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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



KNOX GREEN, BINFIELD, BRACKNELL, RG42

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The Property Ombudsman

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Introduction
Our Comments

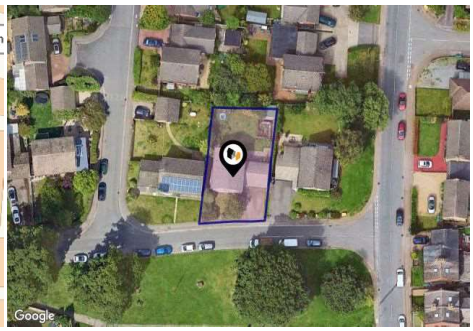
** BINFIELD VILLAGE ** Set in the heart of the highly sought after Binfield Village, this impressive five bedroom detached home offers generous and versatile living space, perfectly suited to modern family life. The ground floor is thoughtfully arranged to provide both comfortable everyday living and excellent entertaining space. A spacious living room sits to the front, while the well proportioned dining area flows seamlessly into the kitchen, creating a sociable hub of the home. A separate study offers an ideal space for home working or quiet retreat. Of particular note is the substantial home office/gym, converted from the original double garage, providing a highly adaptable area that could suit a variety of needs. A convenient WC and welcoming entrance hall complete the ground floor accommodation. Upstairs, the property continues to impress with five good sized bedrooms. The main bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. The layout is ideal for growing families, offering flexibility for guest rooms, children's bedrooms, or additional workspace if required. Externally, the property features driveway parking to the front and a private rear garden, offering a perfect setting for outdoor relaxation and family enjoyment. Located within the desirable village of Binfield, the home enjoys a wonderful community atmosphere alongside walking distance to local amenities, well regarded schools, and excellent transport links. Combining space, flexibility, and an enviable location, this is a fantastic opportunity to acquire a truly substantial family home.
Council Tax Band: F
Five Bedrooms
Three Reception Rooms
Village Location
Driveway Parking
Home Office/Gym
Enclosed Rear Garden
En Suite
Modern Kitchen

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,657 ft^2 / 154 m^2		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,271		
Title Number:	BK181020		

Local Area

Local Authority: Bracknell forest

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	163 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos















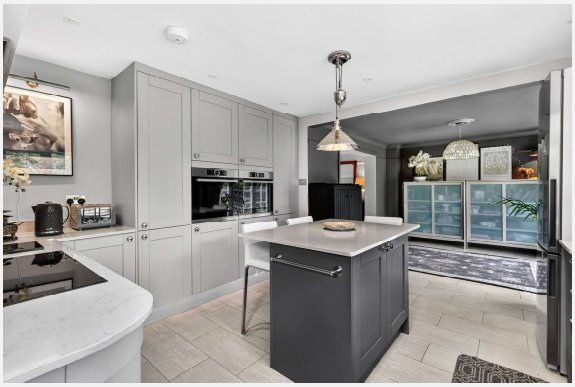


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Gallery
Photos

















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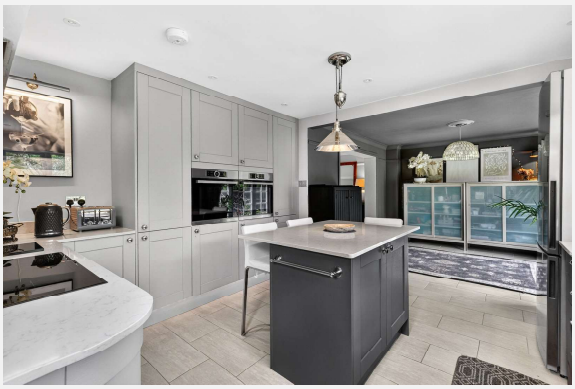












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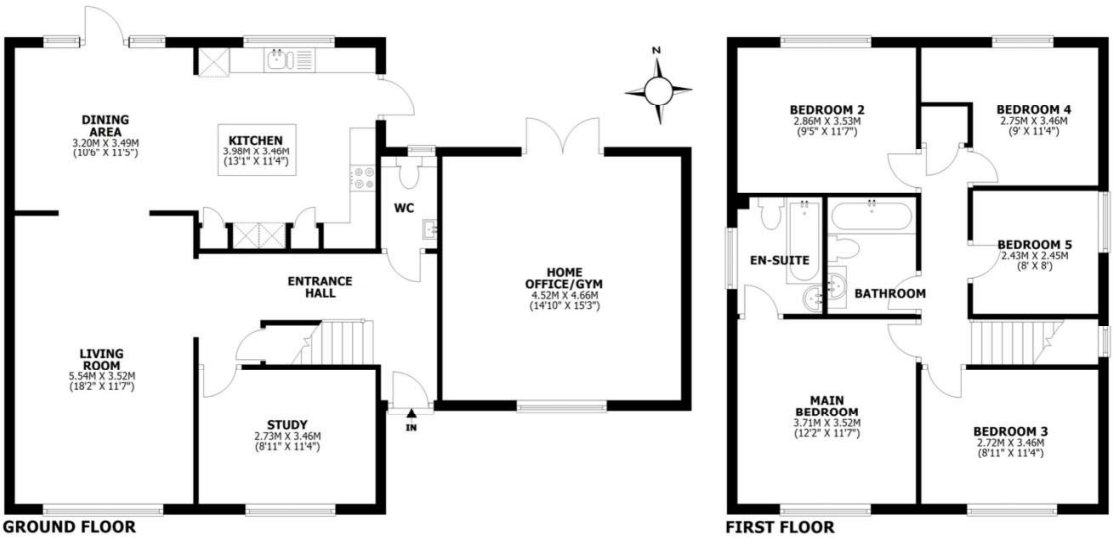
Gallery
Floorplan

KNOX GREEN, BINFIELD, BRACKNELL, RG42

DY.

Knox Green, Bracknell, RG42

Total area: approx. 154.6 sq. metres (1664.3 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 replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

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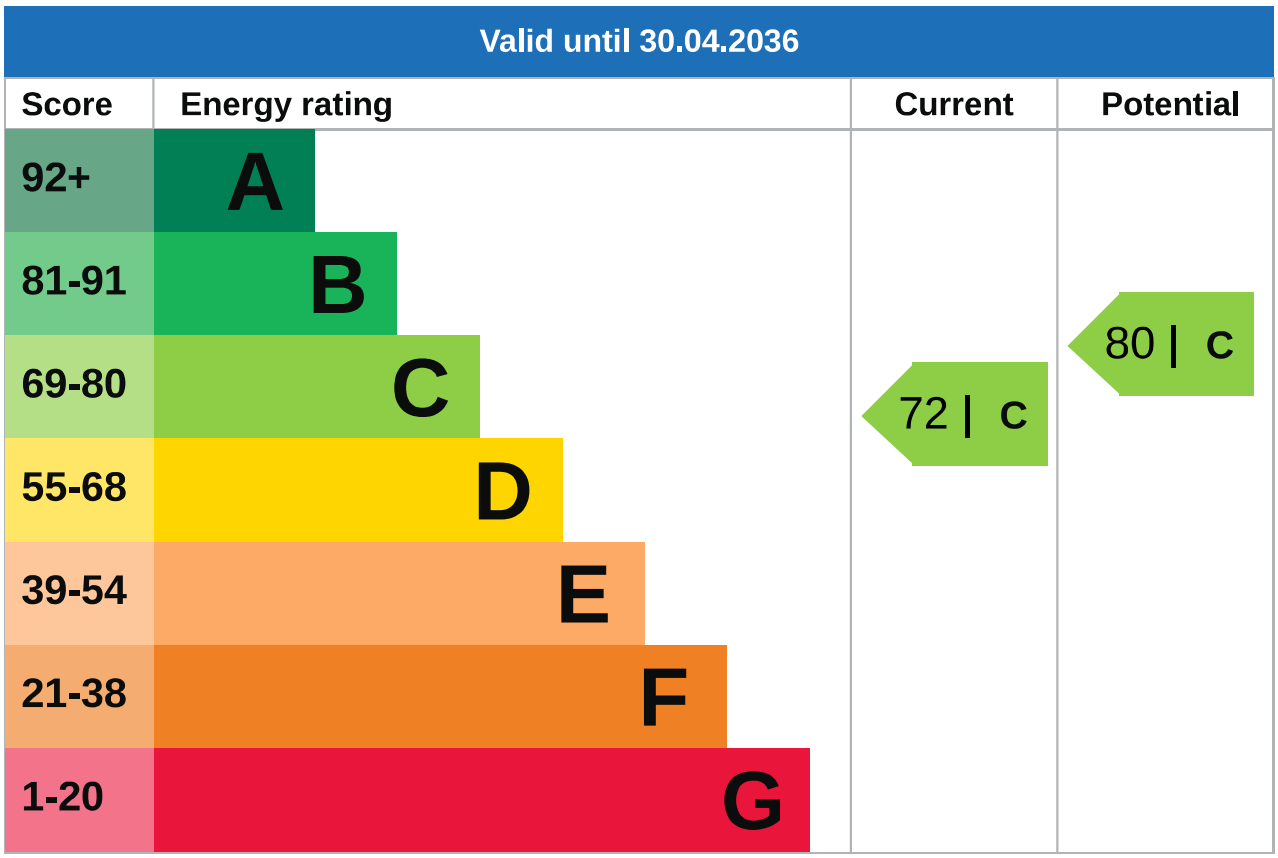
EPC - Certificate

