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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



WINNERSH GATE, WINNERSH, WOKINGHAM, RG41

Avocado Property

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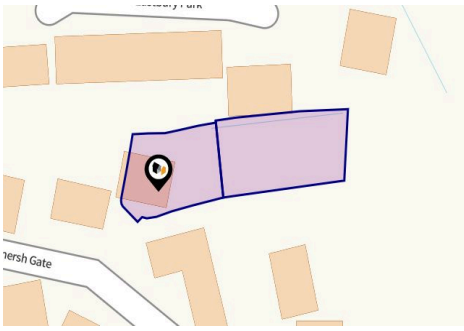
Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Bathrooms:	2		
Floor Area:	1,442 ft^2 / 134 m^2		
Plot Area:	0.27 acres		
Council Tax :	Band G		
Annual Estimate:	£4,163		
Title Number:	BK237696		

Local Area

Local Authority: Wokingham

Conservation Area: No

Flood Risk:

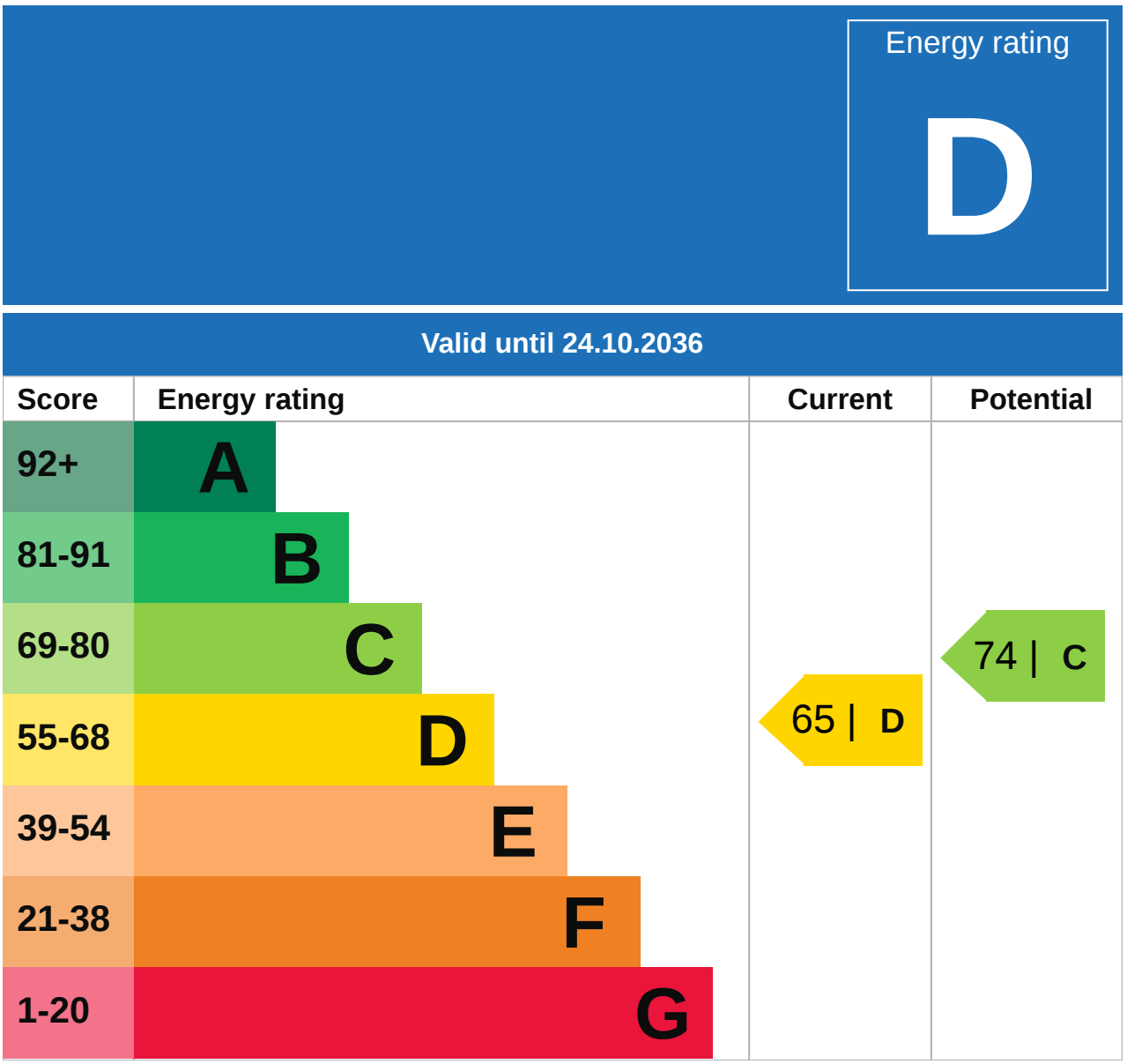
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	155 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	134 m^2

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Market
Sold in Street

6, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/10/2025	12/08/2009		
Last Sold Price:	£940,000	£525,000		

9, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/04/2022	05/01/1996		
Last Sold Price:	£815,000	£163,000		

14, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	09/08/2017	28/10/2009	08/05/1998	
Last Sold Price:	£635,000	£430,000	£200,000	

17, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	13/12/2016	18/04/2000		
Last Sold Price:	£630,000	£275,000		

5, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	31/05/2016			
Last Sold Price:	£640,000			

7, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	12/05/2016			
Last Sold Price:	£690,000			

2, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	05/02/2016			
Last Sold Price:	£585,000			

11, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	28/01/2016			
Last Sold Price:	£640,000			

8, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	21/04/2009	05/07/2002		
Last Sold Price:	£499,775	£315,000		

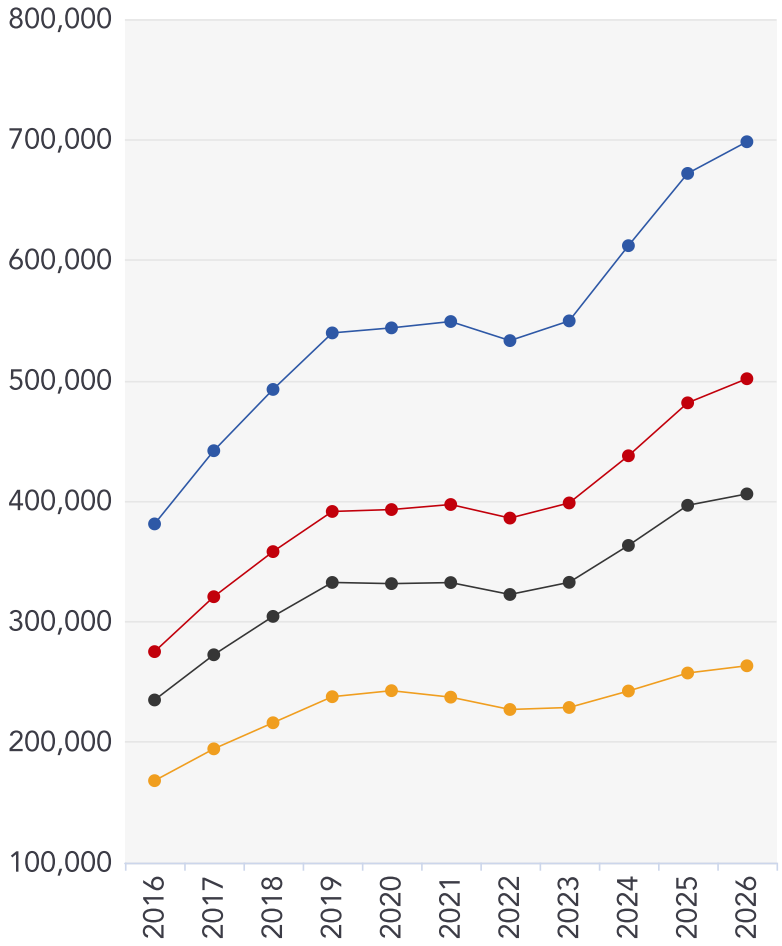
16, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/03/2001			
Last Sold Price:	£299,950			

12, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	04/12/1996			
Last Sold Price:	£155,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG41



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

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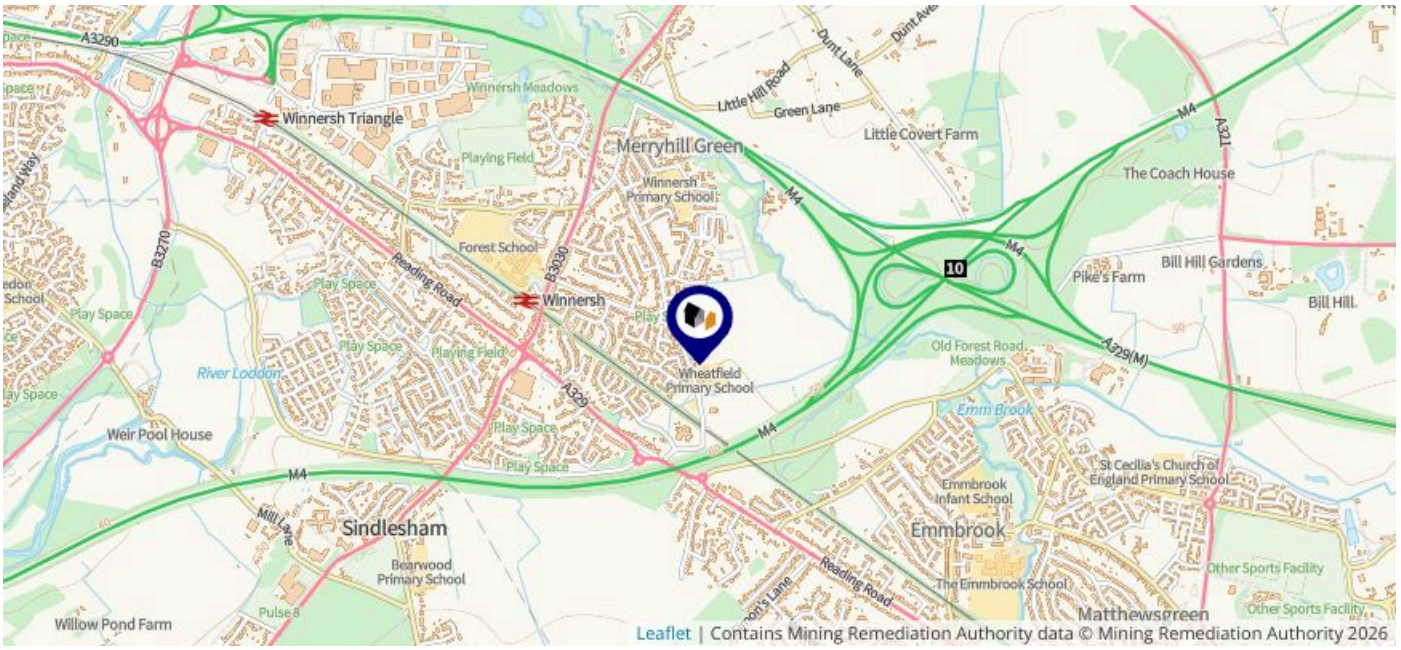
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

