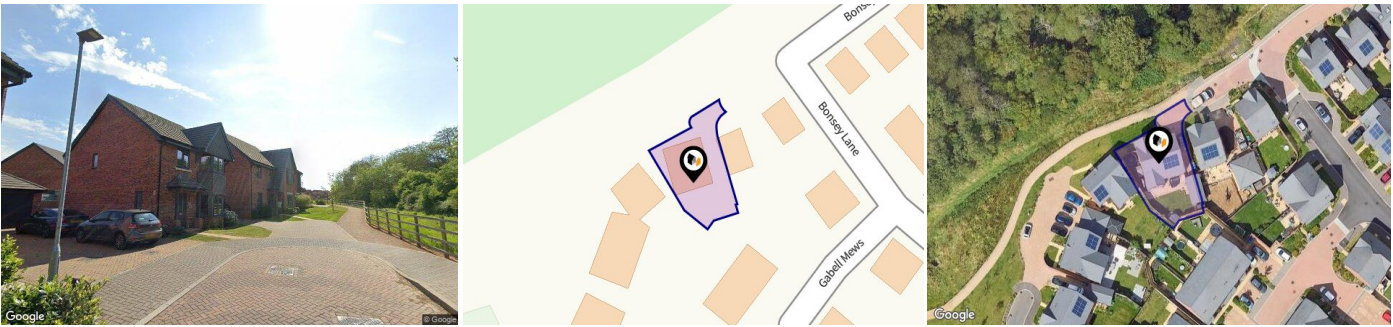
Study

Two En Suite Shower Rooms

Garage and Driveway Parking

Kings Academy Catchment

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,894 ft ² / 176 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band G		
Annual Estimate:	£3,775		
Title Number:	BK525463		

Local Area

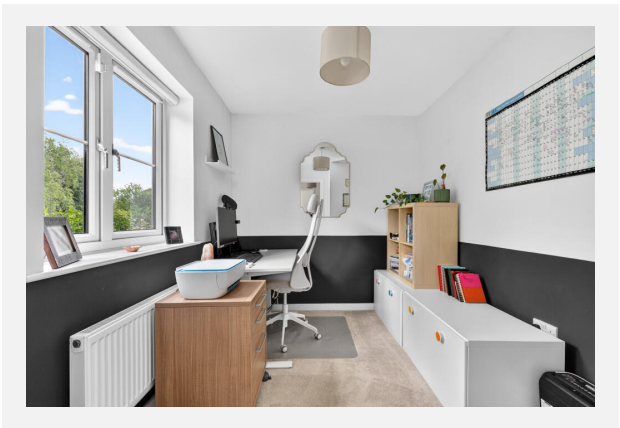
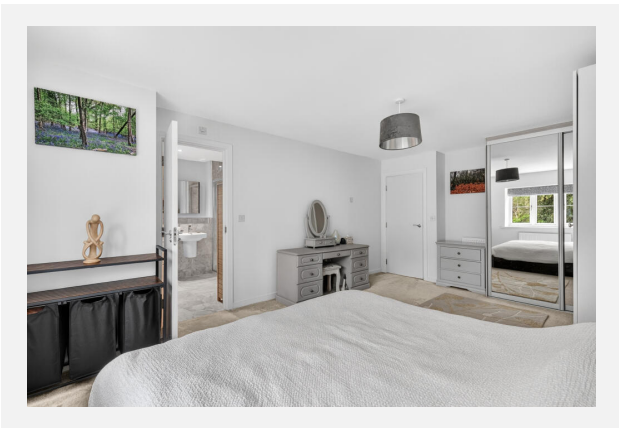
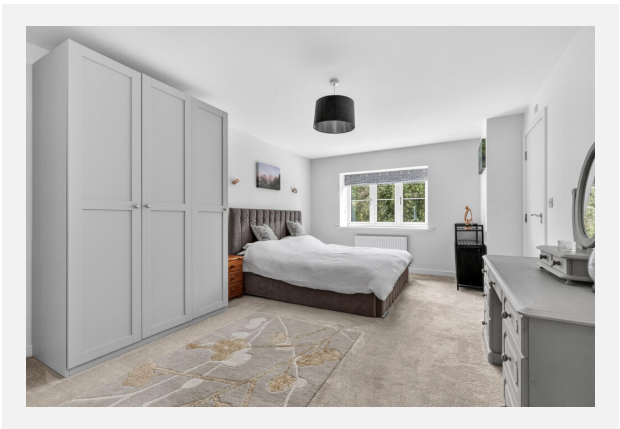
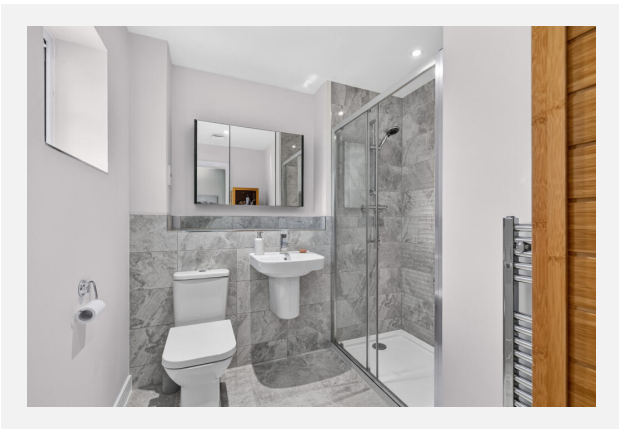
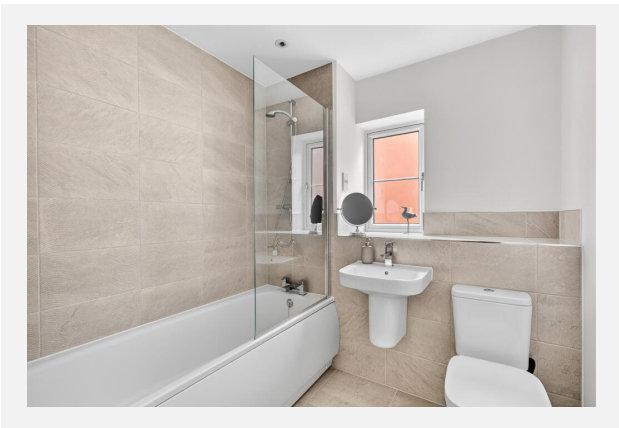
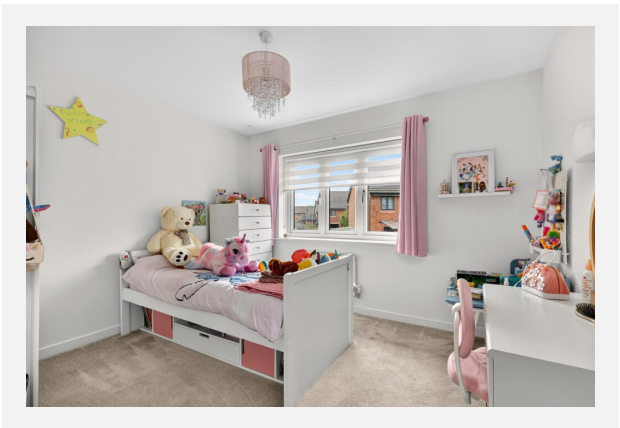
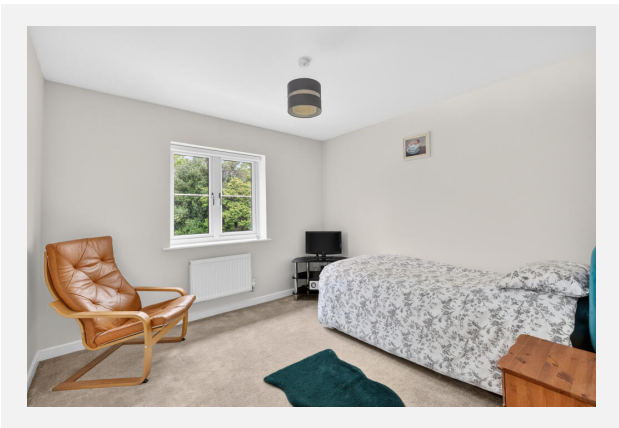
Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	65	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Gallery Photos



Gallery Photos



Gallery
Photos



BONSEY LANE, BINFIELD, BRACKNELL, RG42

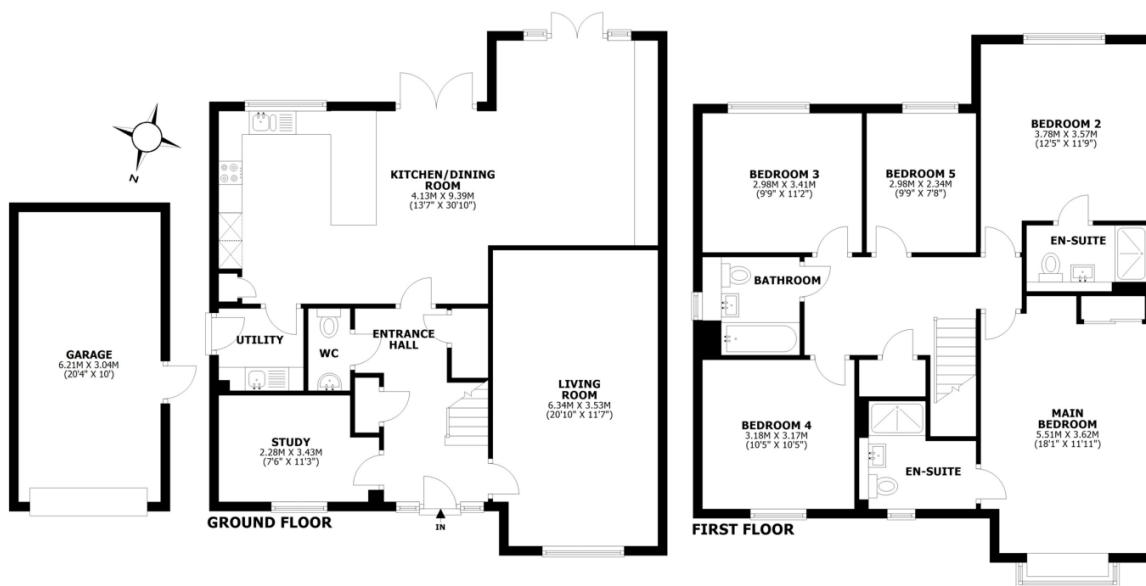


Bonsey Lane, Bracknell, RG42

Total internal area: approx. 195 sq. metres (2098.2 sq. feet)

