



## THE OLD FORGE

High Street, Twyford, Winchester, Hampshire, SO21 1RF





# THE OLD FORGE

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SO21 1RF

Winchester 3.4 miles | Southampton 11.4 miles

Shawford 1.9 miles

London Waterloo from Shawford – 60 minutes  
(Mileage and times approximate)

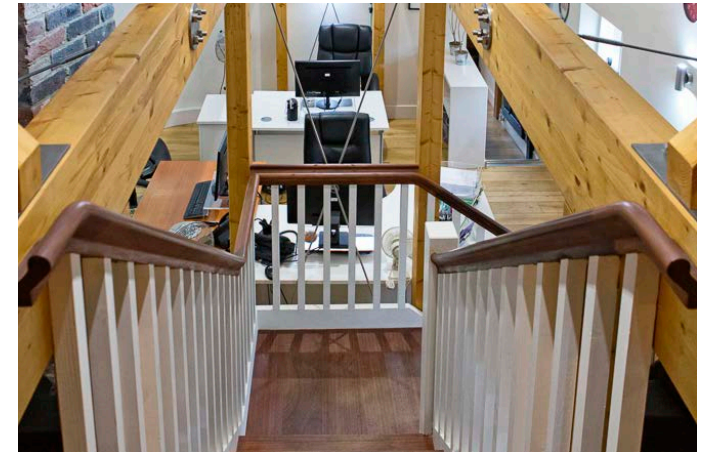
An exciting opportunity to acquire a former office with planning permission to convert into a residential dwelling, in the heart of this popular village.

## THE OLD FORGE

An exciting opportunity set within the heart of Twyford to convert this former, Grade II listed office into a unique and interesting 2-bedroom home. Planning consent has been granted for change of use from commercial usage into residential. This stunning, Grade II listed building lends itself perfectly for conversion and would be easily achieved. The existing design would remain largely the same, providing an open sitting and dining space in what is currently the main office area. This has a fully vaulted ceiling and features such as the old forge fire and chimney (not working) and modern wooden beams with steel cables giving a contemporary contrast to this period property. There will be two bedrooms, one on the ground floor and another on the first floor, both of which will be double bedrooms. The existing entrance and reception will become a kitchen and the current toilet and kitchenette will be knocked through to provide a bathroom. Planning reference SDNP/23/02636/FUL, <https://www.southdowns.gov.uk/planning-applications/find-an-application/>

## SITUATION

The Old Forge is located in the middle of the popular village of Twyford, in the South Downs National Park. Twyford has excellent amenities all within easy walking distance of the property, including two public houses, village shop and post office, coffee shop, doctors surgery, primary school and a mainline railway station at Shawford. The village is surrounded by attractive countryside and there are many stunning walks all within easy reach. The historic city of Winchester is only 3.4 miles away and provides an excellent selection of cultural and leisure amenities, as well as good shopping and numerous restaurants. Southampton Airport is only 10.6 miles away with a good range of destinations including various parts of Europe.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property.

### Services

Mains water, electricity, and mains drainage. Mains gas fired heating.

### Broadband availability

Superfast broadband available to premises (Ofcom).

### Mobile Phone Coverage

Good according to Ofcom.

### Tenure

Freehold with vacant possession.

### Local Authority

Winchester City Council.

### Restrictions

Conservation area and Grade II listed.

### Postcode

SO21 1RF

### Directions

From Winchester take the B3335 towards Twyford. Upon entering the village, at the traffic lights by the shop, turn right into Finches Lane. Take the first left into Queen Street. Follow this road around a left hand bend. Proceed straight to the end, and just before you reach the main road, The Old Forge will be found on your right hand side.

### Parking

Parking for one car.

### Local Planning

SDNP/23/02636/FUL, <https://www.southdowns.gov.uk/planning-applications/find-an-application/>



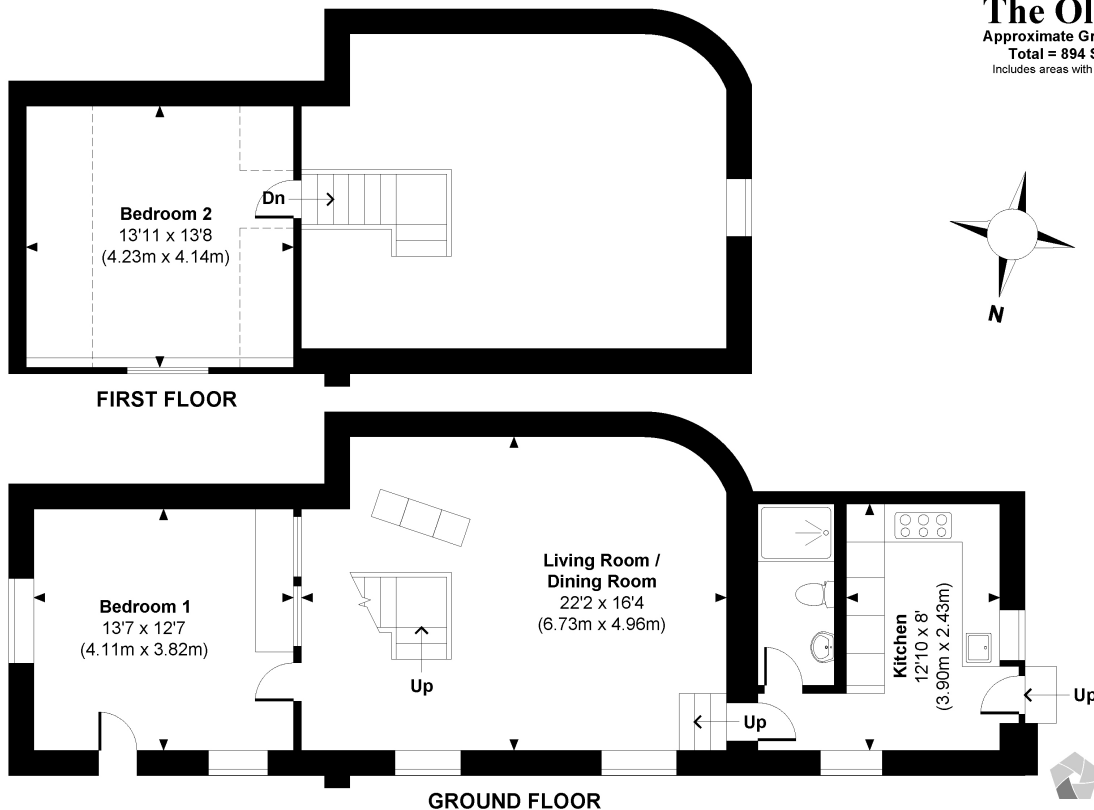
### Viewings

By appointment with BCM LLP only.

### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



--- Indicates restricted room height less than 1.5m.

### Selling Agent

Tom Woods, BCM LLP

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NB These particulars are as at March 2024.

## The Old Forge

Approximate Gross Internal Area

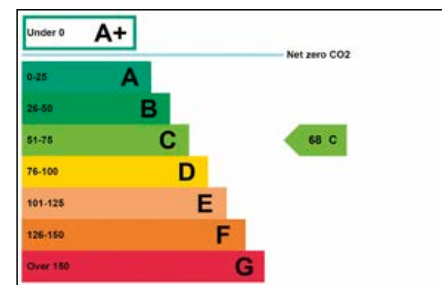
Total = 894 Sq Ft / 83.03 Sq M

Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Current Commercial EPC





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