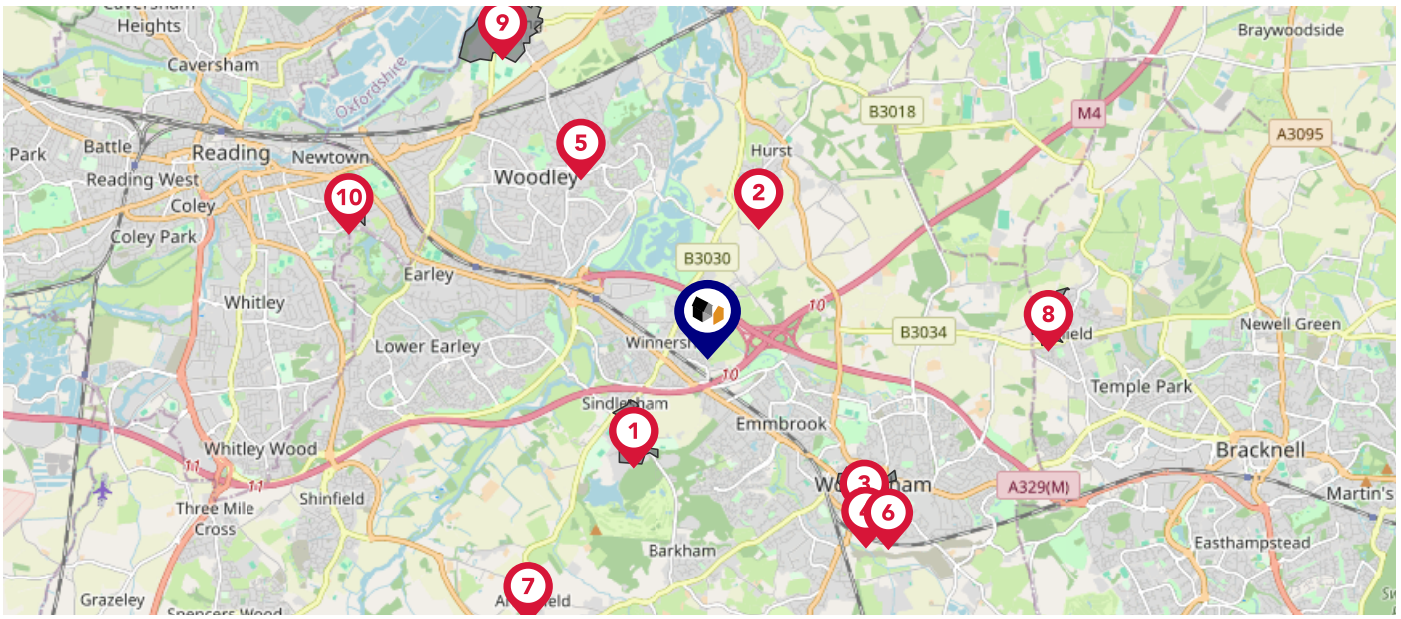
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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	Sindlesham
2	Hurst
3	Wokingham Town Centre
4	Langborough Road
5	Woodley Green
6	Murdoch Road
7	Arborfield Cross
8	Wick's Green Binfield
9	Sonning
10	South Park

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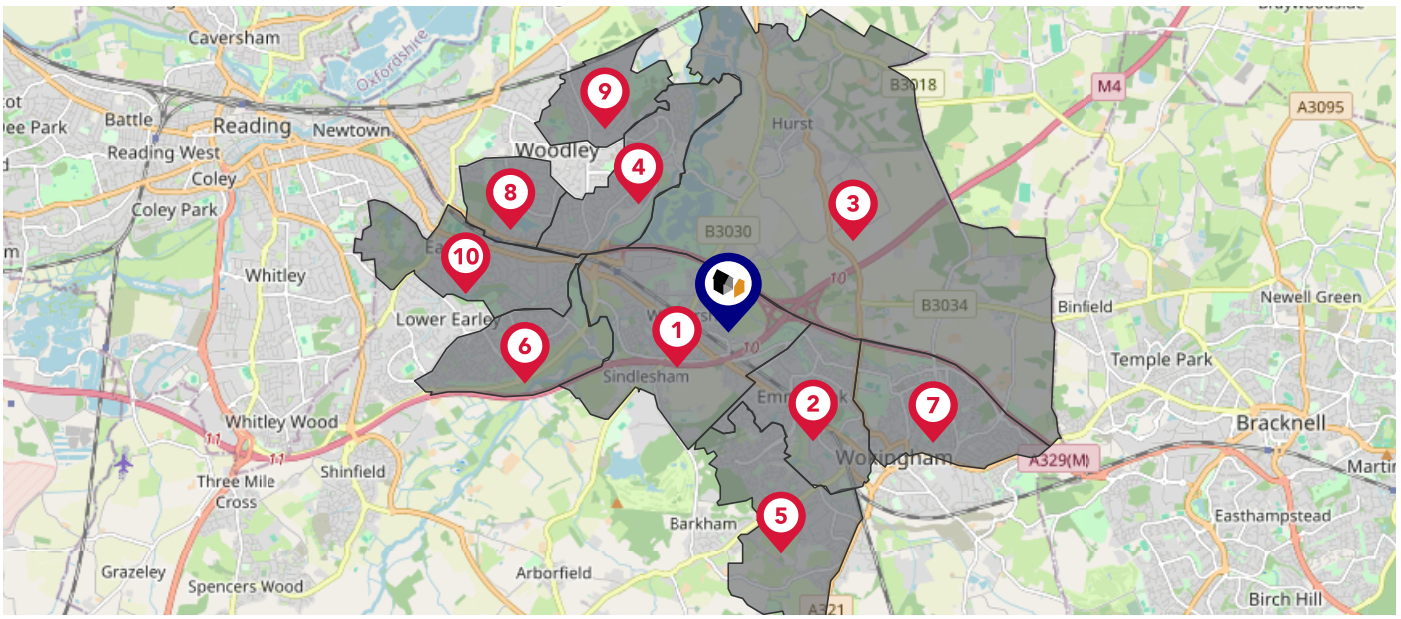
Maps
Council Wards

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	Winnersh Ward
2	Emmbrook Ward
3	Hurst Ward
4	Loddon Ward
5	Evendons Ward
6	Hawkedon Ward
7	Norreys Ward
8	South Lake Ward
9	Coronation Ward
10	Maiden Erlegh Ward

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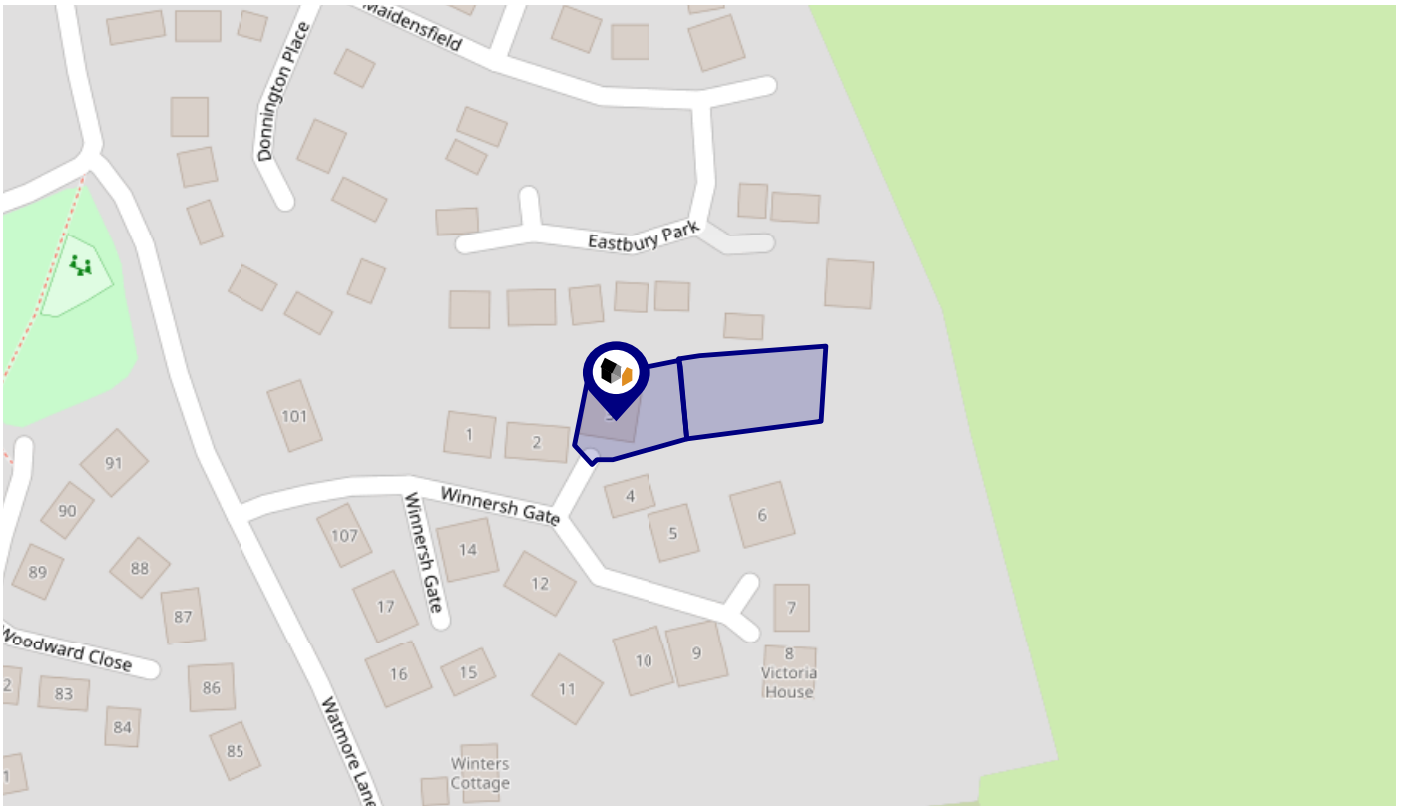
Maps
Rail Noise

