

# Rolfe East



## Goughs Barn Lane, Bracknell, RG42 6EQ

By Public Auction £1,350,000

- Sold via Secure Sale online bidding. Terms & Conditions apply.
- DETACHED Family Home
- Eight Bathrooms
- Starting Bid £1,350,000
- Set on approx. 3 ACRES of Land
- Potential to Extend S.T.P.P.
- Immediate Exchange of Contracts Available
- Six Bedrooms

289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

northfields@rolfe-east.com  
<https://www.rolfe-east.com/>

**Broadview Paddocks, RG42**  
 Approx. Gross Internal Area 4663 Sq Ft - 433.21 Sq M  
 (Including Restricted Height Area, Garage, Studio, Office, Stables & Tack Room)  
 Approx. Gross Internal Area 2529 Sq Ft - 234.95 Sq M  
 (Excluding Outbuildings)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

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

## EPC Rating:

E

### Energy Efficiency Rating

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