

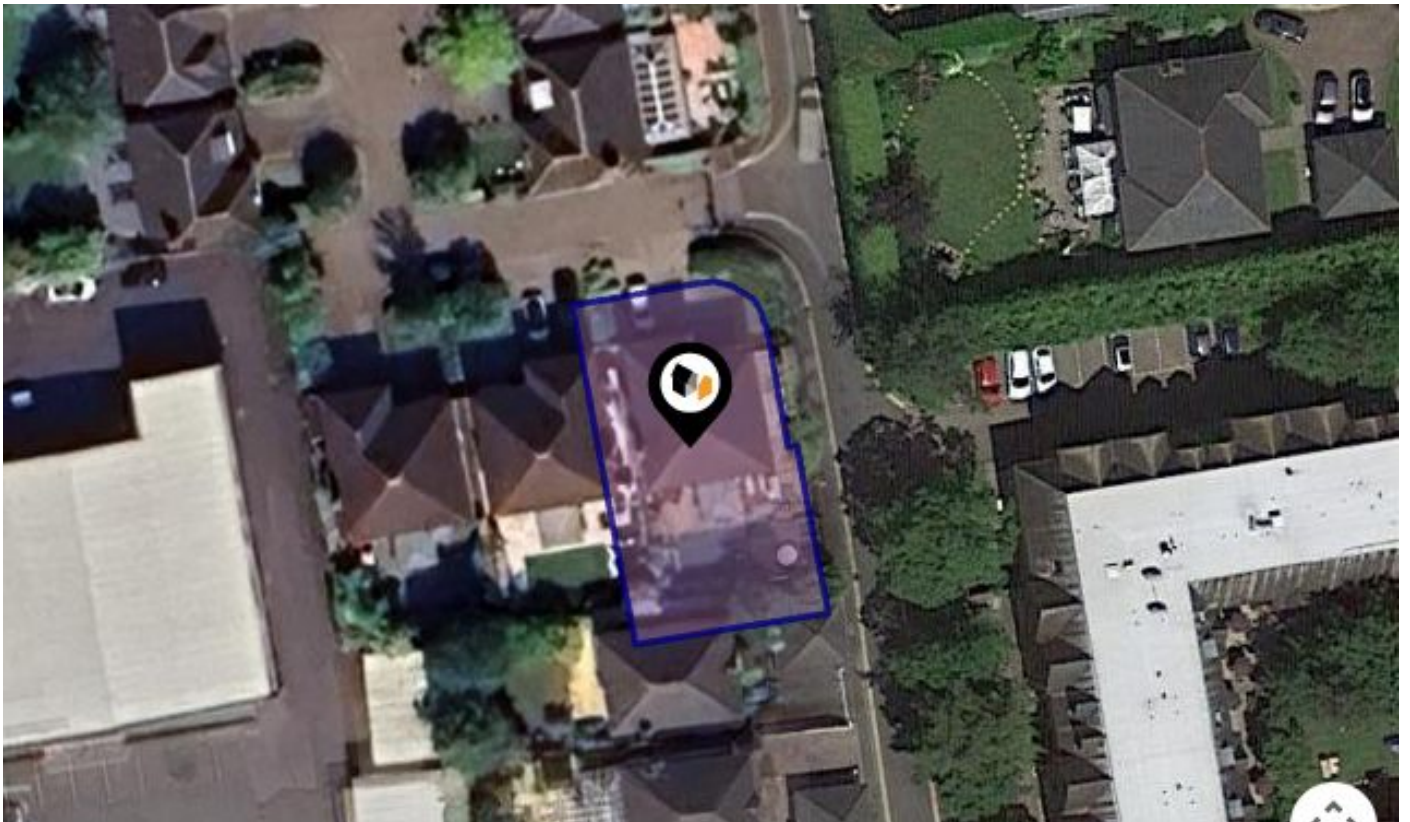


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 15th November 2025



1, STEEPLE POINT, ASCOT, SL5 7TX

Avocado Property

07515141327

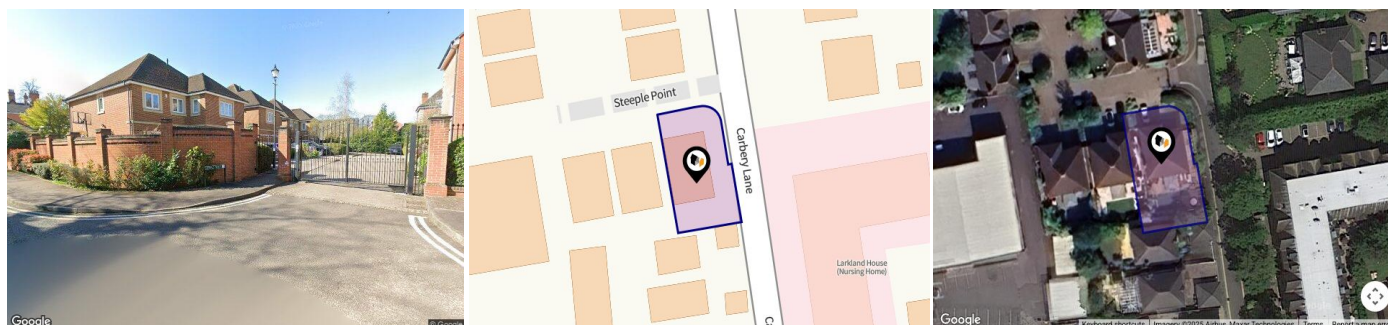
mattandsanjay@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,023 ft ² / 188 m ²
Plot Area:	0.12 acres
Year Built :	2000
Council Tax :	Band G
Annual Estimate:	£3,039
Title Number:	BK363948
UPRN:	10012304711

Last Sold Date:	28/09/2007
Last Sold Price:	£782,500
Last Sold £/ft ² :	£386
Tenure:	Freehold

Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



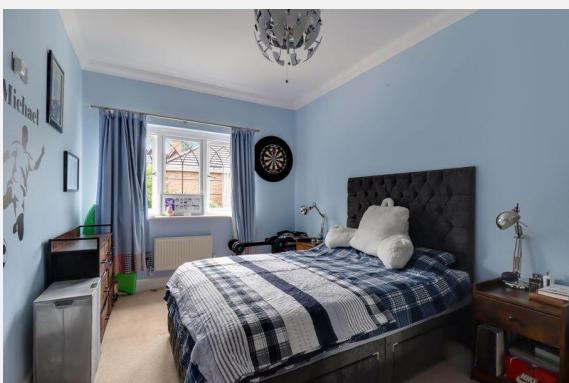
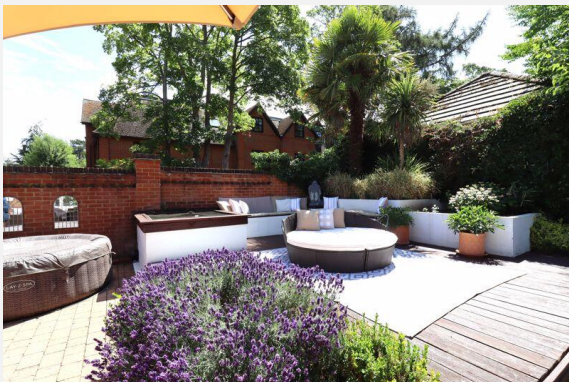
Planning History This Address

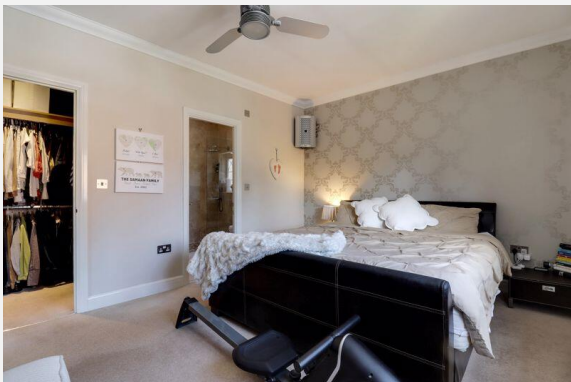


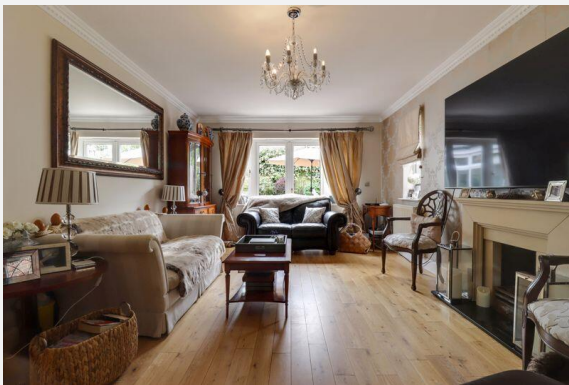
Planning records for: *1, Steeple Point, Ascot, SL5 7TX*

Reference - 03/84427/FULL	
Decision:	Decided
Date:	21st October 2003
Description:	Erection Of Rear Conservatory

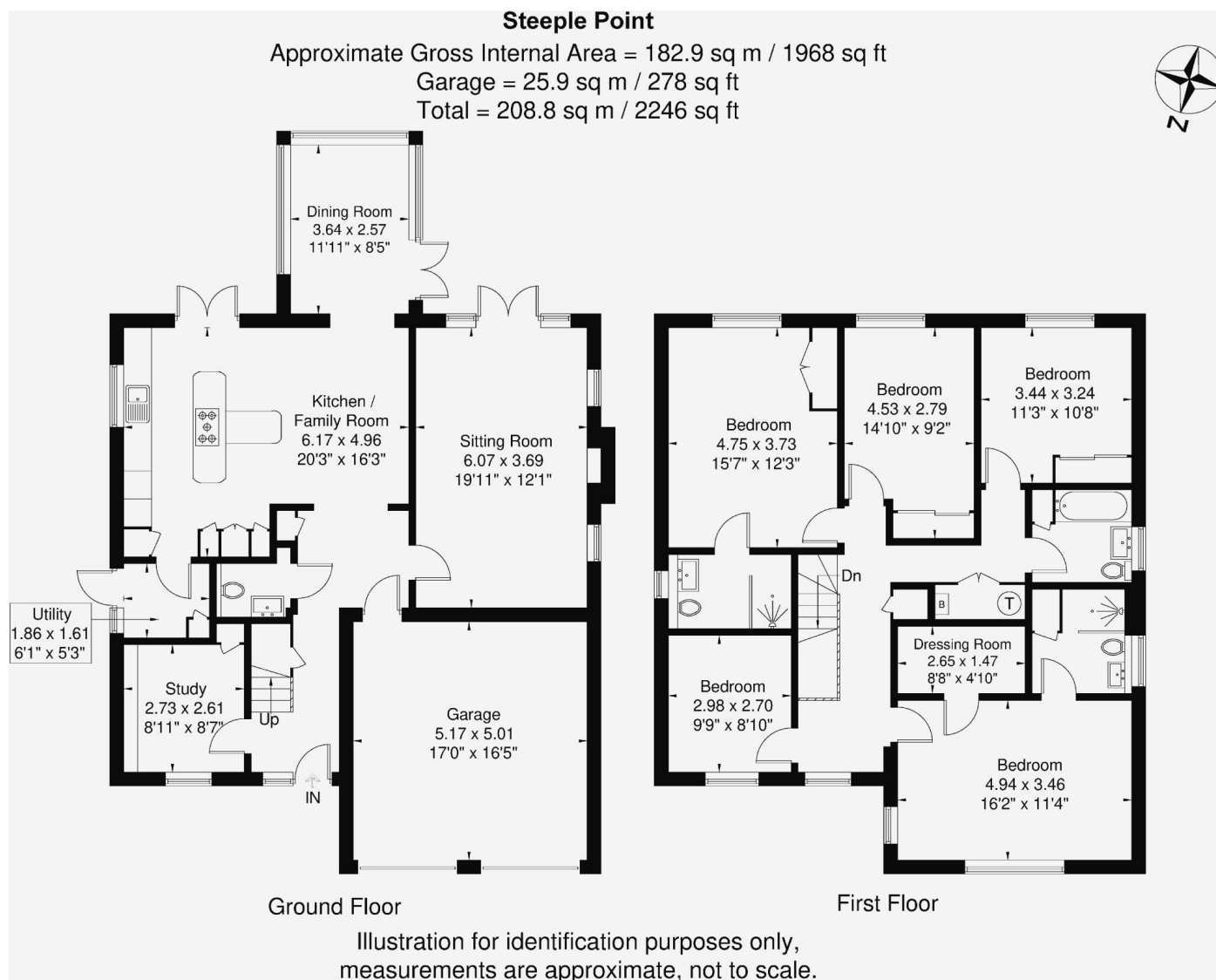
Reference - 09/02193/FULL	
Decision:	Decided
Date:	19th October 2009
Description:	Single Storey Side Extension



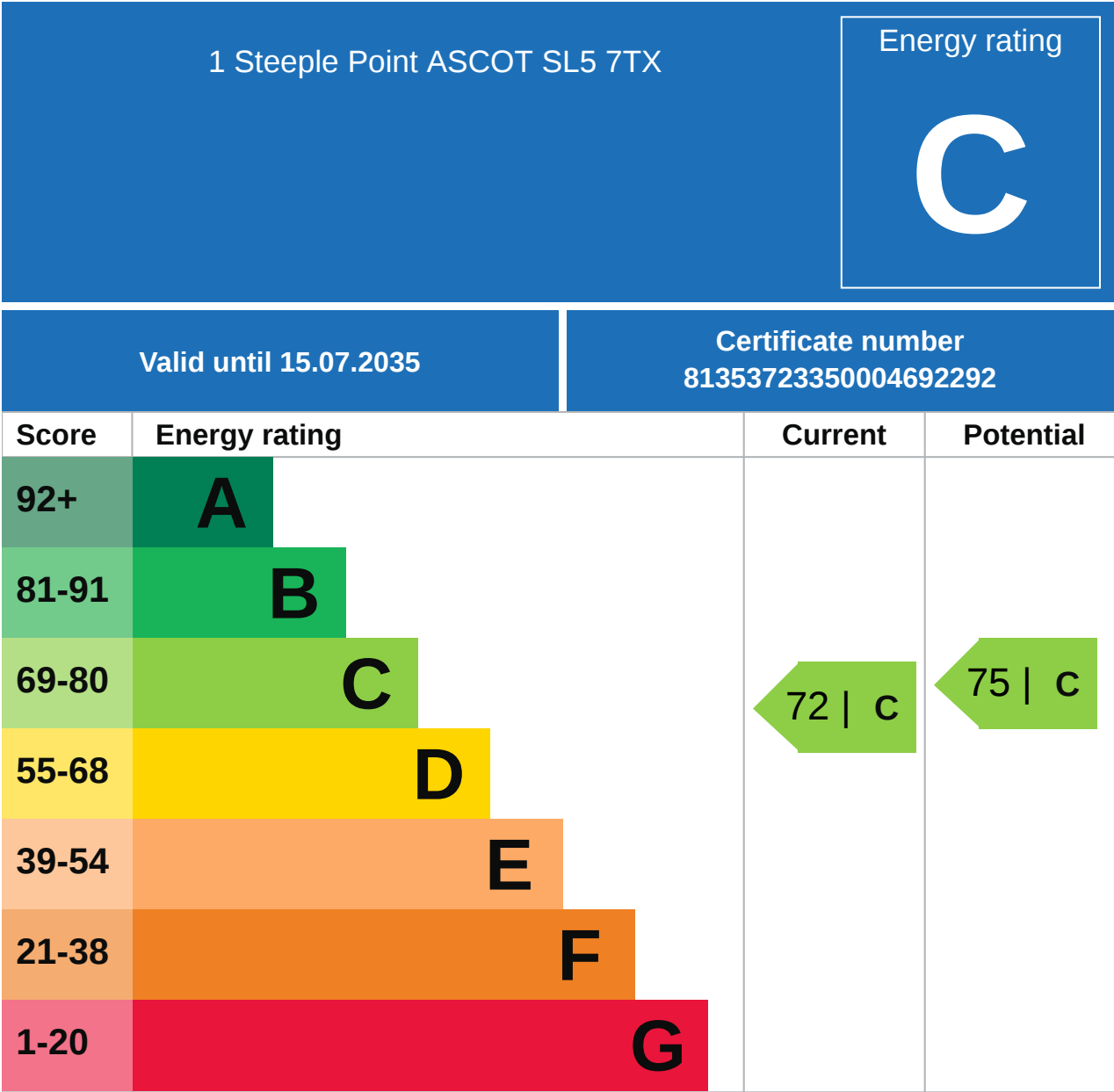




1, STEEPLE POINT, ASCOT, SL5 7TX



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

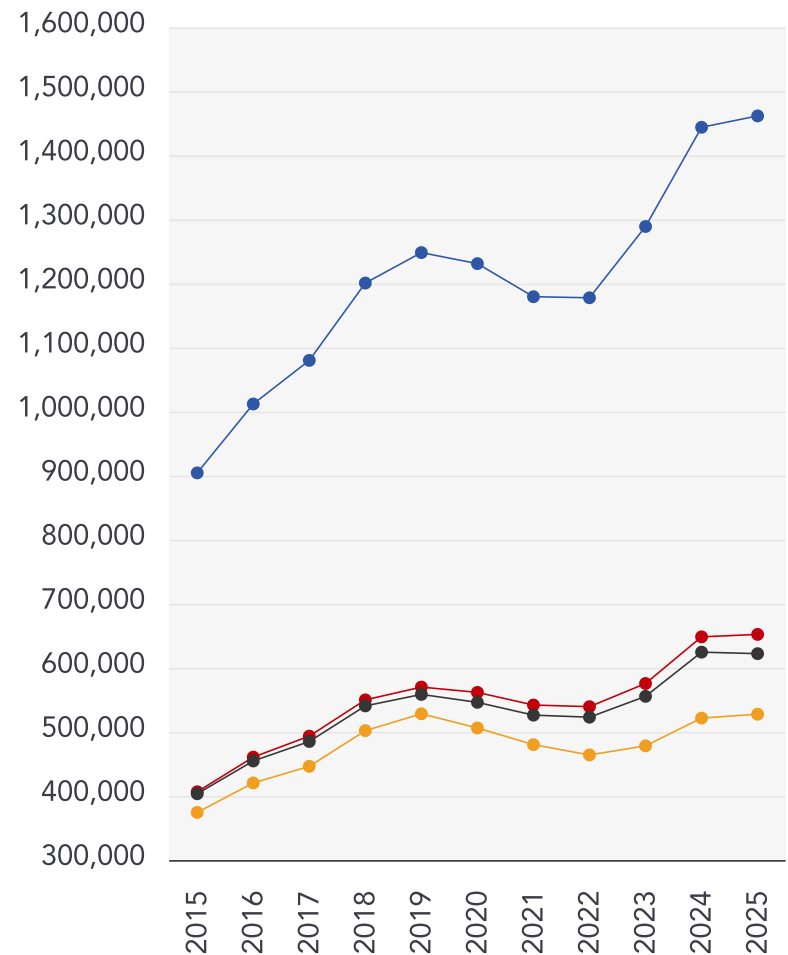
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	188 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL5



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

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.

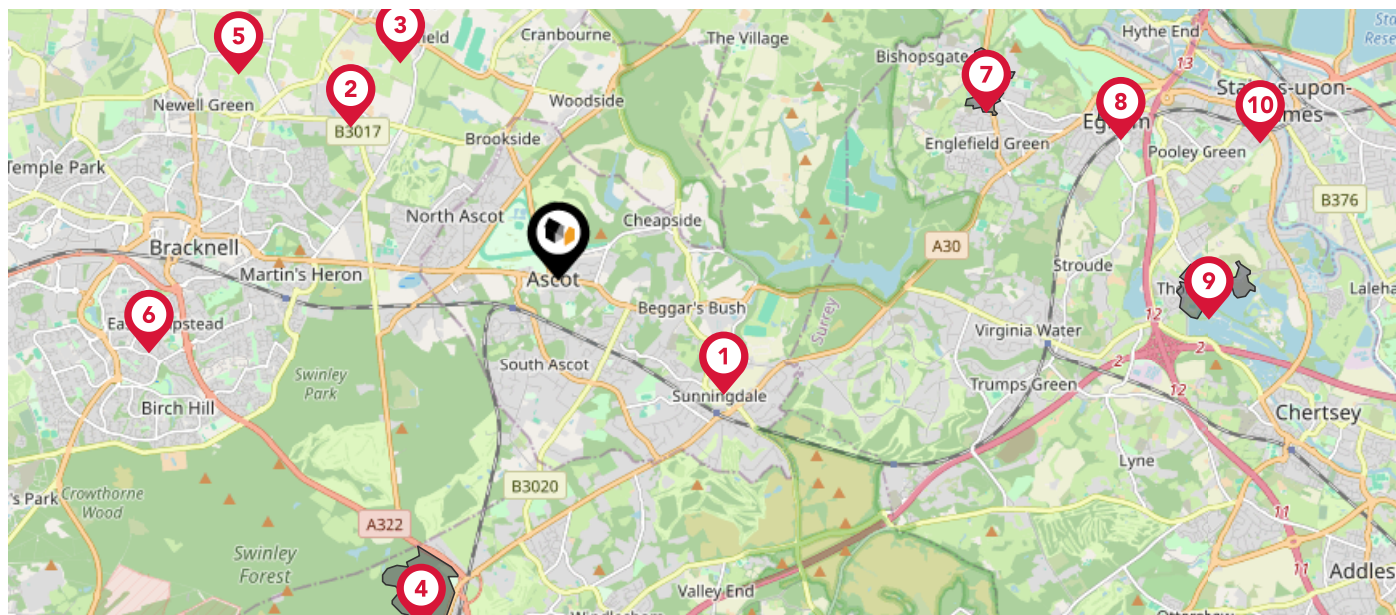
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