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.

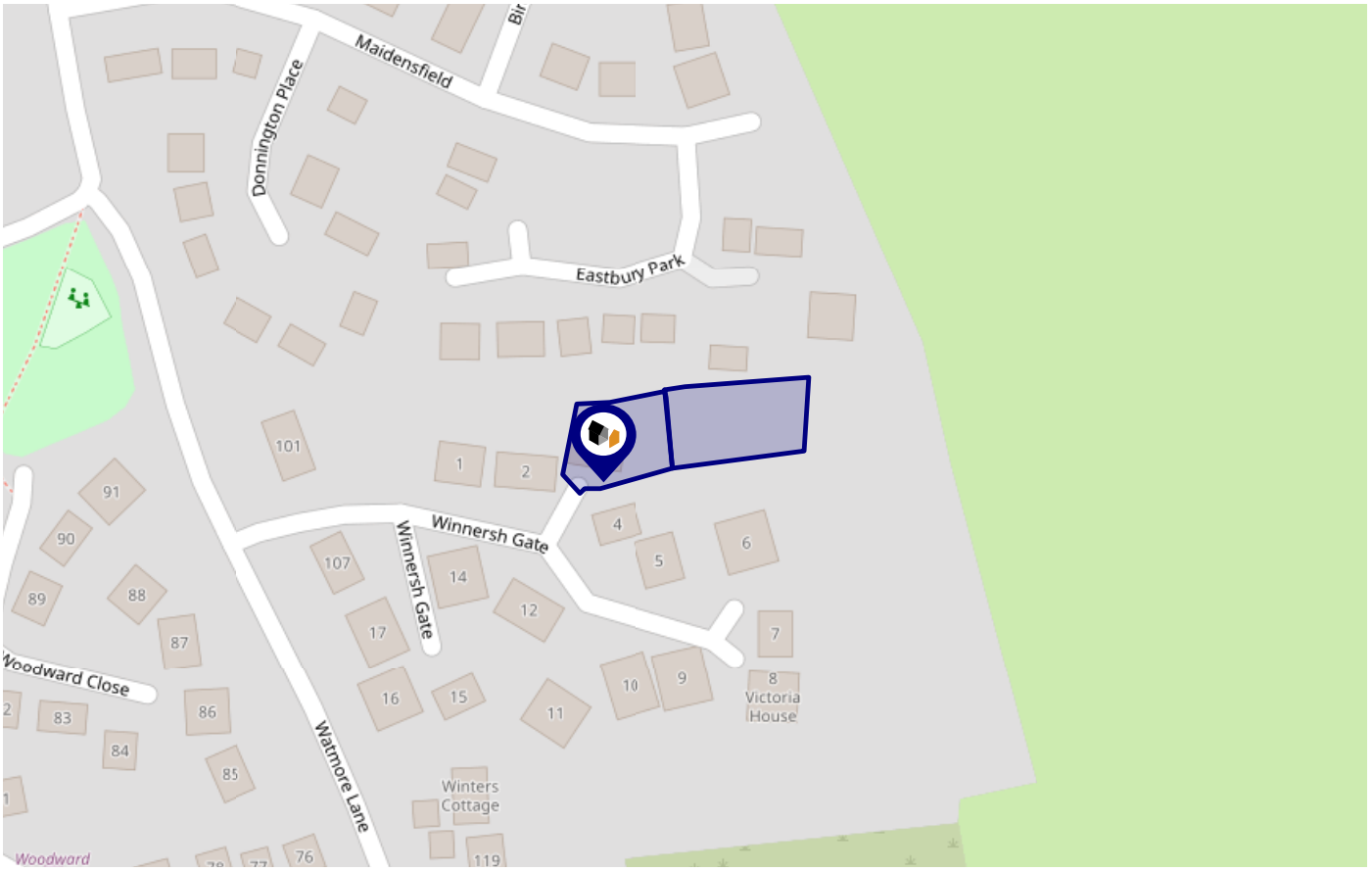
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

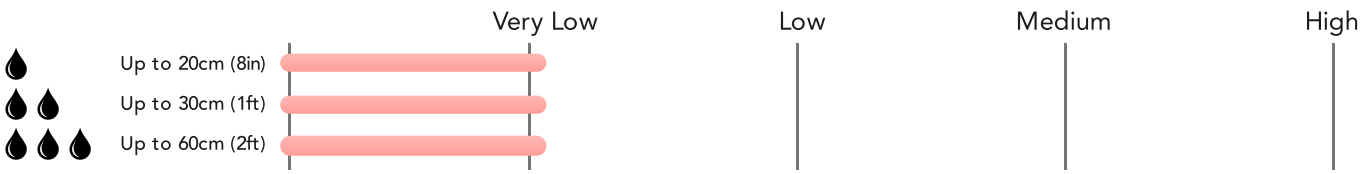


Risk Rating: Very low

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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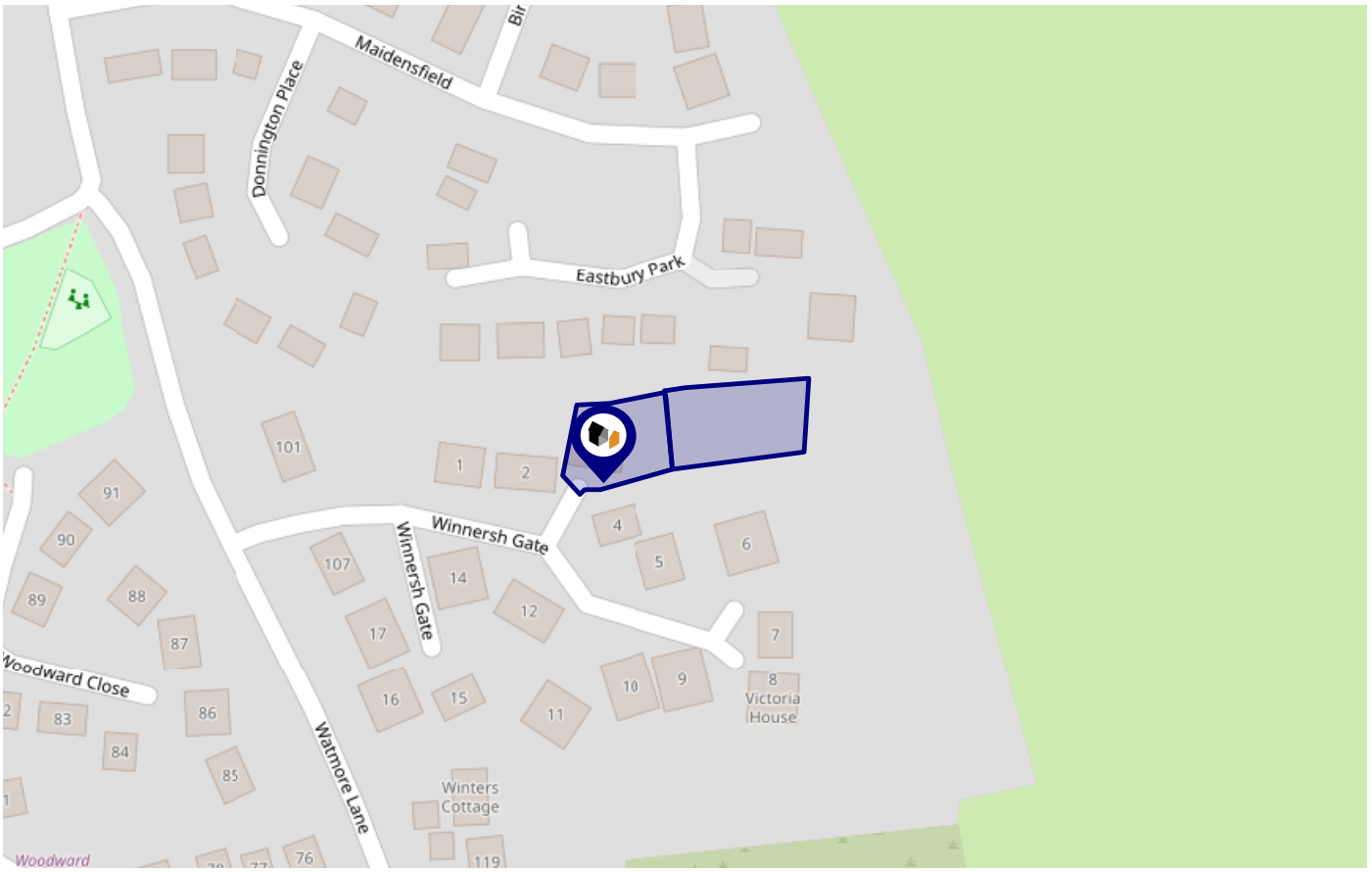
Flood Risk
Rivers & Seas - Climate Change