Binfield, RG42

Energy rating

C

Valid until 30.04.2036



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EPC - Additional Data

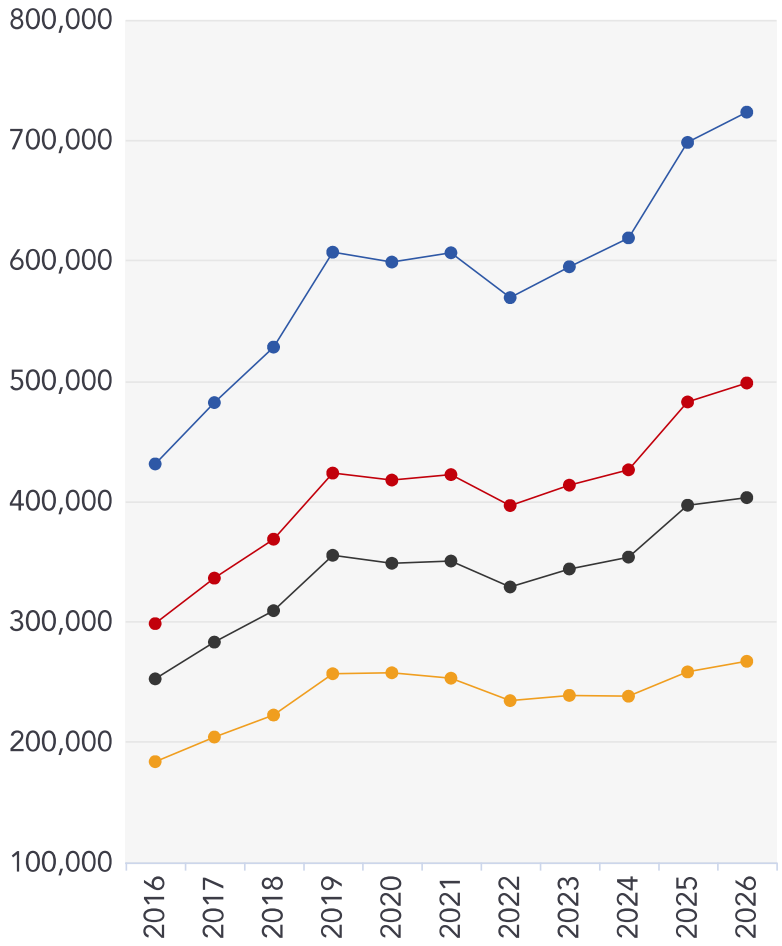
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas, 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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	154 m^2

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Market
House Price Statistics

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



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

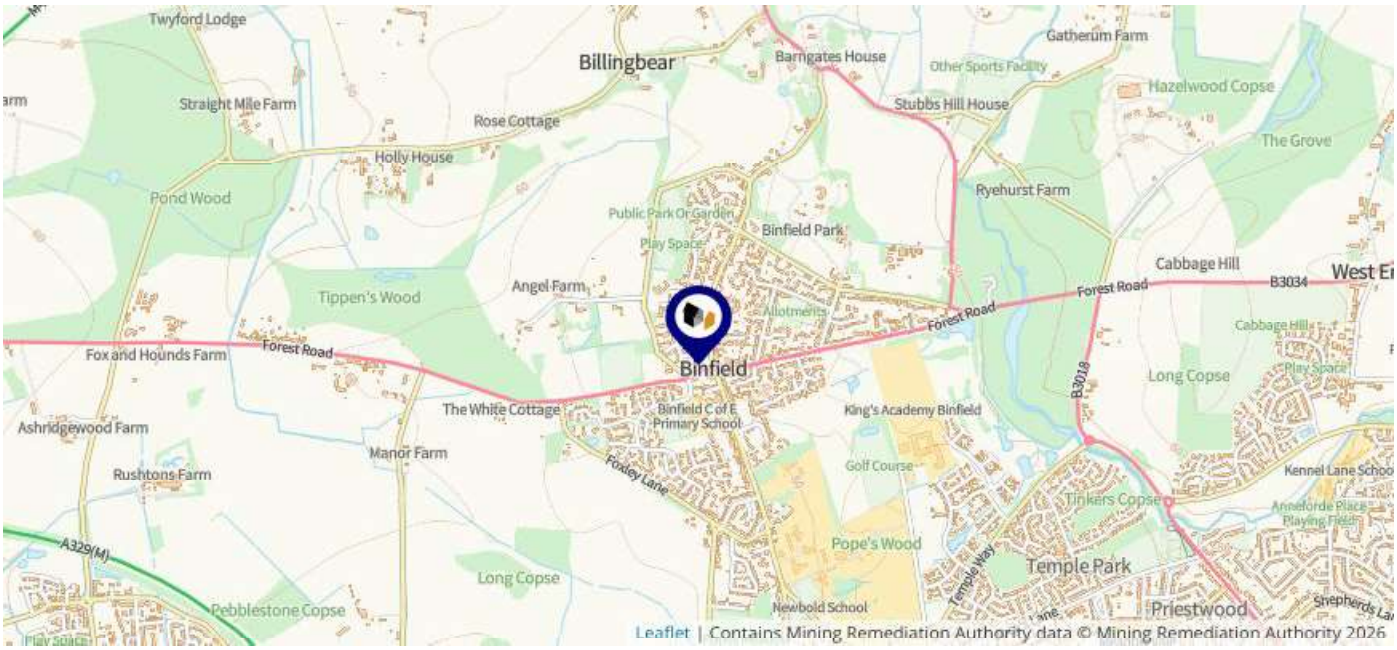
+59.63%

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

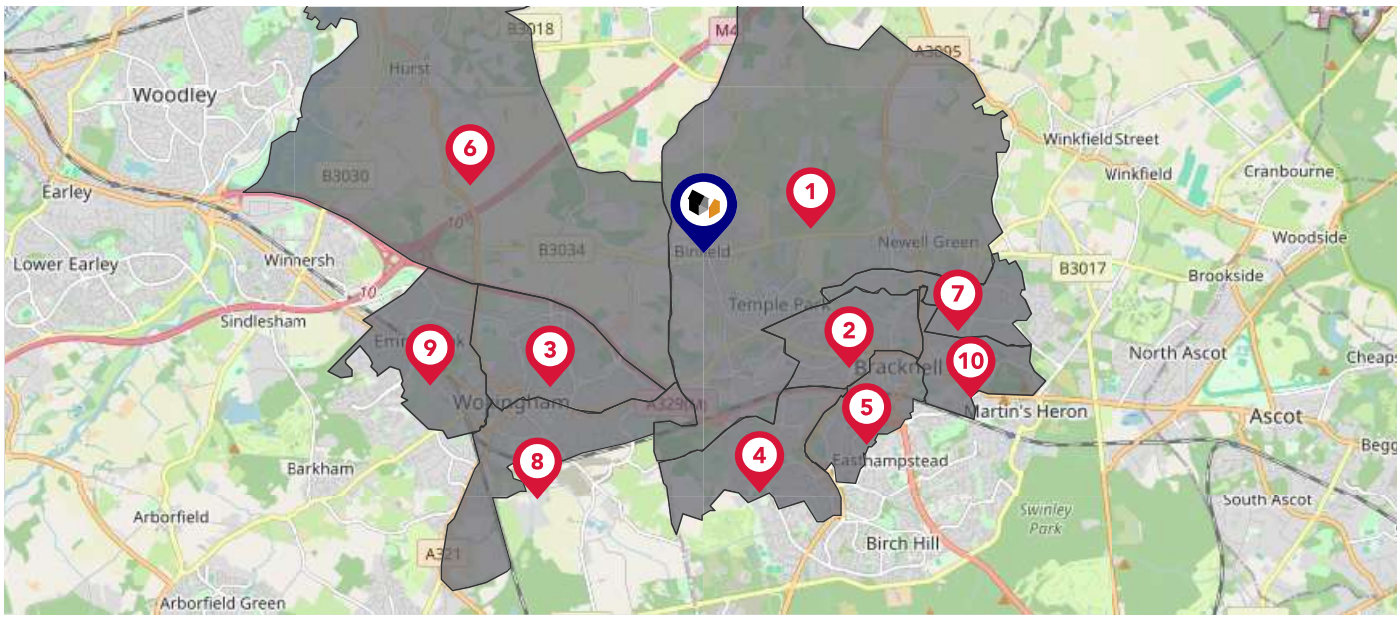
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Wick's Green Binfield
2	Shurlock Row
3	Wokingham Town Centre
4	Murdoch Road
5	Church Lane Warfield
6	Rectory Lane Easthampstead
7	Beenham's Heath
8	Langborough Road
9	Hurst
10	Winkfield Row

