

INGLESHAM FORGE

INGLESHAM • WILTSHIRE • SN6 7QY



**PENNY &
SINCLAIR**

Inglesham Forge

Inglesham • Wiltshire

A four bedroom detached house, detached studio/annexe and restaurant with planning permission to convert and extend into a residential dwelling

Cottage

Kitchen/breakfast room • study • hallway
• cloakroom • sitting/dining room

4 bedrooms • bathroom

Garage

Courtyard garden linking the cottage and restaurant

Restaurant

Reception • bar • dining room • kitchen • kitchen stores •
toilets

Detached Studio/annexe – possible staff accommodation

Store room, log store, reception room with shower room.

Ample parking area

Lechlade 2 miles • Burford 10 miles • Swindon Railway Station
9 miles (London Paddington approximately 55 minutes) •
Cirencester 18 miles





EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION



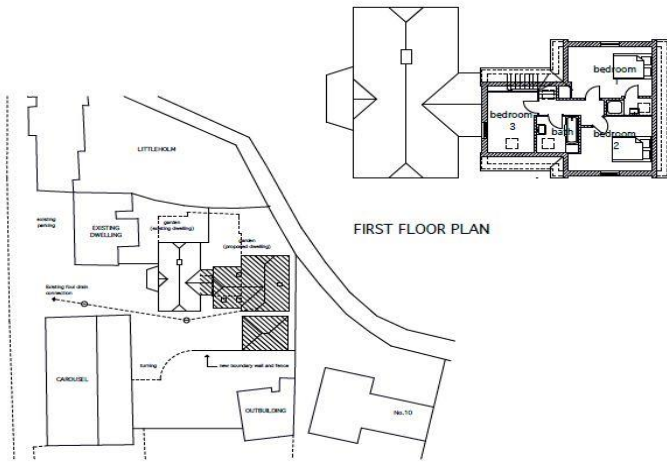
SECTION AA



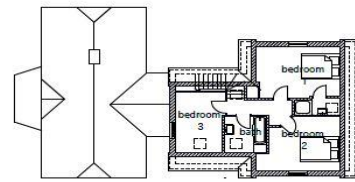
SOUTH ELEVATION



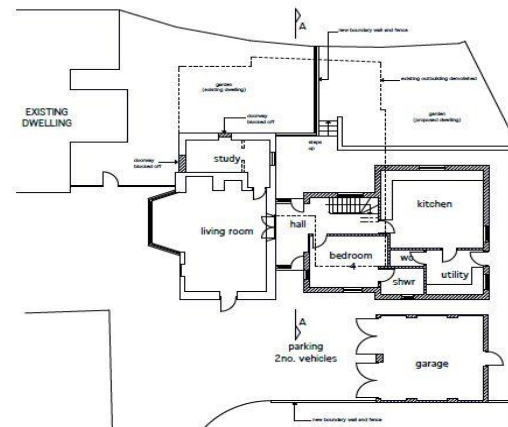
SECTION THRO GARAGE



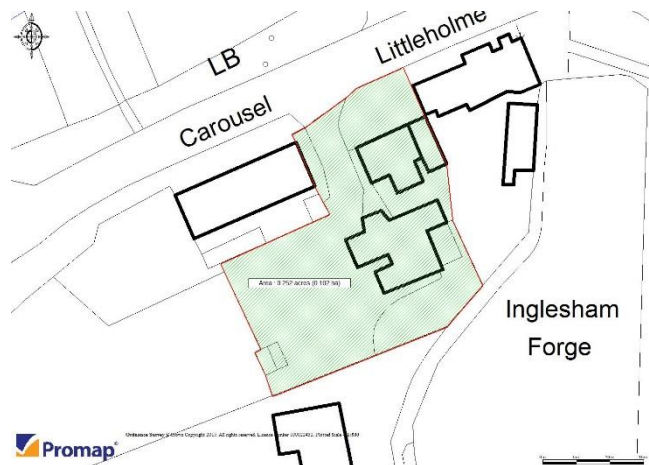
SITE PLAN, 1:250



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Description

Inglesham Forge offers the opportunity to acquire three detached properties on a large plot with a development opportunity. The restaurant, which is currently still running as a business, has planning permission in place to develop and extend the property to create a three bedroom residential dwelling with double garage - *Application No. S.13/0109 Dated 6th September 2013*. This is a great opportunity to create two detached residential properties. In addition, there is a detached studio/annexe, in need of updating and currently used as a store. Located away from the house and restaurant, it also provides the potential for a number of uses including further development subject to the necessary planning consents. Please note

The House which has much charm and character throughout with original period features, provides accommodation arranged over two floors. The ground floor provides a kitchen/breakfast room, study, cloakroom and a charming sitting/dining room with wood burning stove. At first floor level are four double bedrooms and a good sized family bathroom. To the front of the cottage is parking, to the rear is a courtyard garden linking to the restaurant. Adjoining the house at the front is a single garage.