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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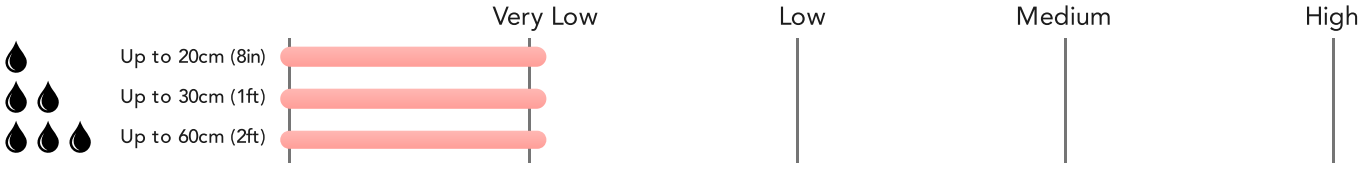

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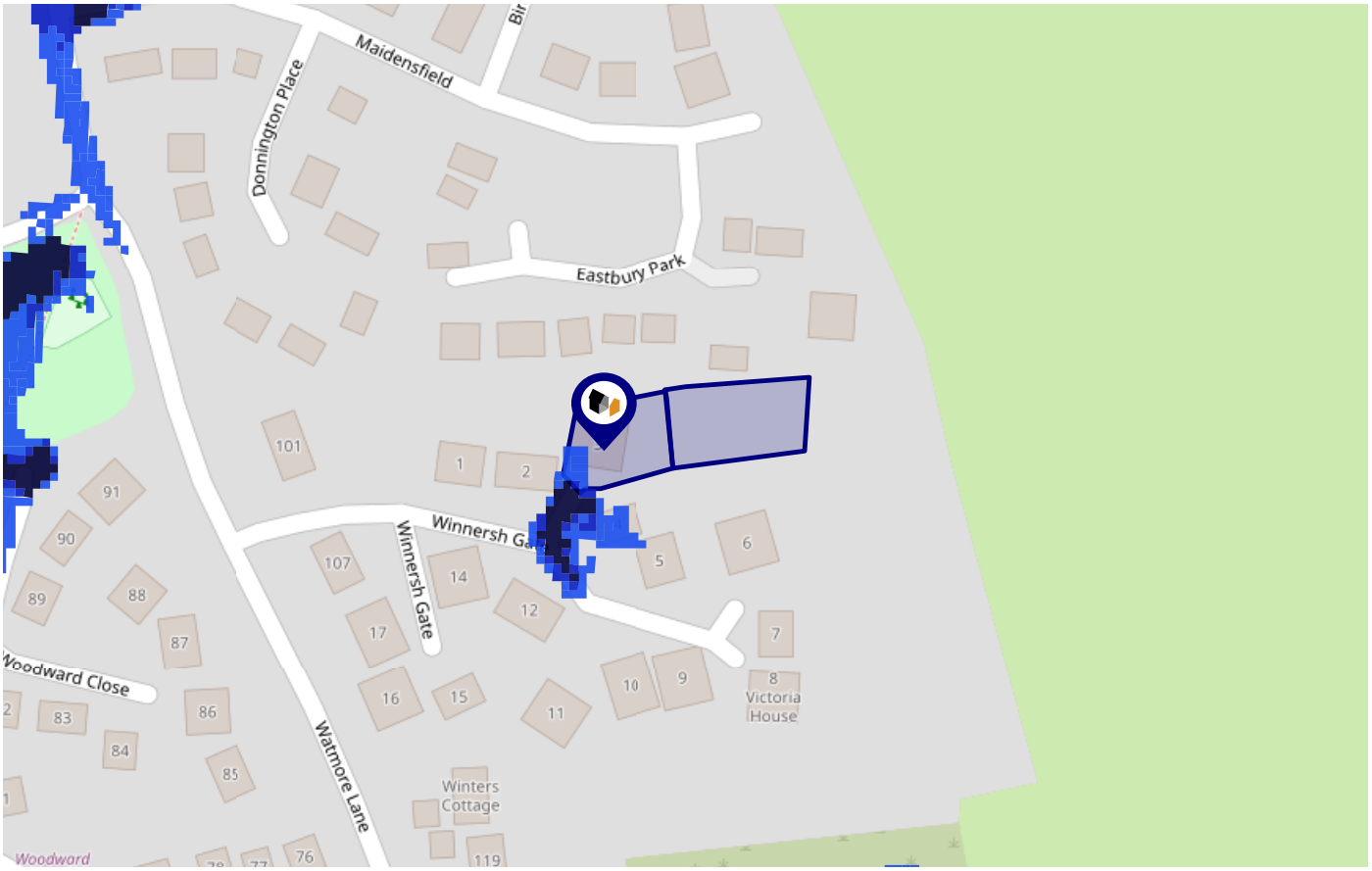
Flood Risk
Surface Water - Flood Risk

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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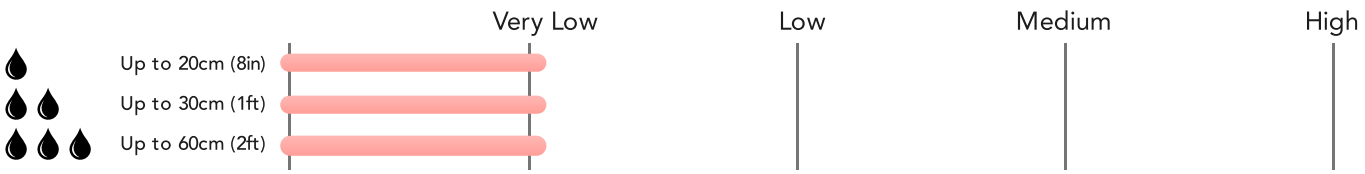

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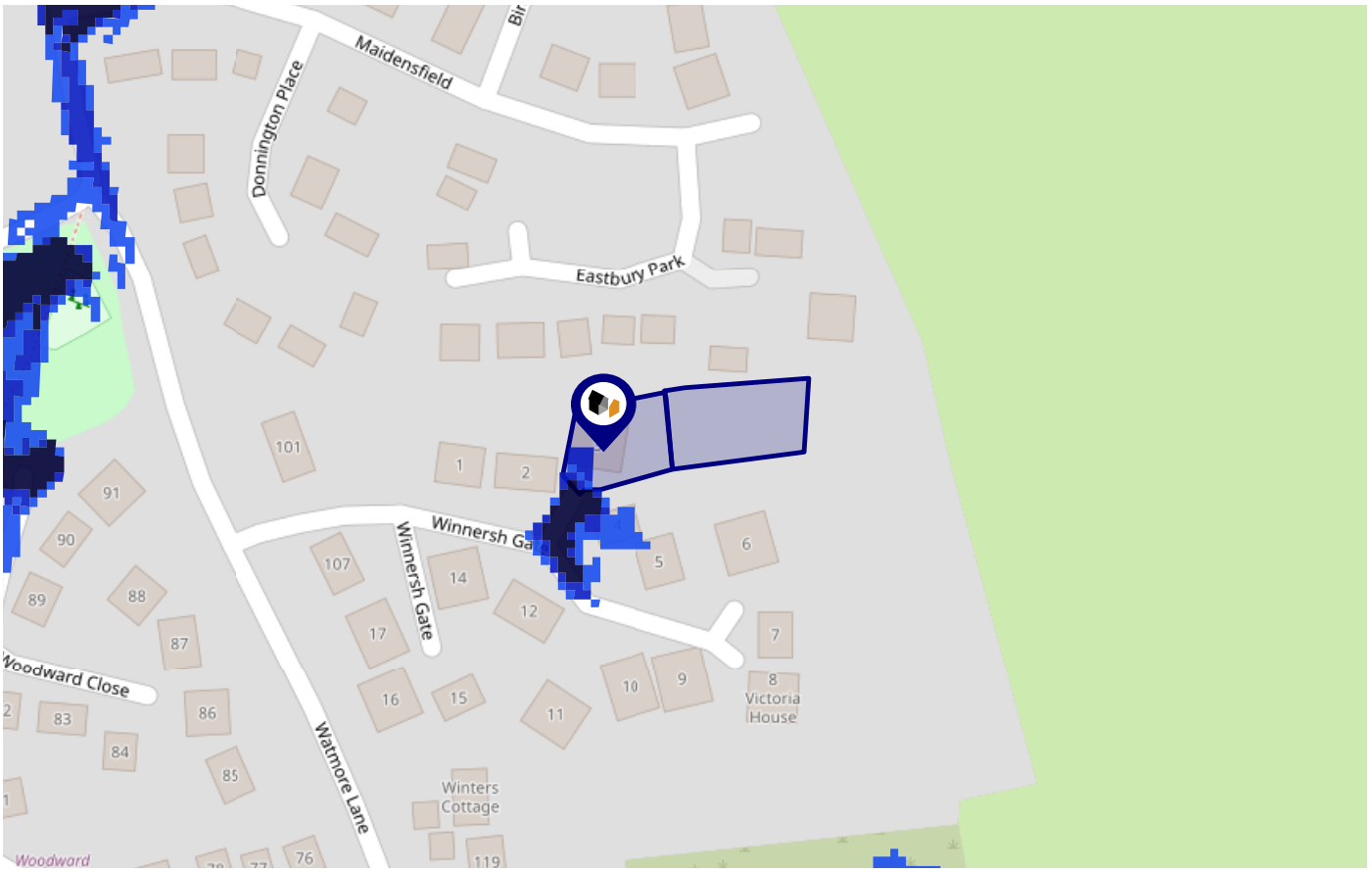
Flood Risk
Surface Water - Climate Change

