



# Forge Cottage

Weston Street, Buckhorn Weston, Gillingham, Dorset

# Forge Cottage

Weston Street  
Buckhorn Weston  
Gillingham  
Dorset SP8 5HG

A detached character cottage with good sized rooms and pretty garden near the middle of this popular village.



- Detached period stone house
- 3 double bedrooms, 2 bath/shower rooms
  - Elevated enclosed garden
  - Garage and off-road parking
- Popular village with lovely surrounding countryside
  - Pub, church, village hall
- Easy access to Gillingham and Wincanton
  - No onward chain

Guide Price **£425,000**

Freehold

Sturminster Sales  
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## THE PROPERTY

Forge Cottage is a detached and delightful cottage originally built in the mid to late 1800s of stone elevations under a pitched tiled roof. The house has been in the same family for 140 years with extensions in the 1940s, 1985 and the garage was added in 2004. The accommodation is light and well presented. There is a brick and stone porch with a retiled floor and a door opens into the sitting room. This excellent and sizeable room has a smokeless fuel burning stove. An arch leads to a family room or playroom with patio doors to outside and there is a rear hall / boot room with door to outside leading to the pedestrian gate. The main hall is a good size with a staircase and at the other end a ground floor shower room. The kitchen / dining room has plenty of space for a table and has a good range of wall mounted and floor standing units with solid oak doors and granite worktops, with the utility room beyond having space and plumbing for a washing machine and a door to outside.

On the first floor there is an airing cupboard, three good double bedrooms, with bedroom one having built in wardrobes, and a family bathroom.

## OUTSIDE

The property is approached from Weston Street through a five-bar painted wooden gate onto a brick private drive bordered by brick walls and timber fencing with ample parking and a garage with an up and over remotely controlled door, power and light. A path leads around the house with the attractive garden being slightly elevated at the front, partly bordered by timber fencing, with a lawn, some trees and pretty flower and shrub borders.

## SITUATION

Buckhorn Weston is a delightful North Dorset village very close to the Dorset/Somerset border and within 3 miles of Gillingham and about 4 miles from Wincanton. The village has a well-regarded pub and church. The towns of Gillingham and Wincanton have a wide range of shops and services for everyday needs with Waitrose in Gillingham and a large Morrisons in Wincanton. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary. The A303 is about 4 miles and A30 is about 2 miles away giving excellent road access to London and the West Country.

## DIRECTIONS

What3words:///befitting.minority.locator

## SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E



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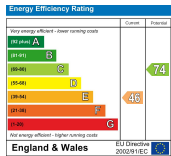
Approximate Area = 1626 sq ft / 151.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Symonds & Sampson. REF: 870438



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