



**Paynes Lane , Ashorne**  
Warwick, CV35 9DR

Jeremy  
McGinn & Co 

# Guide Price £875,000



Believed to date back to the 17th Century in its original parts, Forge Cottage boasts a most charming Grade II Listed part-thatched home, nestled at the end of a quiet lane in the heart of the leafy village of Ashorne.

Well tended fore gardens with box hedging and a paved pathway welcome you into the versatile and spacious internal accommodation. The older part of the cottage comprises; a generous sized sitting room which was once the old forge and is believed to be Georgian and is full of character with exposed beams to ceiling and a sleeping gallery, a separate Dining Room with a beautiful inglenook fireplace being the main focal point of the room and to the first floor a good sized bedroom having lovely views over The Green in Ashorne and built in storage with a separate three piece en-suite bathroom.

The cottages latter additions to the ground floor include a modern shaker style kitchen with comprehensive range of floor and wall mounted units and work surfacing incorporating two sinks, under worktop fridge, slimline dishwasher and space for domestic appliances, and three good sized double bedrooms with the good sized lobby area serving as a potential occasional fourth bedroom. There is also a ground floor shower room.

Outside, Forge Cottage offers a beautifully landscaped and terraced rear garden, with areas being laid lawn

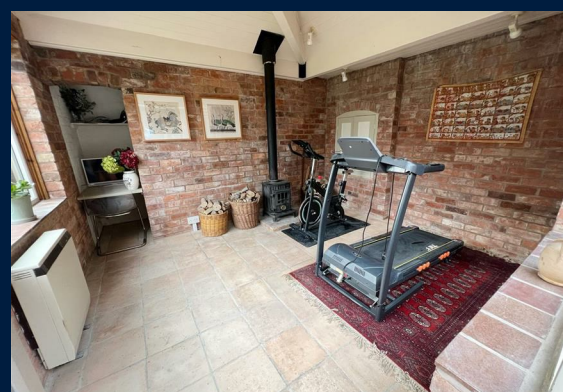


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and a variety of seating areas. The top terrace, being mainly laid to lawn, offers views over Warwickshire countryside. Further benefitting from a separate out building that would be most ideal for a home office, having views over landscaped gardens and having storage and multi fuel burner. Steps rising into the properties carport that has power and lighting and further off road parking to the front of the carport.





**Tax Band: E**

**Council:** Stratford District Council

**Tenure:** Freehold

