



HR ESTATE AGENTS

5 Bedrooms

House - Detached

Guide Price

£1,225,000

Located in

Coughton





Sambourne Lane

Coughton | | B49 5HU



Zacharias Ermogenous is proud to present The Forge, set in the heart of the glorious Warwickshire countryside, this beautiful home—originally built in 1465—enjoys a coveted position directly opposite the magnificent grounds of historic Coughton Court.

Steeped in character, this five-bedroom residence sits within the quintessential village of Coughton, on the border between Warwickshire and Worcestershire.

Known as The Forge, the property retains the charm and elegance of its 16th-century origins while offering modern comfort and style. A private driveway leads to double garages with a spacious office above, and the grounds provide potential for multi-generational living as well as additional workspace.

Inside, a generous kitchen creates the perfect setting for entertaining, while two inviting reception rooms offer both functionality and warmth—one of them centred around the original forge, a striking feature that remains the heart of the home.

Sambourne Lane

£1,225,000 Freehold



- Stunning, Grade II Listed, Character Property
- Beautifully Renovated Over The Years
- Extensive Driveway With Good Parking Room
- Multiple Office Space
- Workshop
- Large Entertaining Kitchen
- Freehold, Tax Band E, EPC Exempt
- Private
- Double Garage
- Opportunity For Annexe Style Separate Living Quarters



TOTAL FLOOR AREA : 2739 sq.ft. (254.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Council Tax Band

Local Authority

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

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