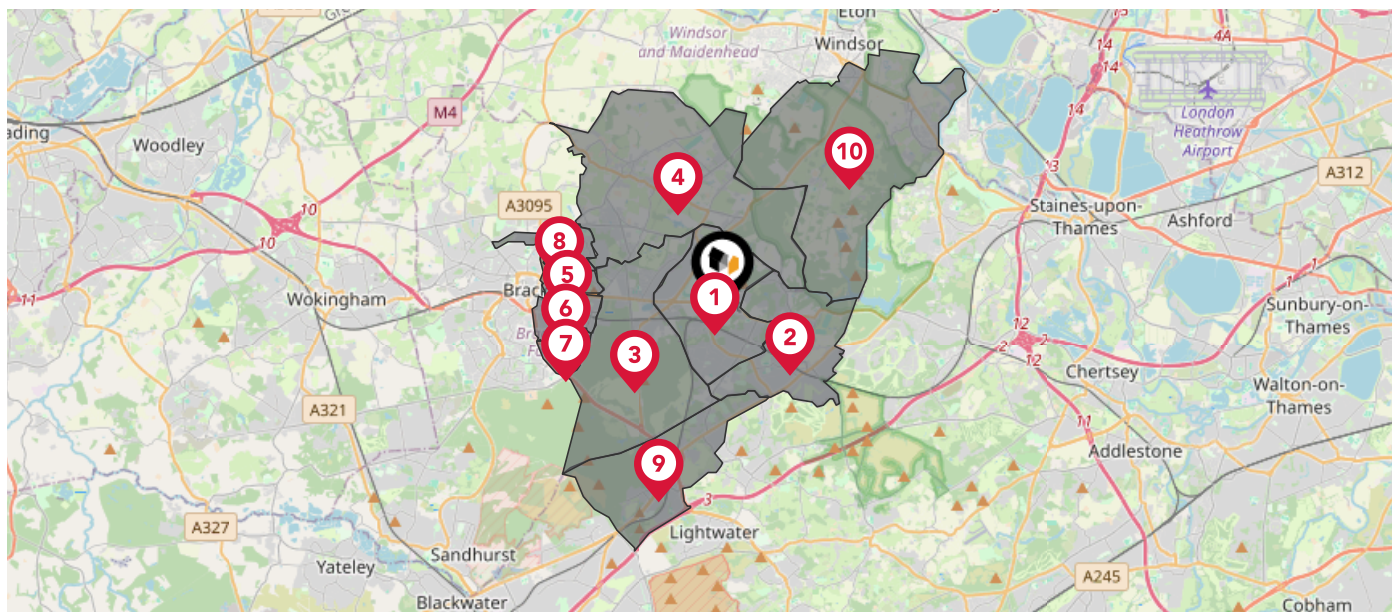
-  Sunningdale
-  Winkfield Row
-  Winkfield Village
-  Bagshot Park, Bagshot
-  Warfield
-  Easthampstead
-  Englefield Green
-  Egham
-  Thorpe
-  Egham Hythe

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



Ascot & Sunninghill Ward



Sunningdale & Cheapside Ward



Ascot Ward



Winkfield and Cranbourne Ward



Bullbrook Ward



Harmans Water Ward



Crown Wood Ward



Warfield Harvest Ride Ward



Bagshot Ward



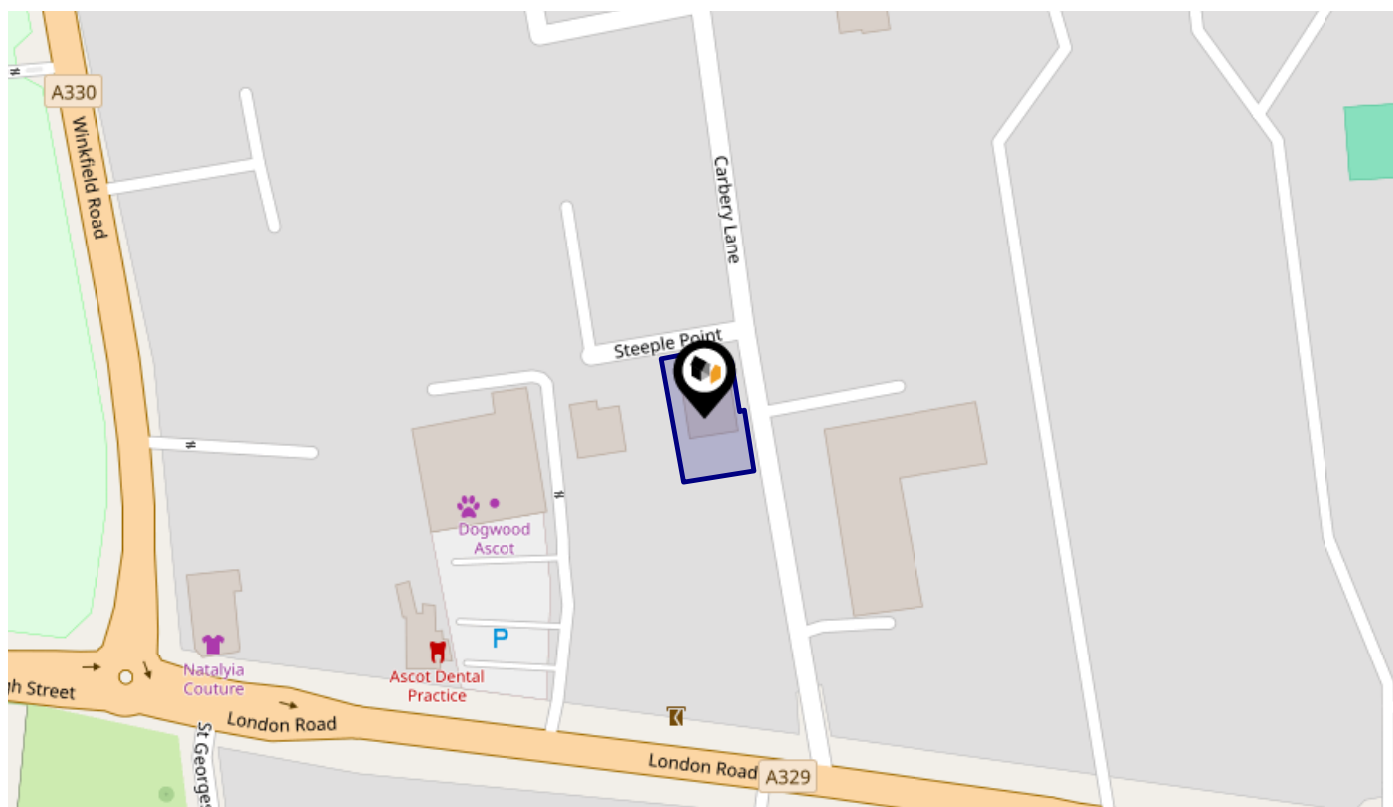
Old Windsor Ward

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:

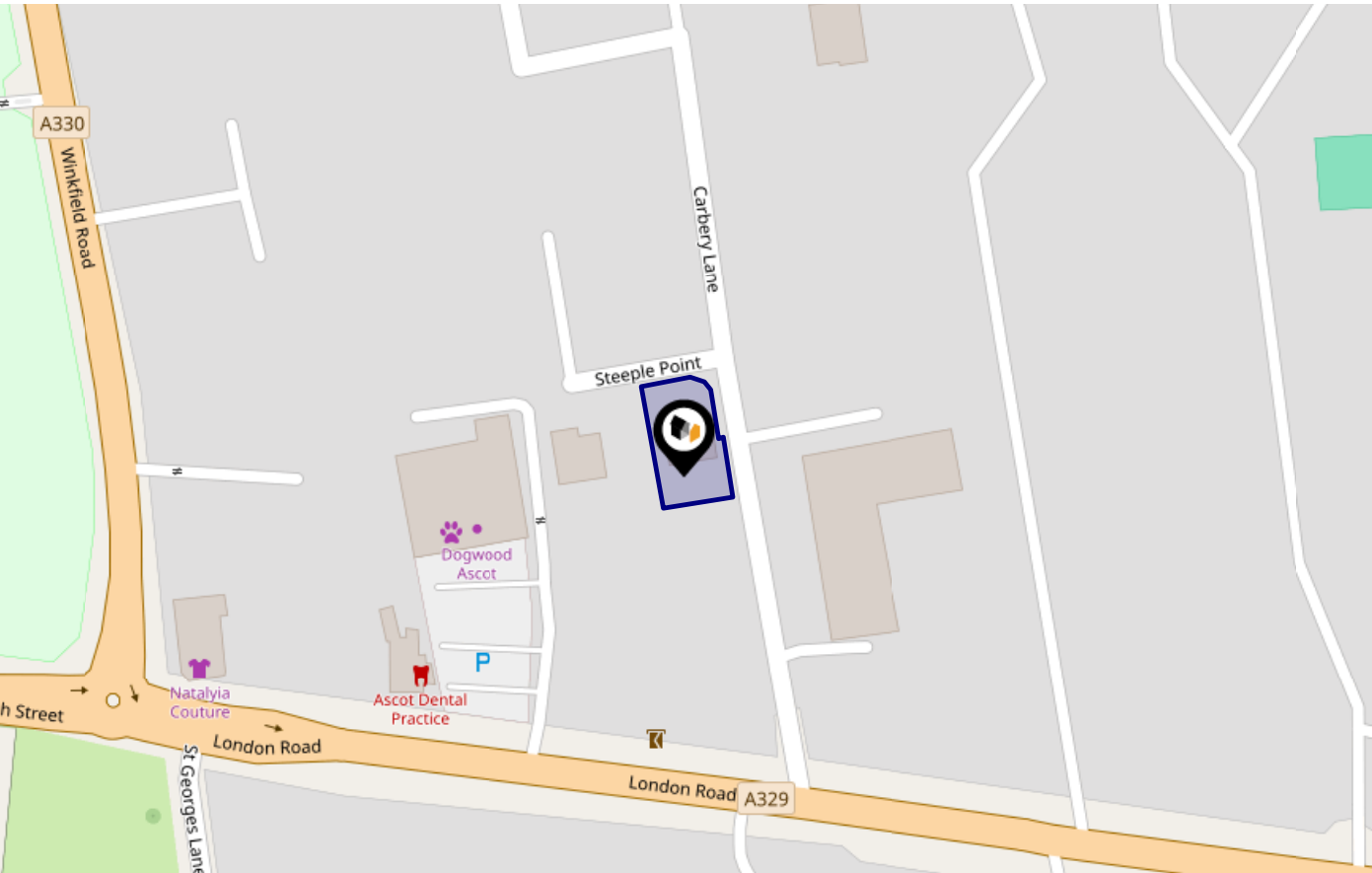
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

