



The Forge, Beausale, Warwick, Warwickshire







The perfect blend of **modern luxury and beautiful craftsmanship** in a delightful rural position in this sought-after Warwickshire village.



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EPC

E

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band E



Distances

Warwick Parkway 4 miles, Leek Wooton 4 miles (The Warwickshire fitness and country club and golf course), Warwick 4 miles, Kenilworth 4 miles, M40 (J15) 5 miles, Leamington Spa 9 miles, Coventry 11 miles, Stratford-upon-Avon 12 miles, Solihull 10 miles, Birmingham International Airport 11 miles (All distances are approximate)

Situation

Beausale is a small hamlet between the towns of Warwick and Kenilworth. Kenilworth is 4 miles away with a Waitrose and Sainsbury's supermarkets as well as a range of local amenities, restaurants and public houses. There is a primary school at Hatton, and there are a range of state, grammar and private schools to suit most requirements in the area. Warwick University is 8 miles away.

Beausale is well placed for access to the Midlands road and railway networks. Warwick Parkway Station is three miles away, providing access to London Marylebone within 90 minutes. The M40 (J15) is approximately five miles away, with Birmingham to the north and London to the south. Local golf courses can be found at Leek Wooton, Kenilworth and Stratford-upon-Avon.



Racecourses at Warwick and Stratford-upon-Avon, which, of course, is home to the Royal Shakespeare Company. There are several footpaths across the fields towards Kenilworth and Stratford within a short walking distance of the property, ideal for dog walking.

The property

The Forge is situated in the heart of the Warwickshire countryside in the desirable hamlet of Beausale, an idyllic location with far reaching views of the local countryside and conveniently placed close to Kenilworth and Warwick.

The property, sits within lovely grounds and has been extensively updated by the current owner, with underfloor heating in all rooms, and a seamless connection between the main house and the annexe. The front door opens into a glazed entrance hallway, which connects the two buildings and floods the house with natural light.

The accommodation has been thoughtfully designed with ambient lighting, and a vaulted open-plan living area is designed for both entertaining and modern-day living, featuring a Contura log burner, wooden flooring and an overhead bookshelf with library ladder.



The stunning bespoke kitchen is equipped with hand-crafted cabinetry, marble worktops, and integrated appliances, including two wine fridges, Smeg Rangemaster, Bosch microwave, dishwasher and space for an American fridge/freezer. Located off the living area is a further room that could be used as a study or additional bedroom, with a dual aspect and fitted shelving.

The living space flows effortlessly into the dining room, with lovely views and bi-fold doors opening to the garden. From here, a further hallway leads to the ground floor bedroom accommodation, including a principal bedroom with





en suite shower room. The bathrooms feature Villeroy and Boch sanitary ware and tiled flooring. Bedroom two is used by the current owner as a dressing room and has a built-in wardrobe with face-mounted sliding door and a separate family bathroom. The integral tandem garage can also be accessed from the entrance hallway.

There is space in the hallway for a seating/library area, a utility and separate guest cloakroom.





The west side of the house has a large drawing room with Contura log burner, ground-floor shower room and staircase leading to a further bedroom on the first floor. The staircase with Roger Oates stair runner rises to a double bedroom, which has a decorative fireplace and useful storage cupboard.

Outside, a newly laid Brazilian riven slate terrace is perfect for dining and entertaining during the summer months. The remaining garden is mainly laid to lawn, with a variety of mature trees including an oak, chestnut and elm tree. A Suffolk blue-painted shed has a tiled roof and is situated at the rear of the garden.

To the front of the property, there is a gravelled parking area for a couple of cars behind the electric sliding gates. The garage is accessed from a separate entrance to the left of the property and has an electric up and over door at each end – providing access at the rear to the garden. The landscaped front garden has raised beds and a pathway leading to the front door with planters on either side.





