



CHARMING FAMILY HOME IN A COUNTRYSIDE SETTING

THE OLD FORGE, HORSEBROOK LANE,
BREWOOD ST19 9EF

Freehold

savills

FAMILY HOME WITH OPEN PLAN LIVING AND POTENTIAL FOR SEPERATE ANNEX

THE OLD FORGE, HORSEBROOK LANE, BREWOOD
ST19 9EF

Freehold

Open Plan Dining Kitchen ♦ Lounge ♦ Dining Room ♦
Ground Floor Bedroom Suite ♦ Garden Room ♦ 4 Double
Bedrooms ♦ Family Bathroom ♦ Terrace ♦ Large Garage
♦ EPC rating = D

Situation

The Old Forge is in a charming countryside setting with far reaching views over adjoining fields and farmland.

The house is situated just outside the picturesque village of Brewood that dates back to Anglo-Saxon times, which provides a selection of shops, public houses, restaurants and tea rooms.

There are a number of good schools in the area in the both the state and private sector such as Wolverhampton Grammar School and Birchfield School. In the state sector Wolgarston High School and Codsall Community High School are about six miles distant.

There is convenient travelling to Wolverhampton City Centre and Stafford via the A5 and A449 with the M6, M6 Toll and M54 motorways facilitating fast access to Birmingham, Telford, Shrewsbury and beyond.

Description

The Old Forge is a charming family home with potential for an independent, self-contained annex in a countryside setting with lovely gardens and a sizable garage.

The house is entered into an entrance hall with oak flooring and a cloakroom off. Double doors lead into a spacious lounge which features oak flooring, a large bow window that overlooks the front garden, spotlight lighting and a full width inglenook style exposed brick fireplace with a quarry tile hearth and cast iron wood burning stove. Double doors lead into a spacious garden room with French doors that open onto the terrace.

The kitchen benefits from a comprehensive range of cream faced units and cupboards with butcher's block work surfaces, an integrated fridge, freezer and dishwasher, a range style oven and hob with a stainless steel extractor chimney, butlers sink, travertine tiled flooring and spotlight lighting. The kitchen opens into the dining room which has oak flooring and double doors onto the terrace.

From the kitchen a door opens into the rear hall that has quarry tile flooring, a walk in pantry, a utility room with further units, a stable style door to the rear



garden and a glazed door into the ground floor bedroom suite, which consists of a double bedroom with an en-suite shower room.

Stairs rise to a galleried landing where there are 3 double bedrooms, all benefitting from fitted or built in wardrobes and a family bathroom with a pine vanity stand with twin wash basins, a chrome towel rail radiator and fired earth tiled flooring.

Outside

The Old Forge stands in a beautiful position behind shaped, front lawns with stocked borders and has a tarmac driveway providing ample, private parking. There is a substantial garage which is equipped with electricity, water and upstairs storage. To the left of the garage steps lead to an orchard. Beyond the parking area is gated side access to the rear of the property which includes an additional tarmac area. The rear garden is mainly laid to lawn with colourful beds and well stocked borders, secure fencing and hedges for dogs, a paved terrace area and kennel with an enclosed dog run.

Directions

From Stafford, follow the A449 (Wolverhampton Rd) towards Wolverhampton/ Penkridge, continue following the signs on the A449 for approx. 8miles. At the roundabout, take the 4th exit onto the A5 signposted Telford. After approx. 1.8miles turn left onto Horsebrook Lane signposted to Brentwood. After approx. 200m The Old Forge is the first property on the left.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared: May 2019

Photos Taken: May 2019

Tenure:

Freehold

Local Authority:

South Staffordshire County Council, Band G

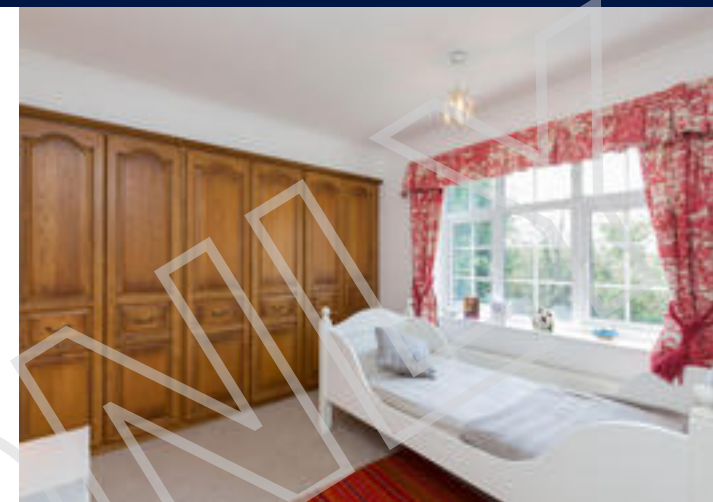
Outgoings:

Mains water, electricity and gas. Gas central heating. Private drainage.

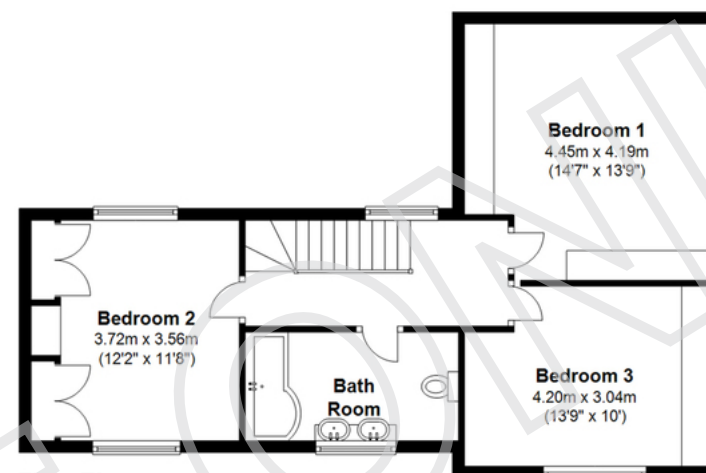
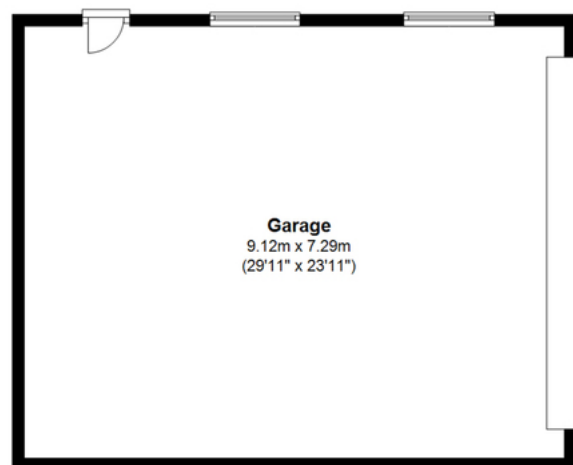
Viewing:

Strictly by appointment with Savills









THE OLD FORGE HORSEBROOK LANE BREWOOD

Approx Overall Floor Area
HOUSE: 206.4sq.m. 2222sq.ft.
GARAGE: 66.5sq.m. 715sq.ft.
TOTAL: 272.9sq.m. 2937sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

