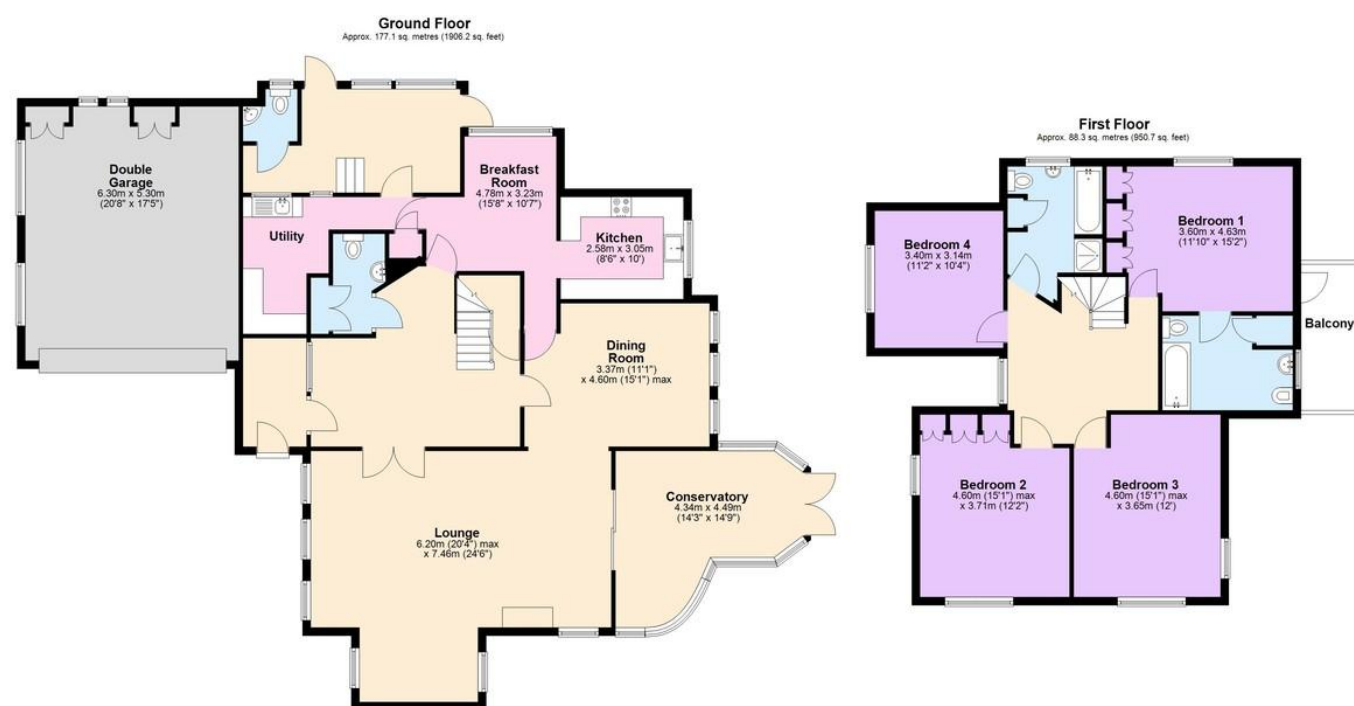


Floor Layout



Total approx. floor area 2,857 sq ft (265 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Stone House  
Cockshutt Lane

Dodford

B61 9AT

Asking Price Of **£950,000**

- Impressive Plot of Over 2.5 Acres Of Land
- 2857 Sq. Ft Of Internal Living Space
- Four Large Double Bedrooms
- Immaculately Kept Gardens







Cockshutt Lane,  
Dodford, Bromsgrove, B61 9AT  
Asking Price Of £950,000



## Property Description

**INTRODUCTION** This detached freehold property occupies a substantial sized plot, with landscaped gardens and comprising of four spacious double bedrooms. The property has numerous characterful features and stands in approximately 2.5 acres of land, having ample parking and garaging facilities, in the semi rural village of Dodford.

Dodford is situated off the A448 roughly two and a half miles north west of Bromsgrove. Bromsgrove boasts of having one of the finest public schools in the country. "The Bromsgrove School".

**DESCRIPTION** The property is approached via a driveway with electric gates, providing off road parking for several vehicles, the accommodation of this property briefly features the following:-

Off road parking and two double garages (one of which is an integral double garage, the second is a detached double garage together with a small workshop). A featured entrance hall that leads onto a multi-level lounge with an open electric fire and two patio doors leading through to the conservatory, dining area, kitchen/diner, utility room, and downstairs toilet/cloak room.

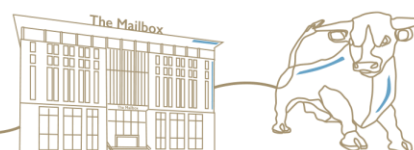
A curved stairs with wooden panelling that leads to upstairs gallery landing with doors radiating to: master double bedroom with a private balcony and en-suite shower room and numerous fitted wardrobes, two double bedrooms both with built-in wardrobes and a further double bedroom over viewing the front aspect of the property, which then leads off onto a main family bathroom with bath, toilet and hand basin.

**OUTSIDE** Stone House enjoys extensive grounds, surrounded by further fields currently used as pasture land. The property is approached from the semi-rural lane by a drive leading up to a large area of hard standing, with ample car parking and access to an outbuildings, including; a detached double garage (with workshop).

The garden amount to approximately 2.5 acres.



REASSURINGLY LOCAL



**LOCATION** Dodford is a small, semi-rural village, situated north-west of Bromsgrove, within easy access to junction 4 of the M5, and also junction 1 of the M42 motorways. Dodford is ideal for people who wish to live in an attractive village with a tranquil lifestyle, but also needing access to facilities of the town of Bromsgrove (approximately 2.5 miles away). There is a local pub and several schools nearby, together with a children's play school in the village, making Dodford a much sort after village.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware 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. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**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:** Freehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Bromsgrove District Council

**Council Tax Band - G**

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing  
of this property:

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