



The Forge
Coughton | Alcester | Warwickshire | B49 5HU

THE FORGE

The Forge is a striking and highly individual five-bedroom, detached period home, believed to date back to circa 1465, occupying a prominent position within the historic village of Coughton.

Rich in character and architectural integrity, the property has been sensitively updated to suit modern living while remaining true to its 16th century origins. Original features, including exposed beams and the retained forge itself, sit comfortably alongside generous living spaces, flexible accommodation and extensive ancillary areas. The house enjoys a private setting with driveway parking, double garaging with a substantial office space above, offering excellent scope for home working, multi-generational living or a small business operation.



Ground Floor

The ground floor accommodation is both extensive and well-balanced, offering a natural flow between living spaces, while retaining a sense of individuality and charm throughout.

A principal reception room welcomes you into the home, with the original forge forming a distinctive central focal point and establishing the character of the property immediately. Exposed beams run throughout the ground floor, reinforcing the heritage of the house while creating warmth and visual interest.

A second reception room provides a more intimate living environment, centred around a real fuel burner, ideal for everyday family use or quieter evenings. The kitchen is notably generous in scale, filled with natural light and well suited to entertaining, with ample space to accommodate a dining area for both family living and social occasions.

The ground floor also benefits from a large double bedroom, bathroom facilities, a utility room and a substantial home office suite capable of accommodating multiple workstations. This area offers excellent versatility and could readily be adapted to form a self-contained annexe or multi-generational living space, subject to individual requirements.





Seller Insight

“We’ve lived in the house since 2006 and I have to say it has been the most wonderful home,” says the owner. “Before we came here it had been purchased by a specialist renovator of historic buildings and they had taken so much care in developing the property, embracing its history whilst also adding all of the mod cons that appeal so much and give this home such a unique feel. Over time we too have added many features, modernizing, upgrading and tweaking the property to enhance our changing lives, but always with continued respect for the history that is such a key part of this amazing building.”

“Our lives have changed greatly since moving into the Forge, and this beautiful home has changed with us; it can be whatever you need it to be. It currently houses two separate businesses, plenty of indoor and outdoor family space... It’s so old, but it’s so modern at the same time. There are different ‘breakout rooms’ so the children and teenagers can find their privacy, whilst the adults can entertain themselves in the kitchen or around one of the three main fireplaces. In the summer, with several doors opening directly onto the garden, it’s a great place for barbecues and entertaining. The outside decks also offer a fantastic viewing area of events put on at Ragley Hall, including the hot air balloons, the Red Arrows and Spitfires, which, we have been told, use The Forge as a point that they focus on when doing their acrobatics. We get the most amazing views of Spitfires doing barrel rolls and nosedives... sights you just couldn’t pay for!”

“The garden itself is another lovely feature. It’s a great size, big enough to host our wedding party of 150 plus guests, a marquee and catering staff, but also very manageable to maintain around our busy lives. We’ve also had camping weekends here, where family and friends have bought their camper vans and tents, pitching up on the lawn and we’ve created the best memories!”

“Without question, the original fire of the Forge is the centrepiece of the house and a real talking point. It grabs everyone’s attention even when it’s not lit, so on a cold winter’s night, when it’s roaring away, there’s no better feeling. Having said that, I have to say my favorite room is definitely the snug, where the high ceiling gives a feeling of space, but the room is cosy, particularly when we’re snuggled up beside the log burner.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





"For us the location has been perfect. It's an easy commute to Birmingham, London and many other places, but it's also situated in the heart of the Warwickshire countryside. It's on a cycle route, there are beautiful places to walk your dog and there is a wonderful air of tranquility here. We're also within the catchment area of the best school in Warwickshire (Alcester Academy) and the best school in Worcestershire (St Augustine's), and the local primary schools are wonderful too."

The building was originally linked to Coughton Court and is steeped in history. As a working Forge, the people of Coughton depended on it and the farriers who lived here. When we asked a historian to carry out a search on the history of the house she was able to find so many different facts, linking it to the Gunpowder Plot and informing us that Sir Robert Mills, inventor of the Mills Bomb, also lived here. However, it's not just the historians who have tales to tell. When local people find out where we live, they often have stories about their links to the house, its history or something they have heard happened here."