Maps
Council Wards

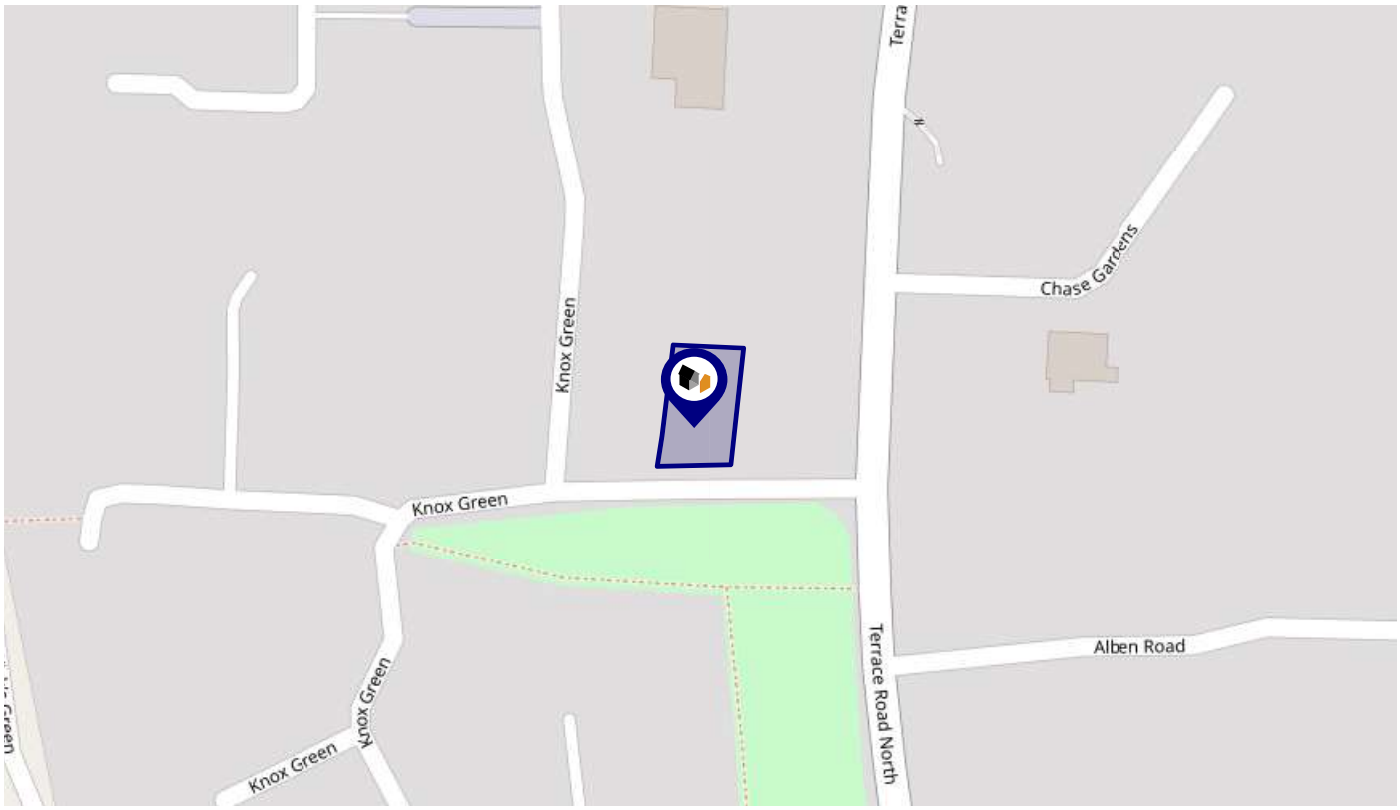
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Binfield with Warfield Ward
2	Priestwood and Garth Ward
3	Norreys Ward
4	Great Hollands North Ward
5	Wildridings and Central Ward
6	Hurst Ward
7	Warfield Harvest Ride Ward
8	Wescott Ward
9	Emmbrook Ward
10	Bullbrook 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.

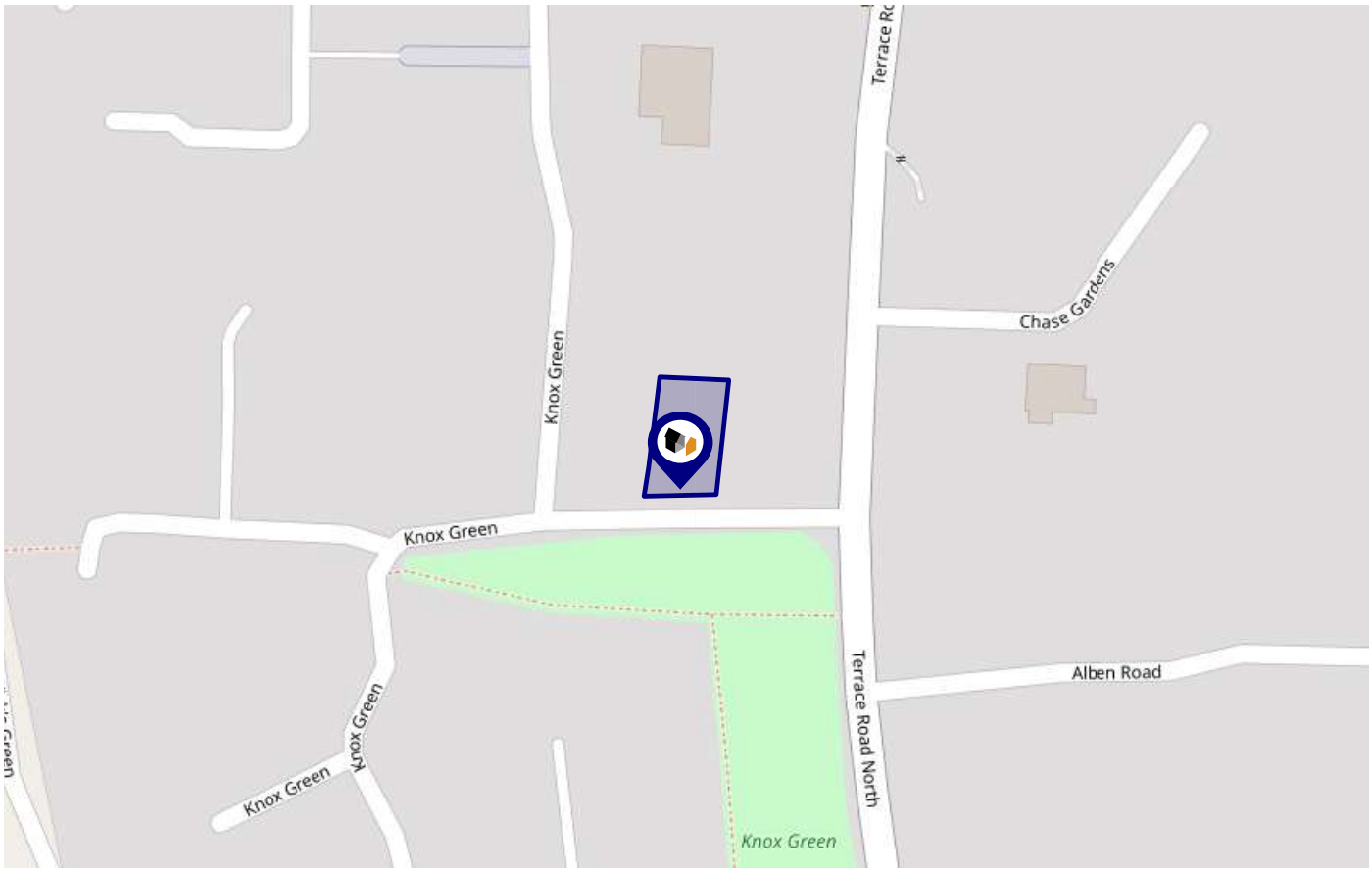
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

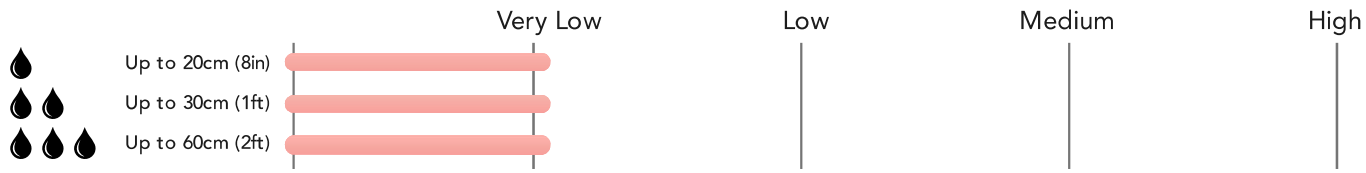


Risk Rating: Very low

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.

