



Forge Cottage, Itchen Stoke, Hampshire

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Forge Cottage is a charming Grade II Listed house, set in the middle of the village, with a large south-facing garden. The current owners have completed a full renovation of the house including a kitchen extension, re-wiring, plumbing and central heating resulting in a light and spacious home. The property was re-thatched in 2016, and the kitchen exterior wood clad in December 2022.

The ground floor has a drawing room which has double French doors to the garden, and a woodburner. A less formal sitting room has stairs to the first floor and a woodburner. The beautifully appointed double aspect kitchen/breakfast room has an island unit and seating, and double doors to the garden. The remainder of the ground floor is made up of a study, utility room and cloakroom. Upstairs the principal bedroom has a luxurious en suite bathroom and walk-in wardrobe. There are two further bedrooms and a family shower room. Plans are available from the current owners to convert the garden stores to accommodation thereby making a guest suite.

The cottage is approached via double wooden electrically operated gates to a gravel drive and parking area. The beautifully landscaped gardens are well-established and designed to have year-round interest. Immediately to the rear of the house is a south-facing stone terrace with plenty of space for outdoor entertaining. The croquet lawn has steps to a further lawned area with mature flower and shrub borders.



Drawing room



Sitting room



3



2



3

EPC

D



Study

Principal Bedroom



## Location

Itchen Stoke is a pretty village in the heart of the Itchen Valley in the South Downs National Park, about 2 miles west of the Georgian market town of Alresford which has a variety of independent shops, cafes and restaurants. Winchester is about 6.6 miles away and offers a wider range of facilities including a mainline railway station with direct services to London Waterloo (from 58 minutes). Sun Hill Infant and Junior School and Perins Secondary are the catchment area schools. St Swithun's School for girls, Winchester College, Peter Symonds Sixth Form College as well as nearby Prince's Mead, Twyford and Pilgrims' prep schools are all within the surrounding area.



# Forge Cottage

Approximate Gross Internal Area  
**Total = 2563 Sq Ft / 238.12 Sq M**  
 Includes areas with Restricted room height.



Tenure: available freehold  
 Local Authority: Winchester City Council  
 Council Tax band: G  
 Guide price: £ 1,350,000

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