*"Reminiscing about our time at The Forge has actually made me wonder why we are leaving as we have made so many great memories here," says the owner. "I think what I will miss most about the property is the fact that it's truly unique. There really isn't another house like this, but more than it being a house, The Forge is without a doubt a wonderful home, somewhere where I have always felt so safe and content."**









First Floor

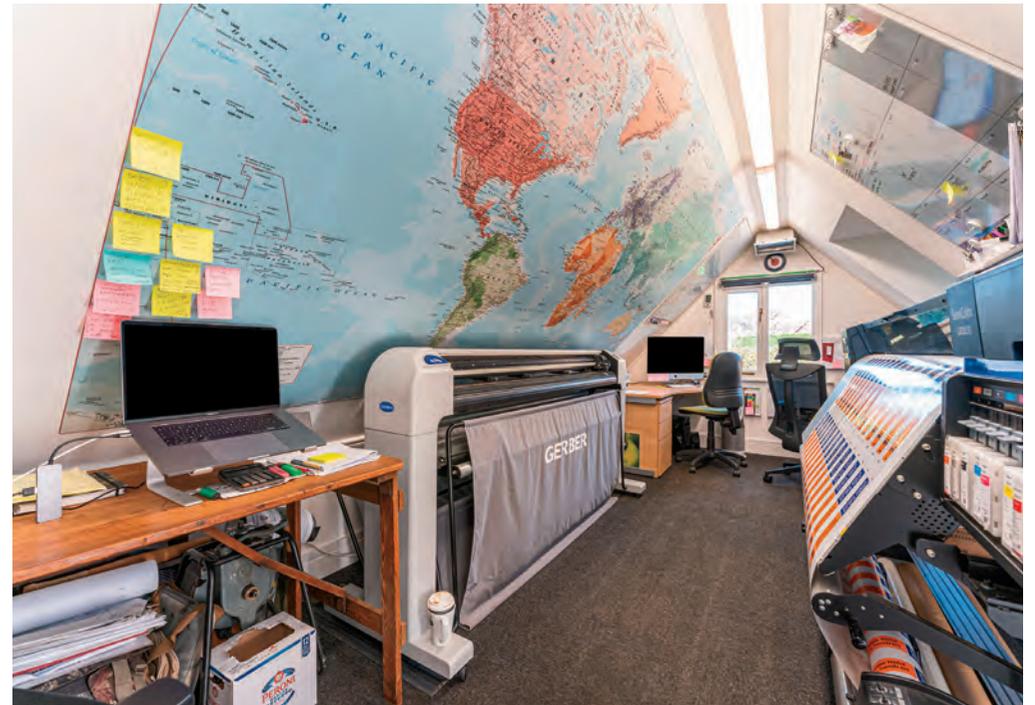
The first floor continues to impress, offering well-proportioned bedrooms and thoughtfully arranged ancillary spaces. The principal bedroom sits at the heart of the first floor and enjoys a grand, country-house feel. It is served by a Jack-and-Jill style ensuite, featuring a roll-top bath, dual washbasins and a separate shower, creating a luxurious and practical arrangement.

Further along the landing are two additional bedrooms, supported by a bathroom, sauna and dressing area, offering flexibility for family living or guest accommodation. Positioned above the office and utility wing, and located towards the garage end of the property, is a further bedroom which benefits from a degree of separation—ideal for guests, older children or private use.









Outside

The property is approached via a private driveway leading to detached double garages with attractive, character frontages. Above the garages is a substantial office space, perfectly suited to home working, professional use or a small business, offering a clear separation from the main house.

The gardens are predominantly laid to level lawn, providing a private and usable outdoor space. A well-proportioned patio area creates an ideal setting for al-fresco dining, entertaining or relaxation, with ample room for outdoor furniture or a jacuzzi. The overall setting offers privacy, practicality and flexibility, complementing the scale and stature of the house.