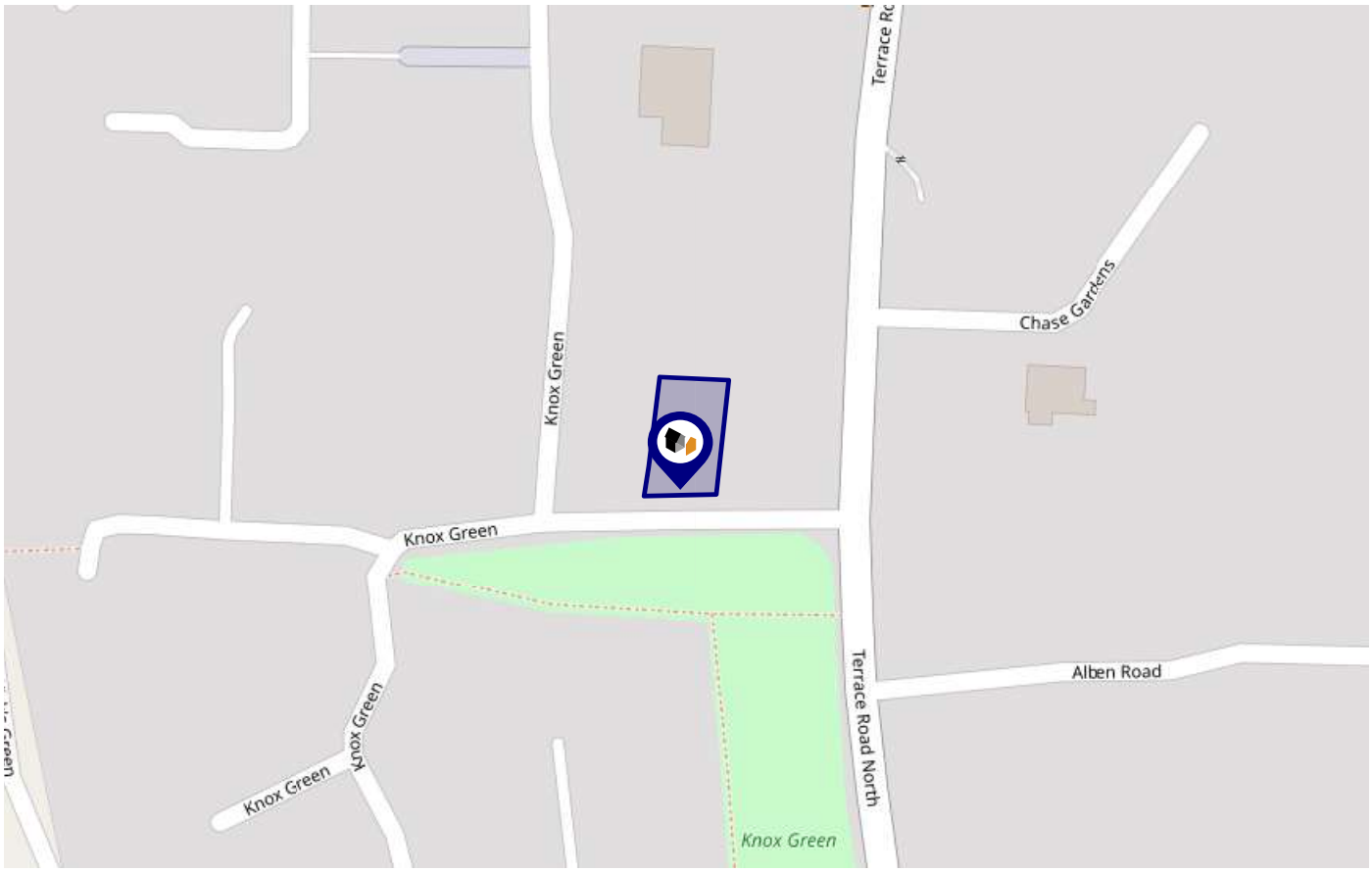
Chance of flooding to the following depths at this property:



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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.

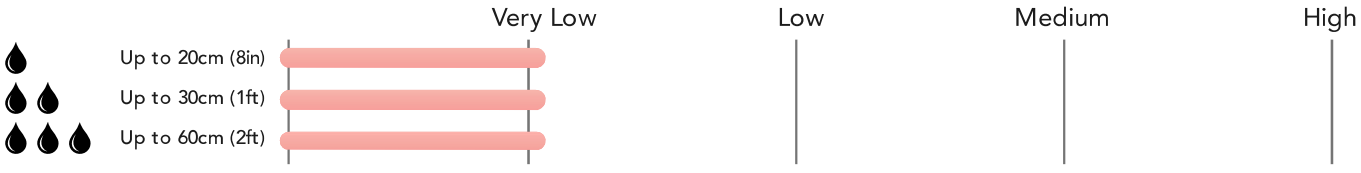


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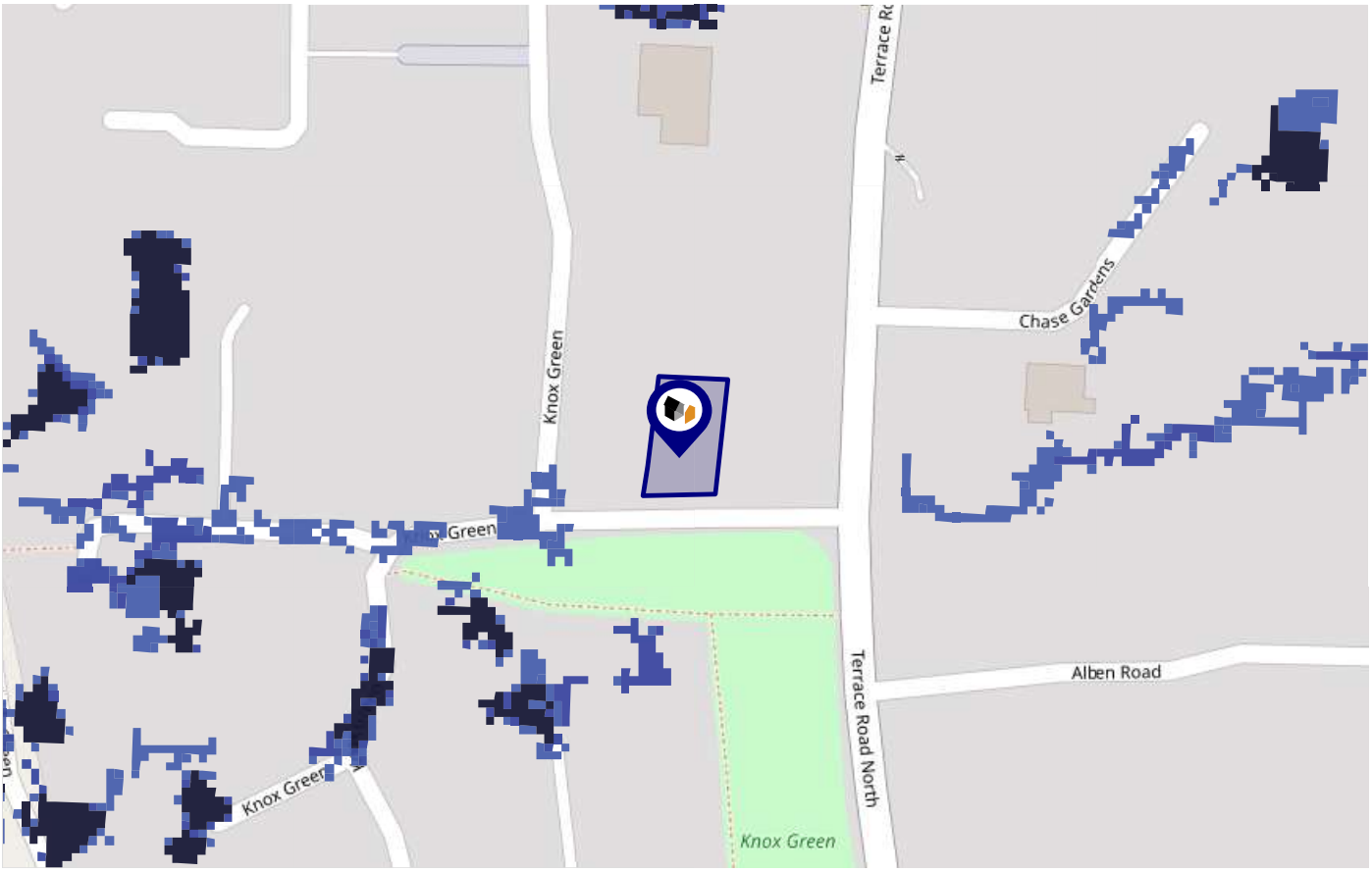
Chance of flooding to the following depths at this property:



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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.

