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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

6 Chapel Terrace, Binfield



**Short no through road, lovely views.
Close to Binfield village centre with shops and a primary school.
Well placed for access to M4 (Junction10), Wokingham and Bracknell.**

2 bedrooms, first floor bathroom, lounge/dining room, kitchen/breakfast room, off street parking. Gas fired central, gardens to front and rear.

Energy Performance Certificate: Band D

Predicted Broadband Speeds: Ultrafast highest download 1800Mbps, Ultrafast highest upload 220Mbps

**FOR SALE BY ONLINE PUBLIC AUCTION ON WEDNESDAY 5TH AUGUST 2026
(unless sold beforehand)**

The Solicitors: Clifton Ingram, Gostrey House, Union Road, Farnham, Surrey GU9 7PT
Contact: Lorna Thomson Telephone: 01252 738803
Email: lornathomson@cliftoningram.co.uk



Price Guide £300,000

6 Chapel Terrace, Binfield RG42 4AP

DESCRIPTION/LOCATION: A mid-terrace property in a delightful country lane cul-de-sac. The house has been improved and extended but offers further potential for improvement and extension.

Binfield is a very popular village with the nearby towns of Bracknell (2 miles) and Wokingham (3 miles) whilst a little further and to the north Twyford and Maidenhead offer good communication links. Both offer train services into London, Paddington and on the Elizabeth Line. The A329M nearby provides access to the M4 (Junction 10) and to the south of Bracknell the M3 at Bagshot. There are primary and secondary schools within the village as well as local shops.

The road Chapel Lane, provides vehicular access to the rear of the property with pedestrian access only to the front. A quirky characteristic, perhaps uncommon but not unusual in village locations.

On the first floor:

Bedroom 1: 12' x 10'7 with overstairs cupboard housing hot water tank, radiator

Bedroom 2: 10'4 x 7'4 with radiator and access to roof space

Bathroom: Panelled bath, mixer taps, hand shower, vanity unit and low level WC, radiator

Landing:

On the ground floor:

Living Room/Dining Room: 19' x 10'8 open fireplace, 2 radiators, stable doors to garden

Kitchen/Breakfast Room: 10'3 x 10'3 with 1½ bowl stainless steel sink unit, adjoining worktop, cupboards and drawers below, 4 ring gas hob with oven below, plumbing for washing machine, wall mounted Glow Worm gas fired boiler for central heating and domestic hot water, laminate flooring, door to covered porch.

Covered Porch:

Outside:

Car Parking: The vehicular approach from Chapel Lane provides off street parking for 2 cars.

Gardens: The garden approached from the lounge/dining room or on foot across neighbouring gardens includes an area of lawn and overlooks the grounds of Newbold College.

SERVICES: Mains water, gas, electricity and drainage are connected.

COUNCIL TAX: Band D

LOCAL AUTHORITY: Bracknell Forest Council

VIEWING: By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham** Tel: 0118 978 0777 Email: wokingham@martinpole.co.uk



THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

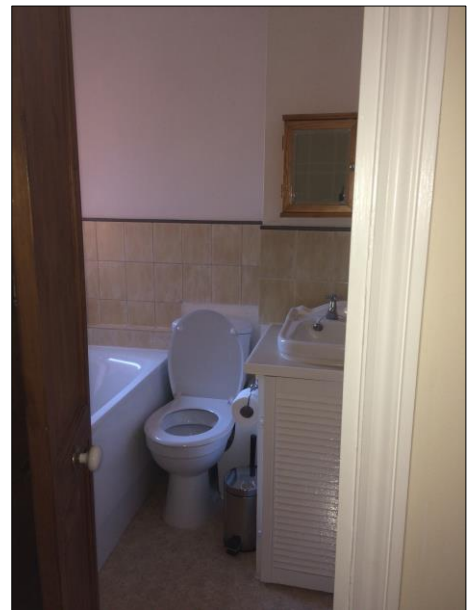
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



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MEMORANDUM OF AGREEMENT

Property:

Date of Agreement: day of2026

Buyer:

Address: Postcode:

Buyer's Solicitor: Contact:.....

Address: Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale. Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.
Signed by or on behalf of:

Buyer **Seller**

DCA Fo 36992/May 2026



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