Main area: approx. 176.1 sq. metres (1895.0 sq. feet)

Garage: approx. 18.9 sq. metres (203.2 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

Bonsey Lane, Binfield, RG42		Energy rating	
		A	
Valid until 15.07.2030			
Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

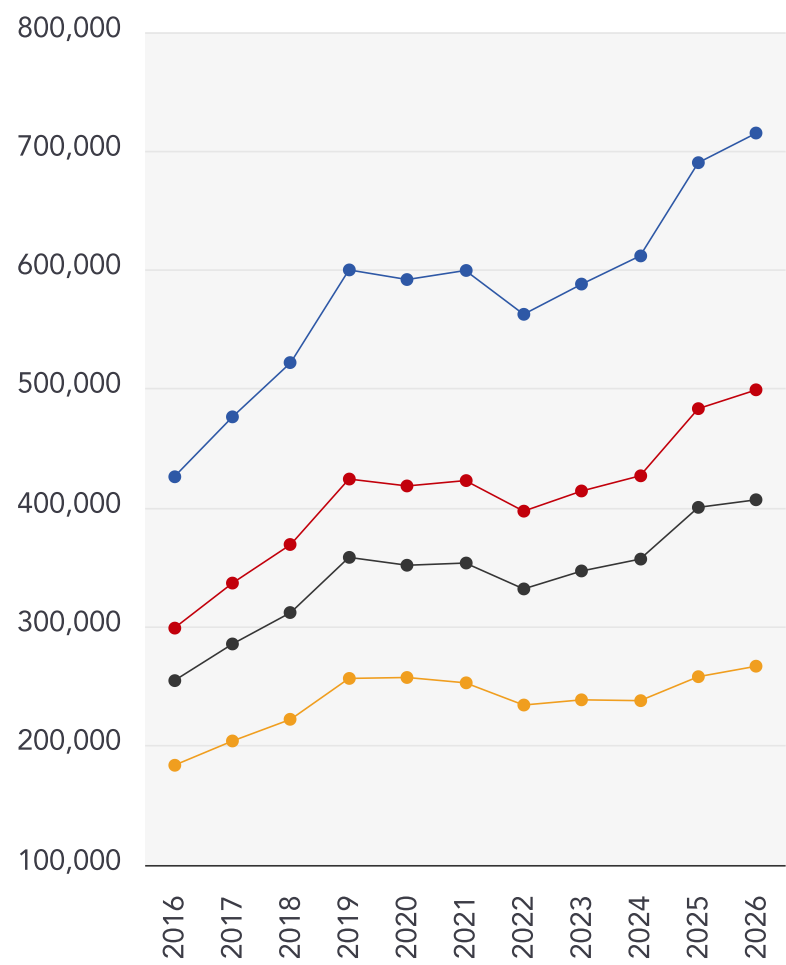
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	176 m ²

Market

House Price Statistics

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



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

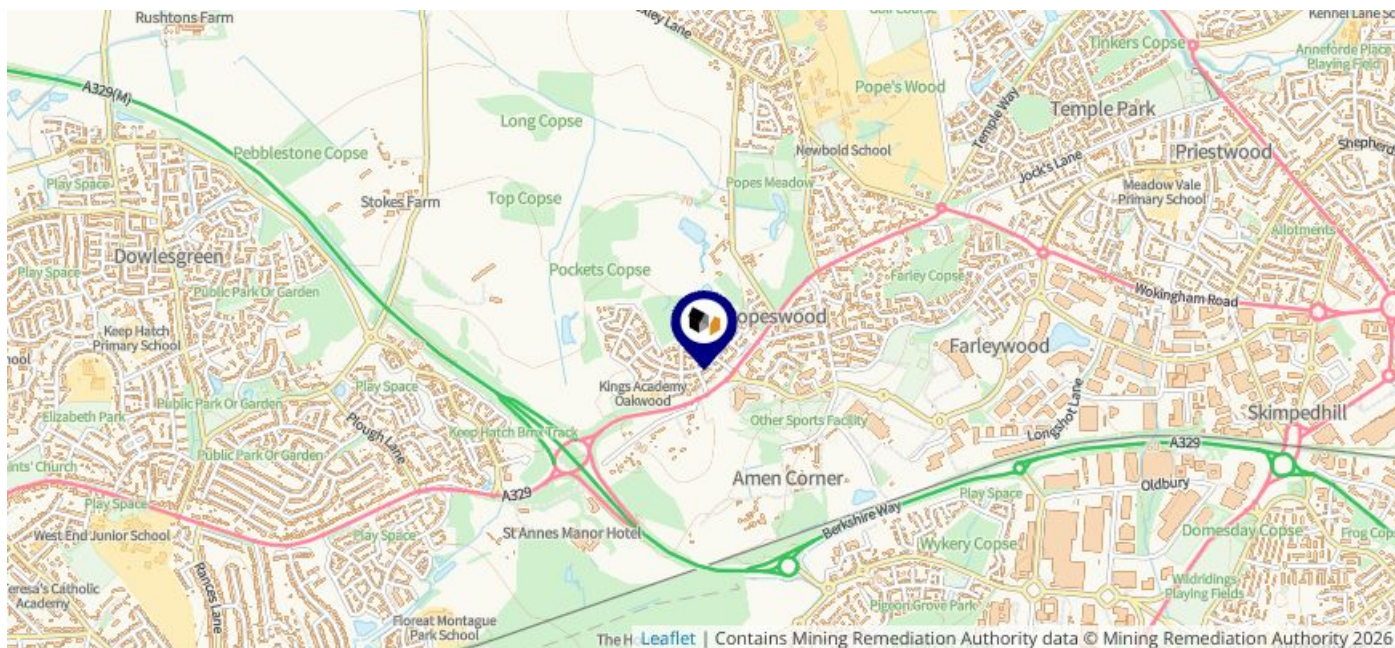
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

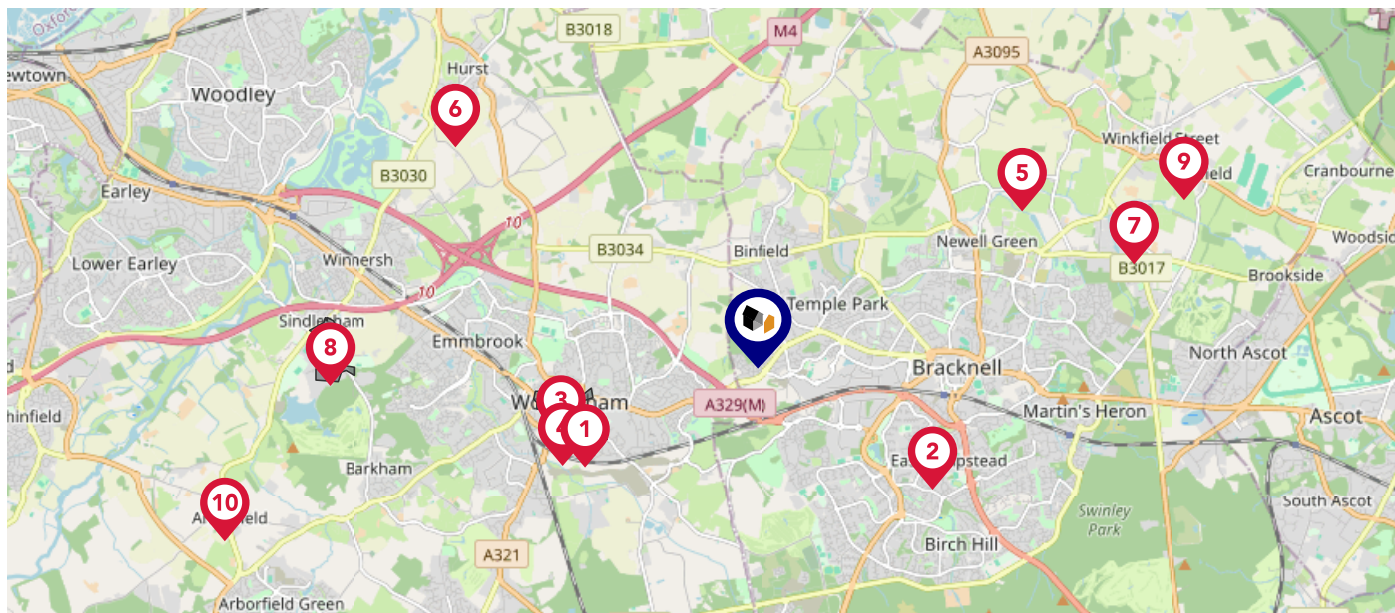
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Murdoch Road