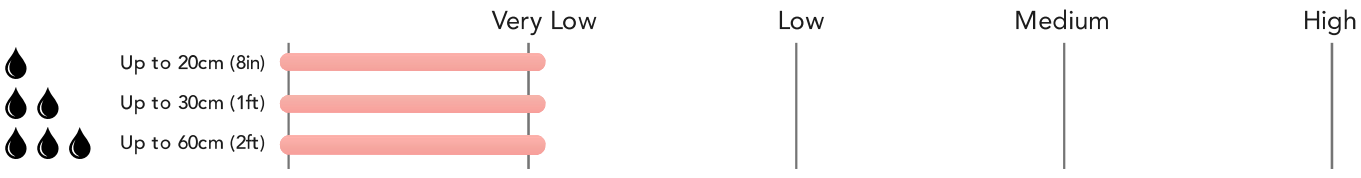


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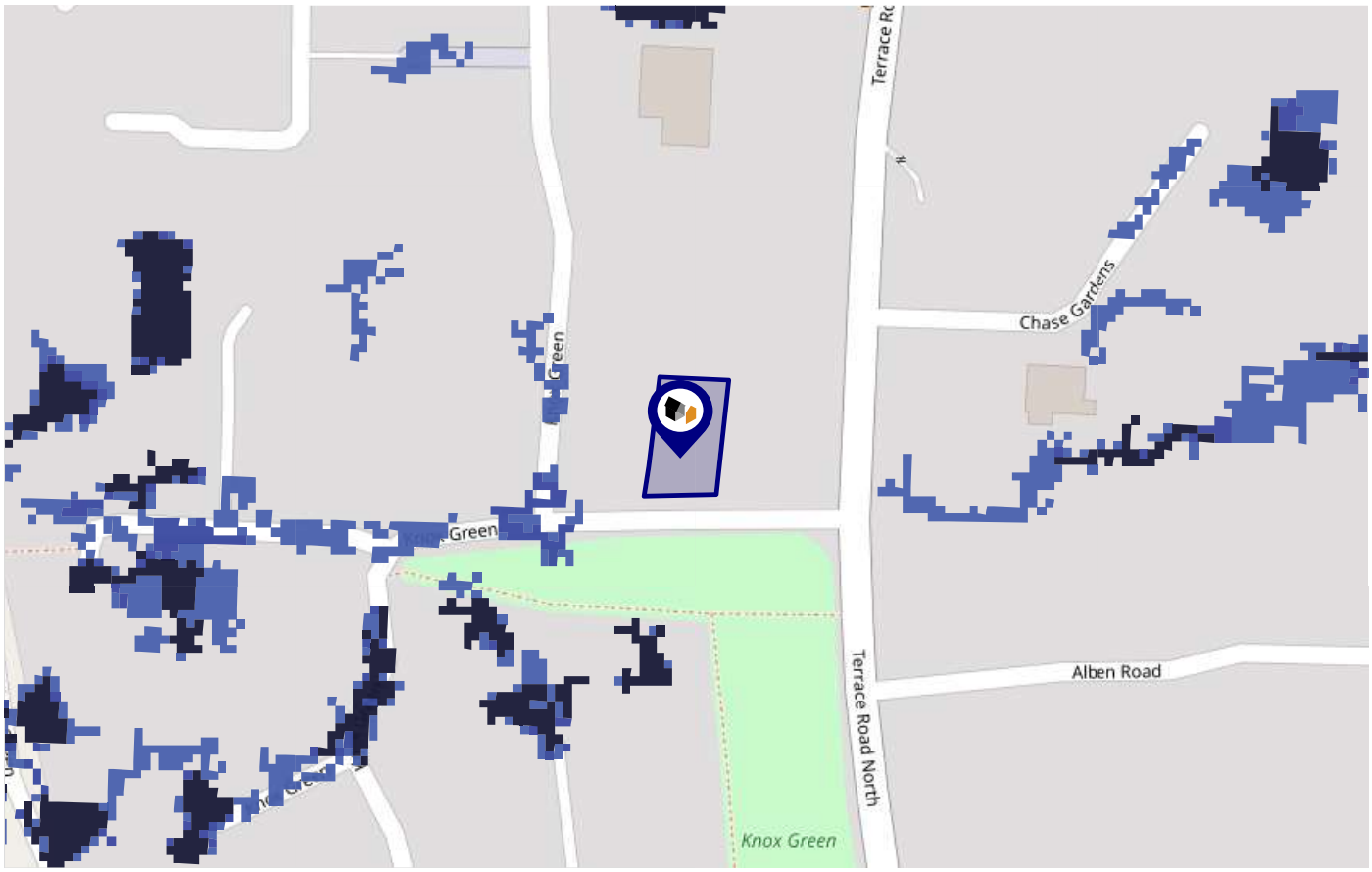
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

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

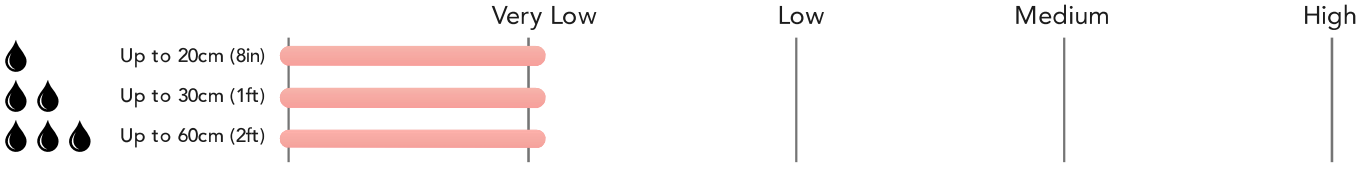


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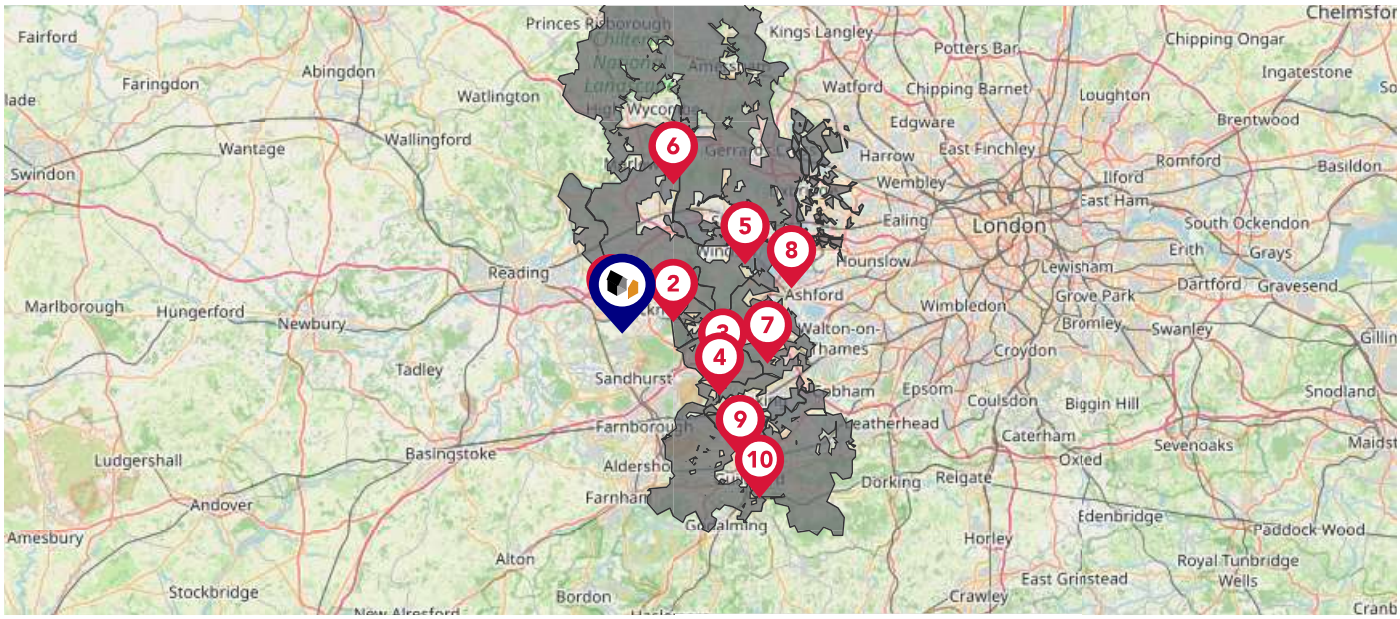
Chance of flooding to the following depths at this property:



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Maps
Green Belt

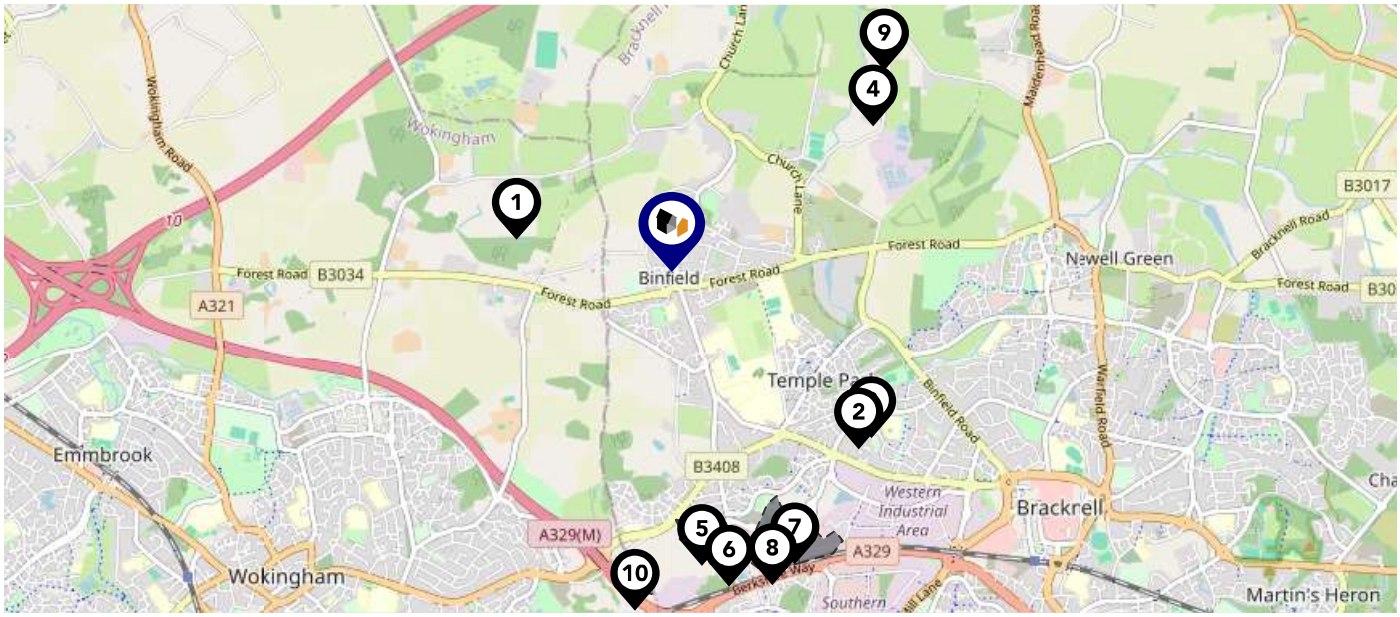
This map displays nearby areas that have been designated as Green Belt...



