

# Rolfe East



**Goughs Barn Lane, Warfield, RG42 6EQ**

Price Guide £1,500,000

- Detached House
- Potential to Extend S.T.P.P
- Parish of Warfield
- Five Double Bedrooms with En-Suites
- Idyllic Location
- Office Building / Workshop
- Off Street Parking
- Farm Shop Nearby
- Separate Annexe

# Cottage Goughs Barn Lane, Warfield RG42 6EQ

A five bedroom equestrian detached property offering panoramic views set on a private road in Bracknell forest. The property sits on approx. three acres of land, and comes with a separate self contained annex, stable yard, tack room and barn, and grazing paddocks.

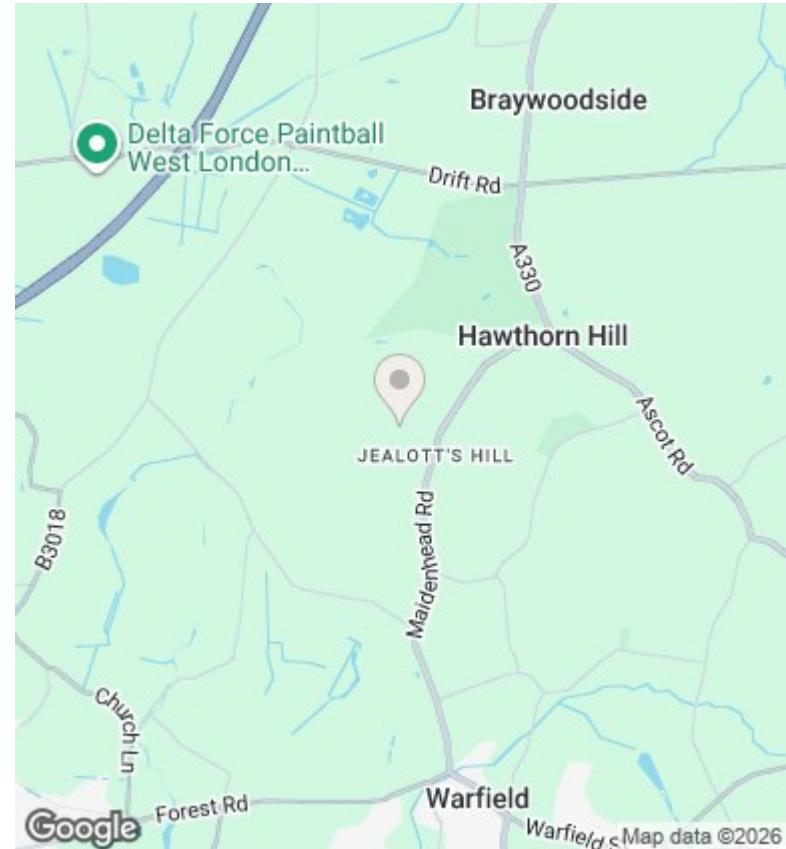
This property must be seen to be appreciated! To arrange your viewing, please contact Rolfe East on 020 8579 1111.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       |                         |
| (81-91)  | B       |                         |
| (69-80)  | C       | 72                      |
| (55-68)  | D       |                         |
| (39-54)  | E       | 53                      |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |