



# LIVING IN WARFIELD

AN AREA GUIDE

**Warfield** is a charming, rural village that lies on the borders of Ascot and Bracknell. The small suburb is popular amongst families as it has many good schools and is an extremely safe village with a wealth in community spirit. Warfield is great for commuters as it is just over 30 miles into Central London.

**Ascot** is a small town just 6 miles south of Windsor and is extremely well known for Royal Ascot Races – the royal shindig of the year, you might just get lucky if you place your bets. Ascot was rated one of the most expensive places to rent a property due to its affluent postcode.

**Jealott's Hill** is a village within the suburb of Warfield, the settlement is on the A3095 and is just 3 miles from Bracknell town centre making the area a hot spot for commuters.

**Winkfield** is geographically one of the largest parishes in the country covering 90,609 acres, most of which is woodland. 15,500 people have residence in the village with it having a total of 9 separate settlements.



# SCHOOLS

Warfield offers a plethora of state schools, many of which hold Ofsted's 'Outstanding' status.

Warfield's Ofsted 'Outstanding' Schools (data correct as of July 2019)

| School                              | Status    | Inspection Date |            |
|-------------------------------------|-----------|-----------------|------------|
| St Joseph's Catholic Primary School | Primary   | Outstanding     | 05/07/2007 |
| Ascot Heath Infant School           | Primary   | Outstanding     | 11/03/2011 |
| Cranbourne Primary School           | Primary   | Outstanding     | 14/11/2018 |
| Ranelagh School                     | Secondary | Outstanding     | 20/03/2015 |

# LOCAL AMENITIES

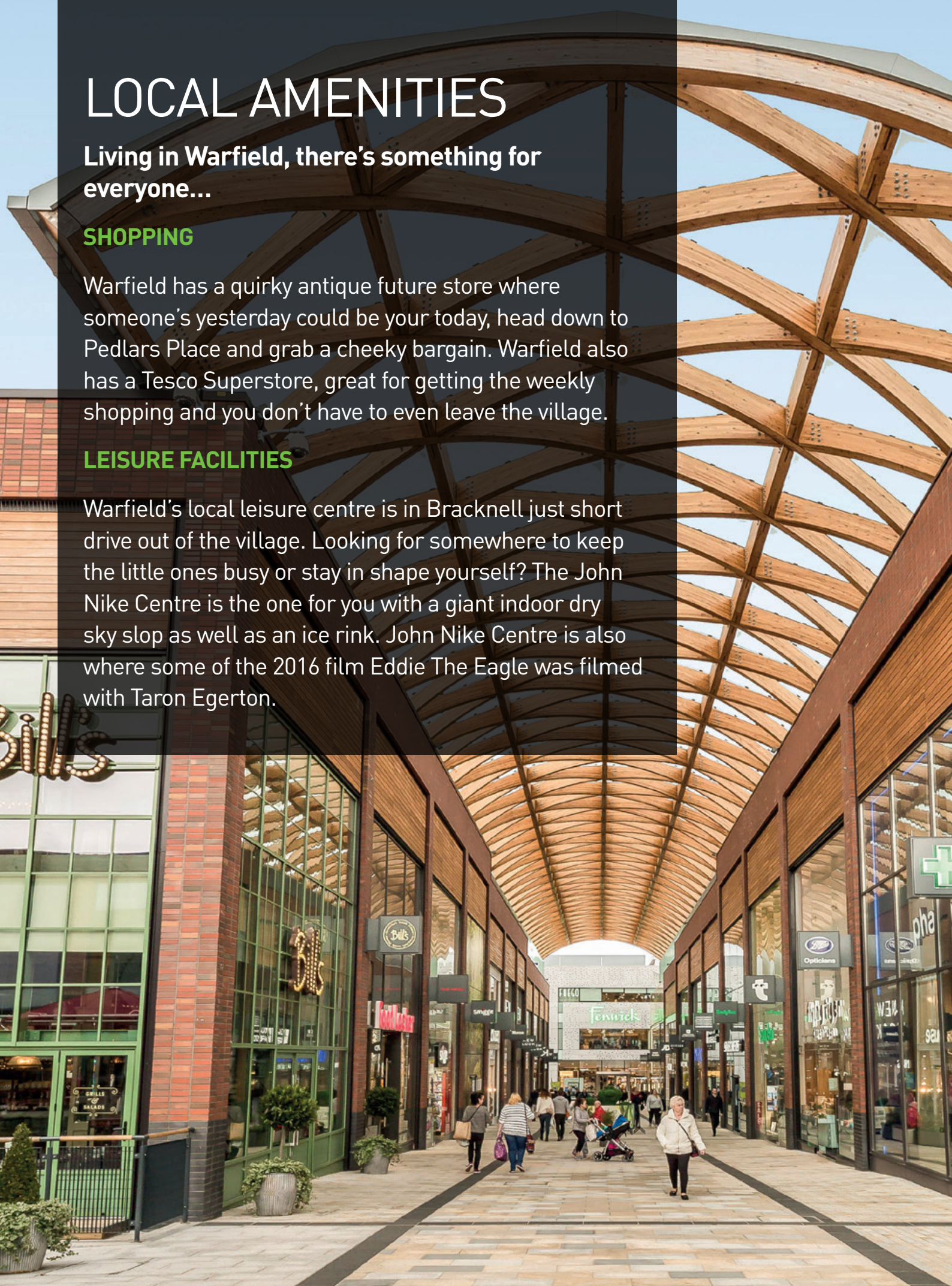
Living in Warfield, there's something for everyone...

