

3 The Forge, Biddestone, SN14 7DG



A collection of five luxury homes located in the sought-after Cotswold village of Biddestone.

Situation

The charming and peaceful village of Biddestone is one of the most popular south Cotswolds villages. Set within an Area of Outstanding Natural Beauty, the unspoilt village has attractive Cotswold stone houses and cottages centred around the broad village green with a pond. Village amenities include the White Horse pub, a church and an active village hall.

There are various sports clubs including tennis, football and cricket. There is a vibrant village calendar with events including an annual fete and bonfire party, as well as a book club, a WI, cricket club and tennis club.

There is a good range of primary schools locally and an extensive choice of independent schools both nearby and in Bath. Biddestone is very well located for transport links; it is only 5 miles from Junction 17 of the M4 motorway, providing access to London or the South West. There is a regular highspeed train service to London Paddington from Chippenham station and further lines to the centre of Bath in just 12 minutes and to Bristol Temple Meads in approximately 25 minutes.

The Development

Traditionally built with Cotswold Stone and Cedar cladding, these luxury houses retain the heritage style of the established houses, but benefit from the latest thermal efficiency and heating, coupled with good internal layout and high specification. All houses have parking for at least 2 cars and 4 of them have ancillary home offices/ studios.

Property information

EPC: B

Tenure: Freehold

Council Tax Band: Unknown

Guide Price: £975,000





Computer Generated Images are of multiple different plots at The Forge and are used for indicative purposes only to show the finish and style of the development.

Specification

Flooring:

On the ground floor a combination of tumbled limestone and engineered oak throughout. On the stairs and first floor are sisal style carpet with limestone flooring to bathrooms.

Communication:

Properties are connected to Fibre Optic broadband with data sockets in reception rooms and master bedroom.

Fireplaces

All houses benefit from a wood burning stove set in a fireplace with a stone surround.

Kitchens

British made, painted shaker kitchens with Carrera Marble worktops, upstands and splashbacks behind the Hob.

Bosch appliances including double stacked electric ovens with microwave function (or electric range with induction hobs), wide induction hobs, canopy extractor, fridge freezer, integrated dishwasher and Belfast sinks with 4 in 1 instant boiling taps.

Utility room includes plumbing for washing machine and tumble dryer.

Bathrooms and Ensuites

Quality white sanitaryware from Duravit and Burlington with traditional chrome taps and shower fittings. Traditional painted vanity units with limestone tops and under-mounted basins.

Tongue and groove panelling and ceramic tiled walls to wet areas with framed mirrors.

Heating and Hot water

There is zoned underfloor heating to all areas in each house. The heating and hot water are provided by Air Source Heat Pumps and there are addition hot water storage cylinders, The heating controls are connected to Wi-Fi and can be operated by a smart phone or tablet.

Studios

Houses 2 and 3 benefit from studios above the double garages that have a private door leading to flexible open space. Both have shower rooms and are plumbed in to allow a kitchenette to be installed at a later date if required. The space is carpeted and has electric and data sockets and good natural light.

The Forge

Biddestone, Wiltshire

PLOT 3

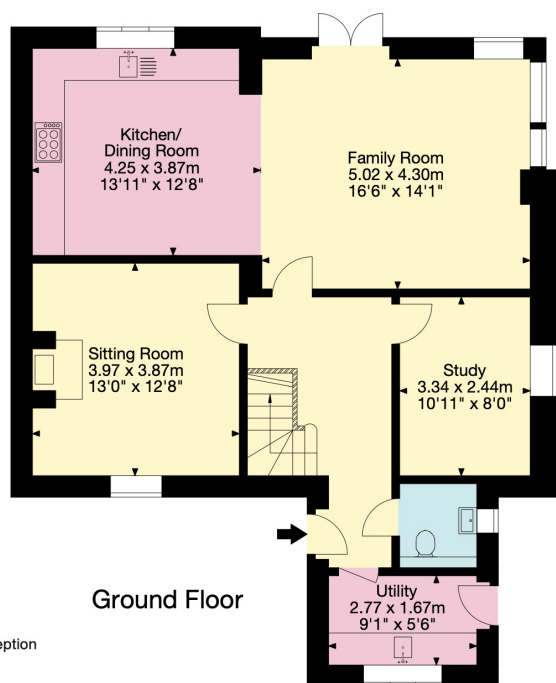
Gross Internal Area (Approx.)

Main House = 147.7 sq m / 1,589 sq ft

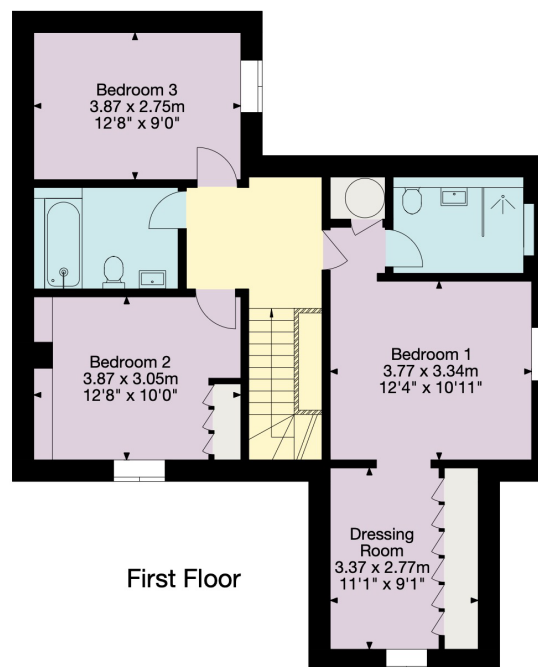
(Excludes areas of limited ceiling height)

Studio/Home Office = 32 sq m / 344.5 sq ft

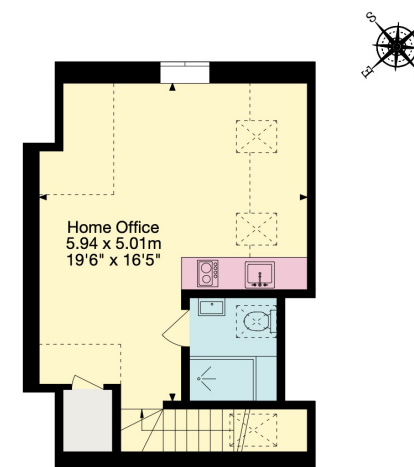
Garage = 36 sq m / 387.5 sq ft



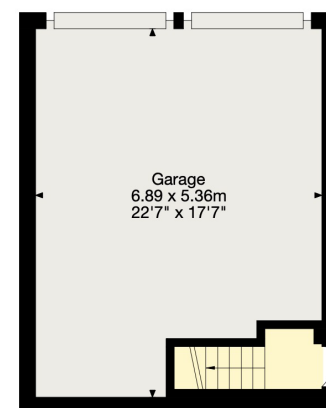
Ground Floor



First Floor



Studio/Home Office
(First Floor)



Garage
(Ground Floor)

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

01225 325 999

4 Wood Street, Queen Square
Bath BA1 2LQ
bath@knightfrank.com