

FORGE HOUSE

KEMBLE, GLOUCESTERSHIRE



MOORE & ALLEN
— & INNOCENT —

FORGE HOUSE

LIMES ROAD
KEMBLE
GLOUCESTERSHIRE
GL7 6FS

Forge House is a handsome Victorian residence constructed of natural stone elevations incorporating stone mullion windows and highlighted quoins set beneath a pitched Cotswold stone roof. The property boasts well-proportioned rooms with high ceilings and lit with large sash windows. It is a bright and airy home embracing modern day living yet retaining those fine characteristics of the Victorian era.

- Five bedrooms
- Five bathrooms
- Open plan kitchen with dining area
- Three reception rooms
- Outbuildings
- Gardens about 0.87 acres
- Railway - Paddington 75 minutes

GUIDE PRICE **£950,000** FREEHOLD

Situation

Forge House lies within the conservation area of this well served village. Kemble which is situated 4 miles south-west of Cirencester is perhaps best known for its picturesque main line railway station which services to London Paddington scheduled from 75 minutes. In addition to this excellent service, the village offers a popular primary school, convenience / PO stores, village hall, public house and playing fields. There a number of local clubs and organisations with many activities catered for within the village hall.

Nearby Cirencester, known as 'the capital of the Cotswolds' offers an excellent selection of day to day needs from the smaller boutiques to a choice of supermarkets. An impressive and award winning museum, education is of a high standard and caters for at all levels.

Forge House

Forge House is a handsome attached Victorian residence constructed of natural stone elevations incorporating stone mullion windows and highlighted quoins set beneath a pitched Cotswold stone roof. The property boasts well-proportioned rooms with high ceilings and lit with large sash windows. It is a bright and airy home embracing modern day living yet retaining those fine characteristics of the Victorian era.

The ground floor accommodation briefly comprises a large entrance hall, drawing room with open fireplace with an extensive bay window; double doors lead to the dining room with a further bay window overlooking the garden. The kitchen and adjoining breakfast room are divided by a simple partition but could provide an overall live-in kitchen. The ground floor further encompasses a study, cloakroom and steps leading into the cellar. To the first floor, the master suite comprises a double bedroom, generous sized dressing room and spacious en suite bathroom. Two further double bedrooms are offered to the first floor each with private facilities. On the second floor are bedrooms four and five serviced by a bathroom.

Outside

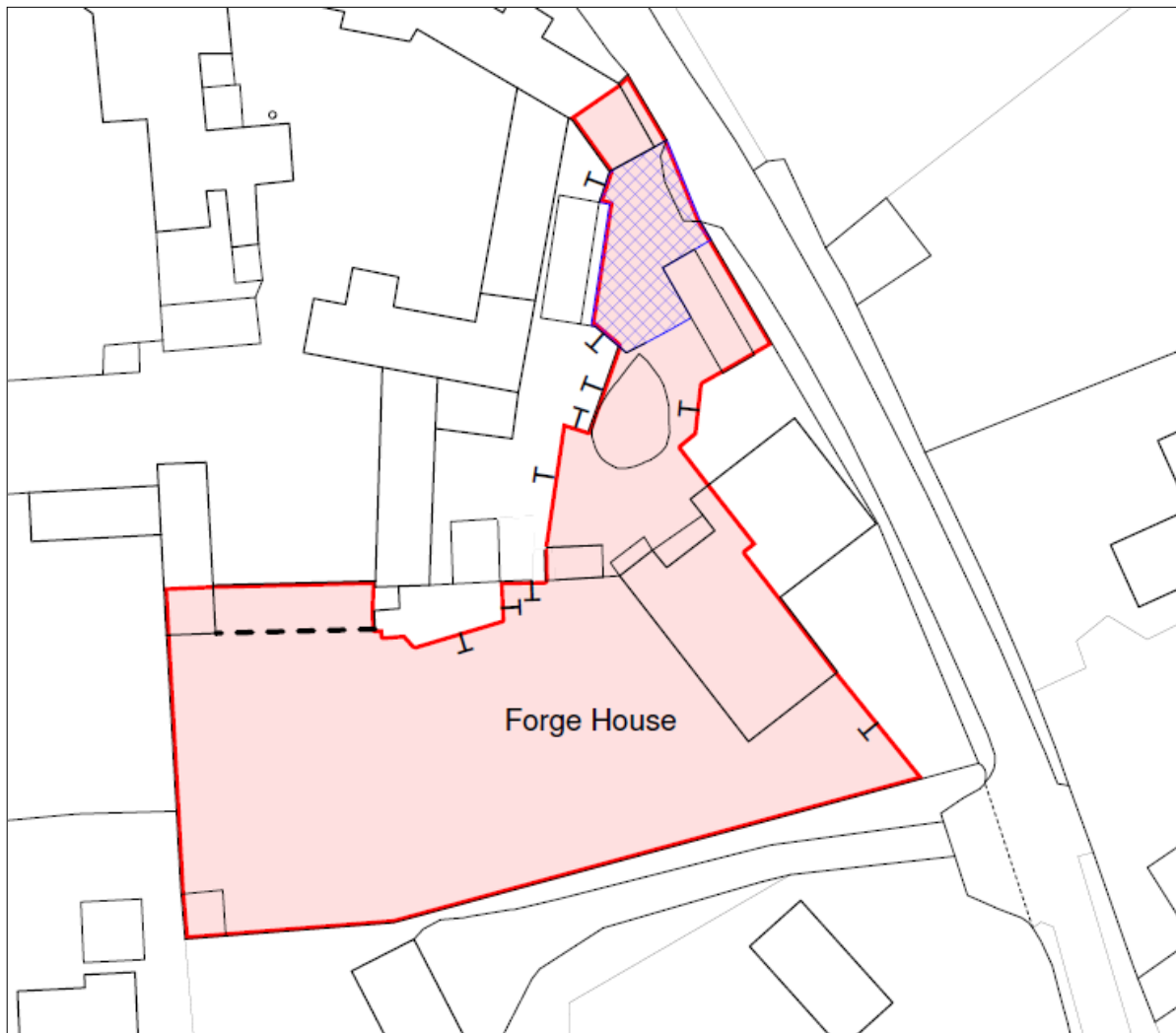
The property is approached over a shared gravelled drive bound by dry stone walling affording parking. There is an open bay barn with internal measurements of 27'5 max x 16'10 (8.38m x 5.13m). Formal gardens are located to the south and west, laid to lawns with a variety of planted trees, raised borders and further outbuildings. There is a home office comprising a detached building of block and timber facia construction providing four rooms.

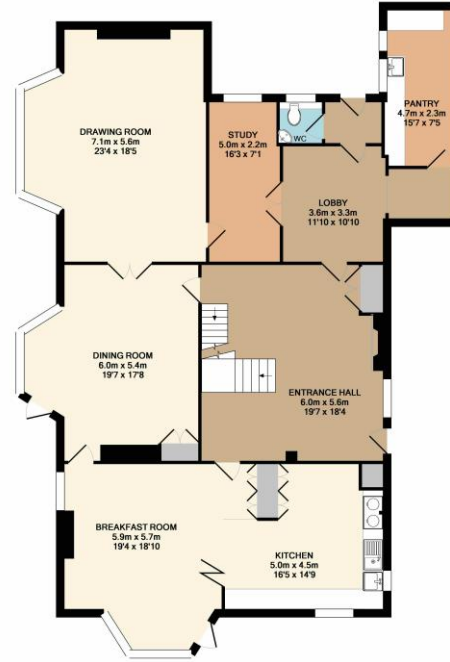
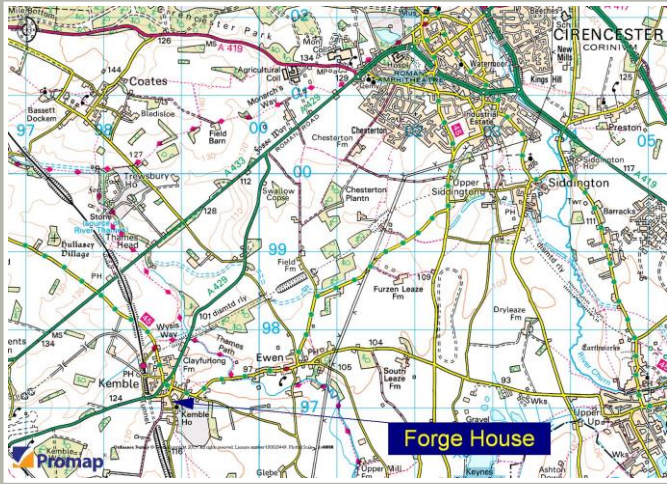
General Information

The property is freehold offering vacant possession upon completion. All mains services are connect to the property with the exception of gas (not available in the village). Oil fired boiler that powers the domestic hot water and heating systems. The Local Authority is Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (01285) 623000. Council Tax band 'G' charges 2017/18 £2,605.73. EPC – Band E.

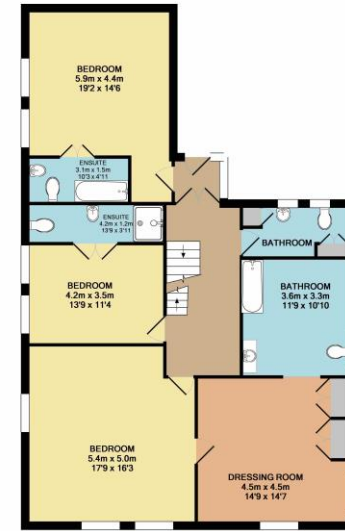
Directions

From Cirencester depart on the A429 Malmesbury Road, after about 3 miles and on entering the village take the first turning left, proceed into the village, take the second left, at the small triangular Green into Limes Road and Forge House will be seen a short distance along on your right.

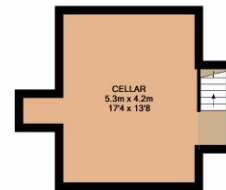




GROUND FLOOR
APPROX. FLOOR
AREA 183.0 SQ.M.
(1970 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 122.3 SQ.M.
(1316 SQ.FT.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 25.7 SQ.M.
(277 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 63.5 SQ.M.
(683 SQ.FT.)

TOTAL APPROX. FLOOR AREA 394.4 SQ.M. (4246 SQ.FT.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 2020

MA&I



33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