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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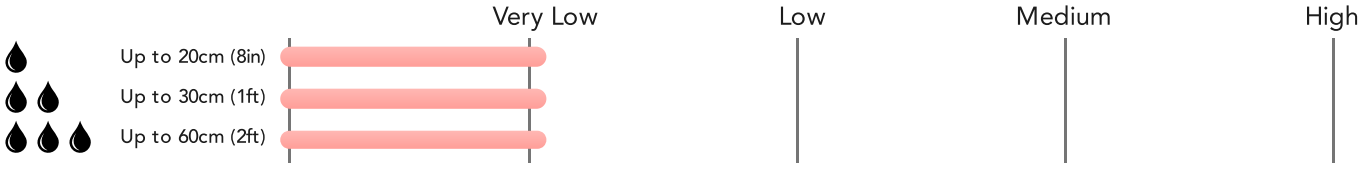

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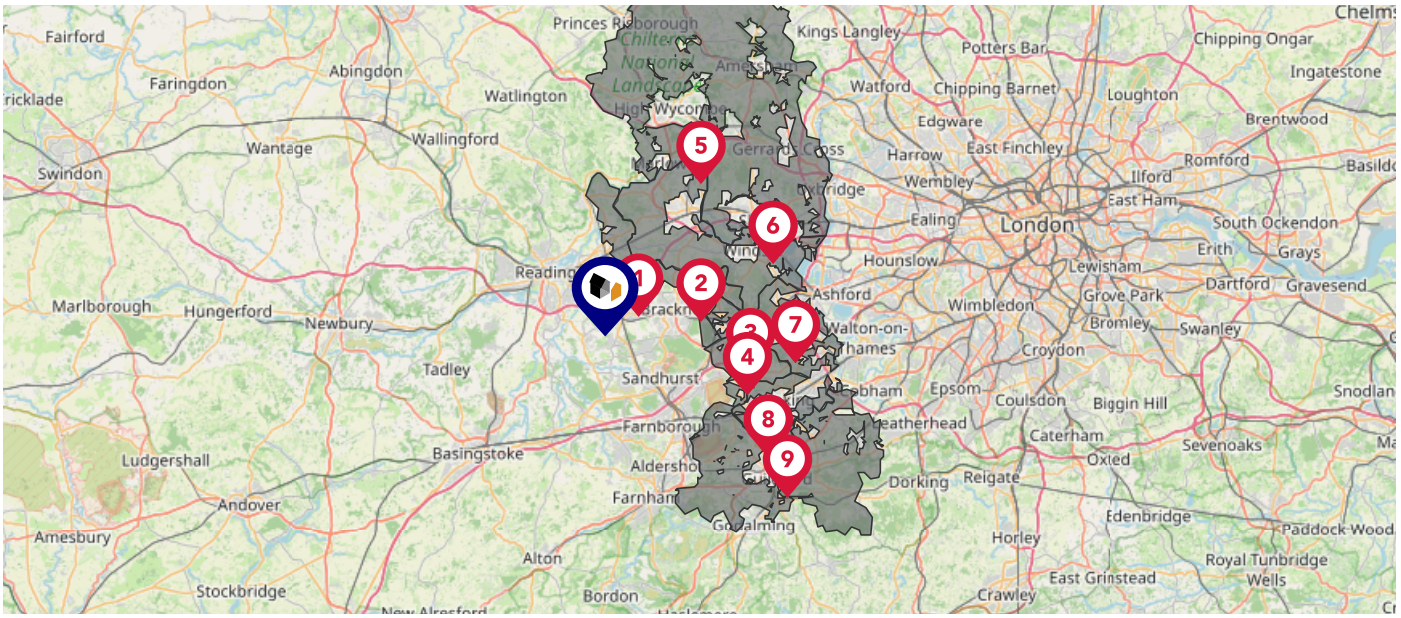
Maps
Green Belt

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 - Buckinghamshire
6. London Green Belt - Slough
7. London Green Belt - Runnymede
8. London Green Belt - Woking
9. London Green Belt - Guildford

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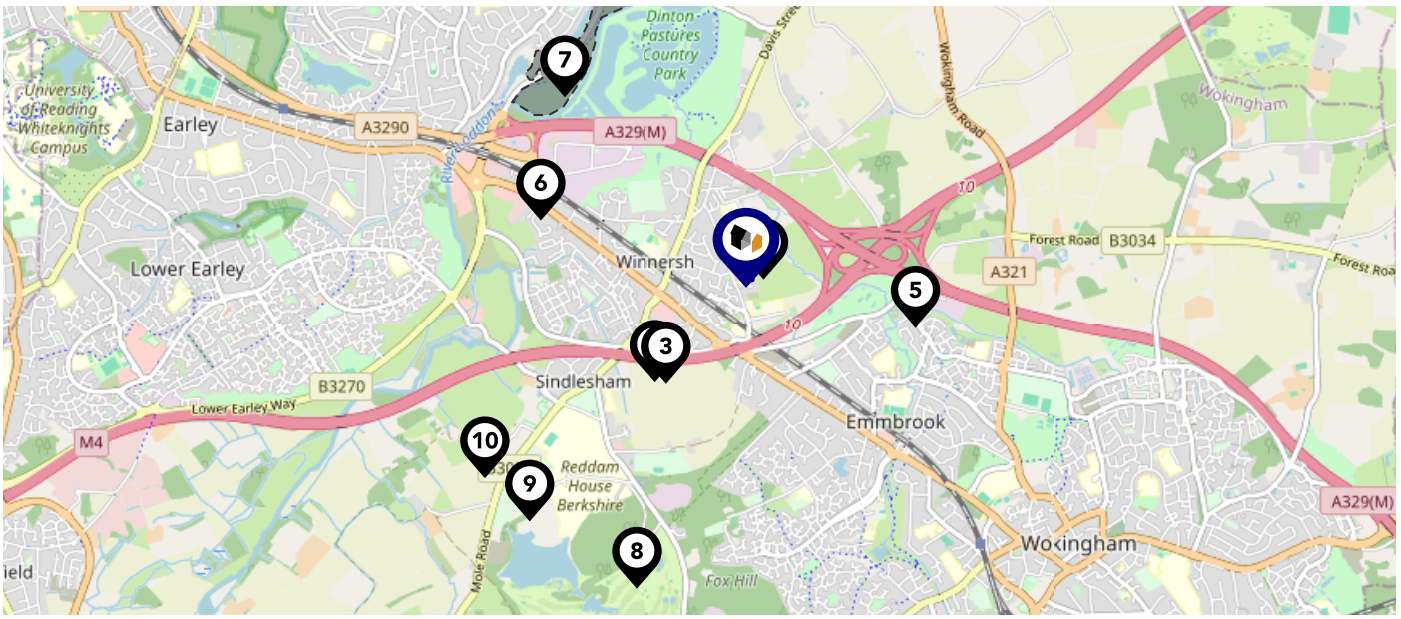
Maps
Landfill Sites

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	Clarendon Close-Winnersh	Historic Landfill
2	Caravan Site-Merryhill Green	Historic Landfill
3	Sandstone Close-Winnersh	Historic Landfill
4	Sandstone Close-Winnersh	Historic Landfill
5	Stevemar Metals, Forest Road-Wokingham	Historic Landfill
6	Reading Road-Winnersh	Historic Landfill
7	Mortimers Meadow-Winnersh	Historic Landfill
8	Bearwood College No.2-Sindlesham	Historic Landfill
9	Bearwood College No.1-Sindlesham	Historic Landfill
10	Gipsy Lane-Sindlesham	Historic Landfill

