

# OLD FORGE

BROCKHAMPTON, CHELTENHAM, GL54 5XQ



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*An elegant double-fronted Cotswold stone village home of great charm and warmth, that beautifully blends period character with modern living, set in mature lawned gardens with wide terracing and a rural aspect*

## THE PROPERTY

Old Forge is a very special village home that has about it a quiet grandeur with a classic Cotswold stone façade relieved by graceful sash windows that bathe many of the rooms in natural light. The rooms throughout Old Forge are filled with character whilst the proportions are generous with excellent lateral space allowing for both privacy, family gatherings and entertaining. Many of the rooms have their own particular charm but of special note is the double drawing room that overlooks the terrace and gardens. This room has an east facing aspect for morning sun, original beams, a beautiful wood block floor and wide inglenook fireplace with woodburning stove. For formal entertaining or as a further large reception room or music room is the impressive dining room, with deep silled windows to the front, timber floorboards and an open fireplace. Tucked off the central hallway is a lovely, cosy sitting room, a newer addition to the property, with pitched and beamed ceiling, wide mullion window and stone flagged floor.

Central to any home is the kitchen and this room is charming as well as functional, superbly appointed and full of character. Fitted with extensive cabinetry, granite topped units and a wide handpainted dresser along with a double Belfast sink and four oven Aga, this room is perfect as a breakfast room or for relaxed dining. Adjacent to it and with access to outside is a large utility room that provides the functionality that all country homes need.

On the first floor, the bedroom accommodation has been arranged to provide a superb balance of bedrooms to bathrooms. The main bedroom is simply stunning, sitting over the double drawing room so enjoying the same aspect across the gardens and a room full of natural light. The décor is elegant, with pale walls and painted floor boards and banks of fitted wardrobes providing excellent hanging space. The en-suite is large and comfortable, fitted with a traditional suite of roll-top bath, separate shower and granite topped vanity unit.

Bedroom two is a pretty room, tucked off the generous landing and adjacent to a large bathroom that serves as an en-suite or family bathroom. Bedroom three is a further double room with interjoining door do a further full bedroom suite, perfect as guest accommodation too with the secondary staircase down to the reception hall.

The whole property is beautifully presented with tasteful decoration, quality fittings in the bathrooms and shower rooms and further lovely touches to include period style window furniture. Warmed via oil fired central heating along with the open fireplace and wood burning stove with the modern benefit of double glazing to the mullioned windows.



## OUTSIDE

Old Forge overlooks its sweeping expanse of lawn, providing a wonderful setting that adds further to the charm of this handsome period home. A delightful stone terrace adjoins the rear of the house, providing an ideal area for outdoor dining and entertaining, while the elegant façade is softened by climbing greenery that adds character and texture. The garden's thoughtful design ensures both aesthetic appeal and lifestyle, with generous seating areas and well-tended and established borders that offer colour and interest throughout the seasons. Within the garden is a delightful treehouse and the lawn is edged by characterful timber and stone outbuildings that provide excellent storage as well as being lovely focal points.

The whole plot is enclosed by hedging and traditional dry stone walling kept to a level to still enjoy the views both over to the adjoining fields and across to the wooded backdrop and Cotswold escarpment.

A wide enclosed driveway provides off road parking for around four vehicles and accessed from the front is a long garage and separate workshop with further parking for one vehicle in front of the timber doors.

## LOCATION

Brockhampton is a highly sought-after Cotswold village, offering the perfect balance of rural tranquillity and accessibility. Within the village and lining the country lanes are honey coloured stone homes, architecturally protected through the area being both listed as conservation and surrounded by areas of outstanding natural beauty. Everyday amenities can be found close by in Andoversford, with its shop, post office, school, and welcoming pubs. The vibrant regency town of Cheltenham is just 6 miles away, offering an outstanding range of educational, shopping, dining, cultural attractions and renowned festivals. The village is also within easy reach of Charlton Kings, Winchcombe, and Northleach, with the larger Cotswold centres of Cirencester and Stow-on-the-Wold only a short drive away.

For those who enjoy the outdoors, Brockhampton is perfectly placed to take advantage of the surrounding countryside, with endless walks, bridleways, and scenic views on the doorstep. The village also enjoys excellent transport links making commuting straightforward, with quick access to the wider motorway network.

Brockhampton represents the perfect opportunity to enjoy a true village lifestyle in one of the most desirable corners of the Cotswolds.

## SERVICES

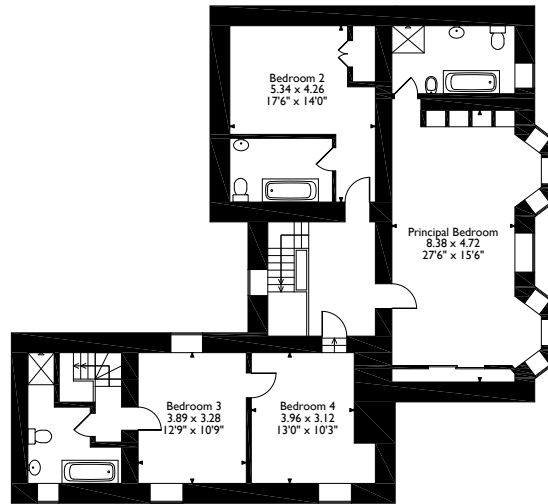
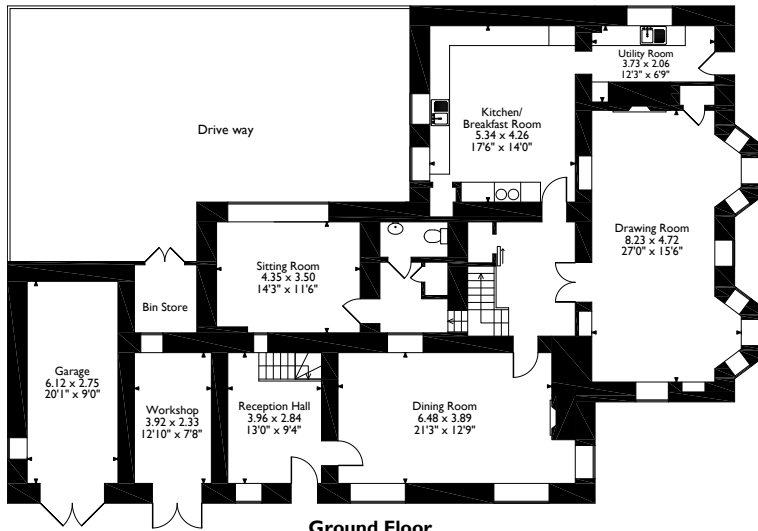
Mains electricity, oil fired central heating

Septic tank drainage

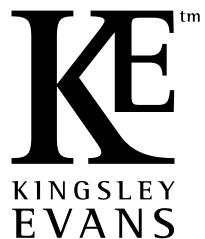


# FLOORPLANS

Old Forge, Brockhampton, Cheltenham, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 287 Sq M/3089 Sq Ft  
 Garage/Workshop = 28 Sq M/301 Sq Ft  
 Total = 315 Sq M/3390 Sq Ft



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 Denotes restricted head height  
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