Easthampstead



Wokingham Town Centre



Langborough Road



Warfield



Hurst



Winkfield Row



Sindlesham



Winkfield Village

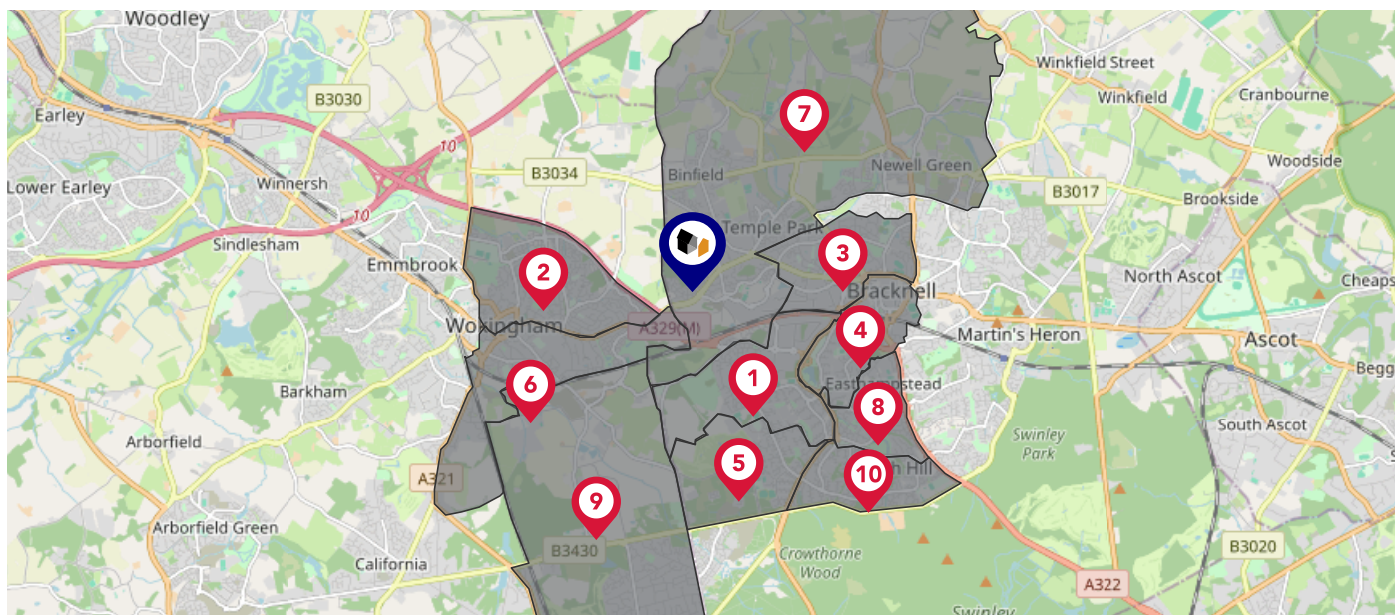


Arborfield Cross

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



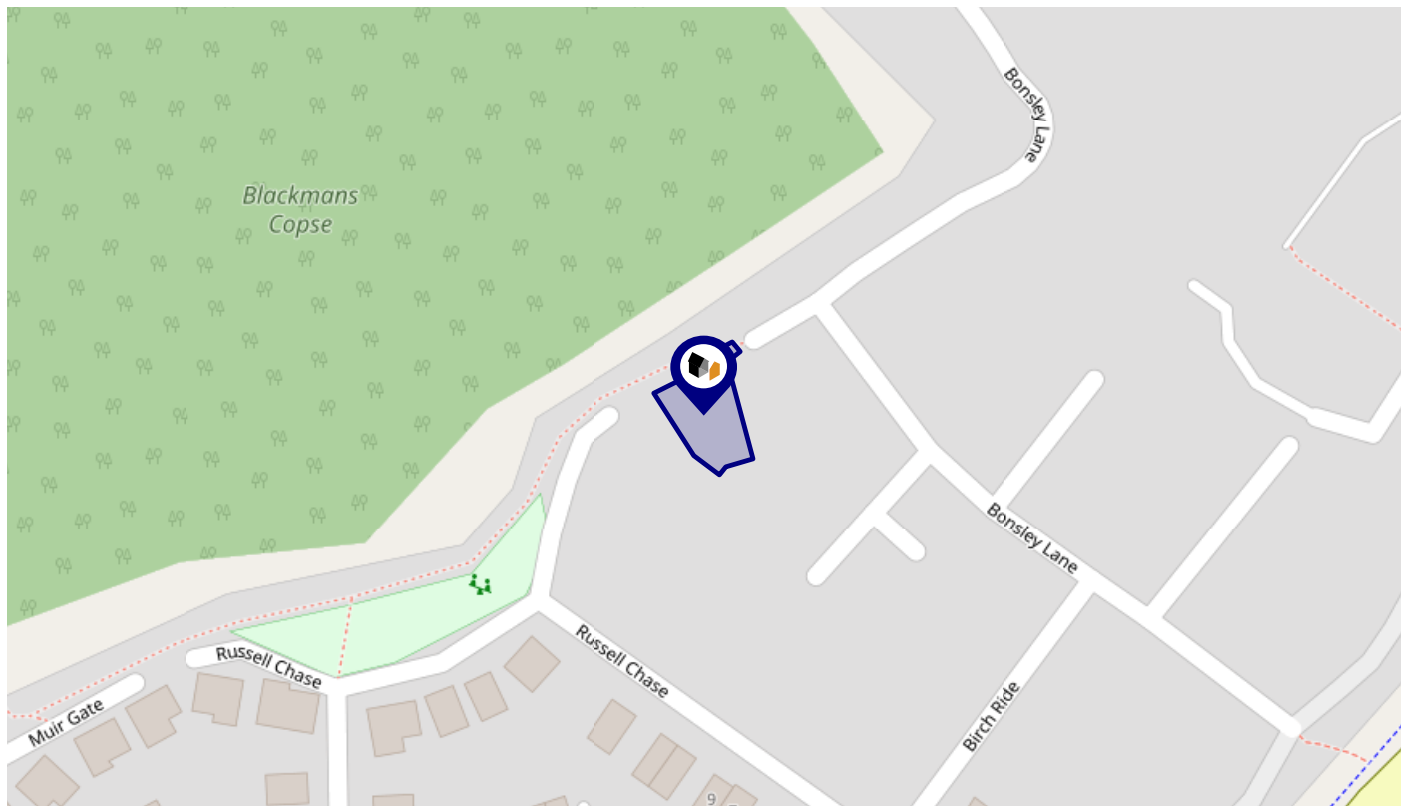
Nearby Council Wards

- 1 Great Hollands North Ward
- 2 Norreys Ward
- 3 Priestwood and Garth Ward
- 4 Wildridings and Central Ward
- 5 Great Hollands South Ward
- 6 Wescott Ward
- 7 Binfield with Warfield Ward
- 8 Old Bracknell Ward
- 9 Wokingham Without 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.

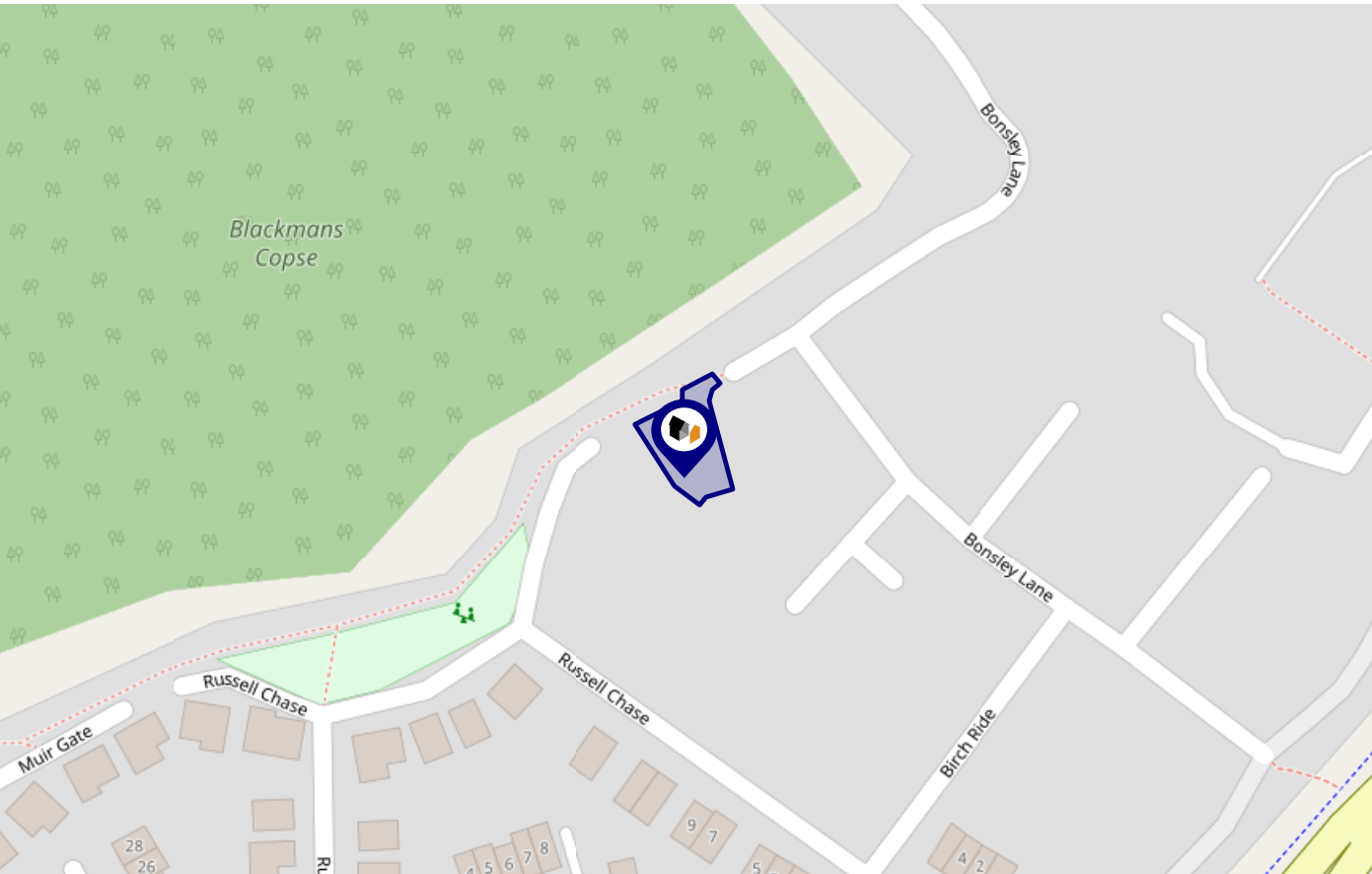
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

