

THE OLD FORGE

EVENLODE, GLOUCESTERSHIRE



Moreton-in-Marsh 3 miles, Stow-on-the-Wold 8 miles, Chipping Norton 7.7 miles, Stratford upon Avon 20.3 miles, Cheltenham 21.1 miles, Daylesford 2.5 miles, Moreton-in-Marsh Main Line Station 3 miles, (London Paddington from 80 minutes) (all times and distances approximate)

A handsome detached Cotswold stone house with period features and a stunning rural outlook in a pretty Village

Ground Floor: Hall • Sitting room with original fireplace
Dining room with exposed beams • Garden room
Kitchen with a pantry • Cloakroom • Utility • Boiler room

First Floor: Main bedroom • Bedroom 3/Dressing room
Bathroom • Bedroom two

Outside: Detached garage • Landscaped formal gardens • Wild garden with fruit trees • Parking for two cars • Store • Set in 0.2 Acre

Butler 
Sherborn

Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire, GL54 1AQ

T 01451 830731 E stow@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888
E enquiries@tlo.co.uk
www.tlo.co.uk



DESCRIPTION

A unique opportunity to purchase a delightful cottage set on a no-through lane in the very desirable village of Evenlode. There are southerly views from the first floor of the cottage over the undulating fields and woodland. This cottage has beautiful, large working fireplace. The Old Forge has some Cotswold stone mullioned windows. The property is not Listed.

This cottage has many period features with details relating to its history as an old forge. Exposed beams in the sitting room and dining room, a window seat, Cotswold mullioned stone windows. The staircase has an interesting antique wooden balustrade with a gentle gradient. In the heart of the cottage is the dining room with an extensive range of bookshelves and a wide fitted sideboard. The garden room is a useful addition with a glazed door out to the garden and can be used as a Study. The main front door lobby is to one side. The kitchen has range of fitted units and integrated appliances.

The spacious and light landing has exposed beams which are also in the two main bedrooms. The main bedroom is of generous proportions with a full-height ceiling, with excellent views. Bedroom three is currently a perfect

dressing room with a range of fitted wardrobes, shelves and a dressing table. Bedroom two has a range of fitted wardrobes and a beautiful view too. The bathroom is located between the bedrooms.

To the front aspect there are mature shrubs under planted with a border of hellebores, hostas and a famous, old pink Camelia. The climbing virginia creeper offers autumn colour. The main front door is to the side of the cottage but the day-to-day door to the rear with a clematis clad porch. This rear elevation has climbing roses and clematis.

The property is approached over a gravel drive, which leads to the garage. There is parking for at least two cars. The landscaped, south-facing terrace and is ideal for outdoor entertaining. The wide borders have been sympathetically designed and planted with shrubs, flowers and roses. At the centre of this garden is quartered lavender bed. The boundary is marked by beech hedging, along with a number of mature specimen trees. Through the rose and clematis clad archways, there is a wild garden with fruit trees.





SITUATION & AMENITIES

Evenlode is an unspoiled and sought-after village in a Special Landscape Area and comprises a Conservation Area with mainly traditional Cotswold stone houses along the country lanes, a parish church and a village hall.

The nearby market towns of Moreton-in-Marsh, Stow-on-the-Wold and Chipping Norton provide shopping, restaurant and social activities and there are many excellent dining pubs in the area. Frequent and direct trains run from Moreton in Marsh (4 miles) to London Paddington (from 80 minutes). Daylesford Farm shop and Spa is 3.3 miles away and Soho Farmhouse is 15.8 miles. Theatres and cinemas at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Racing at Cheltenham, Warwick and Stratford-upon-Avon.

There are a variety of schools nearby, with Kingham and Bledington Primary Schools both being OFSTED Outstanding as is the Cotswold Academy in Bourton-on-the-Water. Burford School has boarding facilities as well as day. Private schools in the area include Kitebrook Preparatory, Kingham Hill and Sibford.

TENURE

Freehold with Vacant Possession

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Connection to BT Broadband at the house. Gigaclear is in the village.

FIXTURES & FITTINGS

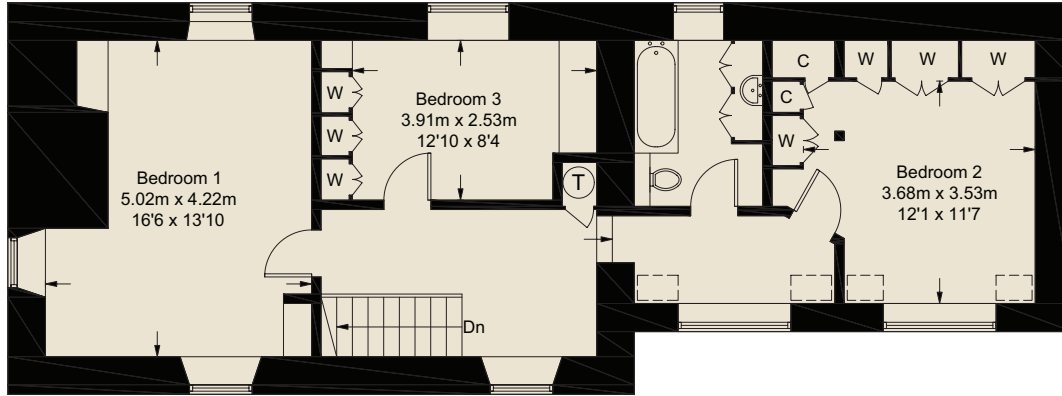
Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including carpets, curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

