



0117 973 6565

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

[post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

hollis  
morgan

auction



## The Old Forge, Old Gloucester Road, Boddington, Cheltenham, GL51 0TG

Auction Guide Price £450,000 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* A stunning Grade II Listed 17TH CENTURY THATCHED COTTAGE ( 2001 Sq Ft ) set in large GARDENS and now a REDUCED PRICE FOR AUCTION.

# The Old Forge, Old Gloucester Road, Boddington, Cheltenham, GL51 0TG

## ADDRESS

The Old Forge, Old Gloucester Road, Boddington, Cheltenham, GL51 0TG

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*

GUIDE £450,000 +++  
SOLD @ £450,000

Lot Number 14

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details  
Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

## VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot ( usually 15 minutes or longer for larger properties ) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

## VIDEO TOUR

This property is marketed with a video tour – please view via the link above or visit the Hollis Morgan YouTube page.

## SOLICITORS

Mr PW Smart

Philip Smart & Associates

213 London Road, Charlton Kings, Cheltenham, GL52 6HY

01242 529 333

[philip-smart@btconnect.com](mailto:philip-smart@btconnect.com)

## ONLINE LEGAL PACKS

\*\*\*LEGAL PACK COMPLETE\*\*\*

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

The Old Forge is a stunning Freehold Grade II Listed detached Thatched Cottage ( 2001 Sq Ft ) approached via a gated entrance with spacious accommodation retaining a wide range of period features and a flexible layout with 3 self contained bedrooms and a further 2 interconnecting bedrooms. Whilst the ground floor

# The Old Forge, Old Gloucester Road, Boddington, Cheltenham, GL51 0TG

comprises a recently fitted modern kitchen and two large reception spaces plus a farmhouse utility all boasting stunning period features and exposed beams.

The property occupies a mature plot of approximately 1/3 rd acre with landscaped gardens, detached garage and rural views.

We understand the roof was rethatched in Autumn 2018 ( refer to images below )

Sold with vacant possession.

## LOCATION

The property is located within the highly sought semi rural location close to Cheltenham. Transport links to Cheltenham, Cirencester, Gloucester and the M5 Motorway.

## THE OPPORTUNITY

FAMILY HOME - REDUCED PRICE FOR AUCTION

This fine family home is now vacant and offered at a reduced price for auction having originally been marketed in excess of £600,000.

The property has been well maintained and updated including a recently re thatched roof.

## ACCOMMODATION SCHEDULE

### Entrance Area

Grooved stone level to original oak planked front door flanked by leaded light casement windows.

### Entrance Lobby & Hall

7' 6" x 9' 0" (2.28m x 2.74m)

Stone floor, exposed wall and ceiling beams, original planked oak door to reception and snug. Stairway rising to the first floor with side aspect leaded light window. Open walkway to inner hall with exposed beams, front aspect leaded light windows, wall mounted 'Gigaclear' fibre broadband panel, built-in base level cupboard (housing electrical consumer unit) and oak plank door to dining/ family room.

### Main Reception Areas

25' 0" x 21' 0" (7.61m x 6.40m) Max.

Snug area - with brick & tile fireplace, radiator, power points plus front aspect casement windows with views - opens to sitting room area with exposed oak posts, wall and ceiling beams, focal point inglenook fireplace with stone hearth, oak lintel and eye level panelling. Full height built-in storage cupboards plus eye level corner cupboard. Fitted shelving, various ceiling spotlights, radiator, power points. Glazed French door flanked by leaded windows to side elevation garden aspect.

### Dining / Family Room

23' 6" x 14' 4" (7.16m x 4.37m) Max

Range of dual aspect double glazed casement windows

all with garden views, exposed ceiling beams, original oak planked door to front/ garden aspect. Two large double panel radiators, power points, space for family size dining table.

