



The Forge

Oversley Castle | Wixford | Alcester | Warwickshire | B49 6DH

 FINE & COUNTRY

# Seller Insight

“ The first approach to the house is something I'll never forget. A long, scenic driveway draws you in, opening out to views that stretch across three counties. Huge windows flood the house with natural light, while original beams, vaulted ceilings and the generous use of wood immediately give the space warmth and character. Its history - as a former forger - still feels present, woven into the open-plan design and the bones of the building.

Living here has been defined by light, calm, and connection to nature. The house faces south, so sunshine moves through it all day, making it wonderfully cosy in every season. The south-facing patio has become a favourite spot, and the peacefulness of the setting is extraordinary. Wildlife is part of everyday life - deer, birds of prey, and hares passing quietly by - and Oversley Woods, an ancient woodland just moments away, has been a constant source of joy for us and the dog.

The interior spaces have a natural flow that encourages both comfort and sociability. Underfloor heating creates a minimalist, warm feel throughout, while the open-plan kitchen and dining area invite conversation and shared time. In the summer months, all the doors open onto the patio, extending the living space outdoors, where the sauna has become an unexpected luxury. High-quality fittings and fast fibre-optic broadband make the house as practical as it is beautiful.

We've made thoughtful improvements that enhance how the house works day to day. Oak wardrobes were added to the downstairs bedroom and hallway, and all internal doors were replaced with oak pocket doors, keeping the lines clean and space-efficient. The kitchen was adapted to include a boiling tap, additional storage was added with a lean-to shed, and most recently a brand-new bathroom was fitted, bringing a fresh, contemporary feel.

This home has supported the way we love to live. As an active couple with a dog, having direct access to walking, running, cycling, and mountain biking routes from the door has been invaluable. There's also a footpath into Alcester, where we regularly wander for coffee, lunch, or an evening in one of the old pubs. Indoors, the open-plan layout has allowed space for daily yoga practice, always with views out to the sun-warmed patio.

The outdoor spaces have been used every single day - early walks, off-lead freedom for the dog, and quiet moments soaking up the stillness. The sauna, in particular, has given us a place to slow down, disconnect and properly relax, reinforcing the sense of balance the house naturally encourages.

Oversley Estate offers a rare blend of security, privacy, and community. It feels safely tucked away, yet never isolated. Alcester is just a short walk or five-minute drive, with everything from Waitrose and a leisure centre to restaurants, salons, and excellent schools, including a grammar school. Stratford-upon-Avon is only fifteen minutes away, but life here remains grounded, peaceful and deeply connected to the landscape - a place that truly invites you to breathe and be present.\*

\* 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.





# Step inside

## The Forge

The Forge is a beautifully crafted conversion set within an exclusive courtyard, surrounded by open countryside with far-reaching views, just outside Alcester in the desirable village of Wixford.

The accommodation is thoughtfully arranged around an impressive open-plan living space, where striking ceiling height, clean architectural lines and natural light create a stylish atmosphere. The impressive open-plan living room and kitchen is vaulted and features underfloor heating, natural stone flooring and original oak beams. Three large patio doors open onto the veranda and patio, enjoying delightful countryside views.

The sleek kitchen features an integrated breakfast bar and flows seamlessly into the lounge and dining area, creating an ideal space for both everyday living and entertaining.

The property offers two bedrooms, including a mezzanine with a Velux window. The second bedroom, currently used as a home office, is versatile, and the stylish bathroom features a walk-in shower.

Outside, there is a private patio, while the courtyard setting provides privacy and a pleasant community feel. Set within historic grounds once part of a medieval castle and surrounded by scenic countryside, The Forge offers a rare opportunity to enjoy thoughtfully designed rural living in an exceptional location.











# Location

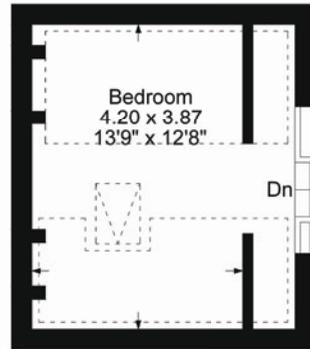
Wixford is a charming village surrounded by open countryside, with a church and two public houses. Bidford-on-Avon offers a good range of everyday amenities, while the historic market town of Alcester is less than two miles away.

Stratford-upon-Avon, renowned as the birthplace of William Shakespeare, is under 20 minutes' drive and offers excellent shopping, dining, schooling and leisure facilities. Transport links are strong, with the M40 (Junction 15) within easy reach, direct rail services to London from Warwick Parkway and Leamington Spa, and the Cotswolds close by.

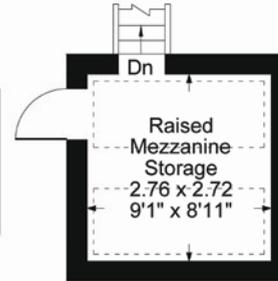




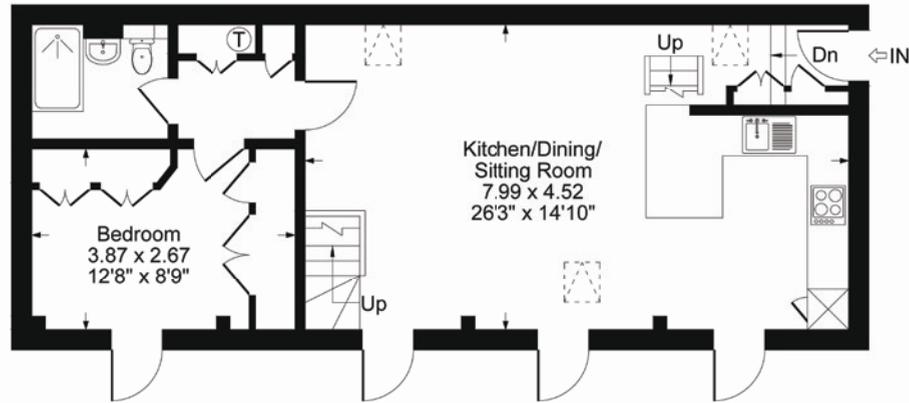




Mezzanine



Mezzanine



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 54.28 sq m / 584 sq ft  
Mezzanine Areas = 25.00 sq m / 269 sq ft  
Total Area = 96.22 sq m / 1035 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B		
69-80	C		
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		



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 25.02.2026

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