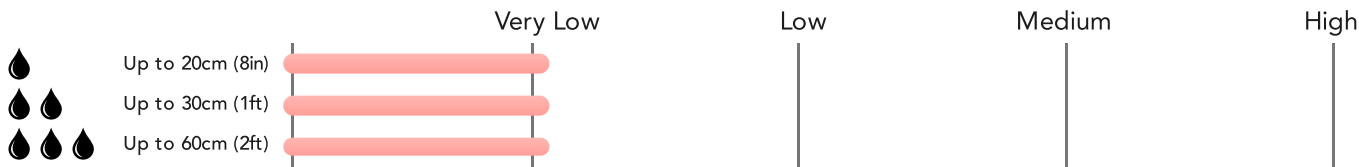


Risk Rating: Very low

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:

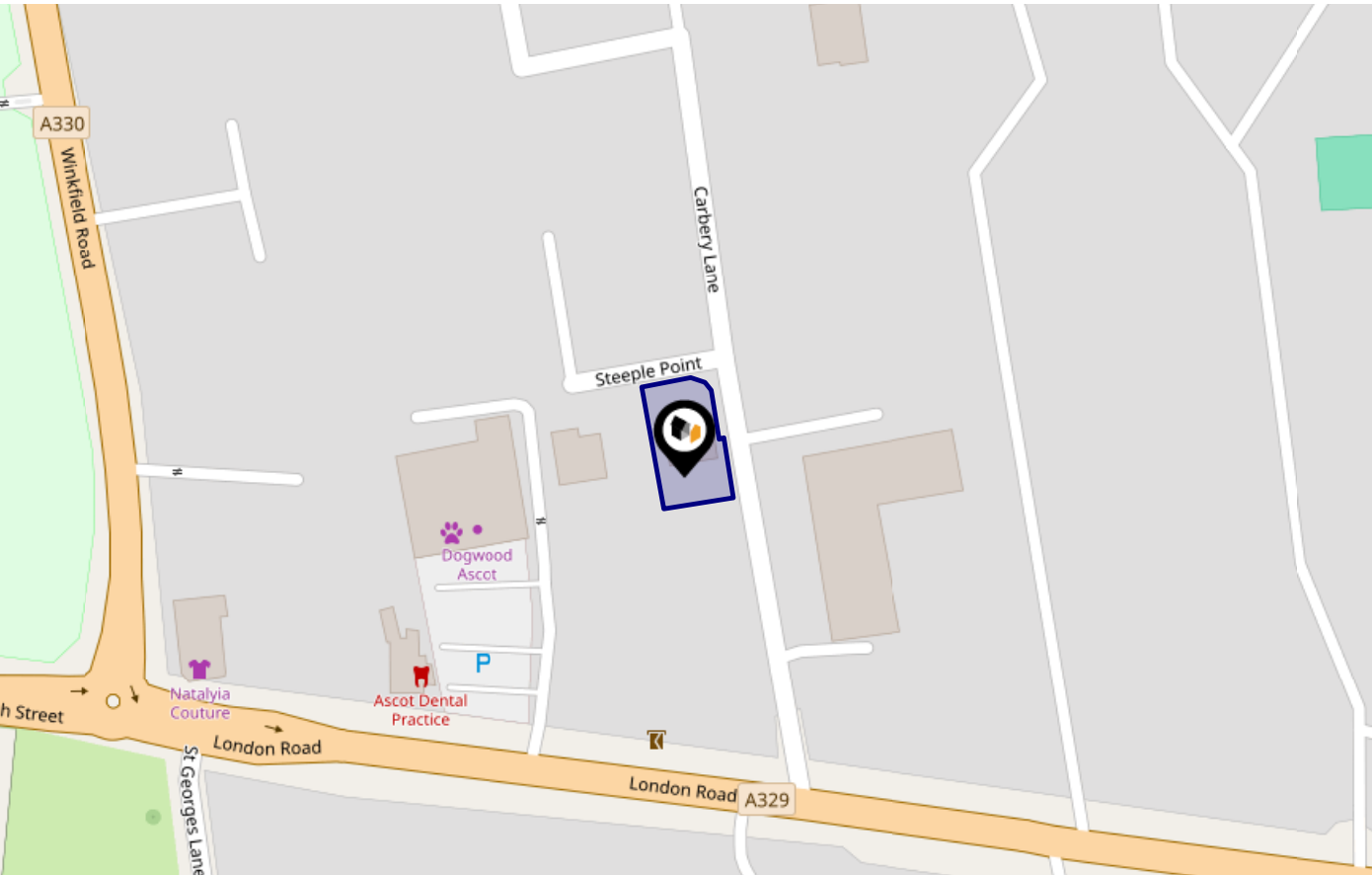


Flood Risk

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.

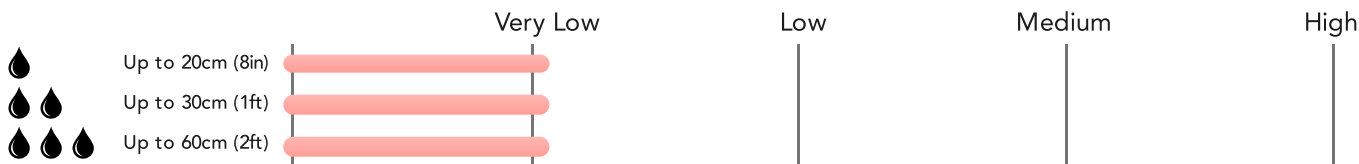


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Chance of flooding to the following depths at this property:

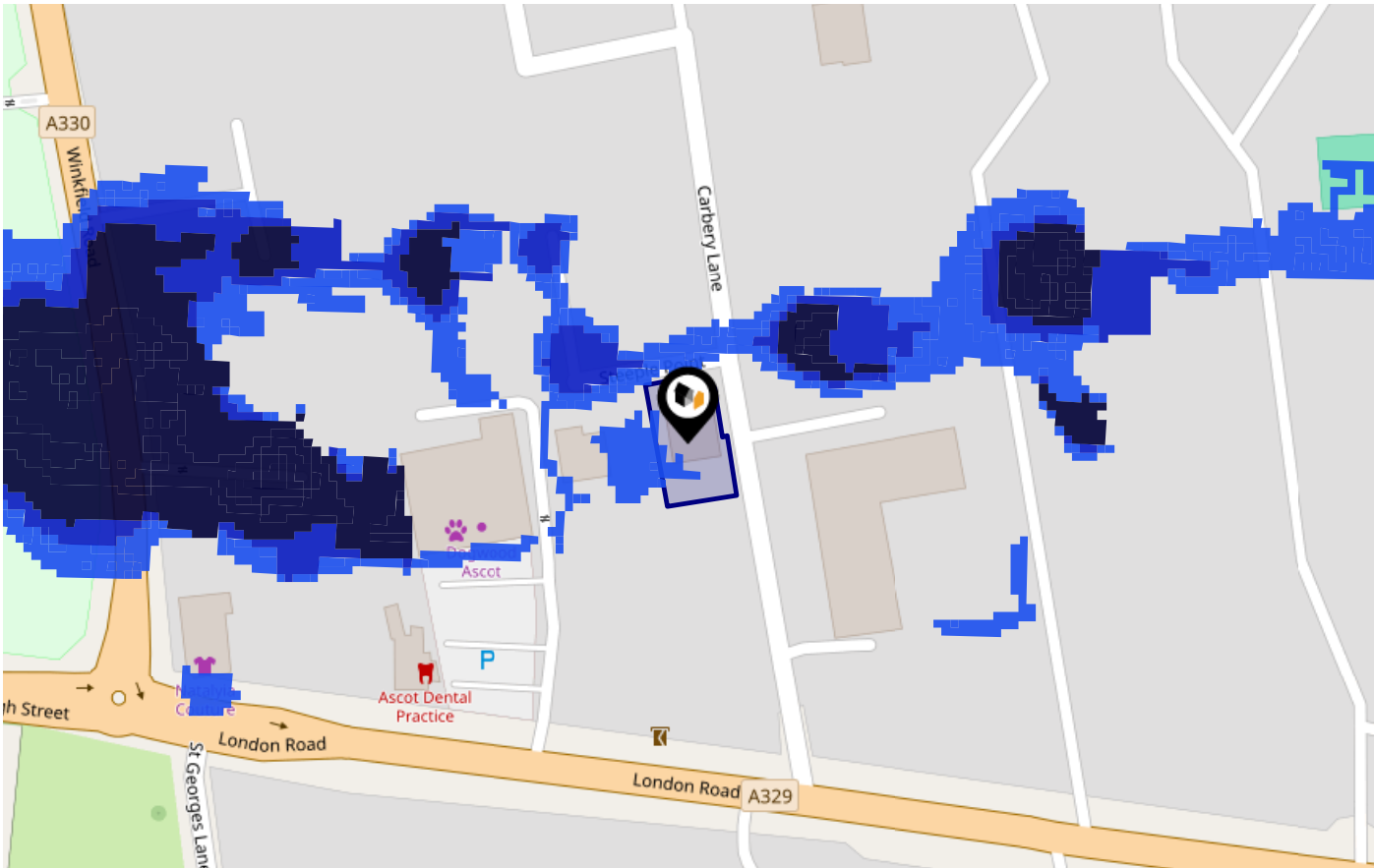


Flood Risk

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.