### Fitted Kitchen

12' 1" x 11' 5" (3.68m x 3.48m)

Recently installed with comprehensive range of cream coloured units with matching 'Corian' composite work surfaces, inset 1.5 sink and carved drainer with swan neck mono tap and hot water dispenser. Inset Aga (2 oven model) range cooker. Range of Siemens branded appliances to include double oven/ microwave, full size dishwasher plus fridge and freezer. 'Magic corner' storage and 'soft close' door mechanisms. Matching breakfast bar, tile flooring, ceiling spotlights, exposed ceiling and wall beam plus three side aspect casement windows.

### Rear Hall

11' 3" x 3' 10" (3.43m x 1.17m)

Built-in base level storage with 'Corian' work surface, tile flooring, double panel radiator, power points, rear aspect door and leaded light window. Door to...

### Downstairs Cloakroom

3' 10" x 2' 2" (1.17m x 0.66m)

Low flush W.C, wall mounted corner wash basin with tile splash-back, exposed beams and rear aspect casement window.

### First Floor Landing

Mini landing with doors to main bedroom suite of rooms and inner hall (with front aspect leaded windows) that, in turn lead to bedrooms two, three and family bathroom.

### Master Bedroom Suite of Rooms...

#### Bedroom One

15' 6" x 14' 10" (4.72m x 4.52m)

Dual aspect dormer windows (some restricted head height), exposed beams, two radiators, power points, fitted shelving, ceiling spotlights. Door to...

#### Room Two / Dressing Room

11' 1" x 11' 0" (3.38m x 3.35m)

Run of full length built-in wardrobes, exposed beams, front aspect casement window, power points, pendant light point, radiator. Some restrictive head height. Door to...

#### Room Three/ Study/ Cot Room

13' 6" x 9' 8" (4.11m x 2.94m)

Focal point 'walk -in' bay window with views over garden. Exposed wall beams. Some restrictive head height. Run

of base level storage units, radiator, power points, spotlights.

Further Rooms Accessed from Landing, Inner Hall...

## Bedroom Two

12' 5" x 12' 0" (3.78m x 3.65m)

Dual side aspect dormer windows. Display fireplace with shelving. Exposed wall and ceiling beams, ceiling spotlights, radiator, power points, borrowed light window from hall.

## Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m)

Front aspect casement windows with rural views, exposed wall and ceiling beams, radiator, power points.

## Family Bathroom

12' 9" x 7' 6" (3.88m x 2.28m)

Exposed oak flooring, side aspect casement windows. Period style bathroom suite comprising panelled bath with mixer/ shower attachment, additional wall mounted shower system, pedestal wash basin and low flush W.C, vanity mirror with spotlights, chrome heated towel rail/ radiator. Range of built-in storage plus airing cupboard with factor lagged tank and slatted shelving.

## Outside: Formal Gardens

Professionally tended mature landscaped gardens surround the property with sections of level lawn, well stocked borders plus several sections of flagstone sun terrace and courtyard. Adjacent to the side elevation bay window is an original cider press.

## Large Garage/ Workshop

30' 6" x 13' 0" (9.29m x 3.96m) Max

Original 'forge' building - also recently re-thatched - is now 30' Garage / workshop and store room with front aspect double doors, dual aspect casement windows, eaves storage, power, lighting and recent floor mounted 'Worcester 'Greenstar' oil fired boiler.

The c. 10' x 4' store room is separately access to rear of building. Adjacent to the store room is access to the oil tank

## Parking

Ample stone chipped parking area accessed upon entry via the electronic gate. A second chipped hard standing area is situated at the opposite end of the building and can be accessed independently via a set of timber double gates.

## EPC

For full details of the EPC please refer to the online legal pack.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## WHY HOLLIS MORGAN?

Hollis Morgan hold the largest land & property auctions in the region.

Hollis Morgan sold more £££'s of Land & Property in both 2018 & 2019 than any other auctioneer in the region.

In fact, no auctioneer has sold more than Hollis Morgan since 2010 with over £289m of sales - £95m more than anyone else.

Hollis Morgan was the most successful Auctioneer in Bristol & North Somerset during 2018 – 2019 with an 87 % success rate.

\*Source EIG – Sales in BS and GL postcodes by agents

based in BS or GL postcodes.

\*Source EIG – Sales in BS postcodes 2018 & 2019 by agents based in BS

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.