Approximate Gross Internal Floor Area

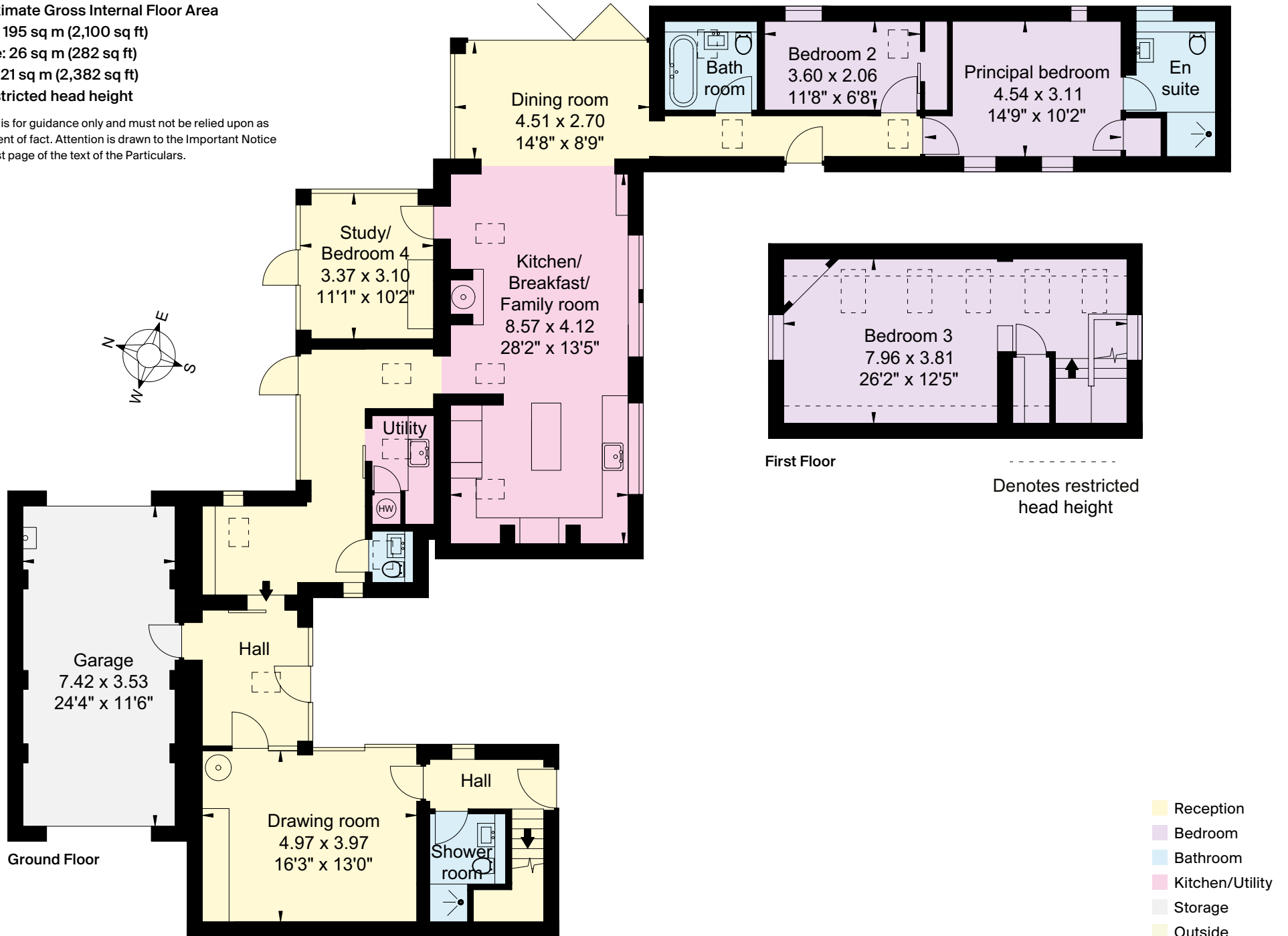
House: 195 sq m (2,100 sq ft)

Garage: 26 sq m (282 sq ft)

Total: 221 sq m (2,382 sq ft)

inc. restricted head height

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.





Services

Mains electricity and water are available. Private drainage – septic tank treatment plant. Gas-fired central heating. High speed internet connection.

Directions

Postcode: CV35 7NU

What3words: ///limo.direction.vibes

Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

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Warwickshire CV37 6YX

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I would be delighted to tell you more

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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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Date: 01 November 2024
Our reference: STR012427635

The Forge, Honiley Road, Beausale, Warwick, CV35 7NU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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