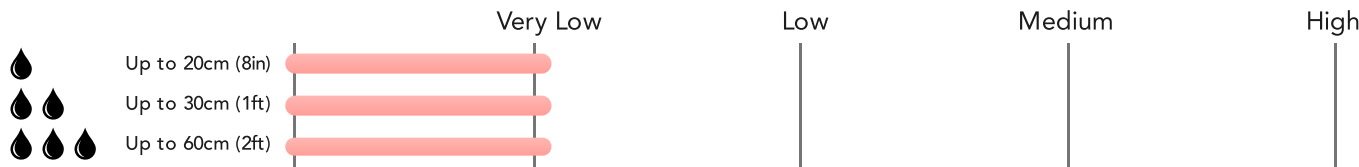


Risk Rating: Very low

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

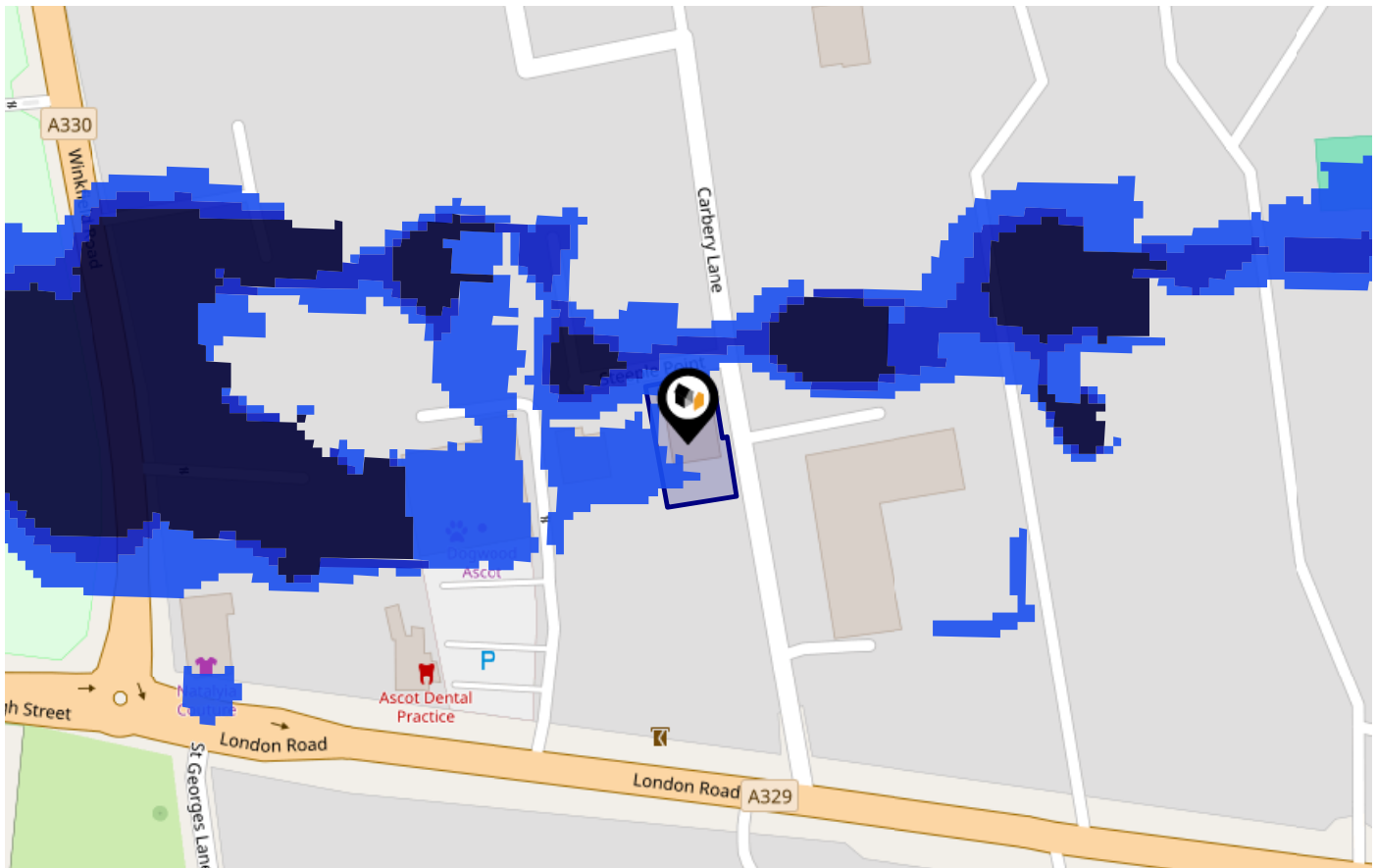


Flood Risk

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.



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



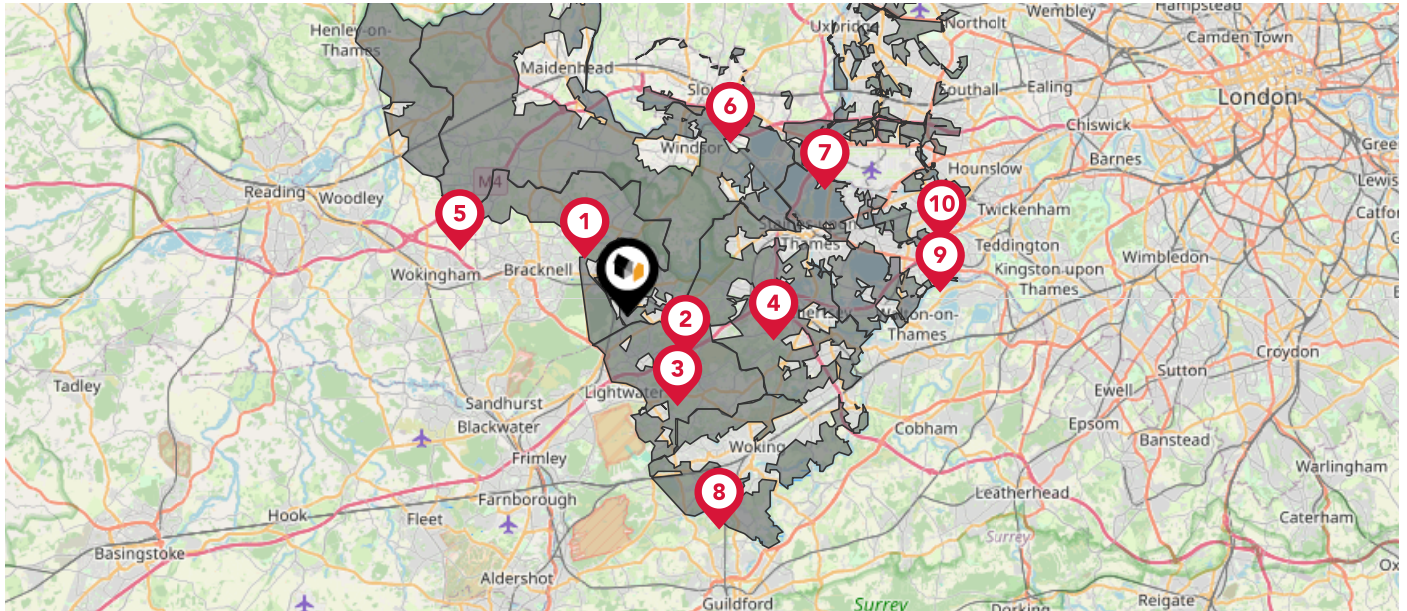
KFB - Key Facts For Buyers

Maps

Green Belt



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



Nearby Green Belt Land

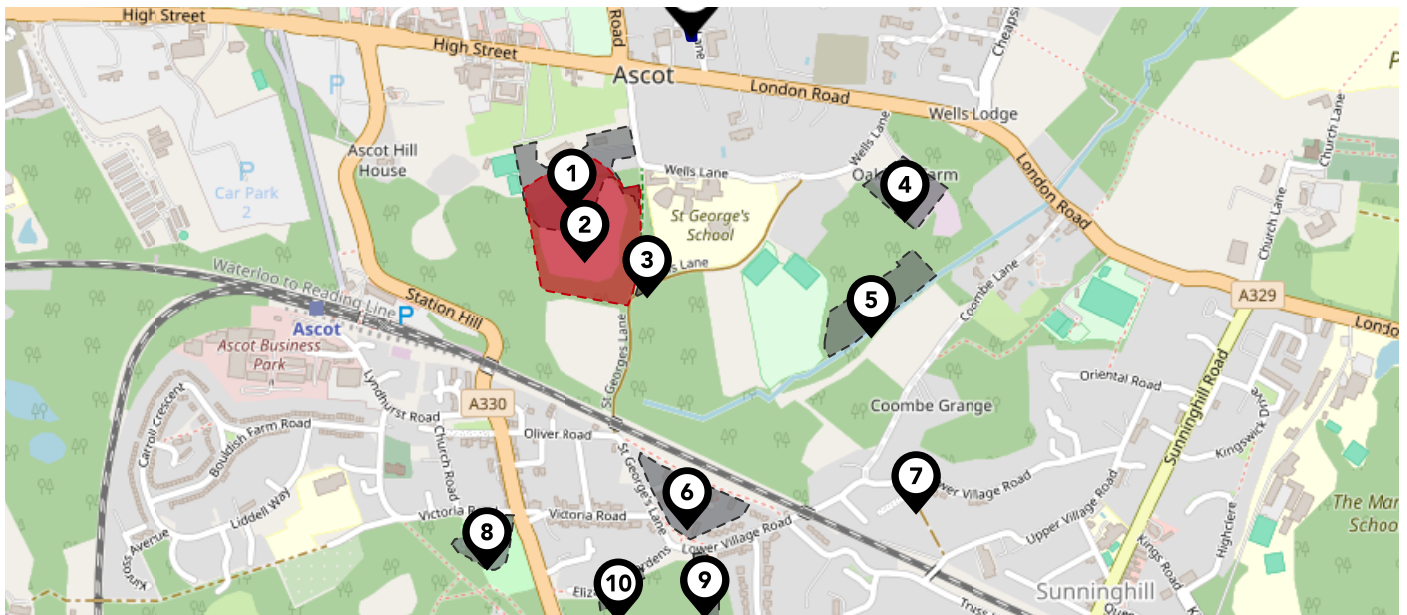
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Runnymede
- 5 London Green Belt - Wokingham
- 6 London Green Belt - Slough
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

