



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Forge Cottage, Middle Street  
Ilmington, Shipston-On-Stour, CV36 4LS



## The Property

Tucked away in a peaceful backwater in the very heart of the sought-after village of Ilmington, Forge Cottage is a beautifully characterful stone-built home that effortlessly blends charm, comfort, and practicality.

Step through the private, enclosed courtyard and into a welcoming entrance hallway, complete with a convenient cloakroom. From here, the home unfolds into a truly delightful living space. The generously proportioned sitting room is rich in period character, featuring exposed beams, an impressive inglenook fireplace with open hearth, and dual-aspect windows that bathe the room in natural light. Stairs rise gracefully from this space to the first floor, enhancing the cottage's inviting, traditional feel.

The kitchen diner is equally appealing—spacious and thoughtfully designed for both everyday living and entertaining. A range of solid wood-fronted units is complemented by contrasting work surfaces, while integrated appliances include a fridge, freezer, oven, hob, and extractor. There is also provision for a washing machine. With exposed beams overhead and ample space for a dining table and chairs, this room forms the true heart of the home, with a glazed door opening directly onto the courtyard.

Upstairs, a central landing leads to two well-proportioned double bedrooms and a principal bathroom. The main bedroom enjoys the added luxury of a dedicated dressing area with built-in wardrobe and a private en-suite bathroom, offering a peaceful retreat at the end of the day.







Outside, the property continues to impress. An enclosed courtyard garden wraps around two sides of the cottage, providing a secluded and low-maintenance outdoor space ideal for relaxing or entertaining. In addition, there is a single garage with parking in front, adding further convenience.

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Forge Cottage is a hidden gem—combining timeless character with modern comfort, all within one of the Cotswolds’ most desirable village locations.

### The Location

Shipston-on-Stour is a charming Market Town, within five miles of the Northern Cotswold escarpment and easy driving distance of Stratford upon Avon, Banbury, Warwick and the M40, Coventry and Birmingham.

There are main line rail stations at Banbury providing service to London Marylebone and Moreton in Marsh providing service to London Paddington. The M40 has access points at Banbury (12 miles) and Gaydon (10 miles). Surrounding countryside is delightful undulating Warwickshire pastureland. Shipston-on-Stour has many and varied facilities and amenities including primary and secondary schools, library, community hospital, medical centre, recreational facilities together with good local shopping.





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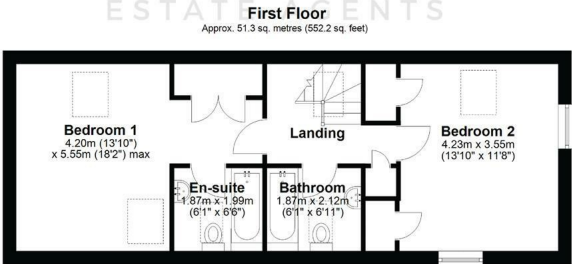
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# GENERAL INFORMATION



Total area: approx. 116.5 sq. metres (1253.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, drainage and electricity. Oil fired heating.

Local Authority: Stratford, Council Tax Band E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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