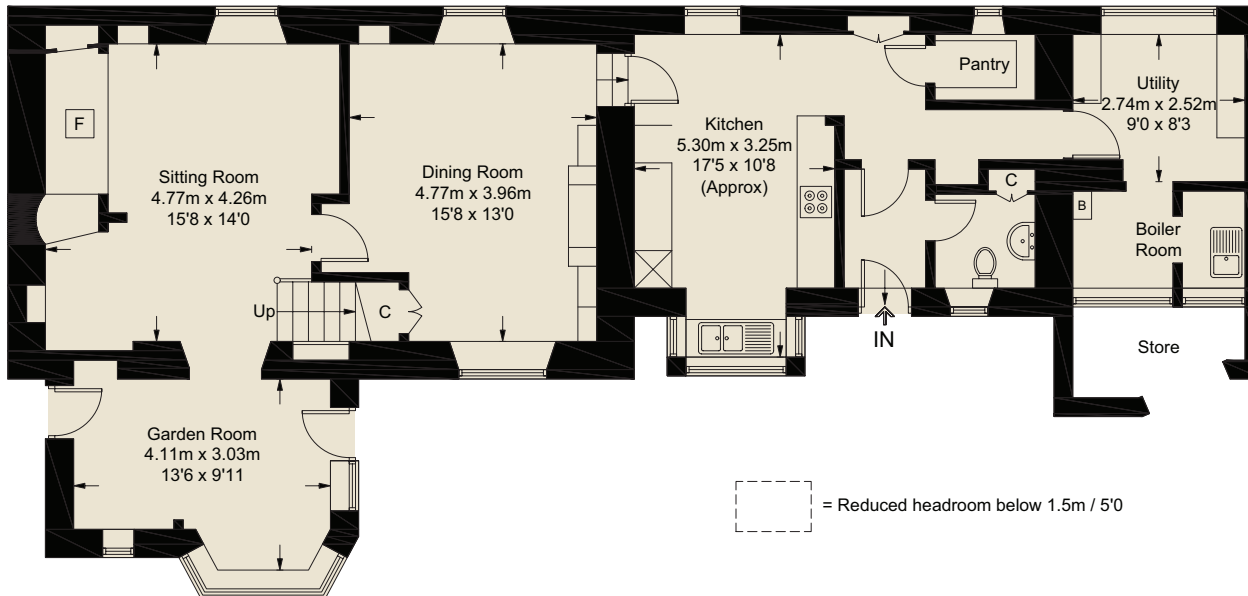
Cotswold District Council, Trinity Road, Cirencester GL7 1PX. Tel: 01285 623000 www.cotswold.gov.uk

Council Tax: Band G





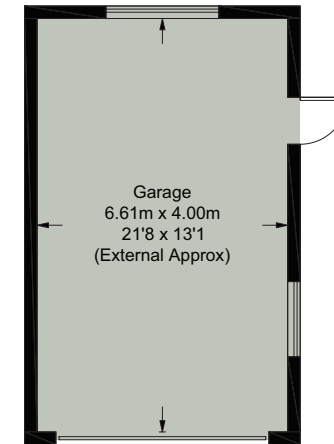
First Floor
72.3 sq m / 778 sq ft



Ground Floor (Excluding Store)
101.0 sq m / 1087 sq ft

Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft
 Garage = 26.4 sq m / 284 sq ft
 Total = 199.7 sq m / 2149 sq ft
 (Excluding Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1088882)



Garage
26.4 sq m / 284 sq ft

(Not Shown In Actual
 Location / Orientation)

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS (Postcode GL56 0NT)

Leave Stow on the A429 towards Moreton in Marsh passing Tesco on your right. Shortly after take the first right hand turn signed Broadwell and Evenlode. At the bottom of the hill in Broadwell turn right, passing the village green on your left. At the next junction turn right and after 50 yards turn left into Chapel Street. Continue towards Evenlode, once in the village turn right into Horn Lane, take the left turn onto the no-through road. The Old Forge is on the right (look for the box plants in urns).

what3words: slumped.stove.trickling

**Butler
Sherborn**

www.butlersherborn.co.uk



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2024. Particulars written: June 2024. Brochure by wordperfectprint.com

