

# PerryBishop

PROPERTY MADE PERSONAL



**Old Forge House**, Coates, Cirencester, Gloucestershire, GL7 6NH



# Old Forge House,

Coates, Cirencester, Gloucestershire, GL7 6NH

## Key Features



4  
Bedrooms



3  
Bathrooms



3  
Receptions

- Substantial detached family home
- Four large double bedrooms
- Separate sitting room, dining room & study
- Kitchen with breakfast room and conservatory
- Family bathroom and two en-suites
- Private and well tended rear garden
- Double garage with driveway parking
- EPC: D

## About the property

Situated within the popular and conveniently located village of Coates, Old Forge House is a substantial, four double bedroom, detached family home with double garage, ample off street parking and private rear garden with a rural backdrop.

The well-proportioned accommodation is arranged over two floors with ground floor comprising a welcoming entrance hall with stairs to the first floor, cloakroom, sitting room with wood burner and access to the rear garden, separate dining room, study, cloakroom, Parlour Farm kitchen with electric Aga, breakfast room opening into a conservatory and a utility room with door to the side completes the ground floor.

At first floor level, a galleried landing leads to the four large double bedrooms and a family bathroom. The principal bedroom boasts an en-suite bathroom with separate shower cubicle as well as a walk-in wardrobe, bedroom two also benefits from an en-suite shower

room.

Outside, a gravel driveway provides parking and leads to the detached double garage with lighting, power and loft space. Gated access leads to the rear where a beautifully tended garden can be found.

## Amenities

Coates is a popular village located approximately four miles west of central Cirencester and close to Cirencester Park owned by the Bathurst Family. The village has an active social community including several clubs and village hall. The village's Parish Church of St Matthews dates back to the 13th century, the building has a perpendicular tower, 13th century piscina, Norman font and a Norman doorway.

Coates is the nearest village to the source of the river Thames at the Thames Head public house. The Tunnel House Inn can also be found just beyond the edge of the village towards Tarlton.

The nearest railway station is Kemble, an approximate three mile drive, offering direct links to London Paddington, Cheltenham and Swindon.

The area is noted for both its private and state schools. Recreational opportunities in the area include Cheltenham Racecourse, polo at Cirencester and Westonbirt, water sports at the Cotswold Water Park, hunting with the VWH and a good availability of golf courses, shooting and equestrian facilities.

## Directions

From our office in Cirencester turn right onto Castle Street, bearing left at the end of the road into Sheep Street. Follow the road round to the right and proceed





across the mini roundabout. At the main roundabout take the third exit on to the A429 Tetbury Road. Continue for around 2.3 miles, passing straight across the next roundabout, then turn right onto the Trewsbury Road, signposted for Coates. Proceed for approximately 1.1 miles then turn right just past the bus stop. Continue for a quarter of a mile and the house can be found the right handside, just opposite Quaker Row.

If using a SatNav, please use postcode GL7 6JW for an accurate location.

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Cotswold District Council

Council Tax Band: G

#### **Our reference**

CIR/SW/RN/26032024

#### **We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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### *what the owner said*

"It is a lovely family house, spacious with room for individual family members' activities.

Coates has a strong community with plenty of events taking place such as cinema and quiz nights, coffee and cake, etc at the village hall.

Plenty of walks are readily available and the village is within the Cotswolds Area of Outstanding Natural Beauty (AONB)."







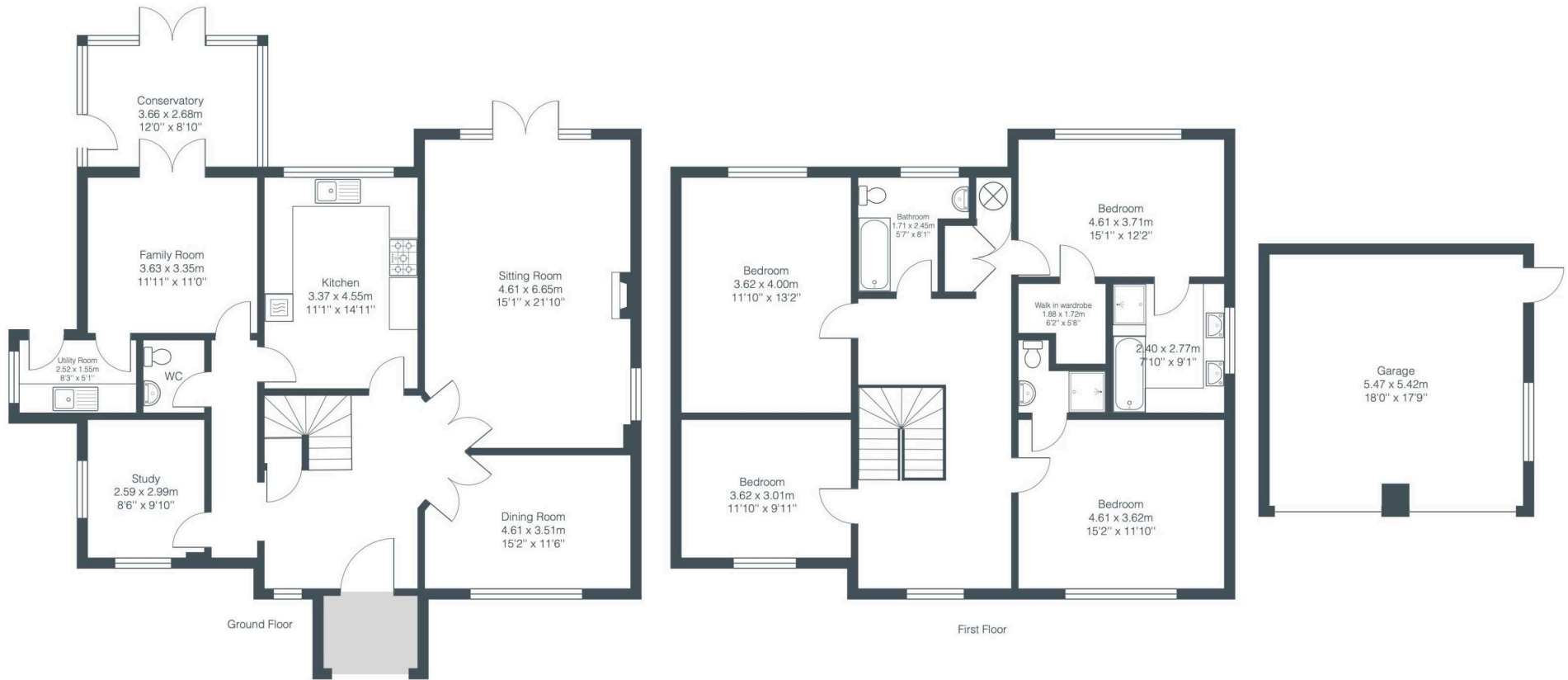












Total Area: 255.7 m<sup>2</sup> ... 2752 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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