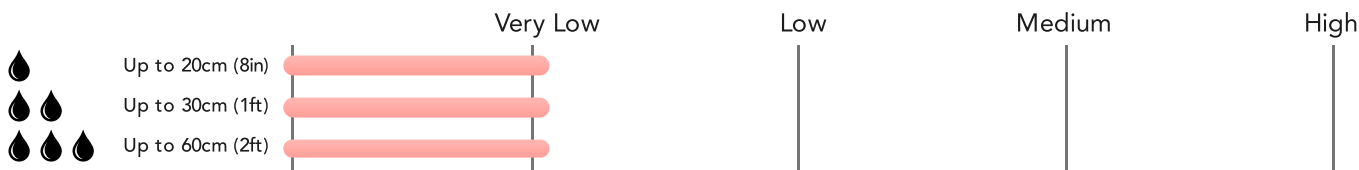


Risk Rating: Very low

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.

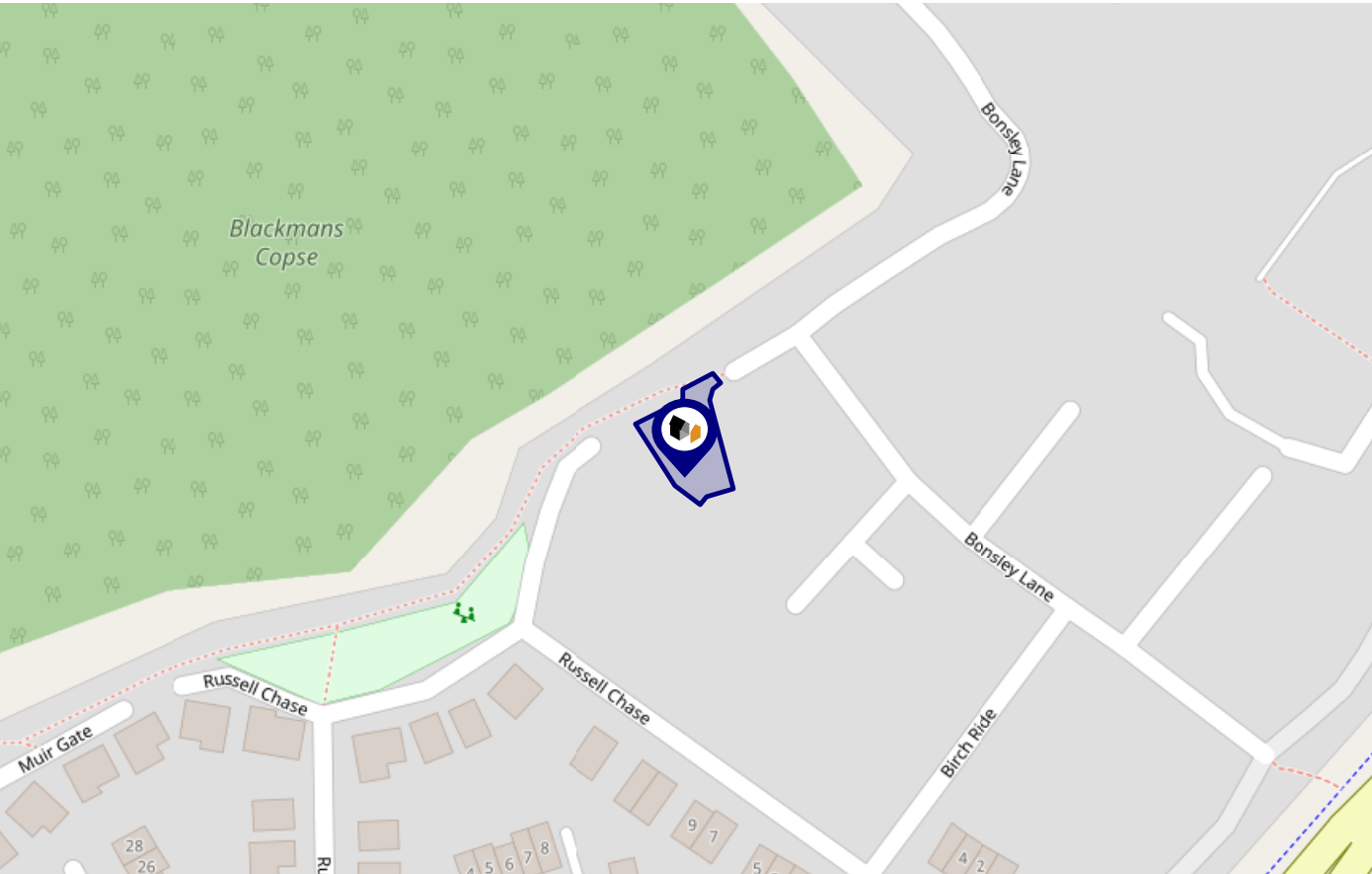
Chance of flooding to the following depths at this property:



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.

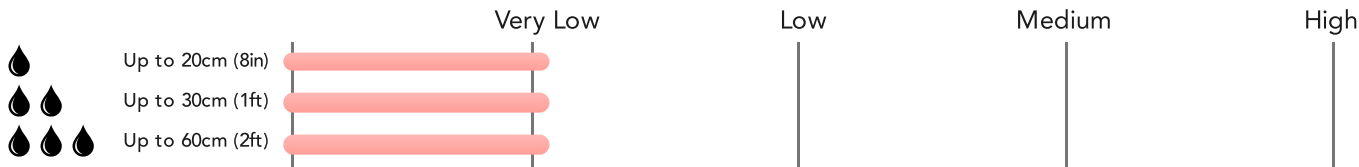


Risk Rating: Very low

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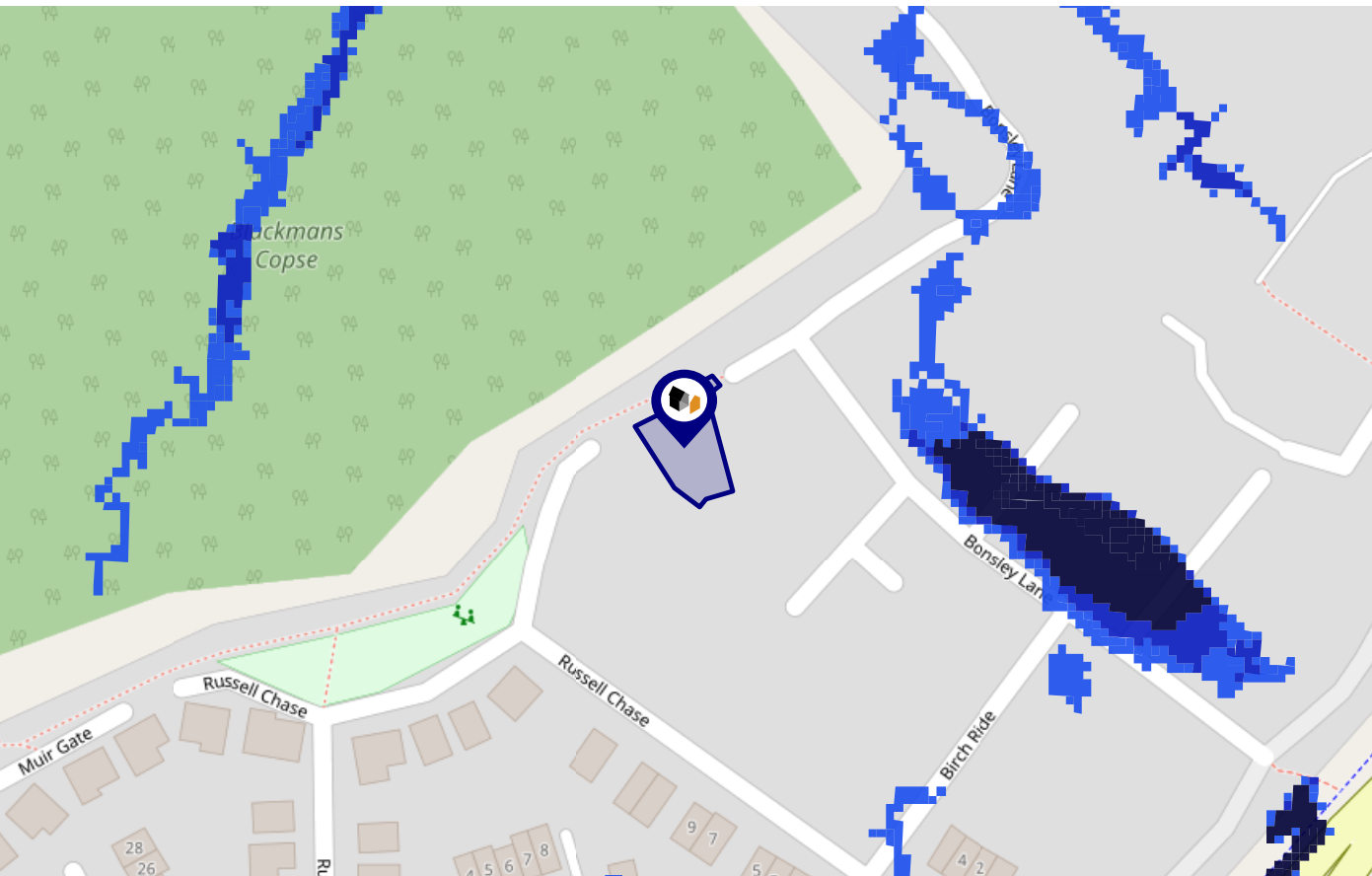
Chance of flooding to the following depths at this property:



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.