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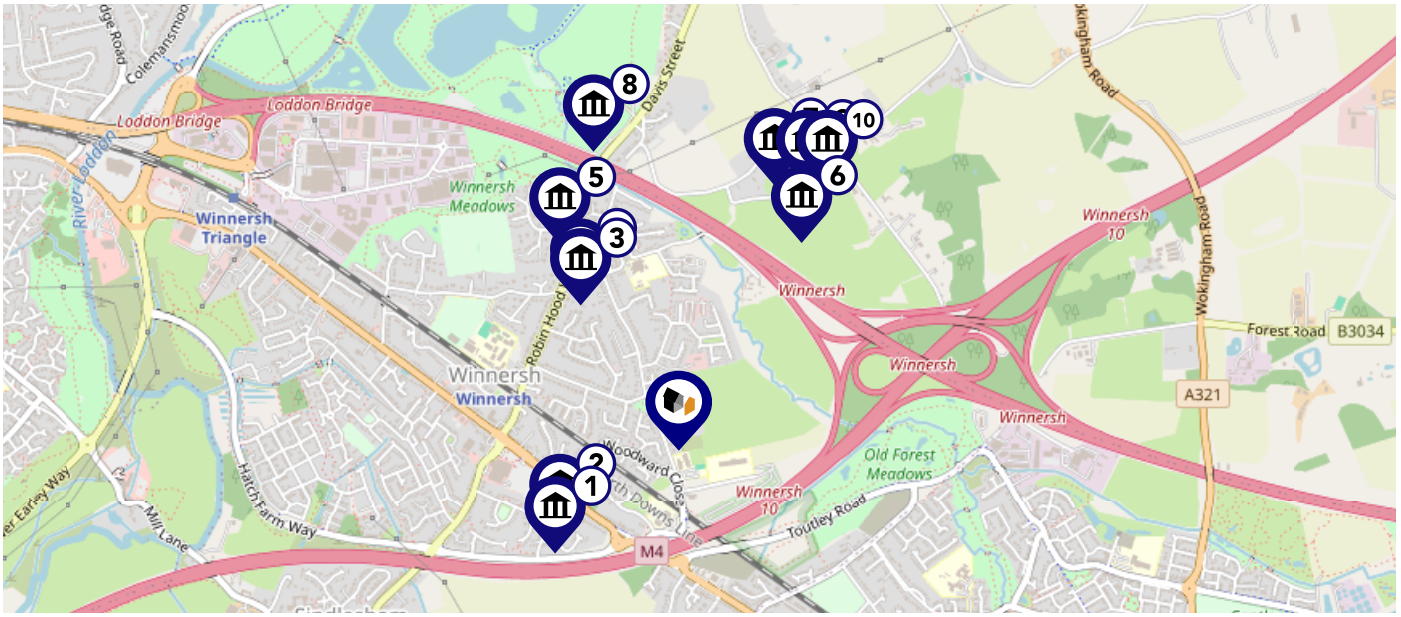
Maps
Listed Buildings

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 1319150 - Grove Cottage	Grade II	0.3 miles
2 1312890 - Hunters Lodge	Grade II	0.3 miles
3 1118103 - 2 Barns 50 Metres South Of The Old Farmhouse	Grade II	0.4 miles
4 1136263 - The Old Farmhouse	Grade II	0.4 miles
5 1118102 - 18, Primrose Lane, Winnersh	Grade II	0.5 miles
6 1319476 - The Cottage	Grade II	0.6 miles
7 1117409 - Little Hill Cottage	Grade II	0.7 miles
8 1312983 - High Chimneys North Wing High Chimneys	Grade II	0.7 miles
9 1117406 - The Old Crown	Grade II	0.7 miles
10 1117405 - Darvells Farmhouse	Grade II	0.7 miles

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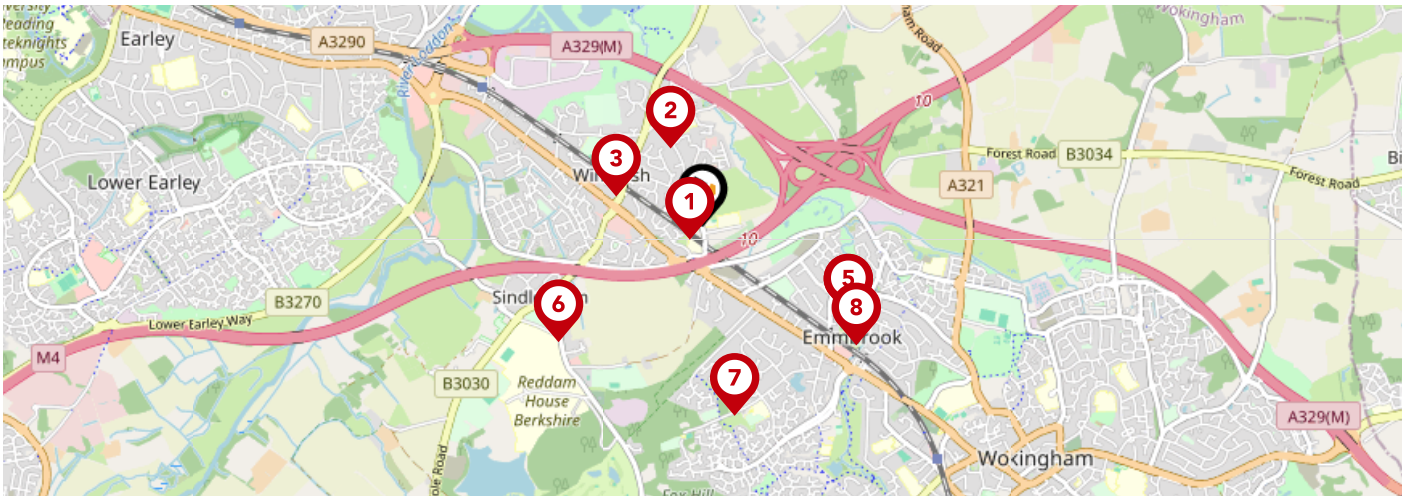
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Wheatfield Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:0.09	☐	☑	☐	☐	☐
2	**Winnersh Primary School** Ofsted Rating: Good | Pupils: 390 | Distance:0.39	☐	☑	☐	☐	☐
3	**The Forest School** Ofsted Rating: Good | Pupils: 791 | Distance:0.43	☐	☐	☑	☐	☐
4	**Emmbrook Junior School** Ofsted Rating: Good | Pupils: 258 | Distance:0.79	☐	☑	☐	☐	☐
5	**Emmbrook Infant School** Ofsted Rating: Outstanding | Pupils: 182 | Distance:0.79	☐	☑	☐	☐	☐
6	**Bearwood Primary School** Ofsted Rating: Good | Pupils: 292 | Distance:0.86	☐	☑	☐	☐	☐
7	**The Hawthorns Primary School** Ofsted Rating: Good | Pupils: 436 | Distance:0.89	☐	☑	☐	☐	☐
8	**The Emmbrook School** Ofsted Rating: Good | Pupils: 1275 | Distance:0.9	☐	☐	☑	☐	☐

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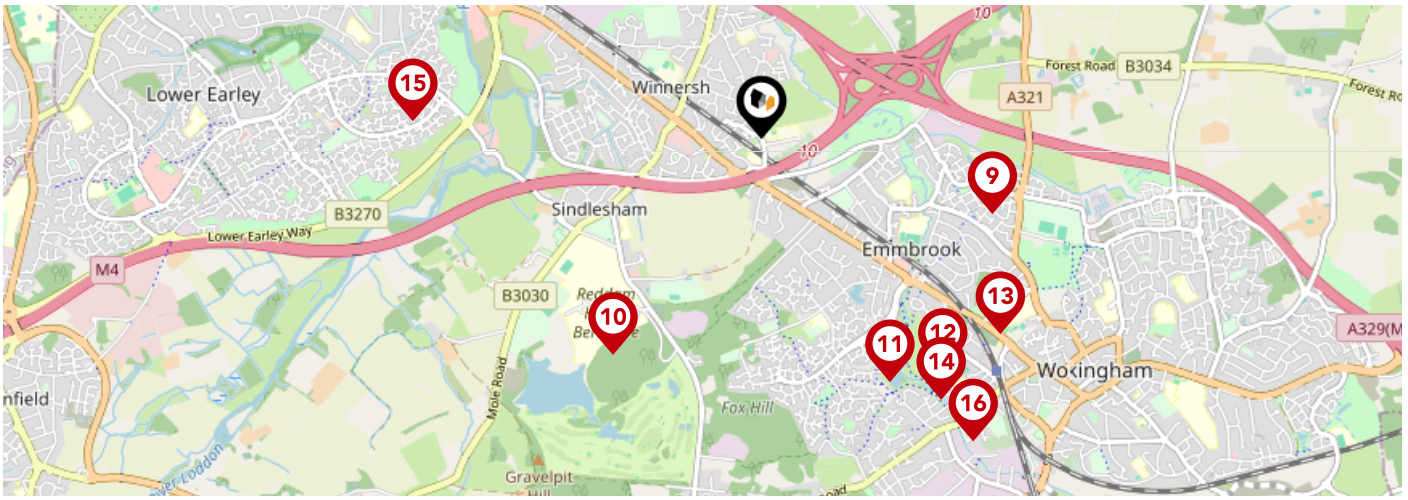
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St Cecilia's CofE Primary School Ofsted Rating: Not Rated | Pupils: 74 | Distance:1.12	☐	☑	☐	☐	☐
10 Reddam House Berkshire Ofsted Rating: Not Rated | Pupils: 790 | Distance:1.22	☐	☐	☑	☐	☐
11 Windmill Primary School Ofsted Rating: Good | Pupils: 206 | Distance:1.27	☐	☑	☐	☐	☐
12 St Paul's CofE Junior School Ofsted Rating: Good | Pupils: 382 | Distance:1.36	☐	☑	☐	☐	☐
13 The Holt School Ofsted Rating: Outstanding | Pupils: 1417 | Distance:1.43	☐	☐	☑	☐	☐
14 Walter Infant School Ofsted Rating: Outstanding | Pupils: 298 | Distance:1.47	☐	☑	☐	☐	☐
15 Hawkedon Primary School Ofsted Rating: Good | Pupils:0 | Distance:1.62	☐	☑	☐	☐	☐
16 CAMHS Phoenix School Ofsted Rating: Outstanding | Pupils:0 | Distance:1.71	☐	☐	☑	☐	☐