LOCATION

The Forge occupies an enviable position within the sought-after village of Coughton, a highly regarded rural setting lying approximately two miles south of Studley and adjacent to the renowned National Trust property of Coughton Court. The village itself is steeped in history and character, benefiting from a designated conservation area, attractive period architecture, and a strong sense of community. Scenic countryside walks are available directly from the village, with rolling Warwickshire landscape, historic footpaths and points of geological and cultural interest close at hand.

Nearby Studley offers day-to-day amenities including independent shops, cafés, public houses and well-regarded local schools, while the neighbouring market town of Alcester provides a wider range of facilities. Alcester is an attractive former Roman settlement with the River Arrow running through its centre and is particularly noted for its excellent selection of independent boutiques, eateries, traditional inns, a Waitrose supermarket, and a strong sporting and social offering.

The area is especially well served for dining and leisure, with an excellent choice of highly regarded country pubs, restaurants and coffee houses across Coughton, Studley, Sambourne and the surrounding villages, many of which are recognised for both quality and atmosphere.

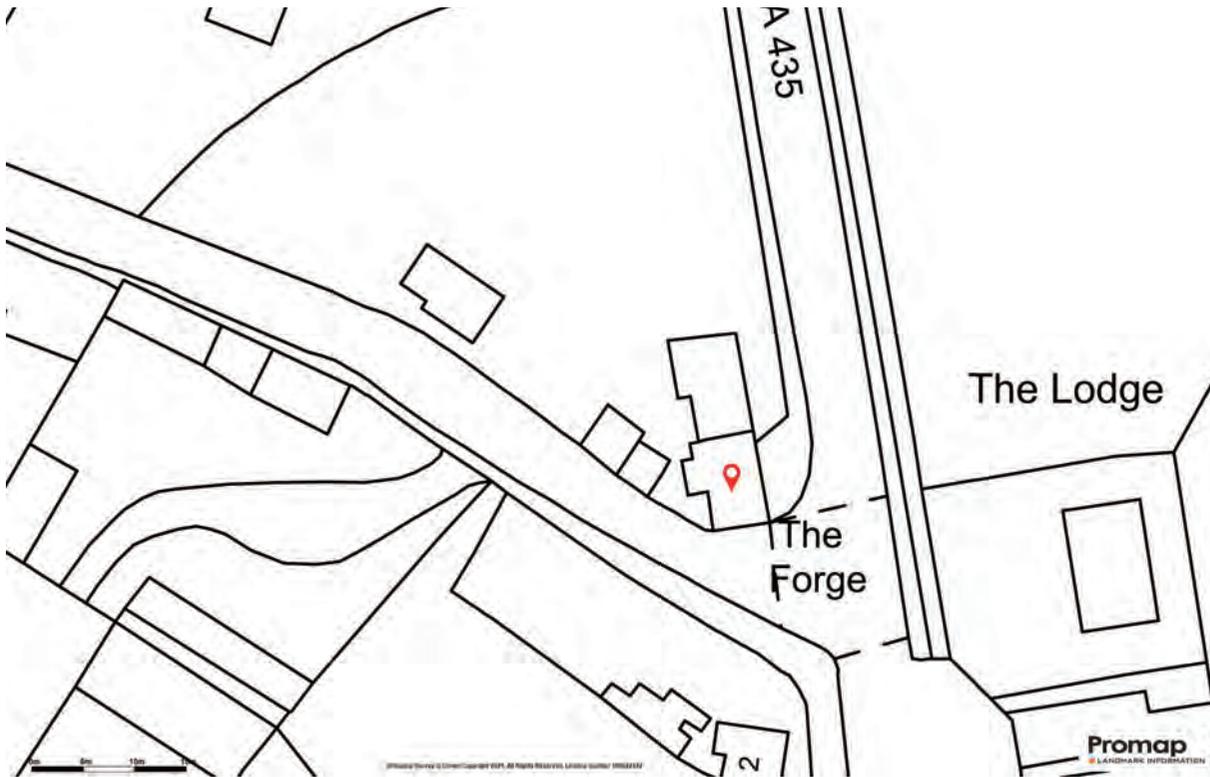
The property is particularly well positioned for families, with access to an excellent range of both state and independent schooling. Highly regarded options include Alcester Grammar School, Alcester Academy, Studley High School, Stratford-upon-Avon School and Tudor Grange Academy, Redditch, alongside a number of well-rated local primary schools in Coughton, Studley, Sambourne and Alcester. Independent education is also well catered for, with King Edward VI School, Stratford-upon-Avon, Warwick School, The King's High School, Warwick, Bromsgrove School, RGS Worcester and Dodderhill, and Kings Worcester, all within convenient reach, making the location especially attractive for those seeking long-term educational flexibility.

