

Property Information

FASTFIND 55838

Services: Mains water, electricity and drainage. Gas central heating, gas fired Aga providing hot water to kitchen and bedroom above. Please note that none of the services, appliances or fittings has been tested by the agents.

Local Authority: Cotswold District Council Tel: 01285 623000

Council Tax: The property lies within Band G for Council Tax purposes. The tax payable for 2014 is £2,515.60

Viewing: An appointment should be made through the Chipping Campden office of Jackson-Stops & Staff. Tel: 01386 840224.

Tenure: The property is freehold and vacant possession will be given on completion.

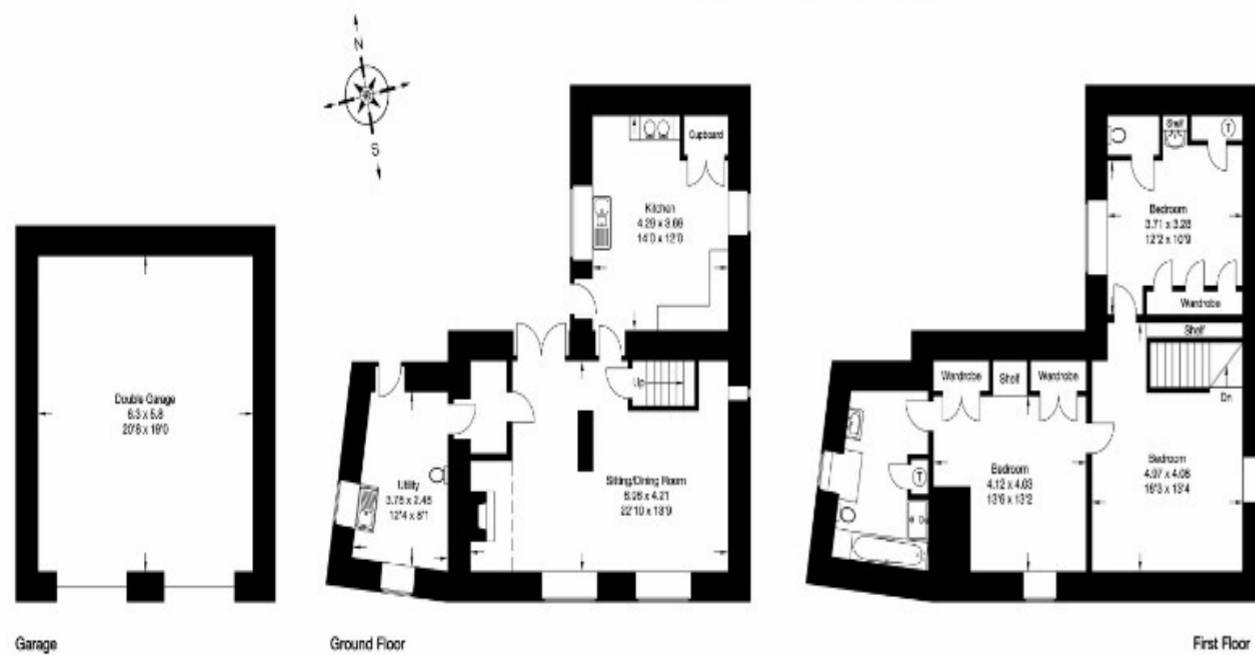
Fixtures and Fittings:- All items in the nature of fixtures and fittings described in these particulars are included in the sale. All other such items are specifically excluded.

Directions: Post Code: GL55 6NL—Leaving the high Street Chipping Campden turn right onto Cider Mill Lane, (B4035), turn left onto Station Road and turn left signposted to Ebrington. Go to the centre of the village and The Old Forge will be found on the left hand side immediately opposite the village green.

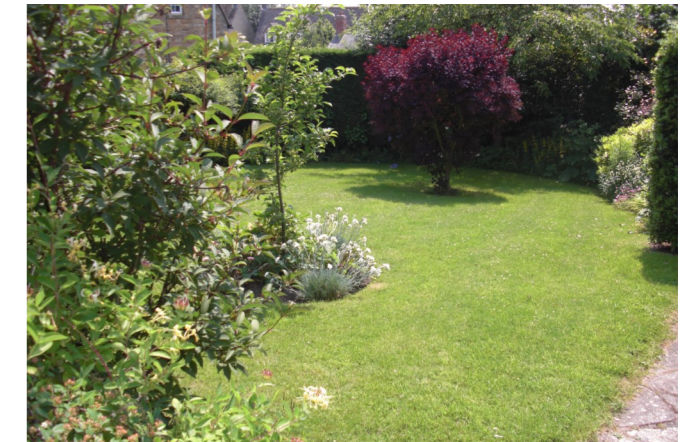
The Old Forge Ebrington



Approximate Gross Internal Area = 153 sq m / 1647 sq ft
Total = 153 sq m / 1647 sq ft



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



A Delightful Detached Cotswold Stone Cottage With a Charming Garden in a Central Village Position.



Guide Price £485,000

Features

- Entrance Hall
- Open Plan Sitting/Dining Room
- Kitchen/ Breakfast Room with AGA
- Utility/cloakroom
- Master Bedroom (ensuite shower room)
- Further Double Bedroom with W.C and sink
- Double Garage

Location

- Chipping Campden 2 miles
- Shipston-on-Stour 5 miles
- Cheltenham about 24 miles
- Moreton-in-Marsh 7 miles
- Main line station to London Paddington

The Property

The Old Forge is thought to date back to the 18th century. Constructed largely of Cotswold Stone, it has a wealth of character with a variety of period features and stands in a slightly elevated position overlooking the village green. There is rear access leading to a drive and garage with a path leading to a sheltered courtyard garden with open porch and front door. There is a small entrance hall with a door opening into the open plan sitting/dining room which boasts an inglenook fireplace, exposed beams and joists with two window seats and French windows looking out to the courtyard garden. The Kitchen/Breakfast room is fitted with a range of pine units and a gas fired two oven AGA, a stable door that leads into the garden.

On the first floor there is a large landing bedroom with exposed purlins and timber studding leading to the principal bedroom again with exposed timbers, built in wardrobes and a dormer window overlooking the green. The en-suite bathroom is fitted with bath, shower, WC and basin. The second double bedroom has a range of wardrobes and is fitted with separate WC and wash basin with potential to create a shower room. On the ground floor there is a good sized utility/cloak room with WC and stainless steel sink, also housing gas fired central heating and domestic hot water boiler.

The Garden

The Forge from which the property gets its name is now roofless and provides a lovely sheltered courtyard garden with potential for restoration to a usable building. The main garden is to the north and east of the cottage and is laid out with a terrace, various lawns, raised flower beds and a variety of mature trees and shrubs. Vehicular access leads to the rear leading to a parking space and double garage.

The Location

Ebrington is a charming Cotswold Village, with a church, a school and pub, while a good range of everyday shops and services are available in both Chipping Campden and Shipston-on-Stour. Stratford-upon-Avon and Cheltenham provide the main shopping and cultural centres for the region. The surrounding countryside offers many good walks and rides and there are ample sporting opportunities.

Directions Postcode: GL55 6NL

From the centre of Chipping Campden proceed in a northerly direction taking the turning on the right hand side into Cider Mill Lane and then turn left opposite the church into Station Road. After about a mile take the left hand turning towards Ebrington. Follow the road into the village around the sharp left hand bend.

The Old Forge is on the left opposite the garden.