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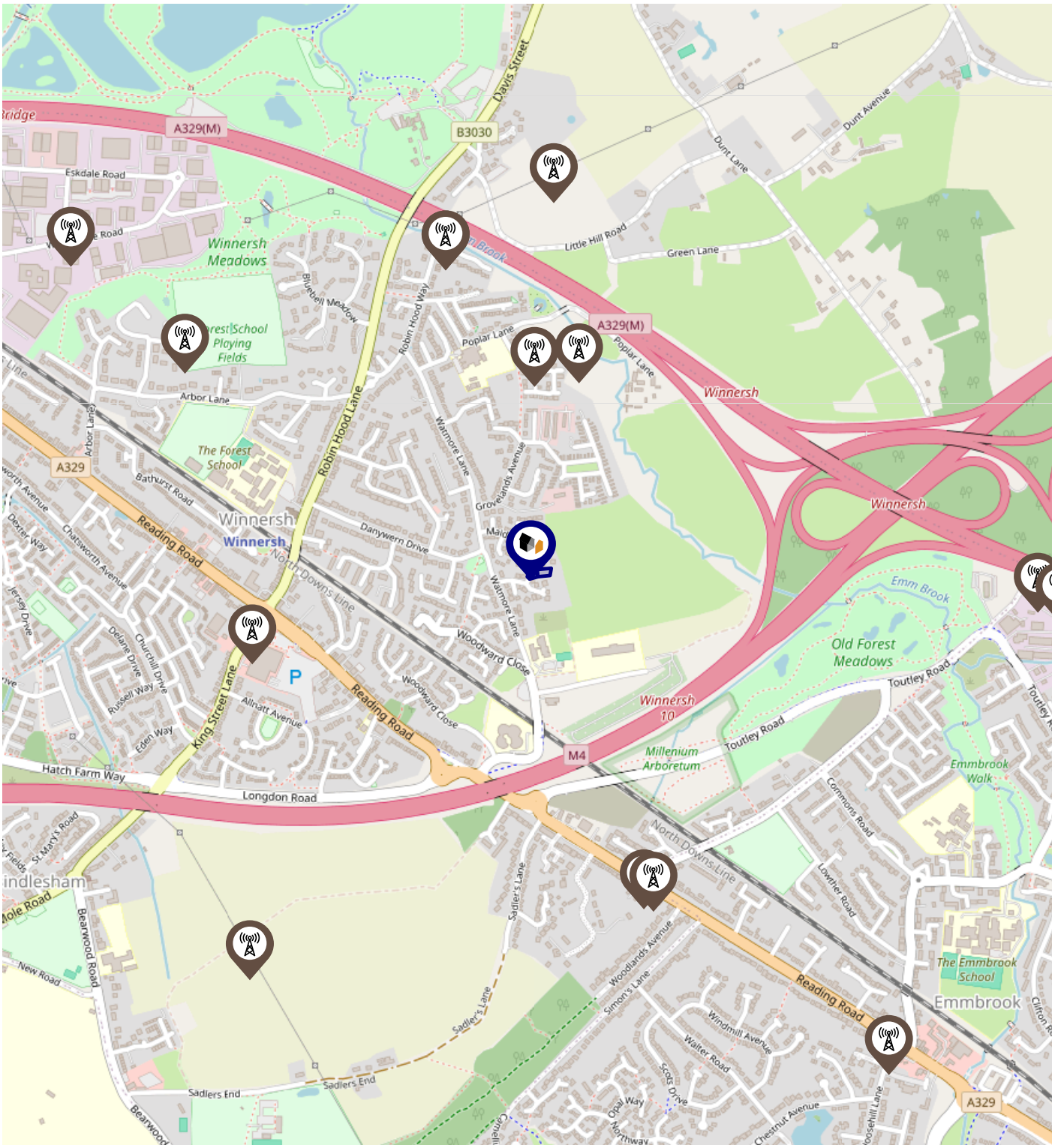
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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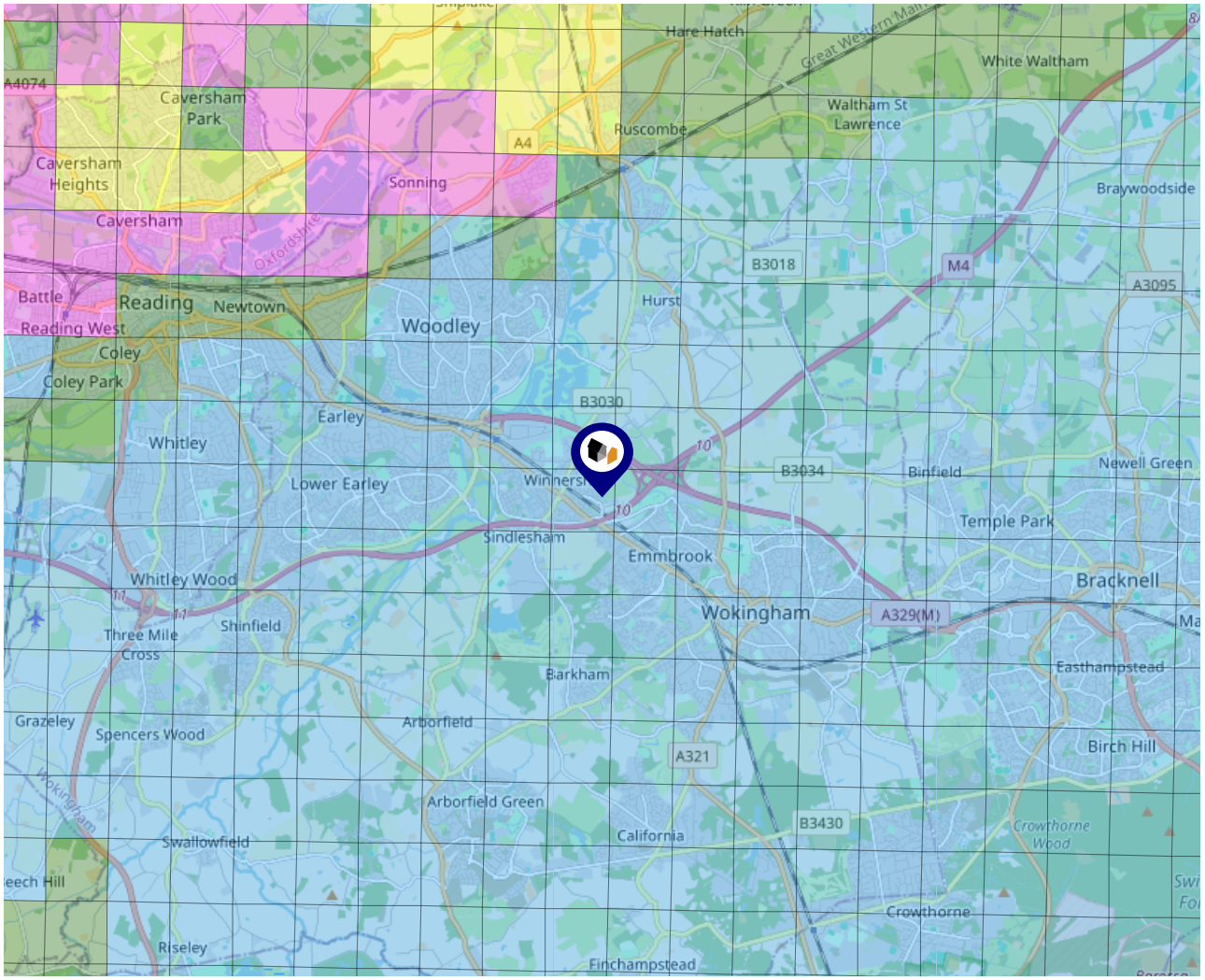
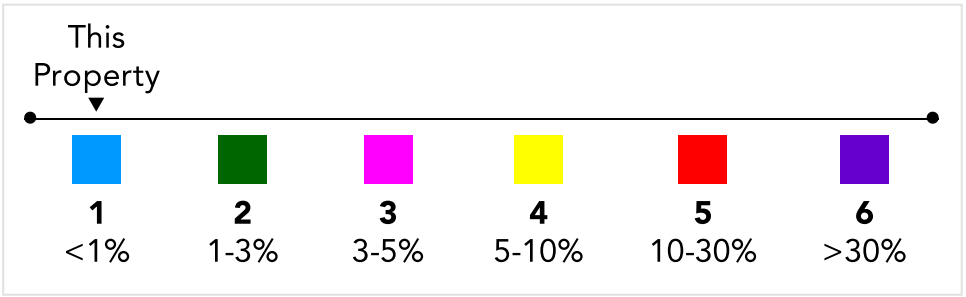
Environment
Radon Gas