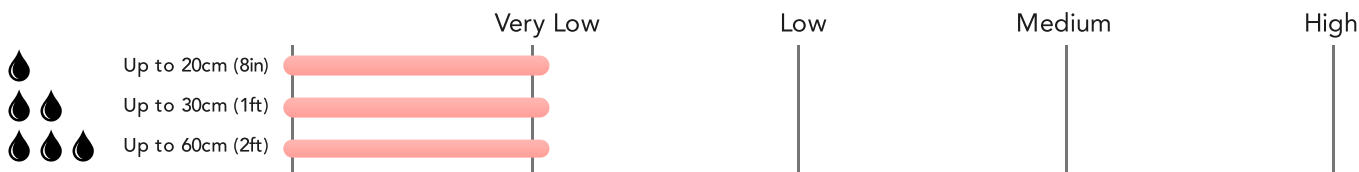


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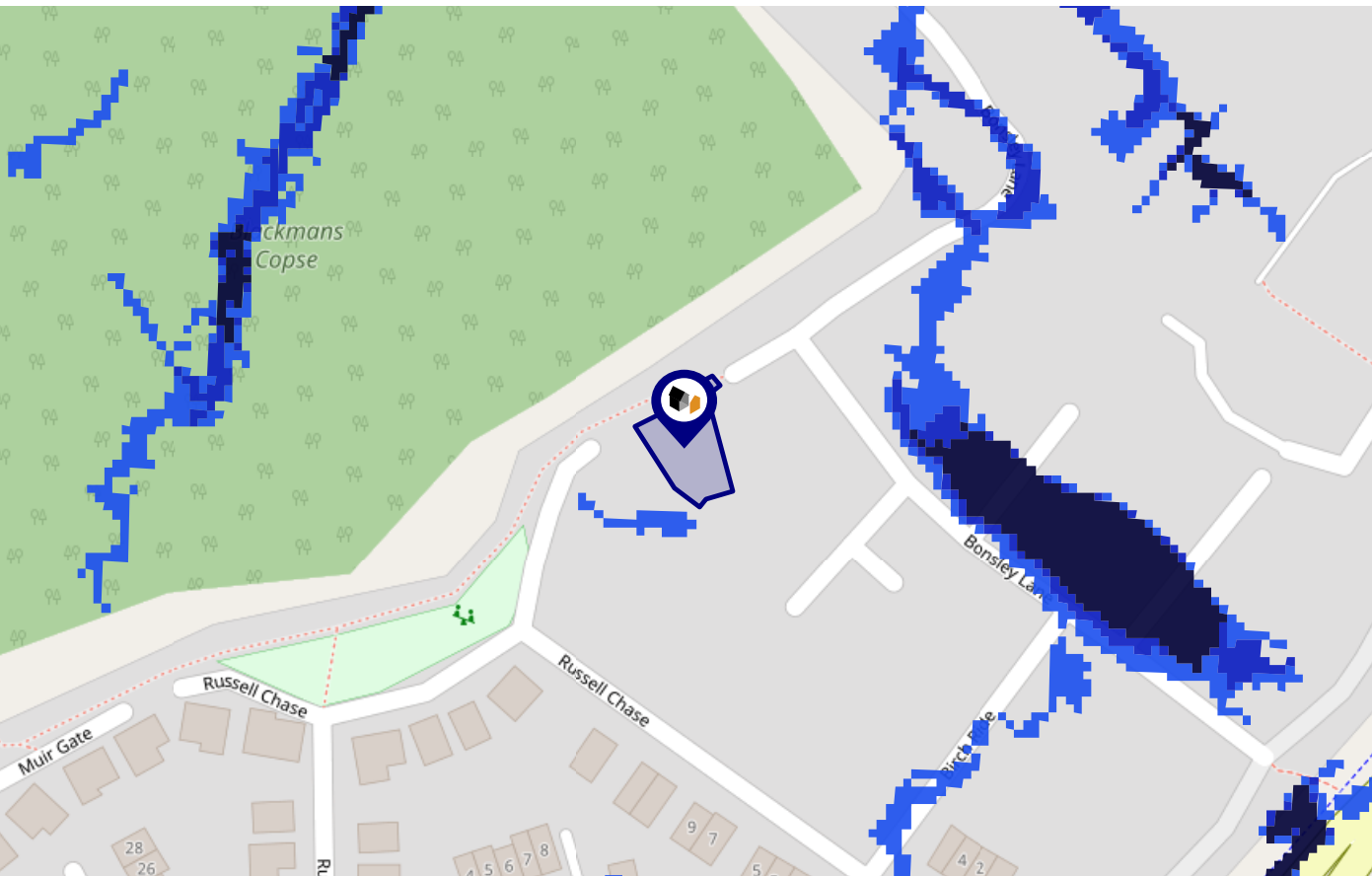
Chance of flooding to the following depths at this property:



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.

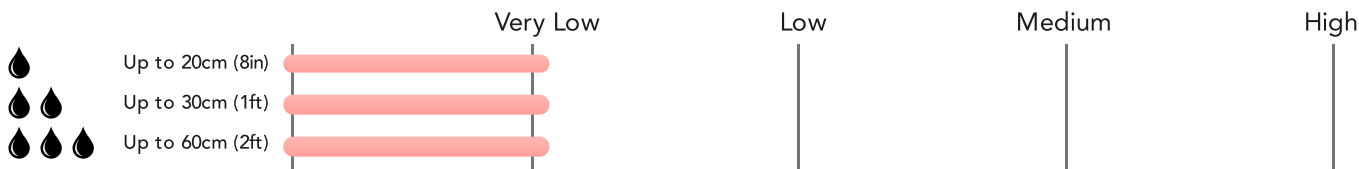


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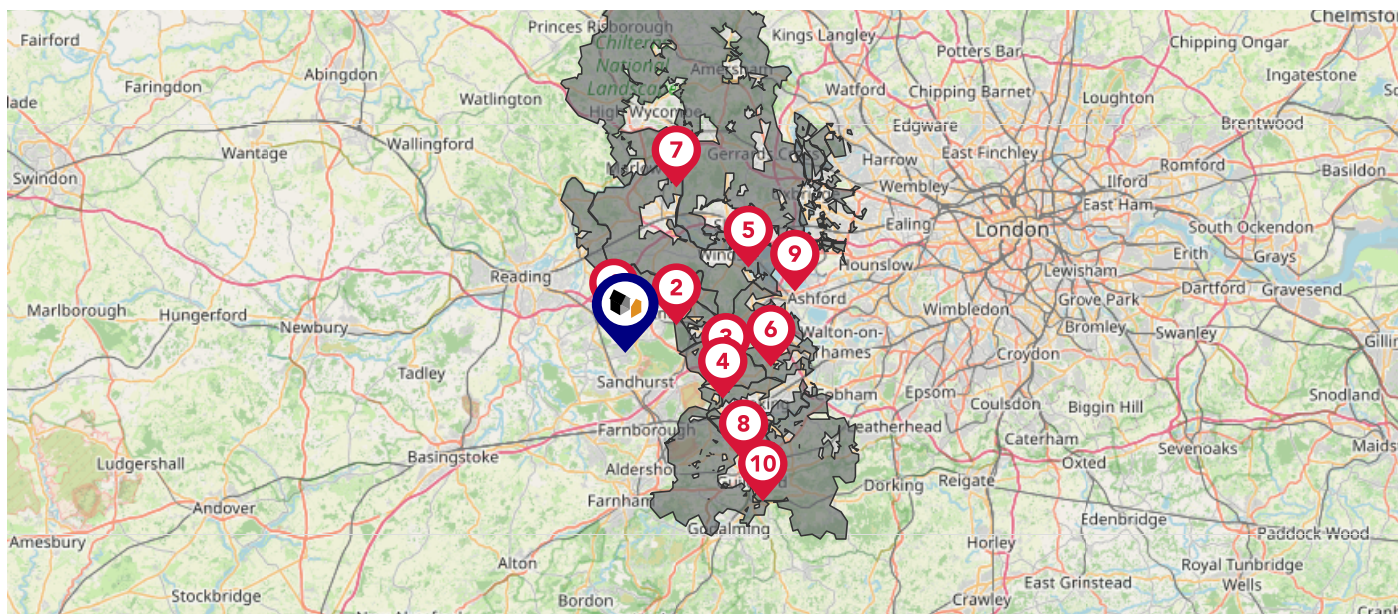
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



