

Forge Cottage

Forge Lane, Fotherley, Lichfield, WS14 0HX



BY DESIGN

Welcome to Forge Cottage.

Located on the edge of Little Aston in a private, rural location is the magnificent Forge Cottage. Set within c.1.8 acres of private grounds with electric gates, large driveway, outdoor heated swimming pool, tennis court and spectacular countryside views.

The property offers 4,130 sqft of living accommodation with 5 bedrooms, 3 bathrooms, multiple reception rooms and character throughout. This home is fantastic for entertaining all year round, the generous kitchen has space for 'every day' dining, with a separate dining room which is used for formal occasions.

Off the kitchen is a utility room, which leads to the integrated double garage, currently used as a games room and offers a further 486 sqft. There is an additional room situated above the garage which is currently used as a cinema room.

The property has a lot of character and charm. The entrance hall has a wonderful curved wall, a lovely design feature which softens the space, this

is continued on the first floor, a feature semi-circle window situated above the bed in the primary bedroom looks out across the garden and the surrounding countryside and the log burning fire in the family room makes a lovely focal point and is enjoyed in the colder months.

The outdoor grounds perfectly compliment the property, with c. 1.8 acres of private grounds and no immediate neighbours, there is a lot of space to have fun. The property has a heated outdoor swimming pool, a large manicured lawned garden and a striking blue tennis court with synthetic grass; which can be used all year round. The property offers the perfect setup for garden parties and for children to play safely and explore freely.



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VIDEO TOUR

Plot size	c. 1.8 acres
Built	c. 1994
Internal Size	4,130 sq/ft
Bedrooms	5
Bathrooms	3
Gated Driveway	8-10 Cars
Double Garage	
Studio above Garage	
Utility Room	
Tennis Court	
Outdoor Swimming Pool	
Countryside Views	
Council Tax	G
EPC Rating	D





























GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 4130 sq ft, 384m²

GARAGE/GAMES ROOM: 486 sq ft, 45m²

SUMMER HOUSE: 119 sq ft, 11m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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