



Broadview Paddocks

Warfield, Berkshire

BROADVIEW PADDOCKS, WARFIELD



Details

PROPERTY PROFILE



Discover this exceptional 5-bedroom family home, a stunning equestrian property nestled within approximately 3 acres of serene land. Presented in excellent condition and offered to the market chain-free, this residence boasts unparalleled privacy and scenic views.

The main house welcomes you with an expansive hallway and a sweeping staircase. It features a 20ft lounge, conservatory, large utility room, and a dining room with potential to merge with the eat-in kitchen.

Each of the 5 double bedrooms benefits from an en-suite, enhancing privacy and convenience, while the master suite offers luxurious his and hers bathrooms.

Equestrian facilities include a stable yard with four loose boxes, a tack room, barn, and grazing paddocks. The property also includes a large double garage, electric gated driveway, and a self-contained annexe that serves as an office and studio flat but holds potential for conversion into a 2-bedroom dwelling (STPP).

- Quiet country lane location
- Paddocks, stables and exercise ground
- 5 double bedrooms all with en-suite
- Self contained annexe/studio flat
- Office building/workshop
- Far-reaching uninterrupted views

**For more information contact
Lisa Nott, Managing Partner
Fisher & Partners Winkfield**

Location

THE NEIGHBOURHOOD

Set in Warfield, this home provides immediate access to local bridleways, offering a safe and serene environment. Excellent transport links are nearby, with easy access to the M3, M4, and M25.

The location is also close to essential services and top-rated schools, making it an ideally positioned haven for both family life and equestrian pursuits.

Just 6 miles from Windsor Great Park and close to Maidenhead and Bracknell stations, this home is ideally situated for both rural enjoyment and convenient commuting.



Broadview Paddocks,
Goughs Barn Lane,
Warfield, Bracknell,
Berkshire
RG42 6EQ



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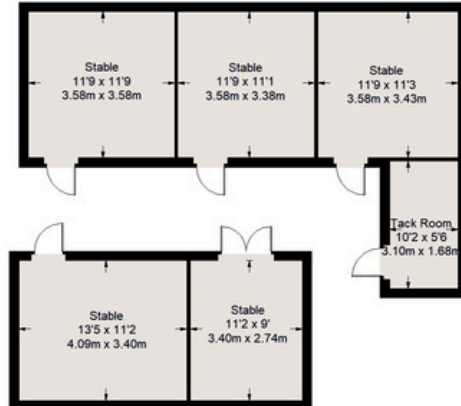
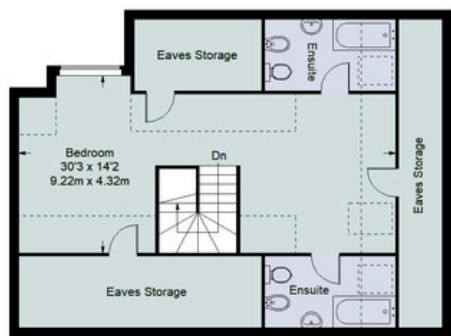
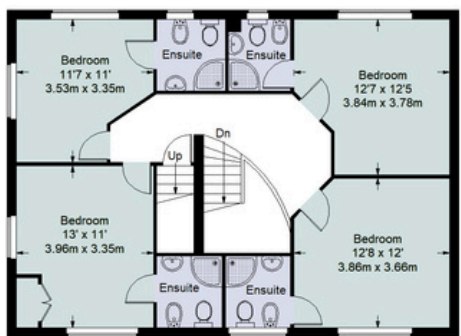
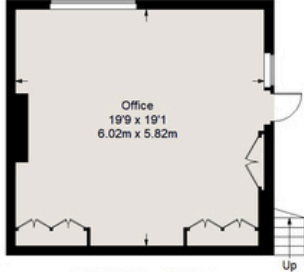
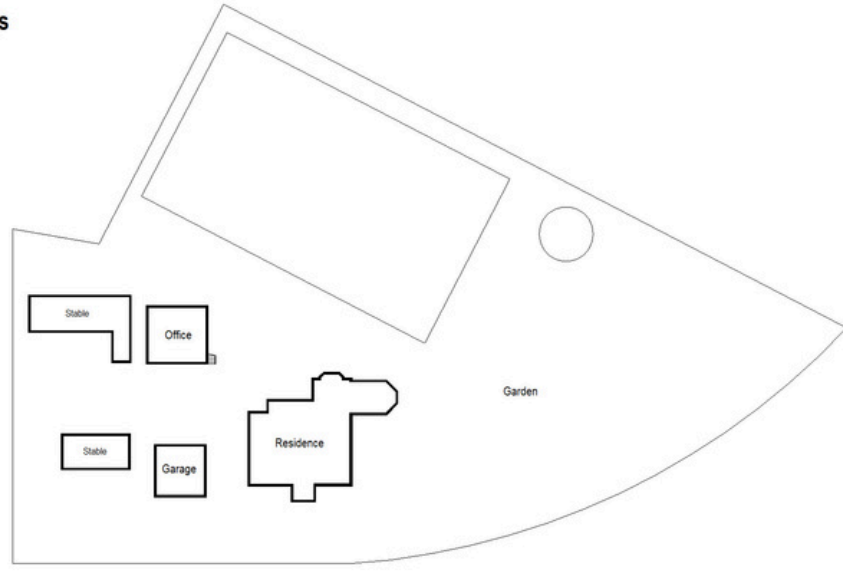
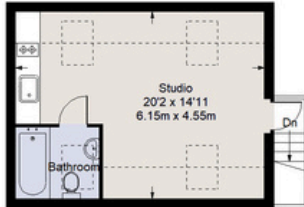
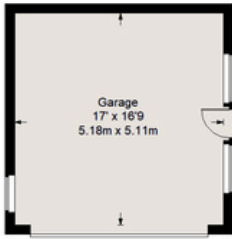


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□ = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 1290 sq ft / 119.84 sq m
 FIRST FLOOR = 860 sq ft / 79.89 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 353 sq ft / 32.79 sq m
 (Reduced Headroom) = 442 sq ft / 41.06 sq m
 OFFICE GROUND FLOOR = 381 sq ft / 35.39 sq m
 OFFICE FIRST FLOOR (Excluding Reduced Headroom) = 218 sq ft / 20.25 sq m
 (Reduced Headroom) = 83 sq ft / 7.71 sq m
 STABLE = 729 sq ft / 67.72 sq m
 GARAGE = 285 sq ft / 26.48 sq m
 Total = 4541 sq ft / 431.15 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D357409)

BROADVIEW PADDOCKS, WARFIELD

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successful as possible.

Team



Lisa Nott
Managing Partner
Winkfield Region

Fisher & Partners

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