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 - Buckinghamshire
7	London Green Belt - Runnymede
8	London Green Belt - Hillingdon
9	London Green Belt - Woking
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.

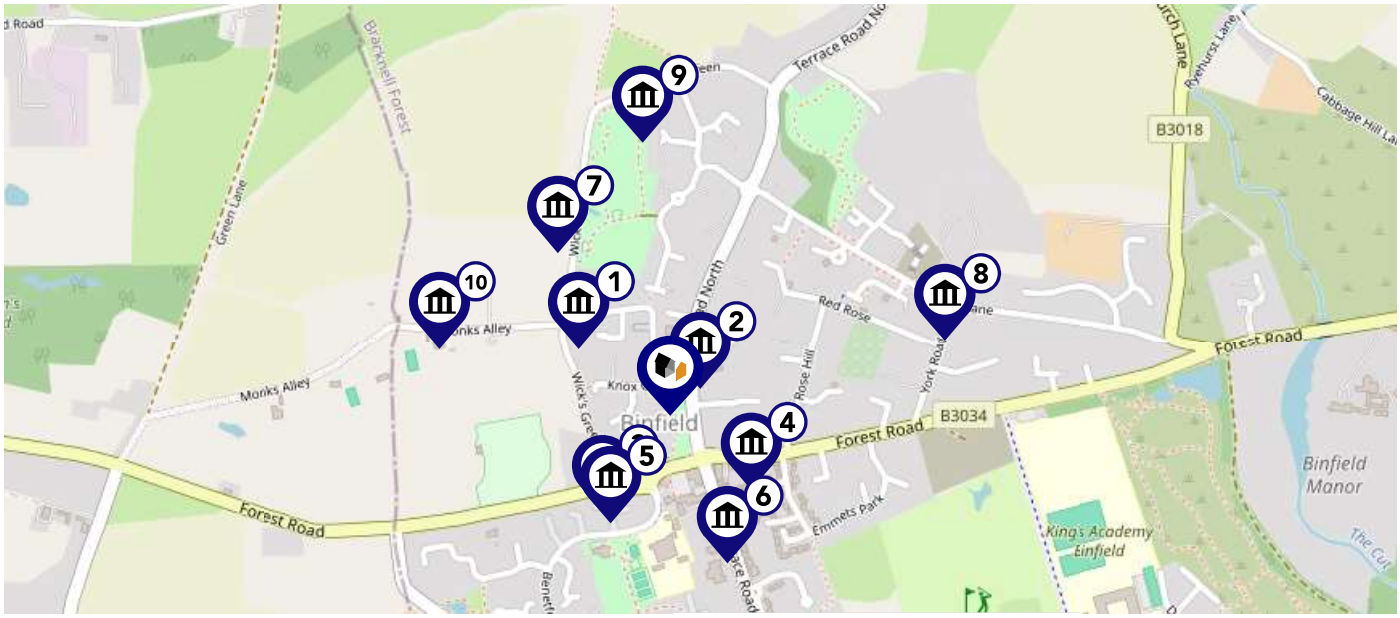


Nearby Landfill Sites

1	Billingbear Binfield-Binfield, Wokingham	Historic Landfill
2	Wilwood Road-Bracknell	Historic Landfill
3	Fernhill Road-Bracknell, Berkshire	Historic Landfill
4	Ryehurst Lane-Cokeley	Historic Landfill
5	Nike Land-Amen Corner	Historic Landfill
6	Rose Farm-Amen Corner	Historic Landfill
7	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
8	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
9	Perchance Cokeley-Binfield, Bracknell	Historic Landfill
10	Sandlea Farm-Amen Corner	Historic Landfill

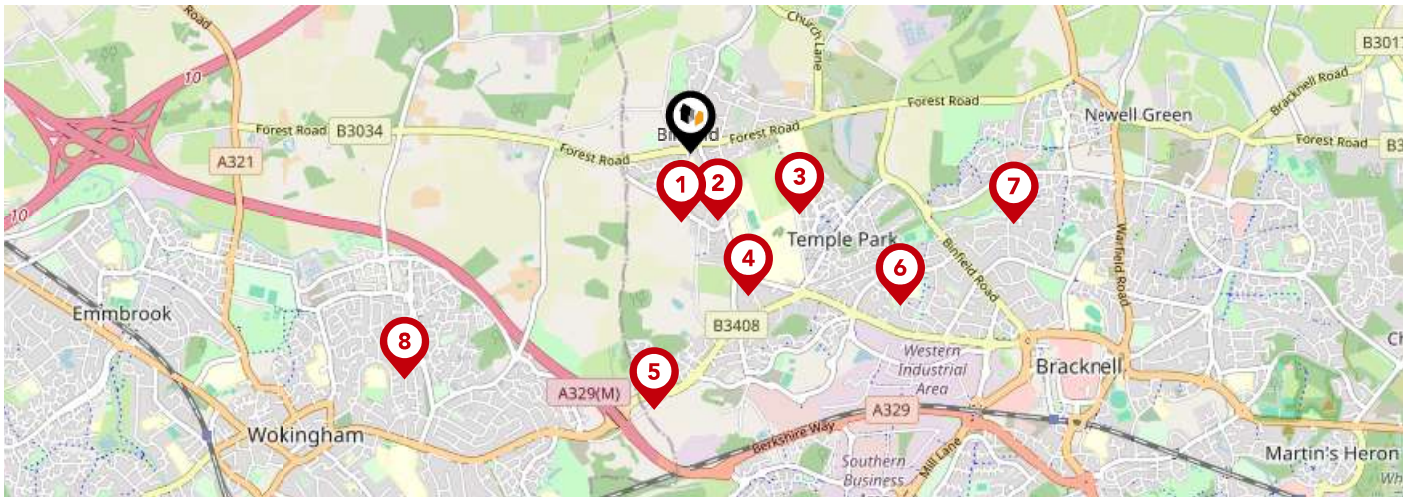
Maps
Listed Buildings

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



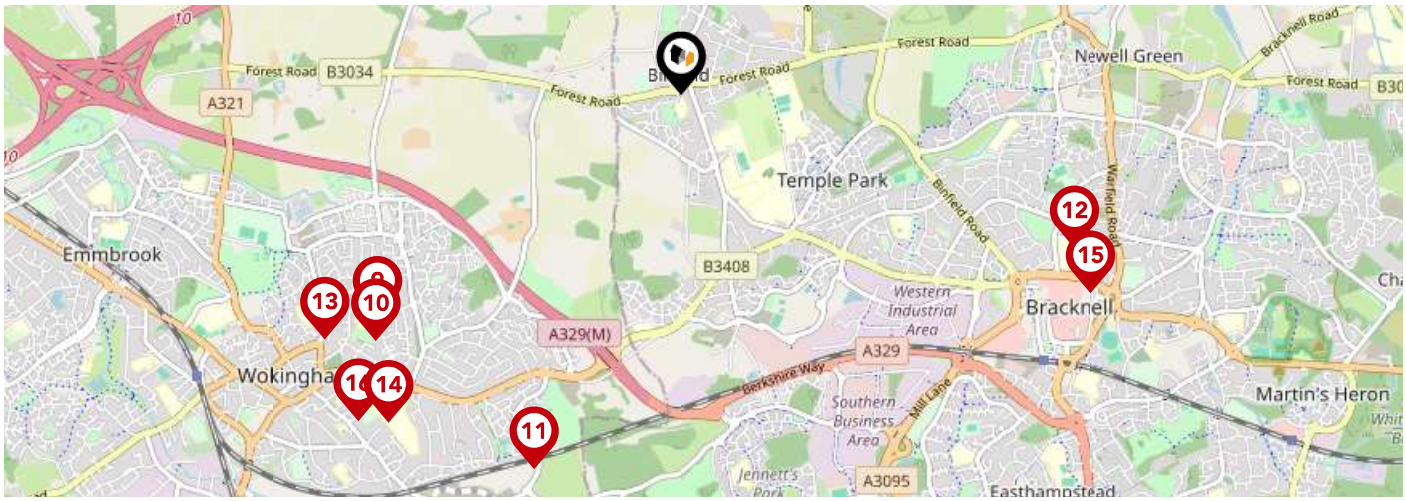
Listed Buildings in the local district	Grade	Distance
1 1390298 - Binfield House	Grade II	0.1 miles
2 1390302 - The Terrace	Grade II	0.1 miles
3 1390270 - Binfield Place	Grade II	0.1 miles
4 1390266 - Acacia Cottage	Grade II	0.1 miles
5 1390271 - Walls And Gate Piers To Binfield Place	Grade II	0.1 miles
6 1390310 - The Terrace	Grade II	0.2 miles
7 1390320 - Kicking Donkey	Grade II	0.2 miles
8 1390311 - Gate Piers At South Entrance To Binfield Park	Grade II	0.3 miles
9 1390321 - Wicks Green Cottages	Grade II	0.3 miles
10 1390281 - The White Gate	Grade II	0.3 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Binfield Church of England Primary School Ofsted Rating: Good | Pupils: 411 | Distance:0.32	☐	☑	☐	☐	☐
2	Cressex Lodge School Ofsted Rating: Good | Pupils: 13 | Distance:0.34	☐	☐	☑	☐	☐
3	King's Academy Binfield Ofsted Rating: Good | Pupils: 1262 | Distance:0.58	☐	☑	☑	☐	☐
4	Newbold School Ofsted Rating: Outstanding | Pupils: 56 | Distance:0.71	☐	☑	☐	☐	☐
5	King's Academy Oakwood Ofsted Rating: Outstanding | Pupils: 211 | Distance:1.2	☐	☑	☐	☐	☐
6	Meadow Vale Primary School Ofsted Rating: Good | Pupils: 600 | Distance:1.2	☐	☑	☐	☐	☐
7	Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.53	☐	☐	☑	☐	☐
8	Foundry College Ofsted Rating: Good | Pupils: 15 | Distance:1.68	☐	☐	☑	☐	☐

