

Forge Cottage

Oaksey, Malmesbury





A Cotswold stone village cottage with spacious garden and versatile outbuildings.

Kemble 3 miles (mainline station London Paddington 75 minutes), Cirencester 6.5miles, Malmesbury 7 miles
(Distances are approximate)



Summary of accommodation

Forge Cottage

Dining/reception hall | Sitting room | Kitchen | Breakfast room | Utility room with WC and shower

Three bedrooms | Family bathroom and WC

Garage and Workshop

Double stone built garage | The old forge workshop

Parking and extensive gardens

In all about 0.4 an acre

Situation

Times and distances are approximate.



Easy access to M4 (Jct 17) Chippenham.
M4/ M5 interchange at Bristol.



Kemble station to London Paddington (70 mins) and Cheltenham.



Oaksey Primary School, Malmesbury, Cirencester, Beaudesert Park.



Excellent walking and riding on the extensive network of footpath and bridleways across North Wiltshire.



Newbury, Cheltenham and Bath. Eventing, polo and hunting in the locality.



Oaksey Golf Club, Cirencester and Minchinhampton.



Cotswold Water Park.



Forge Cottage

Forge Cottage is an attractive period Cotswold stone cottage situated in the desirable village of Oaksey on the Gloucestershire/Wiltshire border. The Accommodation briefly comprises a dining/reception hall, sitting room, Kitchen breakfast room, utility room with WC and shower.

On the first floor there are three bedrooms, a family bathroom and WC. There is extensive gravel parking between the cottage and stone built double garage and the old forge workshop. To the side and rear is an extensive garden for a village cottage with lawns, mature flower beds and an orchard too, ideal for entertaining, an enthusiastic gardener or children to play in. The grounds are secure with double gates accessing from the village lane and due to their size offer private outdoor spaces.

Within a short walk of the house is the village church, post office and shop, pub and golf course as well as a primary school.

Planning Permission: Planning permission is existing to extend the cottage. Subject to the necessary consents there is potential to convert the old forge/ workshop if desired to a studio or ancillary accommodation.

In all about 0.4 an acre.





FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 167.9 sq m / 1,807 sq ft

Outbuildings: 75.4 sq m / 811 sq ft

Total: 243.3 sq m / 2,618 sq ft



PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity and private drainage. Fibre broadband available.

Tenure:

Freehold.

Local Authority:

Wiltshire District Council

Council Tax:

Long Barn band E

EPC:

Band TBC

Postcode:

SN16 9TF

What three words:

///circus.stung.informed

Guide Price

£885,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Rupert Sturgis
01285 659 771
rupert.sturgis@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: June 2024. Photographs dated: May 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.