



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE OLD FORGE

Rendcomb

The Old Forge, Rendcomb, GL7 7HB

A stunning period village house in the heart of The Cotswolds

Description

The Old Forge is an exceptional Grade II Listed detached Cotswold stone village house. Beautifully renovated, this warm and inviting home is bursting with charm, character and period features and has been lovingly created to offer generous living spaces with plenty of natural light throughout.

The entrance hall leads to the ground floor living space. The main reception rooms all face south and two have doors opening directly onto the enclosed garden. The rooms are delightful with stunning wood and flagstone floors, exposed beams, Cotswold stone fireplaces and window seats.

The kitchen/breakfast room overlooks the courtyard and with its 4 oven Sandyford Aga- style range it makes a great room for cooking up a feast when entertaining family and friends. There is plenty of work top space and storage. There is underfloor heating in the kitchen, the hallway and the forges.

In what was once the original smithy there are two good sized rooms and a boot room, each with high vaulted ceilings and brick floors. Two of the rooms retain the fabulous original forges. This

wing can be directly accessed from the courtyard and driveway as well as via the entrance hall inside.

A cloakroom is a super addition to the ground floor living space.

Upstairs there are four bedrooms and three bathrooms, two of which are en suite. All the bedrooms are bright and light with original wood floors and pretty views over the surrounding countryside and village.

The enclosed South facing garden is predominantly laid to lawn, surrounded by herbaceous borders and hedging. The gravel driveway provides ample parking alongside the double car port.

*Cirencester 5 miles
Cheltenham 10 miles
Kemble Station 9 miles
(London Paddington 75 mins)
Swindon 20 miles
M4 (Junction 15) 22 miles*

All distances and times are approximate

Entrance hall • Boot Room • Kitchen/ Breakfast Room • Living Room • Sitting room
Dining Room • Adjoining former forge with 2 rooms • Utility • 4 Bedrooms
3 Bath/ Shower rooms • Garden • Double car port • Gated Driveway





General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Postcode: GL7 7HB.

Viewing: Strictly by appointment
through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643643. Council Tax Band F.



Location

The Old Forge is located in Rendcomb, a stunning village in the heart of The Cotswolds. Rendcomb is a thriving village community and is home to a beautiful church, the highly-regarded Rendcomb College, a handy post office/village shop, a village hall and a doctor's surgery. Fabulous country walks are on the doorstep.

Conveniently located, the property is close to both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining,

it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools.

Sporting opportunities are abundant with nearby golf courses in Baunton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



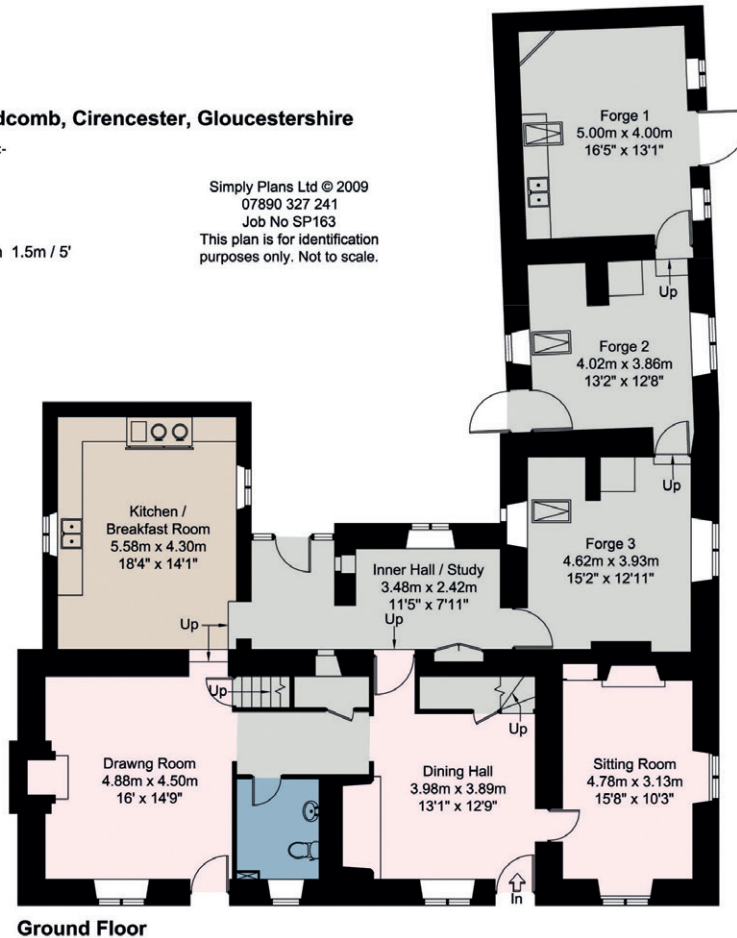
The Old Forge, Rendcomb, Cirencester, Gloucestershire

Gross Internal Floor Area Approx :-
290 sq metres / 3129 sq Feet

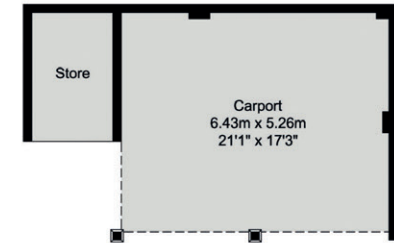
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This plan is for identification
purposes only. Not to scale.

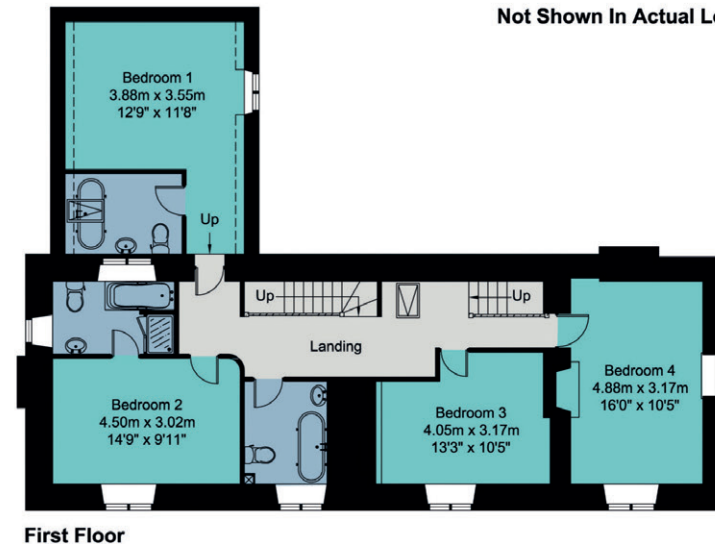
 = Reduced Headroom 1.5m / 5'



Approx Scale
0 1 2 3 4 5 10 FT



Not Shown In Actual Location



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