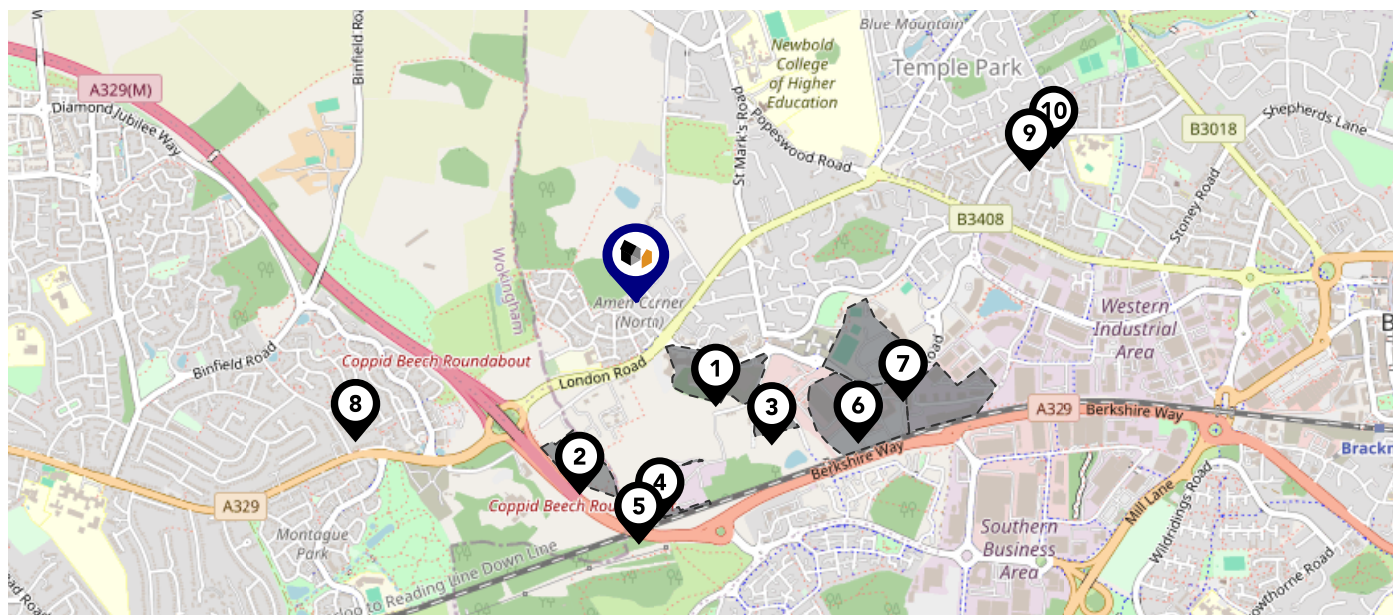
Nearby Green Belt Land

- 1 London Green Belt - 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 - Hillingdon
- 10 London Green Belt - Guildford

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



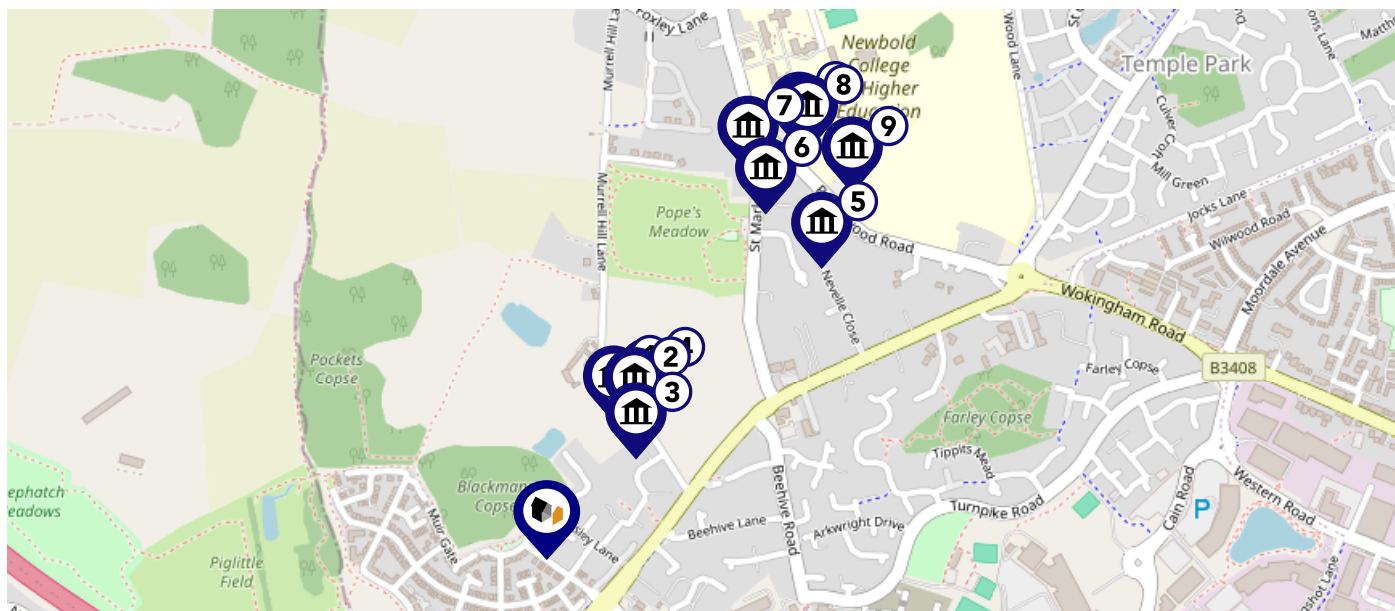
Nearby Landfill Sites

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

Maps

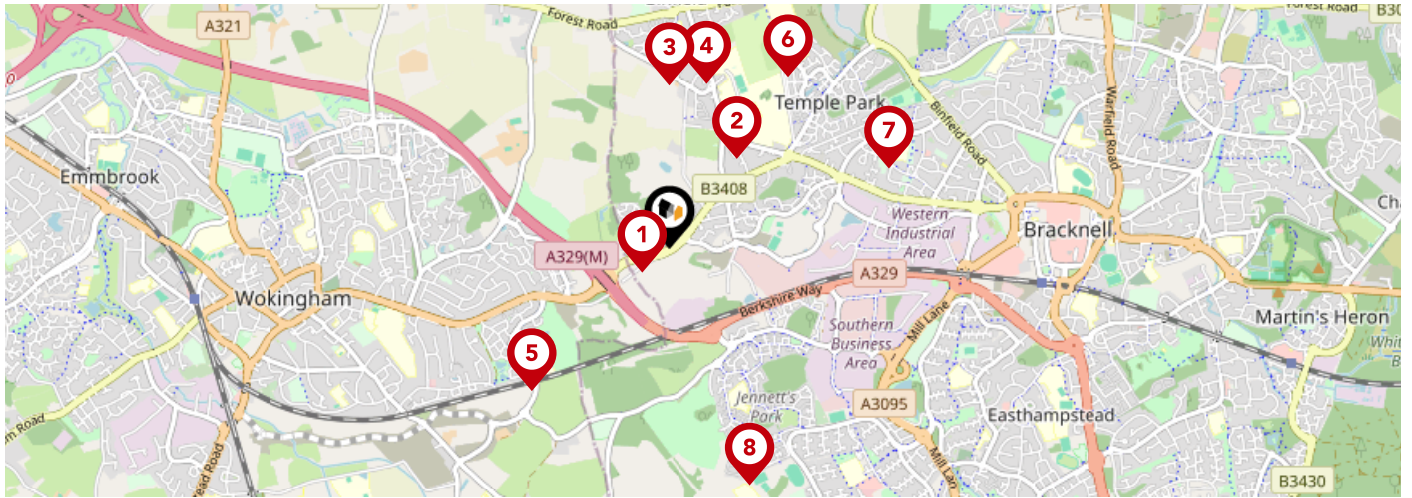
Listed Buildings

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



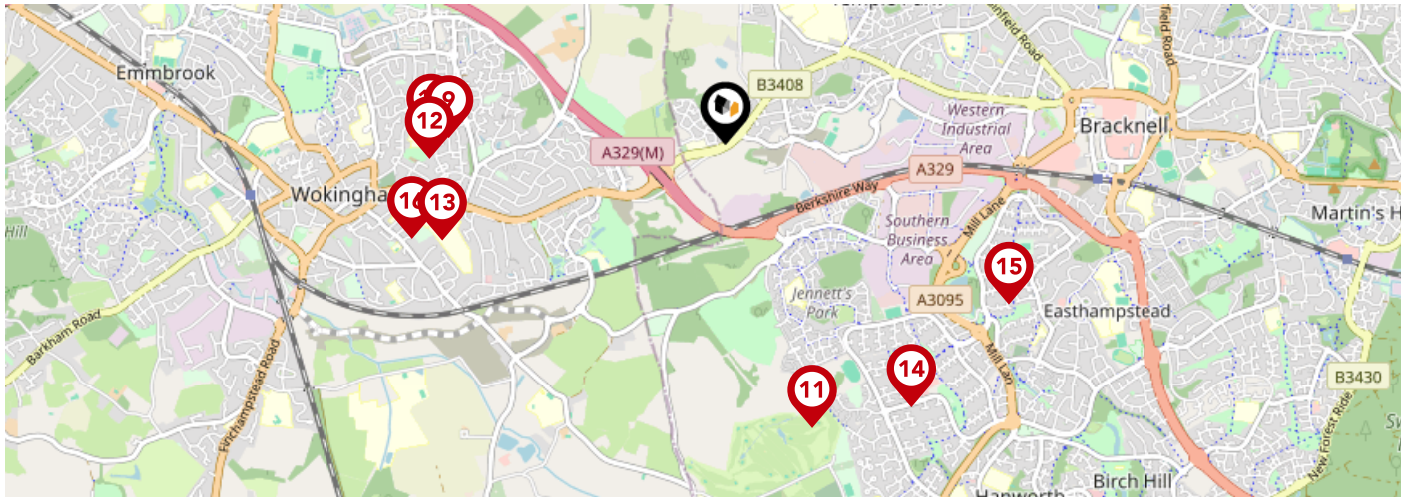
Listed Buildings in the local district		Grade	Distance
	1390286 - Forecourt Wall To North-west Of Popes Manor	Grade II	0.2 miles
	1390284 - Popes Manor	Grade II	0.2 miles
	1390285 - Forecourt And Garden Wall To South Of Popes Manor	Grade II	0.2 miles
	1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor	Grade II	0.2 miles
	1390291 - Popescroft And Littlehurst	Grade II	0.5 miles
	1390289 - Church Of St Mark	Grade II	0.5 miles
	1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark	Grade II	0.5 miles
	1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.6 miles
	1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.6 miles
	1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.17	☐	☒	☐	☐	☐
2	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.52	☐	☒	☐	☐	☐
3	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.75	☐	☒	☐	☐	☐
4	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.78	☐	☐	☒	☐	☐
5	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.92	☐	☒	☐	☐	☐
6	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.96	☐	☒	☒	☐	☐
7	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.08	☐	☒	☐	☐	☐
8	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.16	☐	☒	☐	☐	☐

