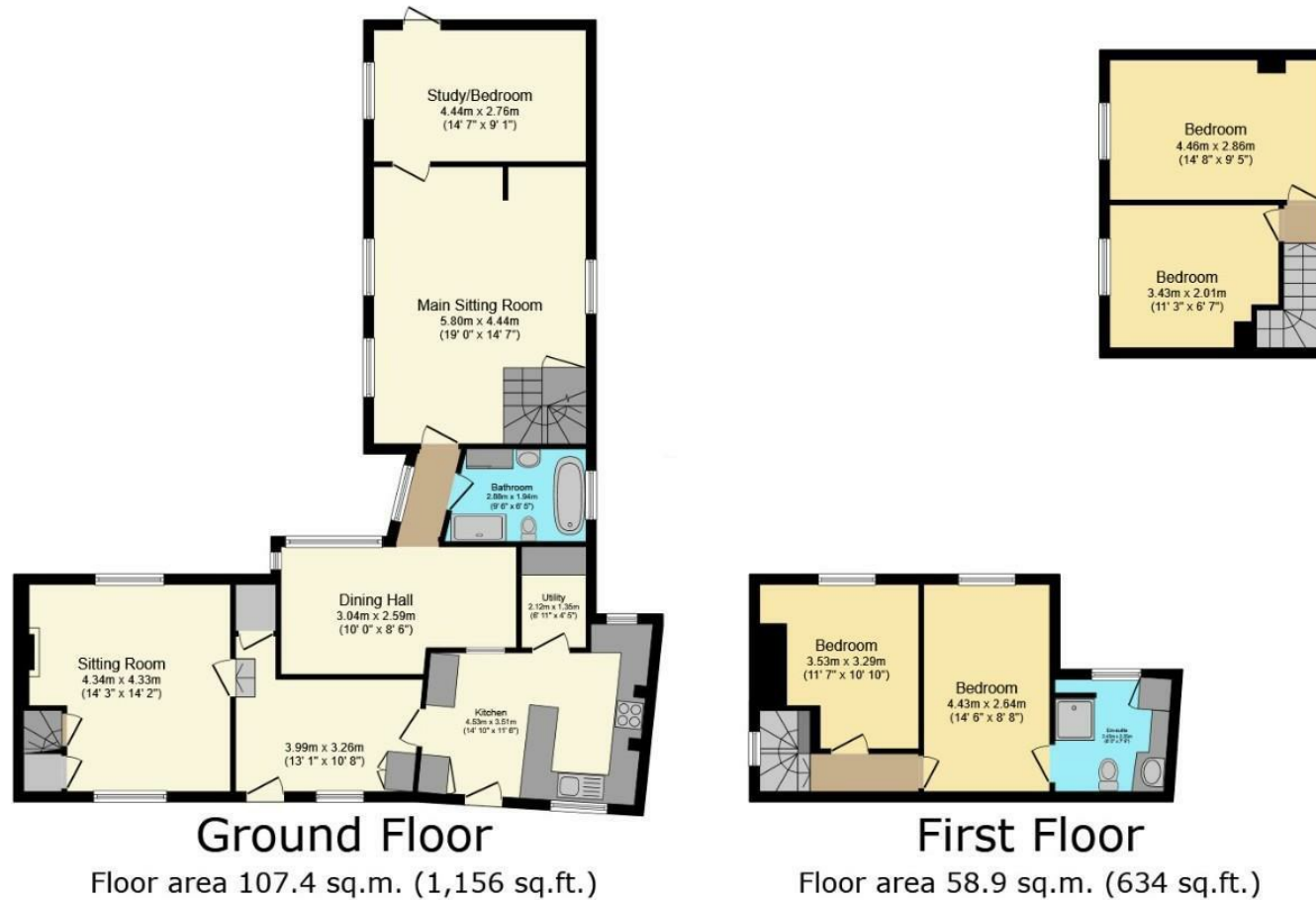




Peter Clarke

Forge Cottage Hockley Lane, Ettington, Stratford-upon-Avon, CV37 7SS

Forge Cottage, Hockley Lane, Ettington



TOTAL: 166.3 sq.m. (1,790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Charming former Blacksmiths cottage and forge
- Flexible accommodation
- Many character features
- Very popular village location
- Approx 1,790 sq.ft.
- Two/three reception rooms and study
- Four bedrooms, two bathrooms
- Private, enclosed gardens to rear, and gated parking
- NO CHAIN



