



# Forge Cottage School Lane

Ashurst, BN44 3AY

**Asking price £325,000**

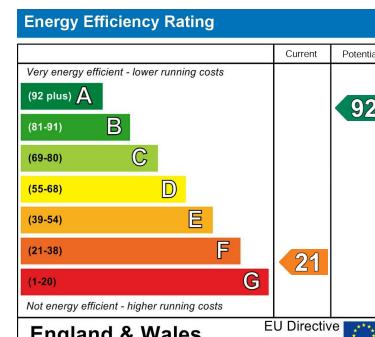
Nestled in the charming village of Ashurst, this delightful three-bedroom house with Garage and car port on School Lane offers a perfect blend of character and modern living. Built in 1898, the property boasts a rich history while providing all the comforts of contemporary life. Spanning an impressive 958 square feet, this home features a welcoming reception room, ideal for both relaxation and entertaining, complete with a cosy log burner that adds warmth and charm during the colder months.

The well-appointed kitchen leads to the south facing conservatory. Off the kitchen there is large store room suitable for washing machine, dryer or Logs ensuring that household chores are easily managed. The property includes a beautifully designed bathroom, featuring a luxurious roll-top bath, perfect for unwinding after a long day. Each of the two bedrooms are generously sized, providing ample space for family or guests. The property also has a dressing/study room for extra space.

Outside, the property benefits from a garage and a car port, offering secure parking and additional storage options. The absence of a chain means that this lovely home is ready for you to move in without delay, making it an ideal choice for those looking to settle in this picturesque area.

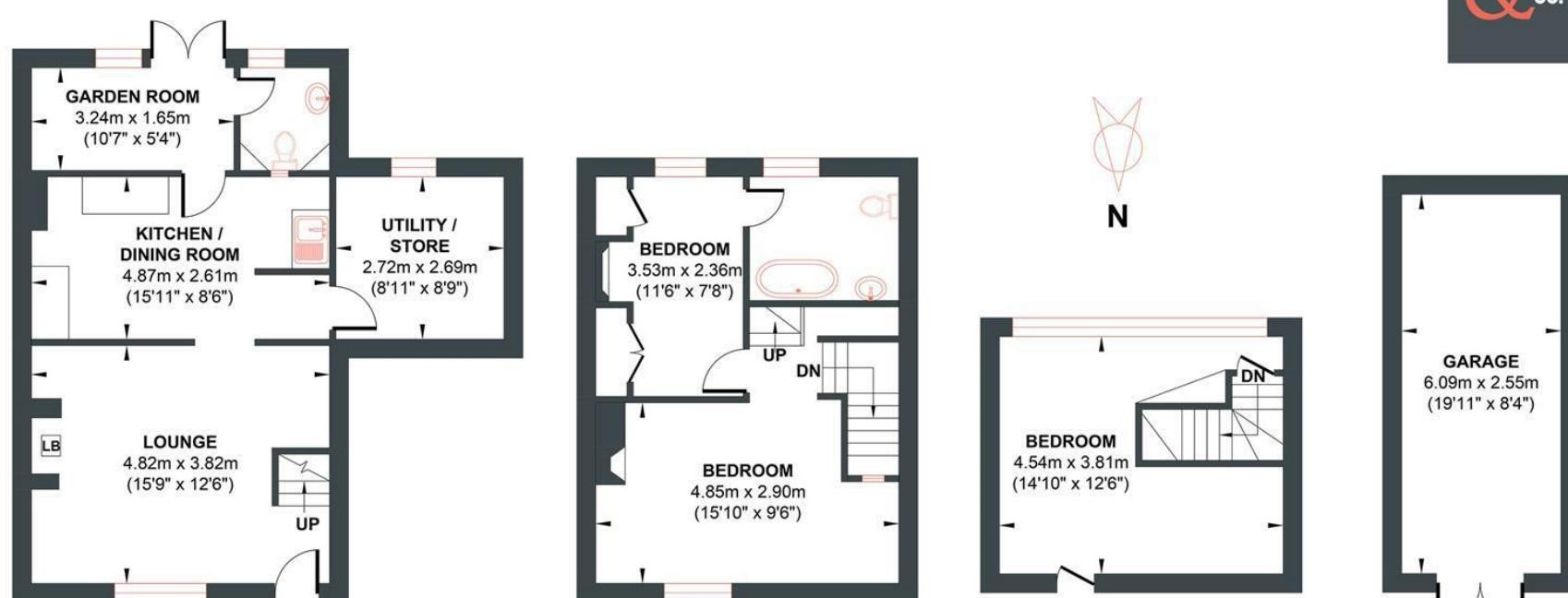
With its blend of period features and modern amenities, this house on School Lane is a rare find. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this charming residence your own.

- End of Chain
- Detached garage and car port
- Heart of the village
- Two bedrooms
- Log Burner
- Victorian Cottage
- South facing conservatory
- Study/Dressing room



## SCHOOL LANE

Approx. Gross Internal Floor Area (Excluding Garage) = 111.28 sq m / 1197.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
503.53 sq ft  
(46.78 sq m)

FIRST FLOOR

**Approximate Floor Area**  
340.89 sq ft  
(31.67 sq m)

SECOND FLOOR

**Approximate Floor Area**  
186.21 sq ft  
(17.30 sq m)

GARAGE

**Approximate Floor Area**  
167.16 sq ft  
(15.53 sq m)

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All measurements are approximate