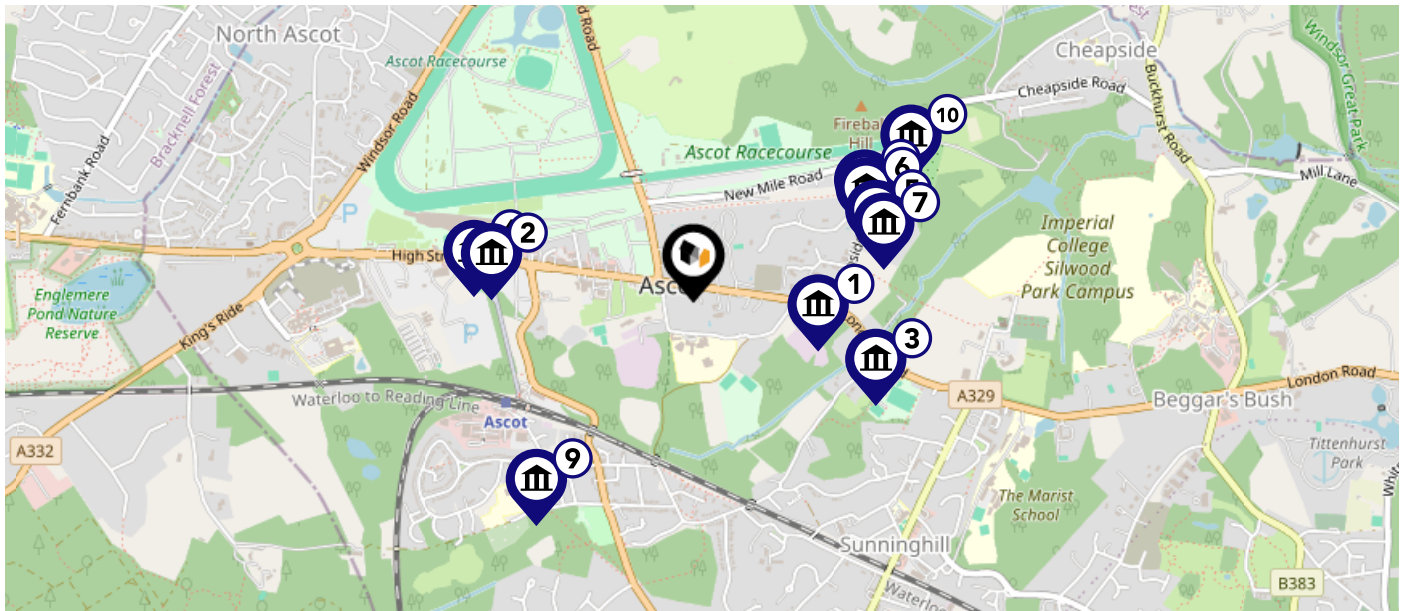
1	Shorts Landfill unlicensed area-St George's Lane, Ascot	Historic Landfill	
2	EA/EPR/AP3293EM/V003 - Shorts Timber Services (Datchet) Ltd	Active Landfill	
3	St Georges Lane-Ascot	Historic Landfill	
4	Wells Lane-Sunninghill	Historic Landfill	
5	Wells Lane-Sunninghill	Historic Landfill	
6	Chichester Close-South Ascot	Historic Landfill	
7	Exchange Road-South Ascot	Historic Landfill	
8	Recreation Ground-South Ascot	Historic Landfill	
9	Lower Village Road-South Ascot	Historic Landfill	
10	Elizabeth Gardens-South Ascot	Historic Landfill	

Maps

Listed Buildings

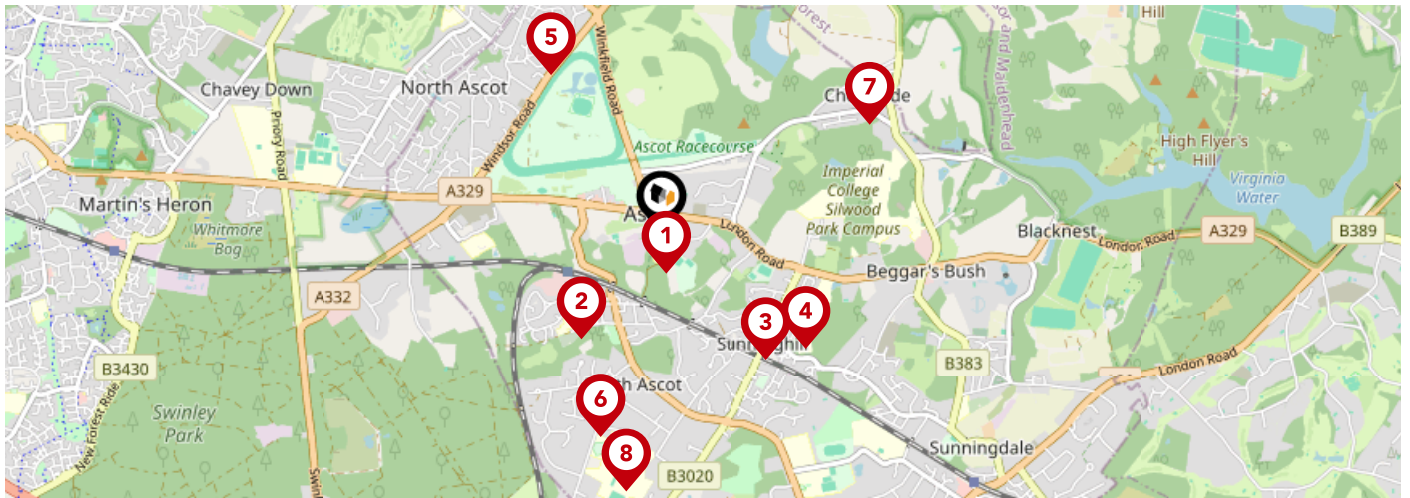


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



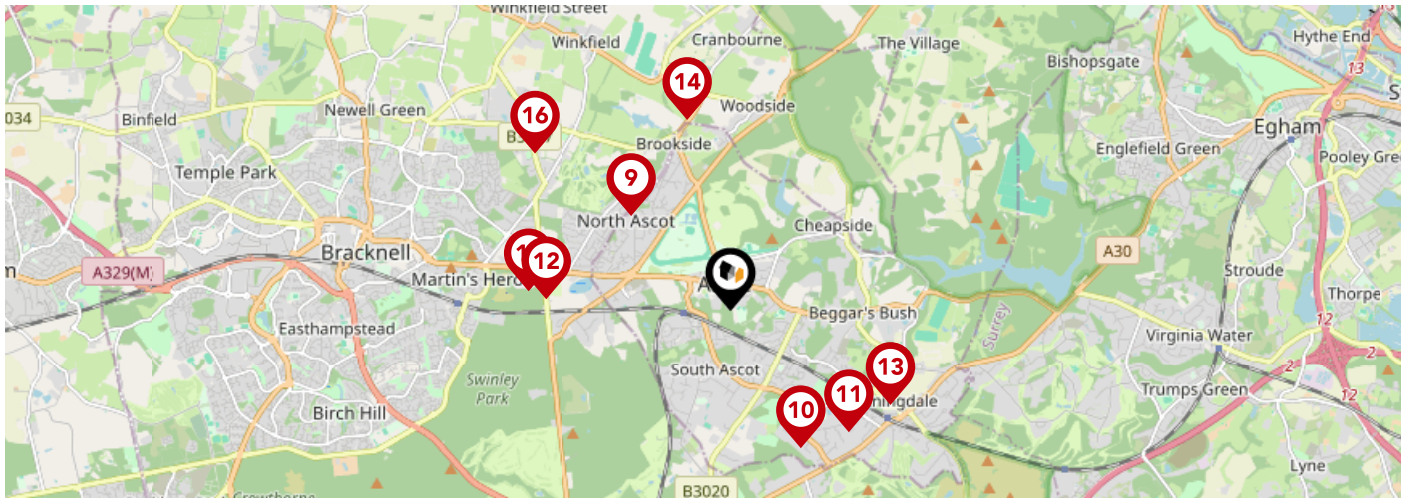
Listed Buildings in the local district		Grade	Distance
	1109919 - Milestone West Of Sunninghill Wells Hotel (hotel Not Included)	Grade II	0.3 miles
	1109920 - The Former Tote Building To Ascot Racecourse	Grade II	0.4 miles
	1109918 - Brook House	Grade II	0.5 miles
	1109922 - Turnstiles And Offices To Ascot Racecourse	Grade II	0.5 miles
	1119824 - Cottage In Grounds To North West Of Tetworth	Grade II	0.5 miles
	1119817 - Old Golden Gates Railings And Gates	Grade II	0.5 miles
	1119823 - Tetworth	Grade II	0.5 miles
	1119816 - Old Golden Gates Lodge	Grade II	0.5 miles
	1119809 - Church Of All Souls	Grade II	0.6 miles
	1119821 - Silwood Park Garden House	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St George's School Ofsted Rating: Not Rated Pupils: 263 Distance:0.18	☐	☐	☒	☐	☐
2	South Ascot Village Primary School Ofsted Rating: Good Pupils: 164 Distance:0.61	☐	☒	☐	☐	☐
3	St Michael's CofE Primary School, Sunninghill Ofsted Rating: Good Pupils: 205 Distance:0.76	☐	☒	☐	☐	☐
4	The Marist School Ofsted Rating: Not Rated Pupils: 462 Distance:0.86	☐	☐	☒	☐	☐
5	Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:0.89	☐	☐	☒	☐	☐
6	St Francis Catholic Primary School, South Ascot Ofsted Rating: Outstanding Pupils: 210 Distance:0.98	☐	☒	☐	☐	☐
7	Cheapside CofE Primary School Ofsted Rating: Good Pupils: 169 Distance:1.09	☐	☒	☐	☐	☐
8	St Mary's School Ascot Ofsted Rating: Not Rated Pupils: 398 Distance:1.2	☐	☐	☒	☐	☐