## SHOPPING

Warfield has a quirky antique future store where someone's yesterday could be your today, head down to Pedlars Place and grab a cheeky bargain. Warfield also has a Tesco Superstore, great for getting the weekly shopping and you don't have to even leave the village.

## LEISURE FACILITIES

Warfield's local leisure centre is in Bracknell just short drive out of the village. Looking for somewhere to keep the little ones busy or stay in shape yourself? The John Nike Centre is the one for you with a giant indoor dry sky slop as well as an ice rink. John Nike Centre is also where some of the 2016 film Eddie The Eagle was filmed with Taron Egerton.



# LOCAL AMENITIES

## THINGS TO DO

If you're looking for something to do with the kids or perhaps, you're planning your next date night, Bracknell offers a Cineworld cinema, offering maximum comfort to make you feel like you're the movie star.

If you looking to go all out with the kids or maybe you're planning a birthday party, Go Ape is always a favourite with the kids. Go Ape is wooden agility course located up high allowing you or the little ones to swing through the trees. Maybe this isn't for you, don't worry next door is Coral Reef Leisure Centre that has just re-opened, following extensive regenerations the pool is fit with slides galore, a lazy river, various Jacuzzi's and so much more - you will never want to leave.

If you want to take a trip down memory lane, why not visit Picket Piece where Harry Potter was filmed back in 2001?

## HEAD OUT OF TOWN

If you want to venture further afield, why not head into Windsor and soak up some of the royal history? Windsor is the perfect location for a day out with Windsor Castle, the River Thames and a plethora of shops and dining facilities.

# TRANSPORT LINKS

Warfield's local train station is Bracknell train station which is under a 10 minute drive away.

Train timings from Bracknell train station  
(correct as of July 2019)

|                                |                               |
|--------------------------------|-------------------------------|
| Bracknell to London Paddington | 56 - 1hr 7 minutes (1 change) |
| Bracknell to Reading           | 20 minutes                    |
| Bracknell to Ascot             | 7 minutes                     |
| Bracknell to Wokingham         | 6 minutes                     |

**SOUTH WEST TRAINS**

# HOUSE PRICES

Living in Warfield, you'll want to know what's happening in the local property market. When you've got any property questions, our door is always open but at the very least, we think you should know the average house prices across the area.

(Data correct as of July 2019)

| Property type | Average price | Average Price per sq.ft | Average number of bedrooms |
|---------------|---------------|-------------------------|----------------------------|
| Detached      | £447,127      | £345                    | 3.7                        |
| Semi-detached | £275,724      | £409                    | 3.2                        |
| Terraced      | £253,690      | £537                    | 3.5                        |
| Apartments    | £296,773      | £734                    | 1.9                        |

# OTHER INFORMATION

## LOCAL MP

Warfield's Local MP is Adam Afriyie. Adam Afriyie (born 4 August 1965) is a British politician and businessman who has served as the Member of Parliament (MP) for Windsor since 2005. He is a member of the Conservative Party.

## PROSPECT FACT

We are the only estate agent to have a designated office in Warfield.

## FUN FACTS ABOUT WARFIELD

Binfield Manor was built in 1754 by Sir William Pitt (a distant cousin of Pitt the Elder, Earl of Chatham) at a cost of £36,000. It is currently owned by the Sultan of Brunei.



# PRO SPE CT

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