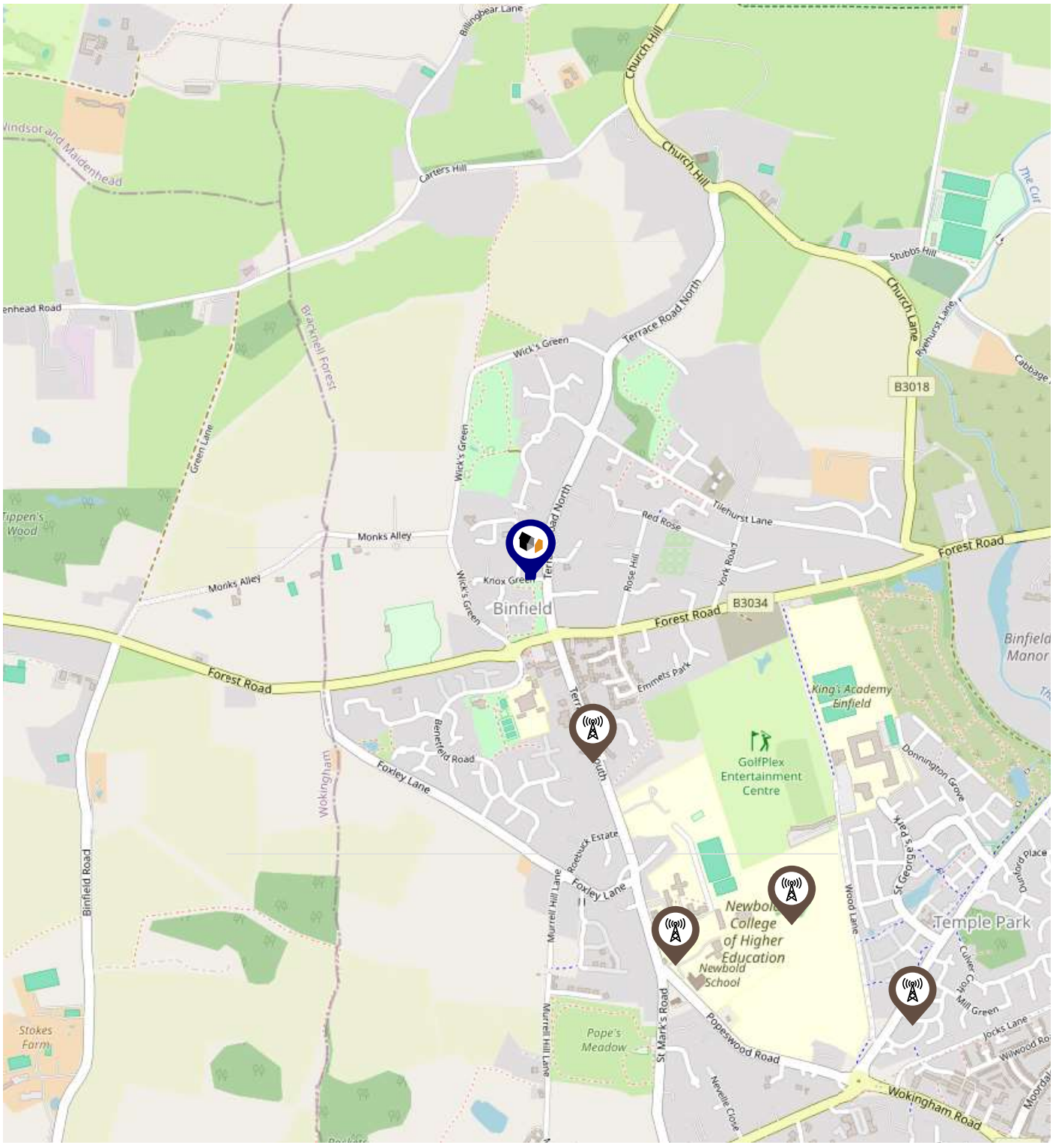
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Keep Hatch Primary School Ofsted Rating: Good | Pupils: 440 | Distance:1.74	☐	☑	☐	☐	☐
10	All Saints Church of England Primary School Ofsted Rating: Good | Pupils: 234 | Distance:1.82	☐	☑	☐	☐	☐
11	Floreat Montague Park Primary School Ofsted Rating: Good | Pupils: 463 | Distance:1.86	☐	☑	☐	☐	☐
12	Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.95	☐	☑	☐	☐	☐
13	High Close School Ofsted Rating: Good | Pupils: 85 | Distance:2	☐	☐	☑	☐	☐
14	St Crispin's School Ofsted Rating: Good | Pupils: 1455 | Distance:2.03	☐	☐	☑	☐	☐
15	Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:2.11	☐	☐	☑	☐	☐
16	Westende Junior School Ofsted Rating: Good | Pupils: 236 | Distance:2.13	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

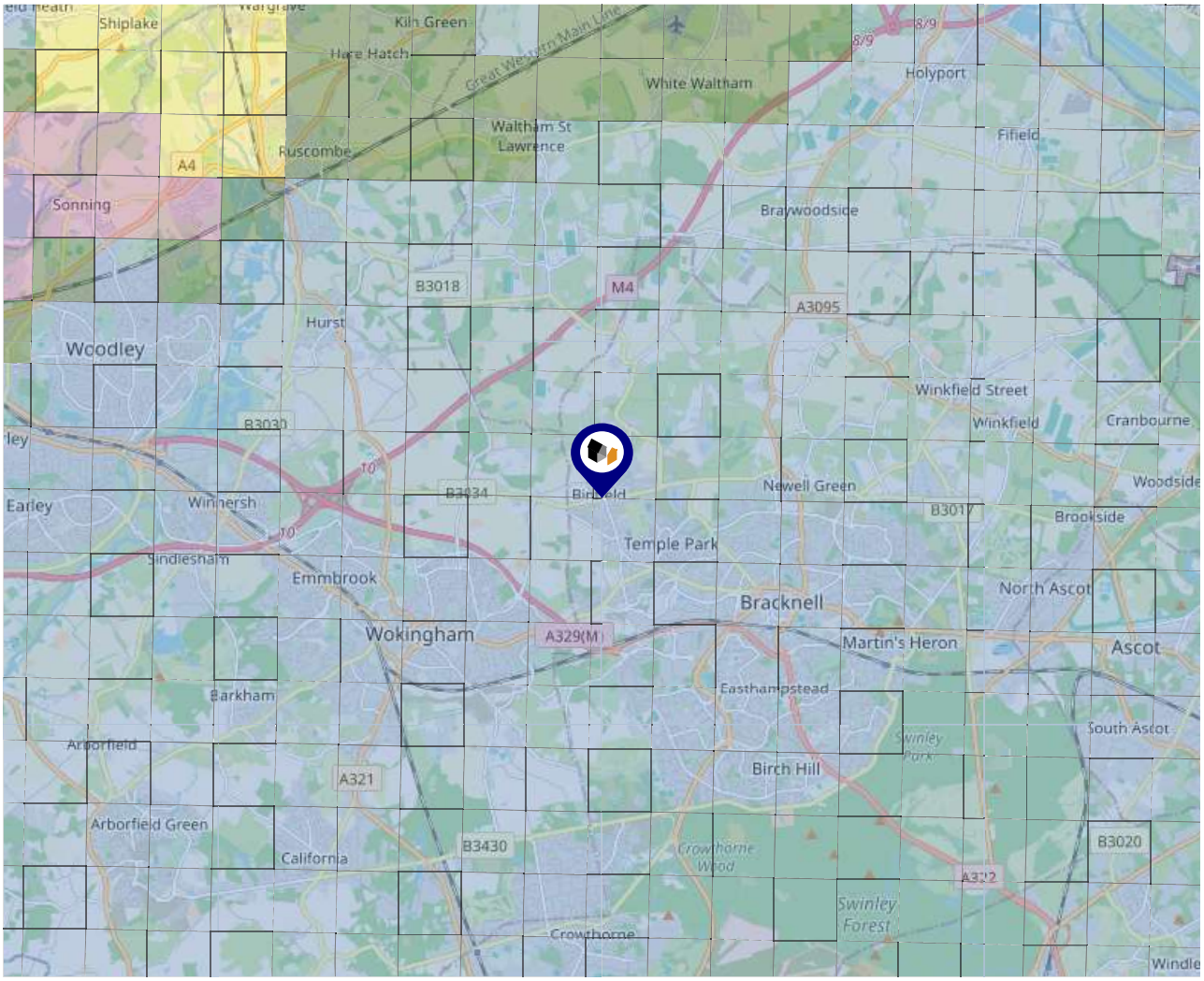
Communication Masts

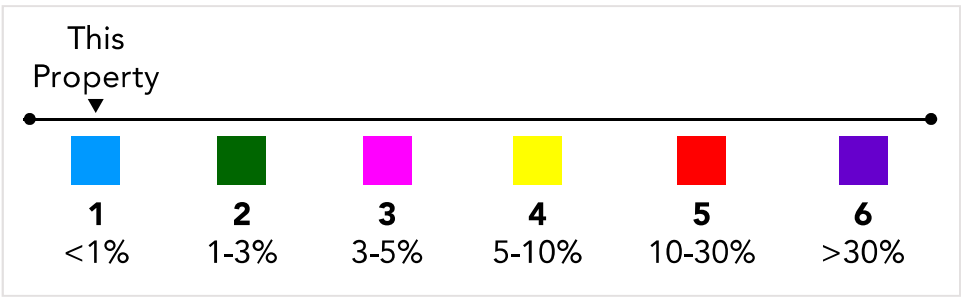
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Environment
Radon Gas

What is Radon?

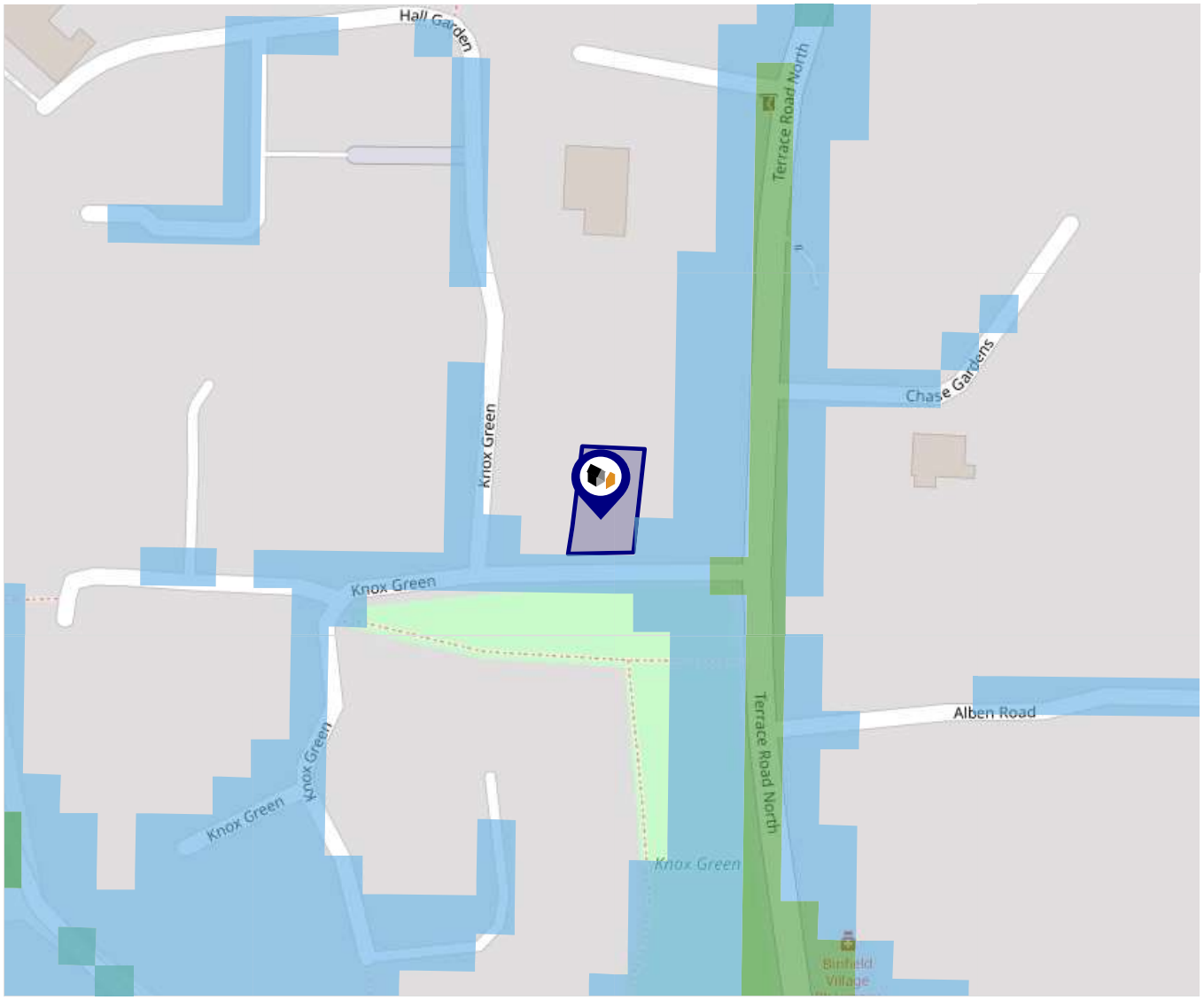
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



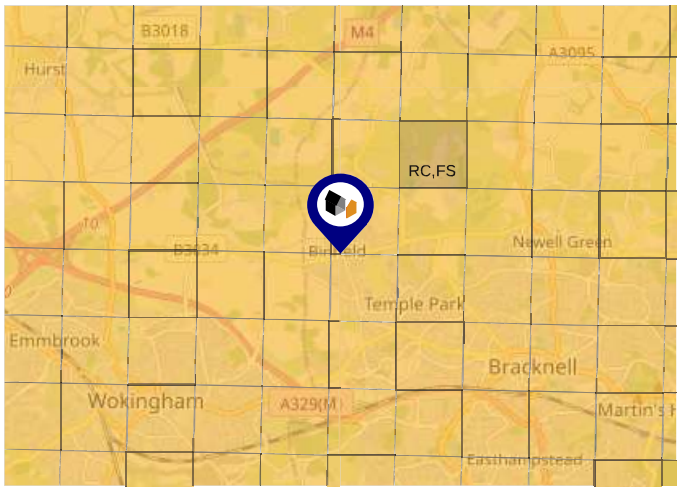
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

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Area
Transport (National)



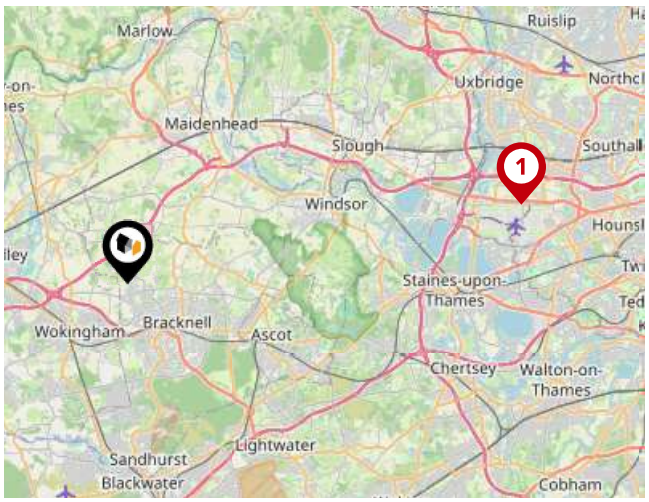
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.17 miles
2	Wokingham Rail Station	2.67 miles
3	Martins Heron Rail Station	3.36 miles
4	Winnersh Rail Station	3.69 miles
5	Twyford Rail Station	4.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.72 miles
2	M4 J8	5.65 miles
3	A404(M) J9A	5.66 miles
4	A404(M) J9	6.04 miles
5	M3 J3	7.14 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.84 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Terrace Road North H & R 1	0.06 miles
2	Binfield Crossroads	0.1 miles
3	Terrace Road North H & R 2	0.29 miles
4	York Road	0.29 miles
5	Terrace Road North	0.35 miles



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.

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail