



Connells

Forge Cottage The Green
Ashorne WARWICK



Property Description

Stunning FOUR bedroom part-thatched Grade II Listed FAMILY COTTAGE located at the end of a quiet lane in the heart of the village of Ashorne, situated on the Green.

Benefiting from a dining room with INGLENOOK FIREPLACE, generous sized sitting room with exposed ceiling beams and feature brick fireplace, modern shaker style KITCHEN, FOUR BEDROOMS, study and ground floor Shower Room.

The principle bedroom and family bathroom are located on the first floor.

Having extensive landscaped and terraced gardens with a versatile Garden Room/ Home Office, a Car port and additional off-road parking available to the front.

CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

Ashorne is a small village lying close to its neighbouring village of Moreton Morrell and around 4.5 miles from Warwick and 6 miles from Leamington Spa. The larger well established villages of Wellesbourne and Kineton are a short distance away. Local amenities within Wellesbourne include a variety of shops, Post Office, Co-op, pubs, churches, medical centre, library, primary school and bus services to neighbouring towns. Access to the M40 motorway can be from Junction 13 (south only) or alternatively from Gaydon or Longbridge.

Forge Cottage is nestled at the end of a quiet lane in the heart of the village of Ashorne.

Entrance Hall

Door from the front elevation leads into the welcoming and homely entrance hallway having flagstone flooring, understairs storage

cupboard and stairs rising to the first floor where the principle bedroom and bathroom are located. To the right of the hallway leads to another hallway giving access to kitchen, shower room, two further bedrooms and study. The older part of the cottage is to the left of the entrance hallway and leads to;

Dining Room

15' 2" MAX x 13' 7" MAX (4.62m MAX x 4.14m MAX)

Having window to front elevation, exposed beamed ceiling, beautiful Inglenook fireplace, storage heater and doors to kitchen and;

Sitting Room

24' 6" MAX x 16' 3" MAX (7.47m MAX x 4.95m MAX)

Generous sized sitting having exposed beams to ceiling, fitted book shelves, brick built open fireplace with LPG gas fire, storage heater, stairs leading to raised gallery area, windows to rear and front elevations and stable door to front elevation.

Kitchen

23' 9" x 9' 6" MAX (7.24m x 2.90m MAX)

Fitted kitchen having pantry storage cupboard, modern shaker style wall and base units and complementarity worksurfaces over, incorporating two stainless steel sinks, breakfast bar, integrated washing machine, tumble dryer, and slimline dishwasher, electric oven and under counter fridge, storage heater, inset ceiling downlighters and tiles to splash back. There are two windows and door to rear elevation into garden and door to;

Inner Hallway

Having doors to bedrooms, study and;

Shower Room

Having white suite comprising WC, wash hand basin, shower enclosure, extractor fan, partly tiled walls and window to front elevation;

Bedroom Two

9' 2" x 9' 8" (2.79m x 2.95m)

Having storage heater and window to rear elevation;

Bedroom Three

13' 3" MAX x 9' 7" MAX (4.04m MAX x 2.92m MAX)

Having storage heater and window to rear elevation;

Bedroom Four

20' 7" x 8' 4" MAX (6.27m x 2.54m MAX)

Dual aspect bedroom with windows to front and side elevations, panel heater and door to:

Study

9' 8" x 7' 8" (2.95m x 2.34m)

Having fitted office furniture, storage heater, window and door to rear elevation.

First Floor

Landing

Having doors to bedroom and bathroom;

Bedroom One

15' MAX x 13' 5" MAX (4.57m MAX x 4.09m MAX)

Having reduced head height ceiling with exposed beams, built in storage cupboards, electric radiator and two windows to the rear elevation.

Bathroom

Having reduced head height ceiling with exposed beams, white suite comprising WC,

wash hand basin with vanity unit, bath with shower over, heated towel rail and ceiling spotlights.

Outside

Car Port

Having power and lighting, storage room and offering further off road parking to the front of the carport.

Front

Having paved pathway to front of the property with lawned foregarden and mature hedging.

Rear Gardens

Beautifully landscaped and terraced rear garden offering a variety of seating areas, paved and lawned areas, timber shed and Arbour seating, mature shrubs and plants and fantastic rural views across the Warwickshire countryside.

Garden Room/Home Office

Versatile room ideal as home office/garden room benefiting from storage and multi fuel burner and fabulous views overlooking the landscaped gardens.

Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.







To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/WBE103632](https://www.connells.co.uk/Property/WBE103632)



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Property Ref: WBE103632 - 0005