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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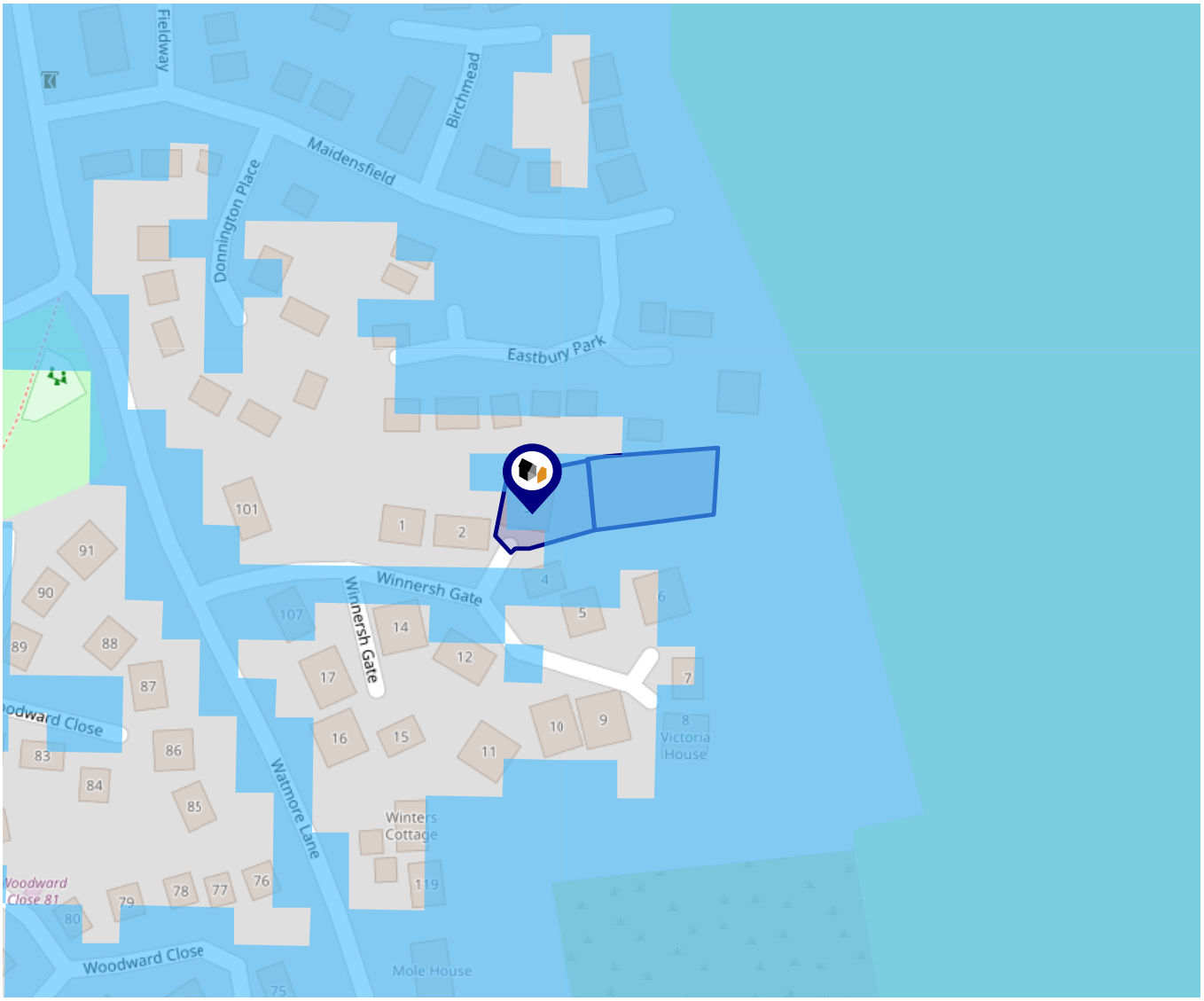
Local Area
Road Noise



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

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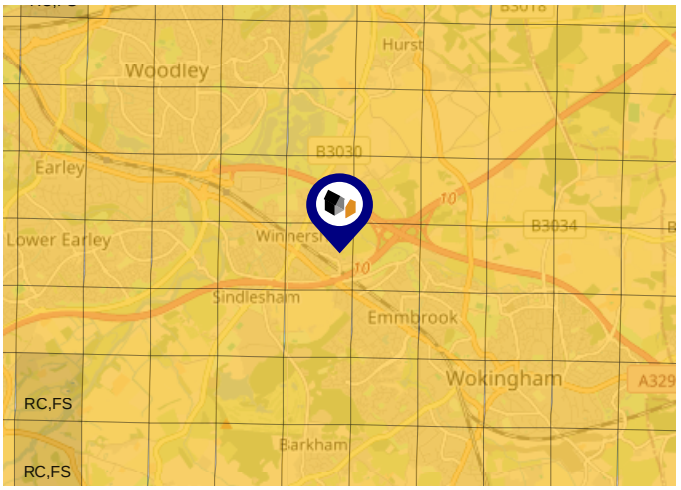
Environment
Soils & Clay

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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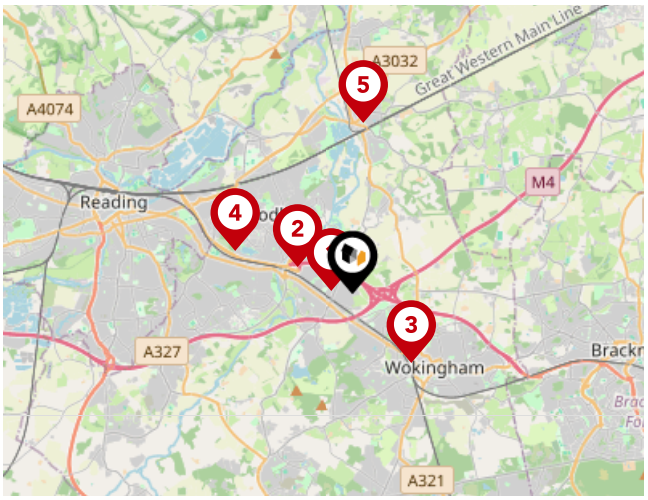
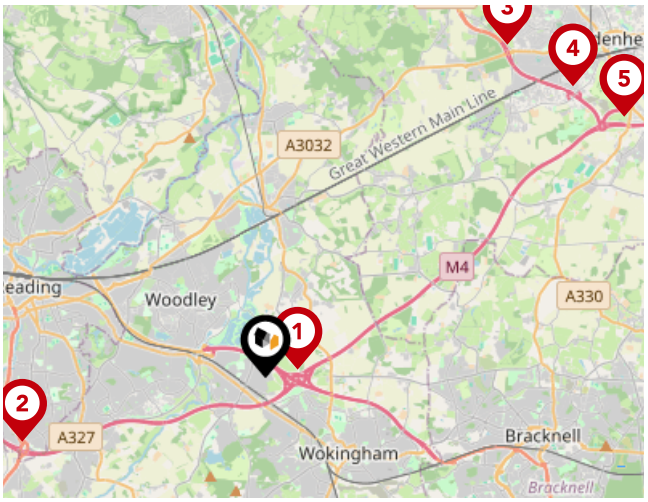
Area
Transport (National)



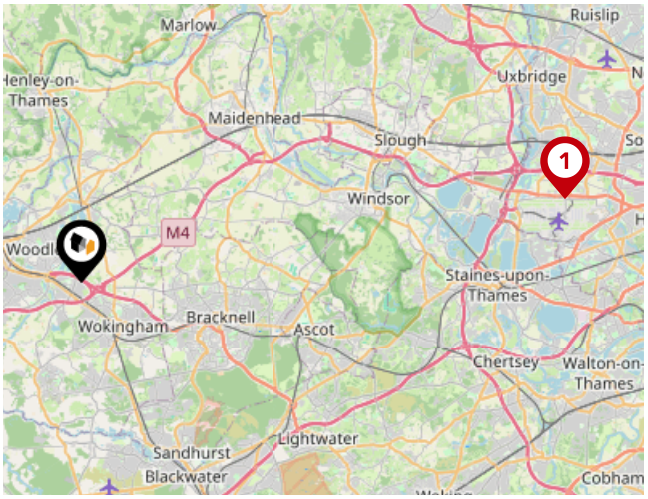
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	0.38 miles
2	Winnersh Triangle Rail Station	1.11 miles
3	Wokingham Rail Station	1.68 miles
4	Earley Rail Station	2.29 miles
5	Twyford Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	0.6 miles
2	M4 J11	4.63 miles
3	A404(M) J9	7.6 miles
4	A404(M) J9A	7.81 miles
5	M4 J8	8.18 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.14 miles

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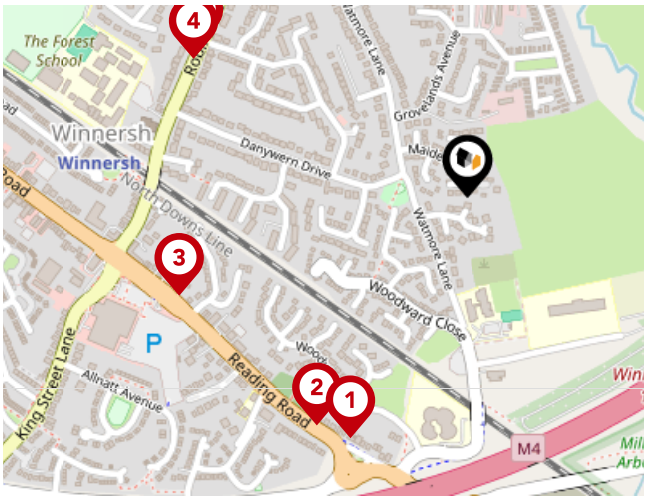
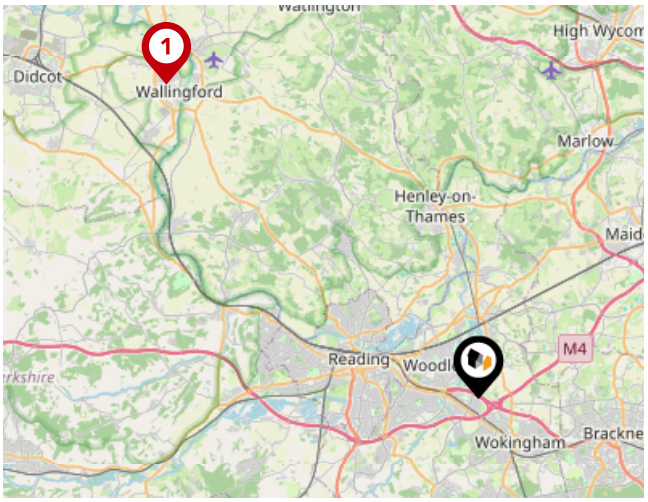
Area
Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Woodward Close	0.3 miles
2	Woodward Close	0.31 miles
3	Winnersh Cross Roads	0.35 miles
4	The Forest School	0.35 miles
5	Robinhood Lane	0.35 miles

Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.34 miles

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
Testimonials

Testimonial 1

Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2

I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3

We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker then anticipated, and from the offer being accepted too us getting the keys was just over 2.5 months!

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Agent
Disclaimer

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Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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Know any property instantly

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