Offers Over £550,000

A charming detached character property, formerly a blacksmiths cottage and forge, situated in this very popular village, and providing approx 1,790 sq.ft. of very flexible accommodation. Many character features with exposed beams, Stove wood burner and Aga. The property would work as a family home or with an annexe/work from home area, with gardens to front and rear, and parking to rear. NO CHAIN.

ACCOMMODATION

A front door leads to

LARGE RECEPTION HALL

with cloaks cupboard.

SITTING ROOM

with exposed beams, inglenook fireplace with brick surround, wood burning stove, dual aspect. First staircase to first floor landing.

KITCHEN

with fitted handmade cabinet style cupboard and drawers, quality work top with one and a half bowl sink with extendable hose, Aga with two hot plates, brick fireplace, downlighters.

UTILITY CUPBOARD

with space and plumbing for washing machine.

DINING HALL

with exposed beams.

BATHROOM

with wc, wash basin, bath with claw feet and shower attachment, separate shower cubicle, ladder towel rail, shelving, tiled floor, downlighters.

MAIN SITTING ROOM

with Fatso stove with hot plates, exposed beams.

STUDY/GROUND FLOOR BEDROOM

with door to side, night storage heater. Second staircase to the

FIRST FLOOR LANDING

BEDROOM ONE

with exposed wood flooring.

EN SUITE BATHROOM

with wc, wash basin with cupboards below, large shower cubicle and tiled floor.

BEDROOM TWO/DRESSING ROOM

with exposed beams and brick chimney breast.

BEDROOM THREE

BEDROOM FOUR

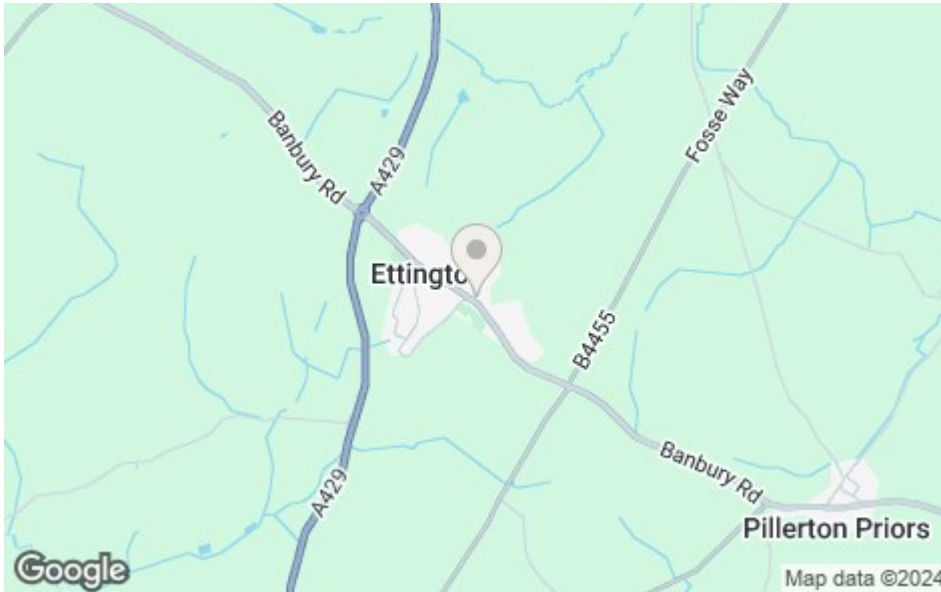
with exposed beams and brickwork.

OUTSIDE

To the front there is a gated path to the front door, lawned front garden with mature evergreen, shrub and perennial planted







borders with apple tree and a well. Gated access to side leading to the rear garden with pergola with mature wisteria over, patio seating area, lawn, mature planting and trees. Worcester oil heating boiler, shed and wood store. Pedestrian gated access to side and double vehicular gated access to off road parking.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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