

Peter Clarke



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

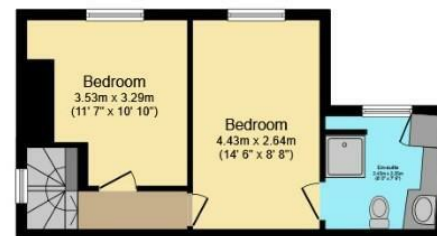


# Forge Cottage, Hockley Lane, Ettington



## Ground Floor

Floor area 107.4 sq.m. (1,156 sq.ft.)



## First Floor

Floor area 58.9 sq.m. (634 sq.ft.)

**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](http://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



£529,990

**NO CHAIN.** 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.

### **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

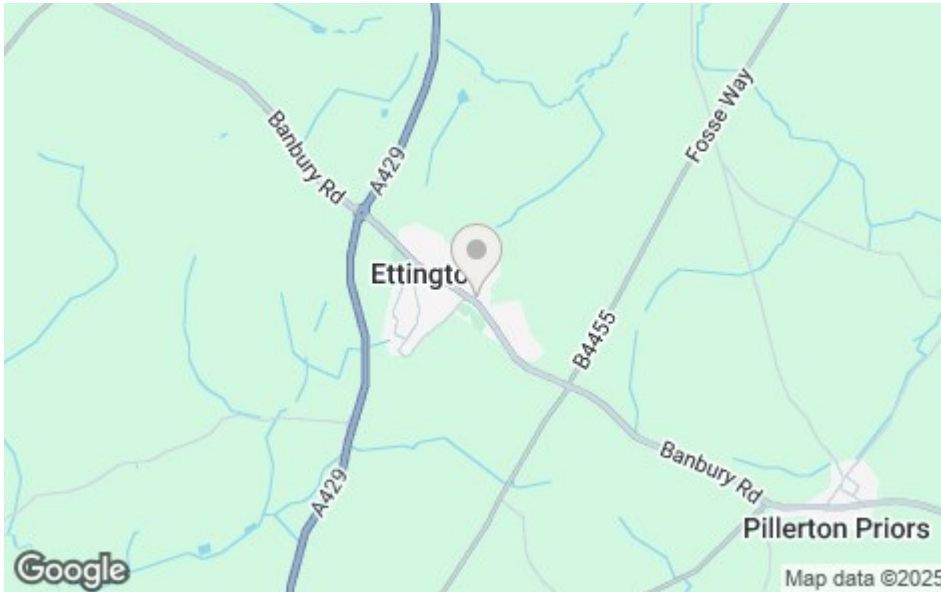












borders with apple tree and a well. Gated access to side leading to the rear garden with pergola with mature wisteria over, patio seating area, lawn, mature planting and trees. Worcester oil heating boiler, shed and wood store. Pedestrian gated access to side and double vehicular gated access to off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

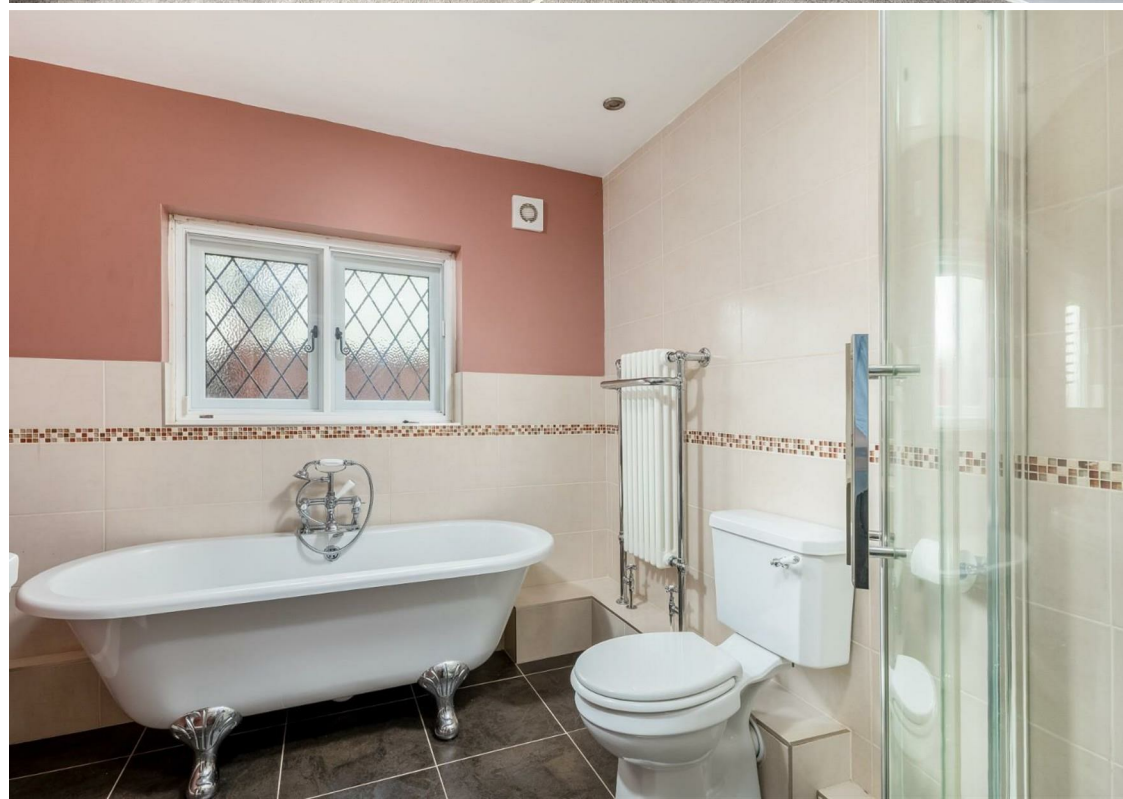
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**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.

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