Stratford-upon-Avon, located a short drive away, is internationally renowned as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. Beyond its cultural significance, Stratford is a thriving riverside market town offering a sophisticated mix of independent retailers, fine dining, wine bars and recreational facilities. Sporting amenities include golf courses, leisure centres and riverside pursuits.

The property is well positioned for connectivity. Redditch, Evesham, Worcester, Sambourne and Stratford-upon-Avon are all readily accessible, while Birmingham Airport and the NEC are approximately a 30-minute drive. Excellent road links are provided by the M40, M42, M5 and A46, making the location highly practical for regional and national travel. Direct rail services to London Marylebone and London Paddington are available from nearby stations including Stratford-upon-Avon, Warwick and Evesham.

The Cotswolds and the Vale of Evesham lie on the doorstep, offering some of the finest countryside, walking routes and market towns in central England—making Coughton an exceptional location that balances rural tranquillity with first-class accessibility.





Services

- Tenure - Freehold
- Council Tax Band - E
- Local Authority – Stratford-upon-Avon
- EPC – Exempt – Grade II Listed
- Property Construction - Standard (brick and tile).
- Electricity Supply - Mains
- Water Supply - Mains
- Drainage and Sewerage - Mains
- Heating – Gas and electric
- Broadband - FTTC / Superfast fibre broadband connection available - we advise you to check with your provider.
- Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.
- Parking – Double garage and driveway parking for 4+ vehicles.
- Additional Information – CCTV or similar security system in operation.

Viewing Arrangements

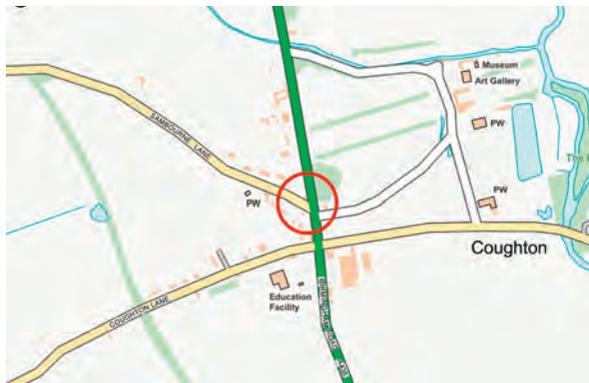
Strictly via the vendors sole agents Fine & Country Stratford-upon-Avon on 01789 332600 or contact Marie Kimberley on 07814 735607.

