

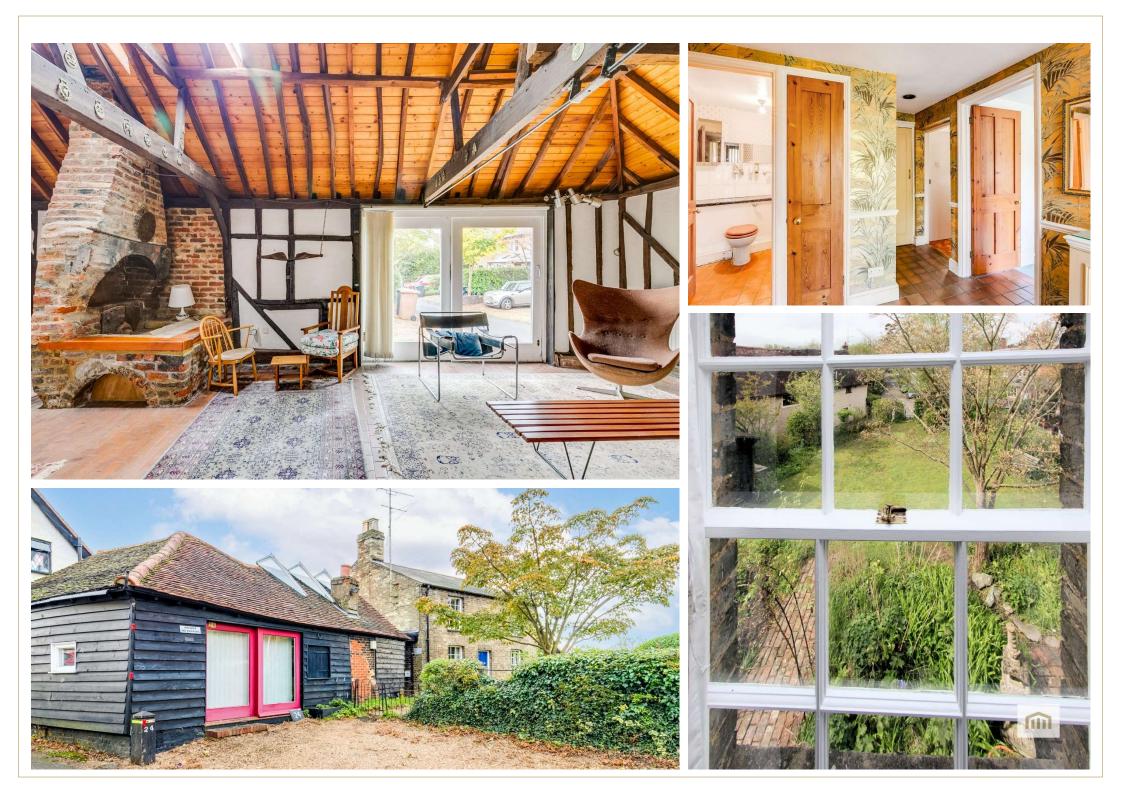
## Pretty Grade II listed 3-bedroom cottage with adjoining historic old forge



This pretty and historic detached 3-bedroom period residence has origins dating back to the 18th Century and boasts an individual adjoining old forge with any number of possibilities. The accommodation comprises: Entrance Hall, shower room, kitchen, lounge with fireplace, snug again with fireplace, downstairs bathroom and access to the impressive Old Forge with exposed beams and the original forge itself. To the first floor are 3 bedrooms and a cloakroom. The garden wraps around to the side of the property from the front and is mostly laid to lawn with mature boundaries of trees and hedging. There is a timber outbuilding and parking for a number of vehicles. CHAIN FREE SALE. EPC exempt.

The village of Aston is known locally for its conviviality and, despite its modest size, offers a great many clubs, societies and interest groups as well as hosting a very successful annual school fete. The area is steeped in history with a beautiful church, pre-school for children 'from age two', Ofsted outstanding infant/junior school, sports clubs including tennis, bowls, badminton, cricket, Pilate's studio, large community recreation ground and a couple of pretty country public houses.



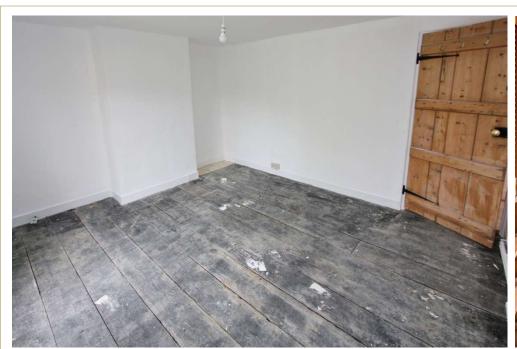












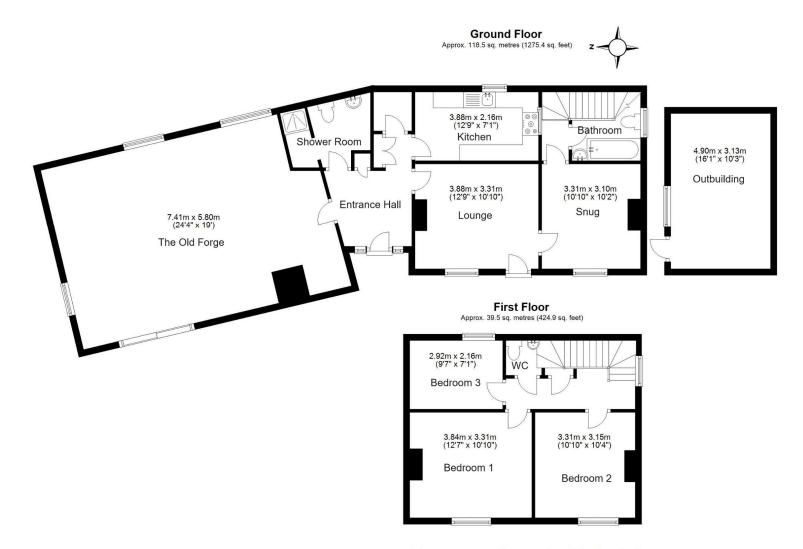












Total area: approx. 158.0 sq. metres (1700.3 sq. feet)



## putterills.co.uk | 01438 817007 | kneb@putterills.co.uk

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.