



Forge Cottage, Ashorne, CV35
Offers Over £575,000

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About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautiful Grade II Listed, 17th century, four bedroom, two bathroom cottage set in a private and secluded spot at the heart of the village of Ashorne, within easy reach of Leamington Spa (6 miles) and Stratford-Upon-Avon (8 miles).

Located within a conservation area, this stunning former Blacksmith's Cottage, has been tastefully modernised to create versatile living accommodation extending to approximately 1873 sq ft while continuing to showcase its historic charm.

Material Information:

Council Tax: Band E

Local Authority: Stratford-Upon-Avon

Broadband: Ultrafast Broadband Available
(Checked on Ofcom June 25)

Mobile Coverage: Limited/ Likely Coverage
(Checked on Ofcom June 25)

Heating: LPG Heating

Listed: Grade II Listed

Tenure: Freehold





The Finer Details

Forge Cottage is a charming and beautifully presented Grade II listed four-bedroom, two-bath-room period home, quietly nestled in the heart of the sought-after Warwickshire village of Ashorne.

Dating back to 1678 and rich in history and overflowing with character, this delightful detached cottage occupies a tranquil village setting just a short drive from Leamington Spa (6 miles) and Stratford-Upon-Avon (8 miles). Thoughtfully updated and impeccably maintained, the property offers generous and flexible accommodation of approximately 1,873 sq ft, arranged over two floors.

Rather unusually for the west Midlands the original cottage is built in cob and has a thatch roof (the ridge of which as recently re-thatched) while other notable highlights include a stunning double-height drawing room with a sleeping gallery, a charming inglenook fireplace in the dining room, and beautifully landscaped terraced gardens with panoramic views across the countryside.

A welcoming entrance hall leads into the heart of the home, offering immediate access to the principal reception rooms. To the rear lies a light and airy kitchen, fitted with timeless Shaker-style units, dual ceramic sinks, a slimline dishwasher, and ample cabinetry. A stable door opens directly onto the garden, creating a lovely connection between indoor and outdoor living.

Adjoining the kitchen is a formal dining room, full of charm and character, with exposed beams and a substantial inglenook fireplace—an inviting space ideal for family gatherings or quiet evenings in. From here, a step leads into the impressive drawing room: once the original village forge, it now boasts vaulted ceilings, a central log-burner, a sleeping gallery, and a stable door opening onto the front terrace.







The master bedroom is located via a central staircase in the entrance hallway, and is a spacious double bedroom with large windows providing views across to the Fosse Way as well as ample wardrobe space. There is a spacious bathroom with a bath, shower, WC and separate basin, all contributing to a private, and tranquil place to relax.

Accessed via a central hallway on the ground floor, there are three further bedrooms, a study and a family bathroom that form part of a more recent extension undertaken by the current owners. A beautiful garden room, equipped with a multi-fuel stove and lighting, has large windows overlooking the bottom tier of the cottage garden, and provides a wonderful home office, studio or gym.

Outside, the cottage is set within beautifully maintained terraced gardens that rise gently to reveal stunning views over open countryside. There is a pretty ornamental pond, while multiple seating areas provide perfect spots for entertaining or simply enjoying the peace and privacy of this idyllic location. A range of mature trees, shrubs and flowerbeds provide colour and privacy.

The current owners have added off street parking for up to six vehicles via a brick-built, timber beamed car port, that benefits from additional garden storage and access to the garden via a rear gate.

****Agents Notes:** The main cottage is built with cob and has a thatch roof. The property lies within a conservation area and is run via LPG gas heating.**























About the Area

Nestled in the heart of the picturesque village of Ashorne, Forge Cottage enjoys a peaceful setting just off the village green, surrounded by unspoilt Warwickshire countryside. This idyllic rural location offers a true sense of escape while remaining within easy reach of nearby towns, amenities, and transport links.

Ashorne is a charming and well-regarded village, known for its welcoming community and timeless appeal. The Regency town of Leamington Spa (6.5 miles) provides extensive shopping, dining, and cultural attractions.

Families will appreciate the proximity to highly regarded schools. Local options include Moreton Morrell C of E Primary School (2.1 miles), Wellesbourne Primary School (2.4 miles), and Kineton High School (6.1 miles). Independent schooling is also available at Warwick School (7.6 miles), King's High School for Girls, and Arnold Lodge School in Leamington Spa (6.9 miles), with further options such as Princethorpe College (13 miles) and Rugby School (18 miles) within reach.

Transport links from Ashorne are excellent for a rural setting. The M40 (Junction 13 – 3.5 miles) offers quick access to Birmingham, Oxford, and London. Rail services are available from Warwick (6.6 miles), Leamington Spa (6.5 miles), and Banbury (15.5 miles), providing direct connections to London Marylebone, Birmingham, and beyond. Birmingham International Airport is approximately a 35-minute drive away, offering a broad range of domestic and international flights.









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