Website

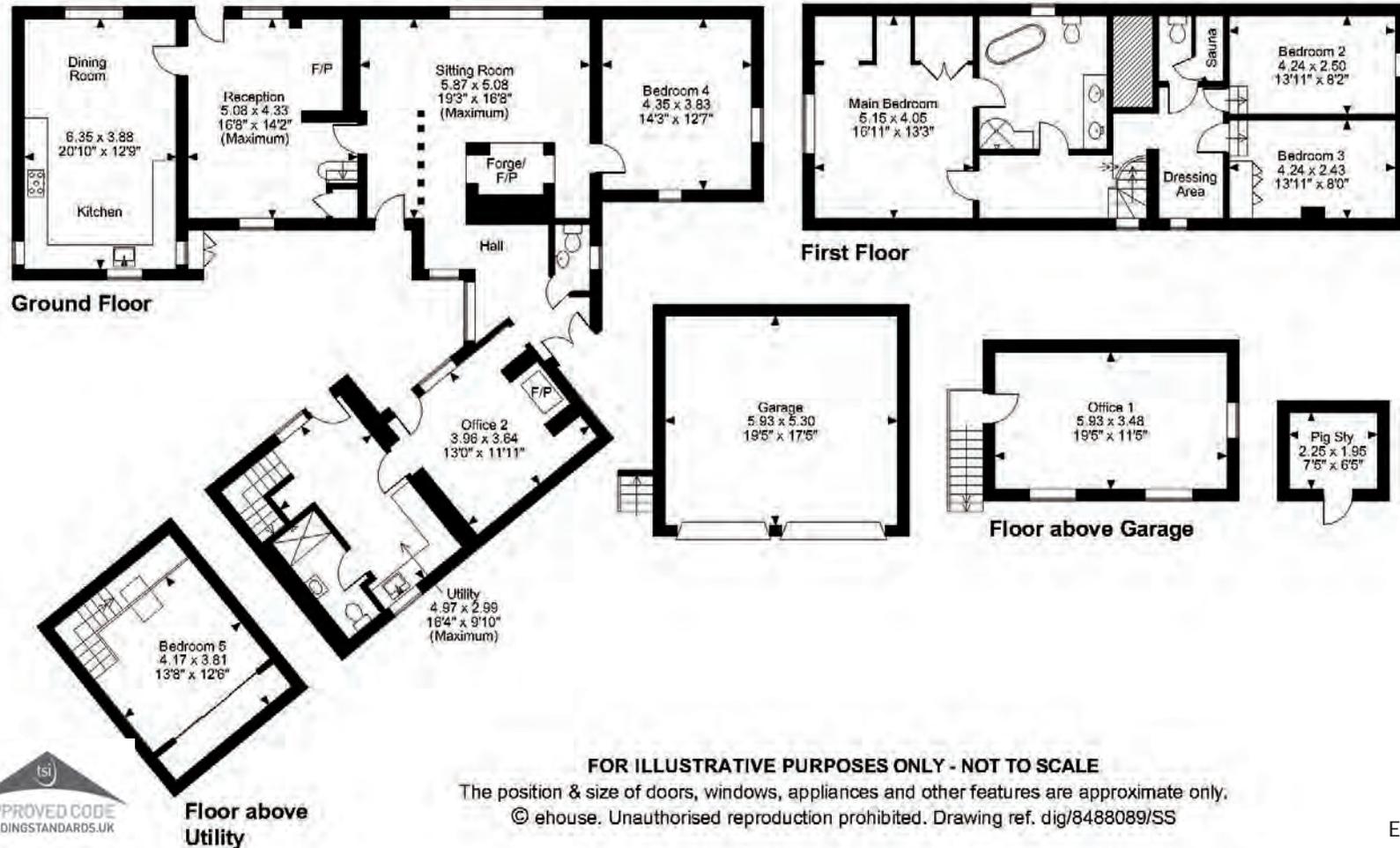
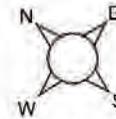
For more information visit <https://www.fineandcountry.co.uk/stratford-upon-avon-estate-agents>

Opening Hours:

- Monday to Friday 9.00 am–5.30 pm
- Saturday 9.00 am–1.00 pm
- Sunday By appointment only



The Forge, Alcester
Approximate Gross Internal Area
Main House = 2514 Sq Ft/234 Sq M
Garage = 560 Sq Ft/52 Sq M
Pig Sty = 47 Sq Ft/4 Sq M
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8488089/SS

EPC Exempt



Floor above Utility

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 06.02.2026







MARIE KIMBERLEY
PARTNER AGENT

Fine & Country Stratford upon Avon
M: 07814 735607
email: marie.kimberley@fineandcountry.com

Having lived in various parts of Worcestershire for over ten years, I have substantial knowledge and experience of the county, now living in the Ombersley area with my husband, two children and a naughty cocker spaniel!

With a personable and determined character, I demonstrate excellent communication and organisational skills with an extensive background in education leadership and psychology - teaching English, Literature and Media Studies - in more recent years, project managing house renovations/building projects with my own growing portfolio of property.

I have demonstrable experience in media and marketing, which is essential to ensure that all clients achieve the best possible outcomes, experiencing a first-class service as they sell their home. In my spare time, I love walking, holidays, reading and I'm an avid theatre goer.

YOU CAN FOLLOW MARIE ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Stratford upon Avon
Tel: +44 (0)1789 332 600
stratford@fineandcountry.com
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HB