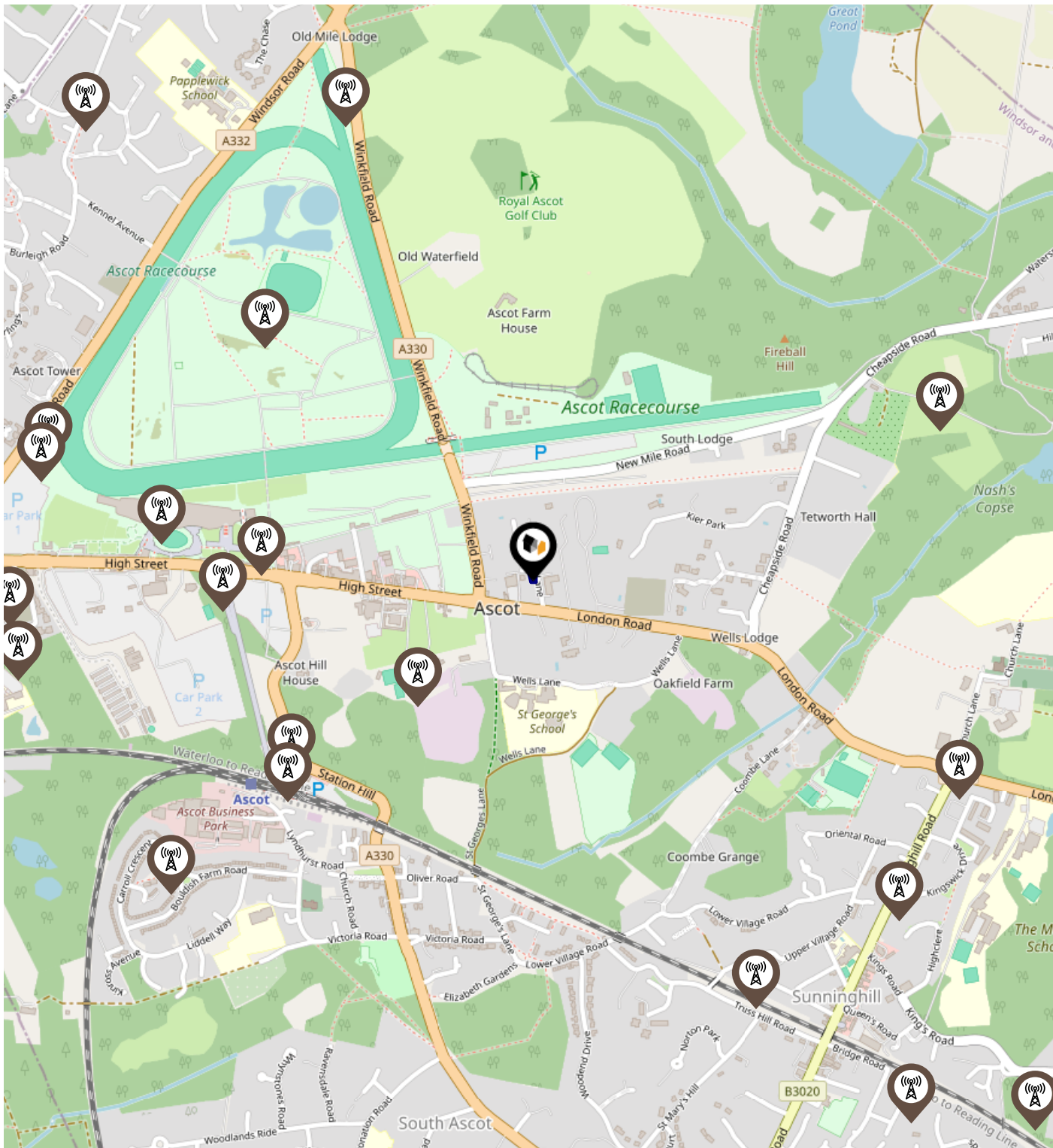
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.26	☐	☒	☐	☐	☐
	Charters School Ofsted Rating: Good Pupils: 1713 Distance:1.43	☐	☐	☒	☐	☐
	Sunningdale School Ofsted Rating: Not Rated Pupils: 94 Distance:1.57	☐	☐	☒	☐	☐
	LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:1.71	☐	☐	☒	☐	☐
	Holy Trinity CofE Primary School, Sunningdale Ofsted Rating: Good Pupils: 206 Distance:1.72	☐	☒	☐	☐	☐
	Cranbourne Primary School Ofsted Rating: Outstanding Pupils: 186 Distance:1.8	☐	☒	☐	☐	☐
	Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:1.88	☐	☐	☒	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:2.32	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

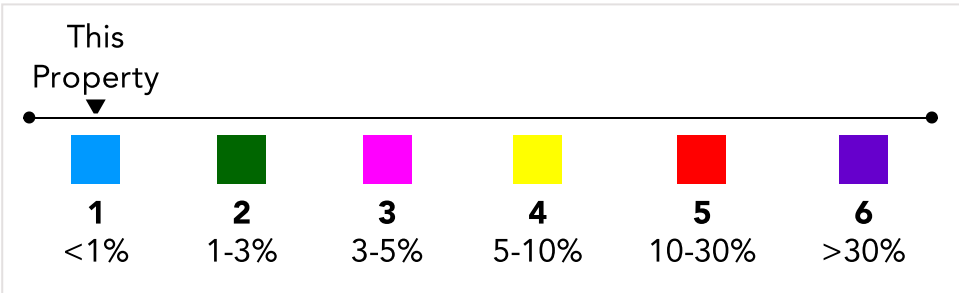
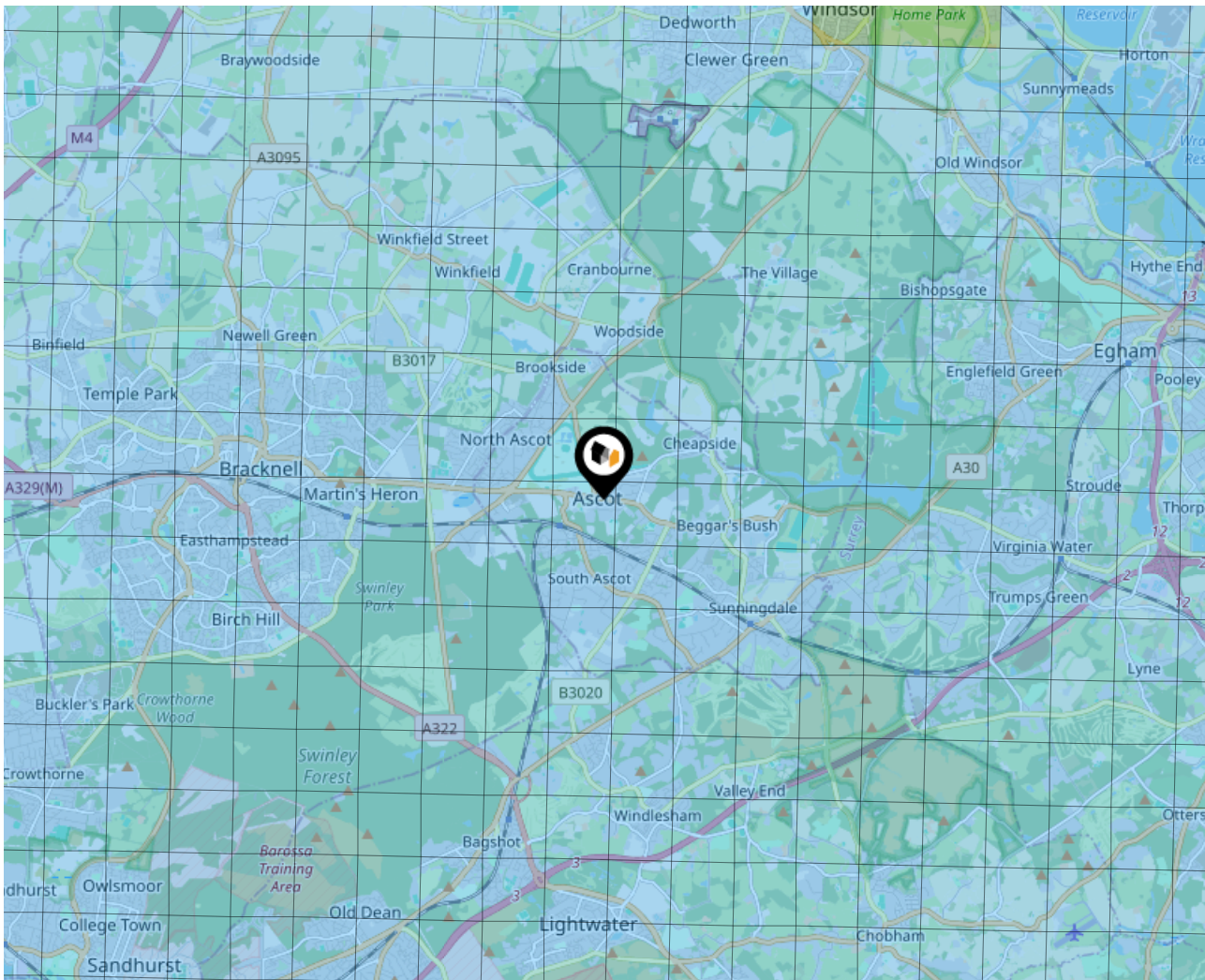
Environment