The Restaurant is situated behind the Cottage and has a Reception area, Bar, Dining Room, Utility Room, Kitchen with a Store and Pantry. There are also 2 Cloakrooms. The Restaurant overlooks the large car park

Detached Studio/annexe comprising a reception room with en-suite shower and a store room with separate access.

Situation

Inglesham Forge is conveniently situated 2 miles from the market town of Lechlade which has good local facilities with a range of traditional and independent shops. Communications are excellent with Swindon offering a fast and frequent train service up to London Paddington (scheduled from 55 minutes) and the M4 motorway (Junction 15) is easily accessible.

There is some great countryside nearby with The Coln Valley being a wonderful source of walks particularly along the river itself, as it meanders towards its junction with the River Thames at Lechlade. There are several different golf courses, local water sports facilities (sailing and water skiing) and a choice of country pubs. Fairford has a popular Secondary School – Farmors, while Hatherop Castle pre and prep School is nearby.

Directions

From Burford take the A361 towards Lechlade. From the centre of Lechlade turn left into Thames Street continuing on the A361 for 2 miles. Turn right into Inglesham and right again where Inglesham Forge will be found on the left.

Address

Inglesham Forge
Inglesham
Wiltshire
SN6 7QY

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

SERVICES

Mains gas, electricity, water & drainage. Oil fired central heating.

LOCAL AUTHORITY

Swindon Borough Council

IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:

- the particulars do not constitute part of an offer or contract;
- all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact;
- the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise;
- the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;
- nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order;
- no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property;
- all measurements are approximate. Details prepared and photographs taken September 2015

Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft

Garage = 21.6 sq m / 232 sq ft

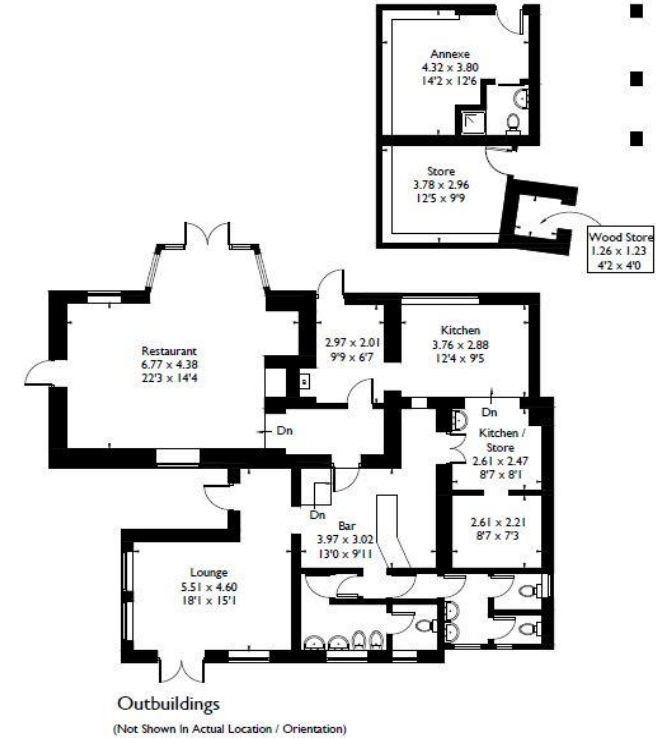
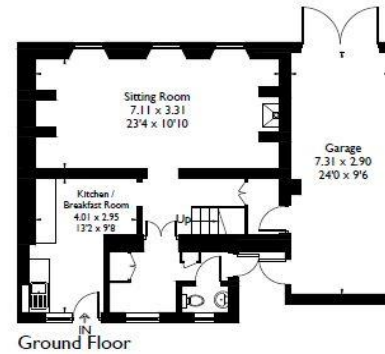
Outbuildings = 155.5 sq m / 1674 sq ft

Total = 298.6 sq m / 3214 sq ft



Floorplanz © 2015
0845 6344080 Ref: 154285

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



PENNY & SINCLAIR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	51
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	