



Gough's Lane
Warfield

Carter Jonas

GLEN LOSSIE GOUGH'S LANE WARFIELD RG12 2PL

Living room * Dining Room * Kitchen/breakfast room * pantry/utility * Cloakroom * Principal bedroom with ensuite * Three further bedrooms * Bathroom * Double garage * gardens

DESCRIPTION

A spacious four-bedroom detached family home located on the sought after Goughs lane and offering approximately 1577 sq ft of accommodation plus a detached double garage. The property features a spacious 20 ft living room, separate dining room, study, and a generous kitchen/breakfast room with pantry/utility and direct garden access. Upstairs, the principal bedroom benefits from an en suite shower room, complemented by three further bedrooms and a family bathroom. Outside, the property enjoys a private rear garden, ample driveway parking and a detached double garage, making it an ideal home for modern family living.

LOCATION

Gough's Lane is a well-regarded residential road situated on the northern side of Bracknell, providing excellent access to the town centre, mainline railway station and the extensive shopping, dining and leisure facilities available at The Lexicon. The area is well served by highly regarded schools, attractive parks and woodland walks, while commuters benefit from convenient connections to Reading, Windsor, Ascot, the M3, M4 and London beyond. Positioned within the Whitegrove and Warfield area, Glen Lossie enjoys the advantages of a quiet residential setting whilst remaining close to everyday amenities and transport links.

A SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING, OFFERING FLEXIBLE ACCOMMODATION INCLUDING THREE RECEPTION ROOMS, LOCATED IN THIS DESIRABLE RESIDENTIAL SETTING.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

For Directions use postcode RG12 2PL

Tenure: Freehold

All mains services are connected.

Council Tax band F

EPC rating C

Bracknell Forest Council

Broadband and Mobile coverage can be checked at checker.orcom.org

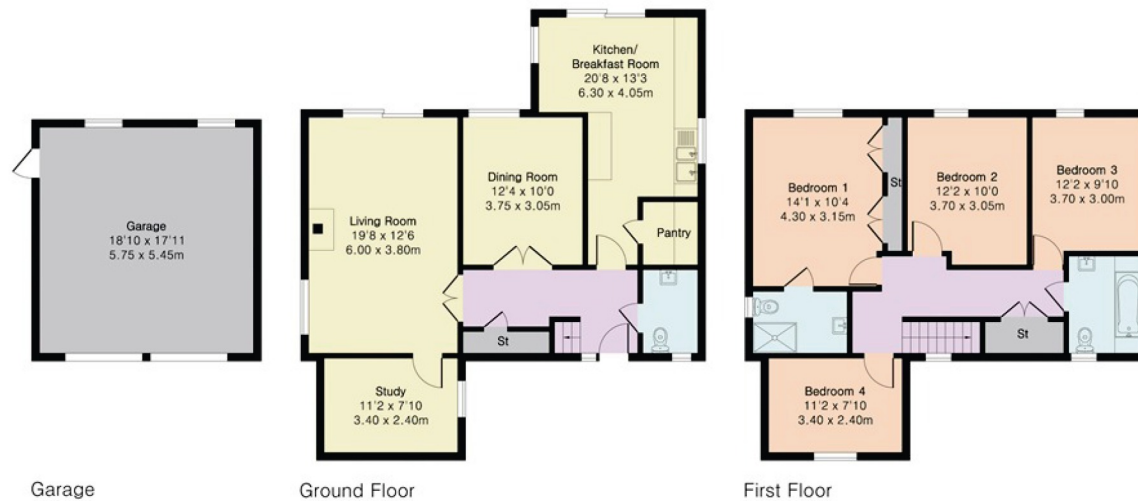


**Approximate Gross Internal Area 1914 sq ft - 177 sq m
(Including Garage)**

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 733 sq ft – 68 sq m

Garage Area 337 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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