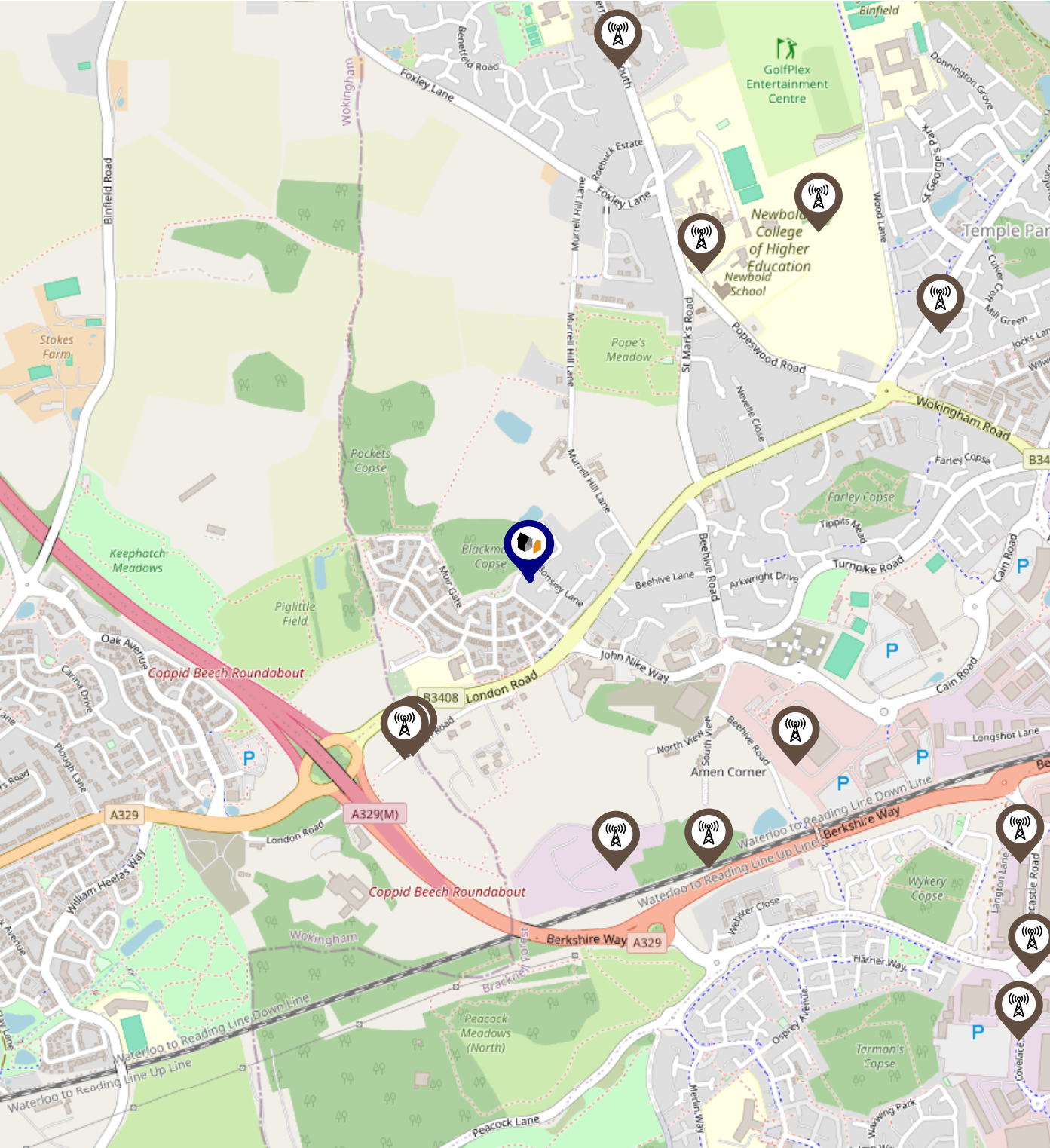
Area Schools



		Nursery	Primary	Secondary	College	Private
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.28	☐	☐	☒	☐	☐
	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.36	☐	☒	☐	☐	☐
	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.37	☐	☐	☒	☐	☐
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.38	☐	☒	☐	☐	☐
	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:1.39	☐	☐	☒	☐	☐
	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:1.49	☐	☒	☐	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.51	☐	☒	☐	☐	☐
	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:1.52	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



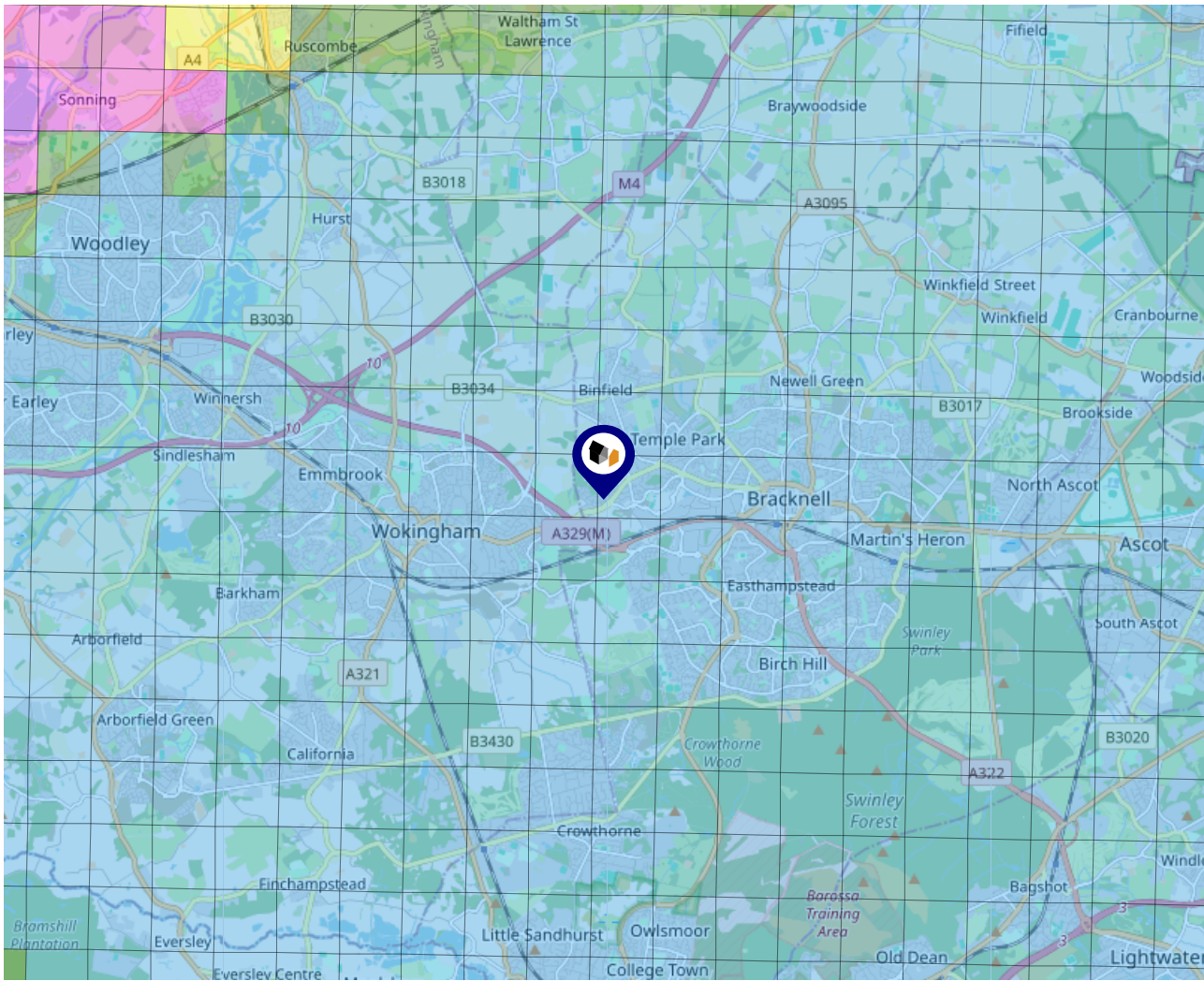
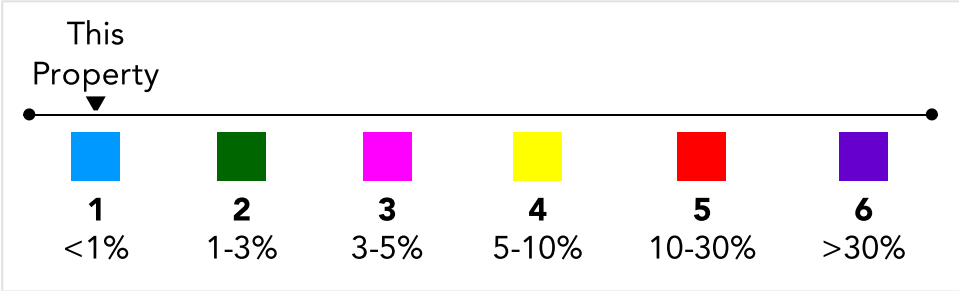
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

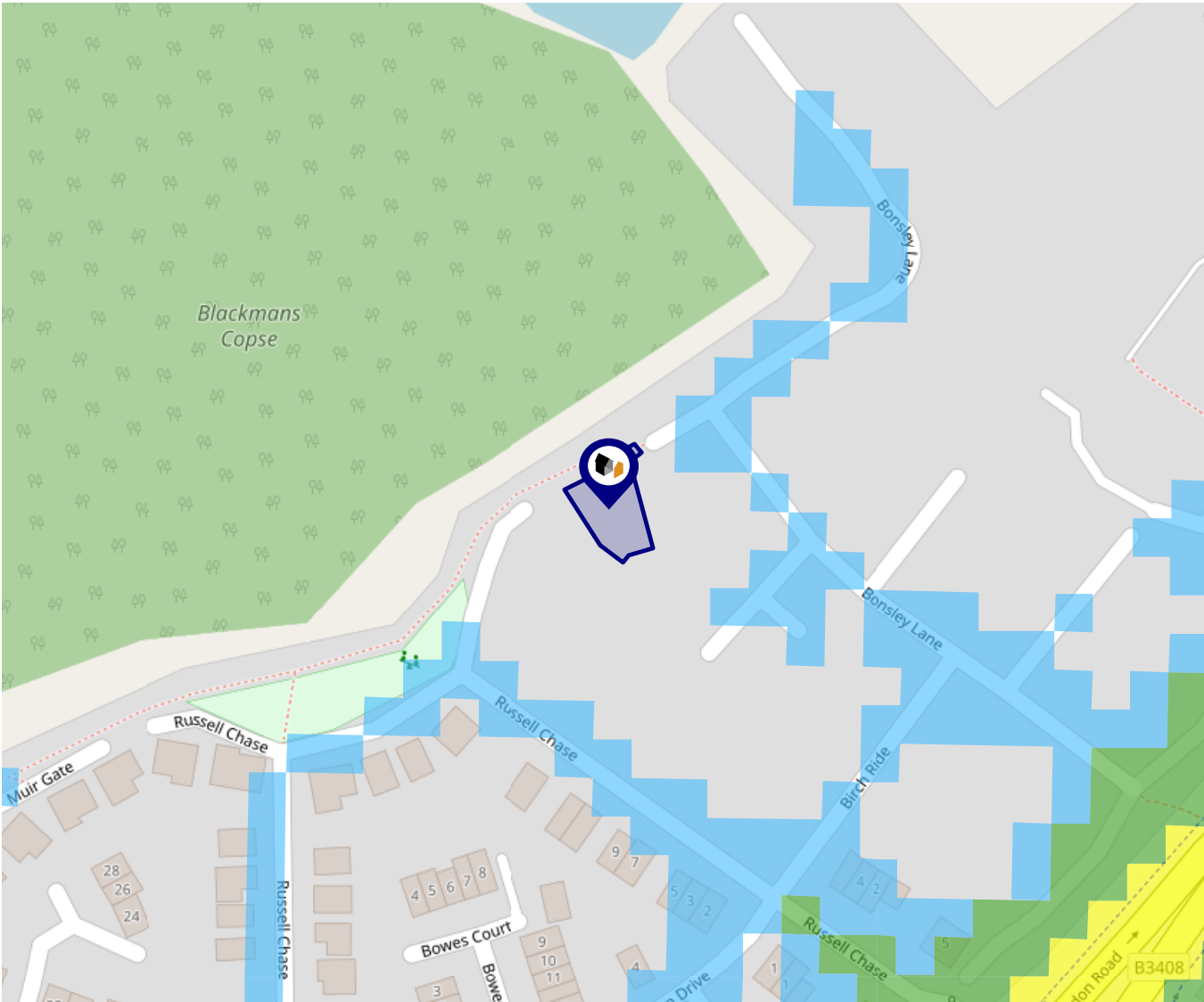
What is Radon?

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



Local Area

Road Noise



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

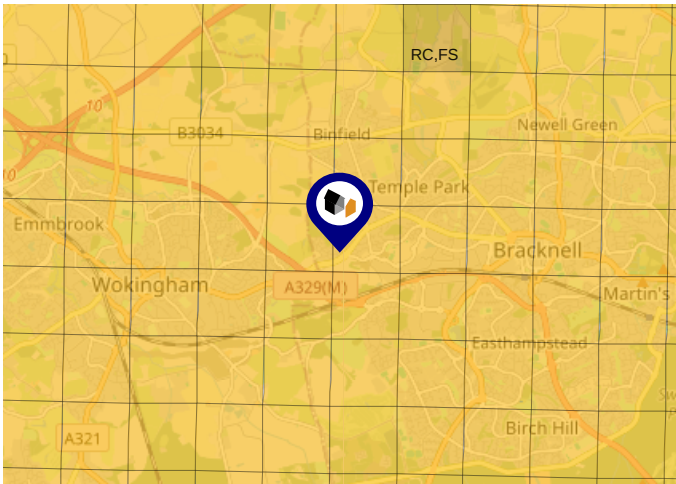
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

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

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

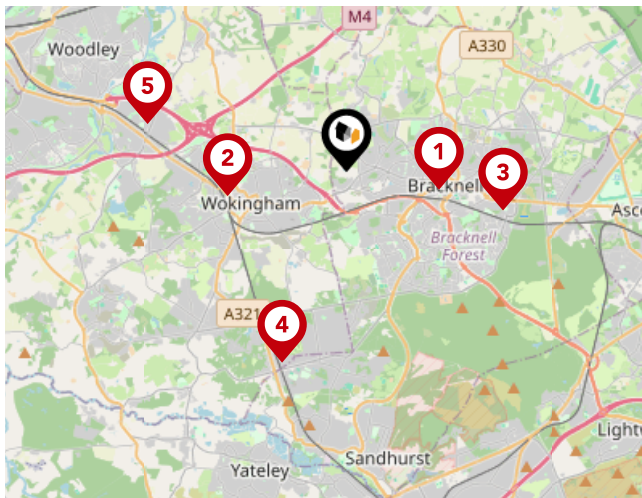


Primary Classifications (Most Common Clay Types)

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

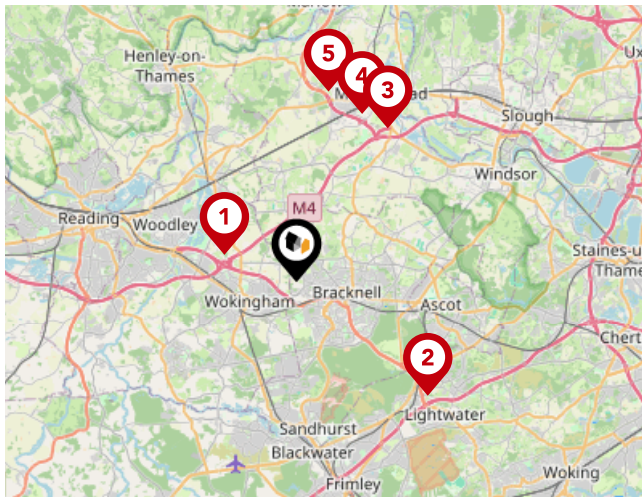
Area

Transport (National)



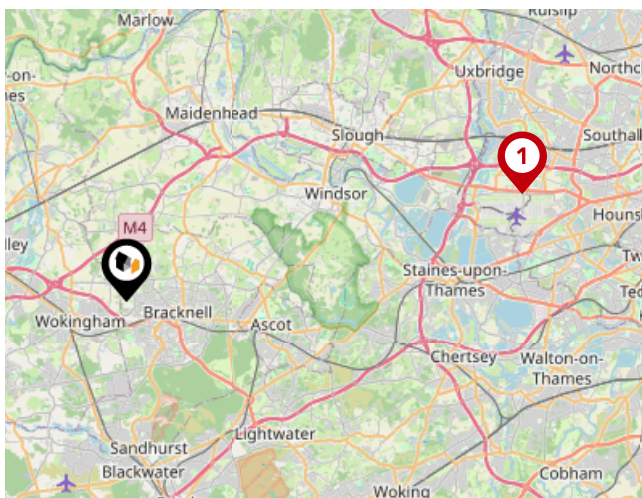
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.76 miles
2	Wokingham Rail Station	2.21 miles
3	Martins Heron Rail Station	2.99 miles
4	Crowthorne Rail Station	3.69 miles
5	Winnersh Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.85 miles
2	M3 J3	6.42 miles
3	M4 J8	6.57 miles
4	A404(M) J9A	6.66 miles
5	A404(M) J9	7.1 miles

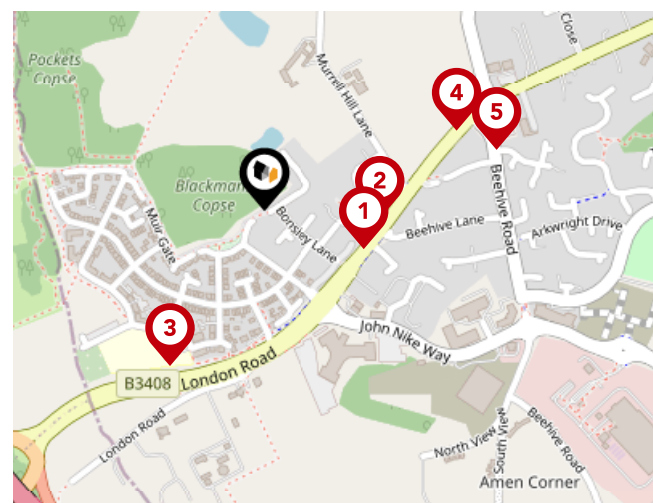


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	15.12 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merydene Court	0.12 miles
2	Merydene Court	0.13 miles
3	Coppid Beech Hill	0.2 miles
4	Travelodge	0.24 miles
5	Springfield Road	0.27 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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/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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