

Forge Cottage

Oaksey, Malmesbury





A Cotswold stone village cottage with spacious garden and versatile outbuildings.

Kemble 3 miles (mainline station London Paddington 75 minutes), Cirencester 6.5miles, Malmesbury 7 miles

(Distances are approximate)



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2

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Summary of accommodation

Forge Cottage

Dining/reception hall | Sitting room | Kitchen | Breakfast room | Utility room with WC and shower

Three bedrooms | Family bathroom and WC

Garage and Workshop


Double stone built garage | The old forge workshop


Parking and extensive gardens


In all about 0.4 an acre


Situation


Times and distances are approximate.

 Easy access to M4 (Jct 17) Chippenham.
M4/ M5 interchange at Bristol.


 Kemble station to London Paddington (70 mins) and Cheltenham.

 Oaksey Primary School, Malmesbury, Cirencester, Beaudesert Park.

 Excellent walking and riding on the extensive network of footpath and bridleways across North Wiltshire.

 Newbury, Cheltenham and Bath. Eventing, polo and hunting in the locality.

 Oaksey Golf Club, Cirencester and Minchinhampton.

 Cotswold Water Park.



Forge Cottage

Forge Cottage is an attractive period Cotswold stone cottage situated in the desirable village of Oaksey on the Gloucestershire/ Wiltshire border. The Accommodation briefly comprises a dining/reception hall, sitting room, Kitchen breakfast room, utility room with WC and shower.

On the first floor there are three bedrooms, a family bathroom and WC. There is extensive gravel parking between the cottage and stone built double garage and the old forge workshop. To the side and rear is an extensive garden for a village cottage with lawns, mature flower beds and an orchard too, ideal for entertaining, an enthusiastic gardener or children to play in. The grounds are secure with double gates accessing from the village lane and due to their size offer private outdoor spaces.

Within a short walk of the house is the village church, post office and shop, pub and golf course as well as a primary school.

Planning Permission: Planning permission is existing to extend the cottage. Subject to the necessary consents there is potential to convert the old forge/ workshop if desired to a studio or ancillary accommodation.

In all about 0.4 an acre.





FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 167.9 sq m / 1,807 sq ft

Outbuildings: 75.4 sq m / 811 sq ft

Total: 243.3 sq m / 2,618 sq ft



PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity and private drainage. Fibre broadband available.

Tenure:

Freehold.

Local Authority:

Wiltshire District Council

Council Tax:

Long Barn band E

EPC:

Band TBC

Postcode:

SN16 9TF

What three words:

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Guide Price

£1,025,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: June 2024. Photographs dated: May 2024. Capture Property 01225 667287.

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