Radon Gas



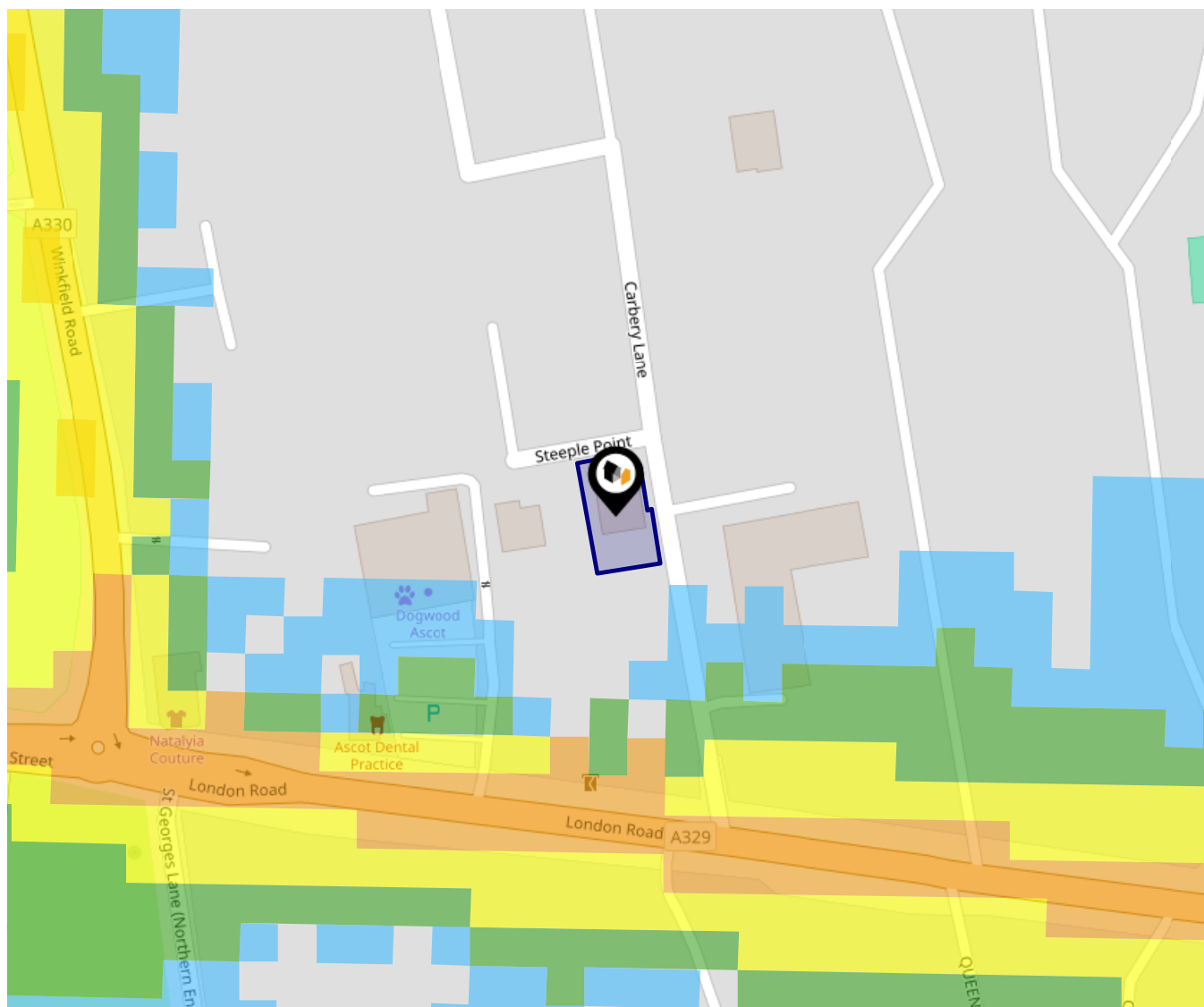
What is Radon?

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



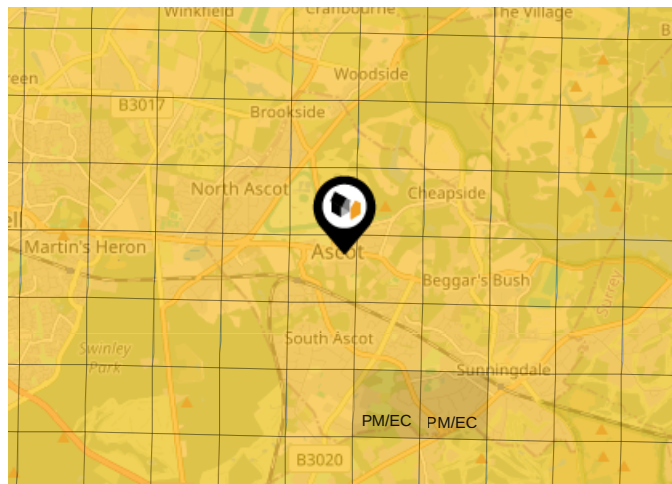
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

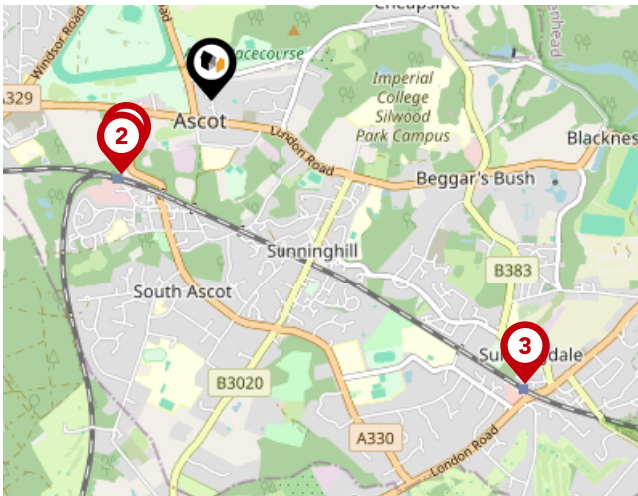


Primary Classifications (Most Common Clay Types)

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

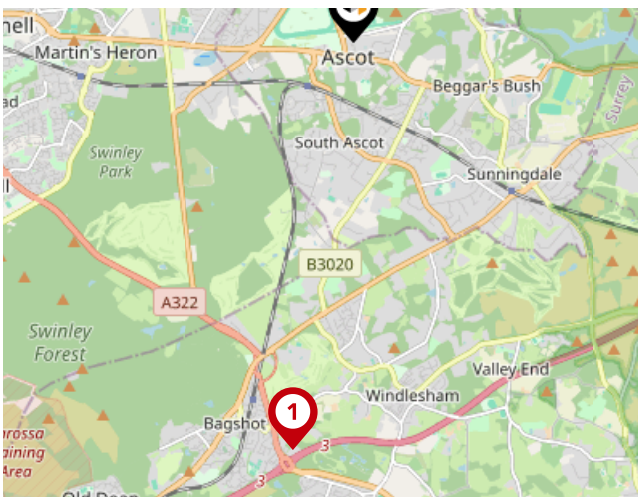
Area

Transport (National)



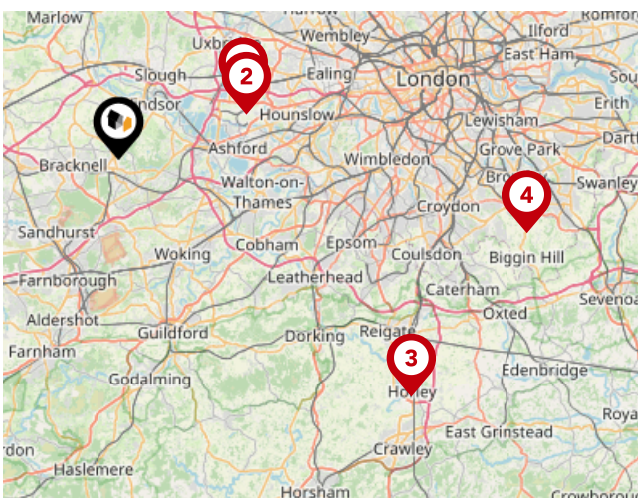
National Rail Stations

Pin	Name	Distance
1	Ascot Rail Station	0.49 miles
2	Ascot Rail Station	0.54 miles
3	Sunningdale Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.81 miles
2	M4 J8	6.46 miles
3	M4 J6	6.74 miles
4	M4 J7	7.3 miles
5	A404(M) J9A	7.31 miles

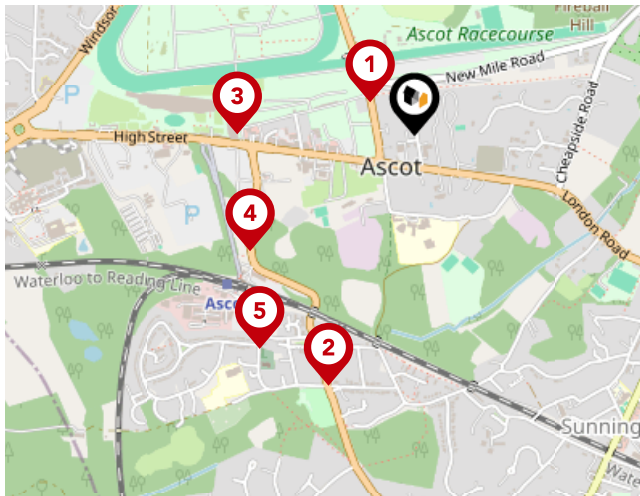


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	10.22 miles
2	Heathrow Airport Terminal 4	10.03 miles
3	Gatwick Airport	27.99 miles
4	Leaves Green	30.71 miles

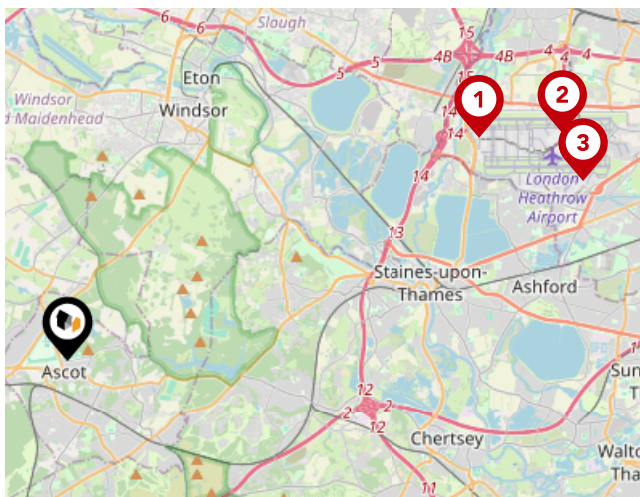
Area

Transport (Local)



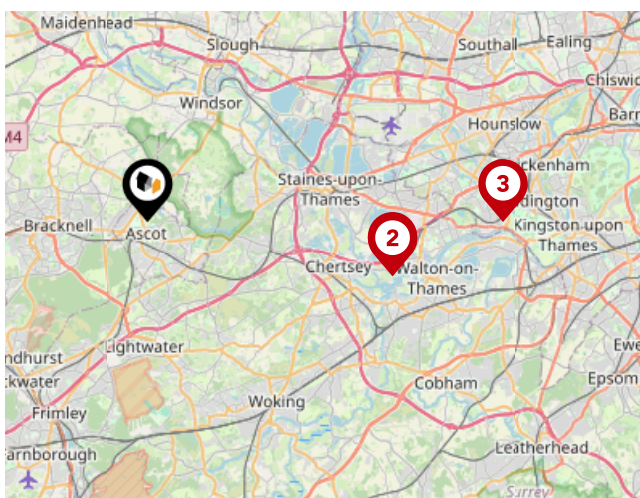
Bus Stops/Stations

Pin	Name	Distance
1	Winkfield Road	0.13 miles
2	Victoria Road	0.61 miles
3	Station Hill	0.41 miles
4	Ascot Station	0.46 miles
5	All Souls Church	0.61 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	8.63 miles
2	Heathrow Terminals 2 & 3 Underground Station	10.06 miles
3	Heathrow Terminal 4 Underground Station	10.08 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	9.26 miles
2	Weybridge Ferry Landing	9.29 miles
3	Moulsey - Hurst Park Ferry Landing	13.1 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

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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