



The Breeze
Fockbury Road | Dodford | Bromsgrove | B61 9AW

FINE & COUNTRY

THE BREEZE

Introducing The Breeze, an exclusive gated barn conversion in Dodford, offering a rare blend of rural tranquility and accessibility. Constructed in 2019 to exacting standards, this unique property provides panoramic views of the surrounding countryside. Nestled within nearly 6 acres, it features a high-spec open-plan kitchen/dining room, a spacious lounge with a raised hearth for a wood-burning stove, a utility room with premium dog-washing facilities, three/four bedrooms (including a master ensuite), a study, and versatile spaces for a gym, walk-in wardrobe, storage, playroom, or home office. With ample parking and a stable, this residence harmonises luxury with countryside living.



Ground Floor

Stepping through the gated entrance onto a large tarmacadam driveway, there is ample gravel parking and access to the stable. The entrance porch, a welcoming boot room area, offers a generous space for coats and shoes, leading seamlessly to both the lounge and kitchen.

The sunlit living area, ideal for a family, showcases a central platform ready for a wood-burning stove. Enjoy stunning views from this room, accentuated by a vaulted ceiling that enhances the sense of openness and brightness.

Indulge in culinary delights within the high ceiling kitchen/dining room, adorned with a variety of wall, drawer, and base level units featuring elegant resin tops. The Belfast sink, accompanied by a Quooker mixer hot water tap, overlooks captivating views through a double-glazed window. Equipped with a five-ring gas hob, extractor hood, integrated double oven, dishwasher, and room for an American style fridge freezer, this space combines style and practicality. A central island, boasting base and drawer units, enhances the open-plan ambiance, currently hosting a sizeable dining table and a sofa. Bathed in natural light with a vaulted ceiling, this area features double glazed windows on the side and rear, along with electrically operated Velux windows with remote open/closing which are rain sensitive. Completing the ensemble is a central heating radiator, harmonising functionality with aesthetic appeal, and a doorway leading to the inner hallway for seamless connectivity.

The heart of the home is the large, versatile inner hallway space, seamlessly connecting three bedrooms, a lounge, kitchen/dining room, utility, and the family bathroom.

The utility, also accessed by an exterior door, is a haven for dog lovers, featuring a convenient shower, complemented by practical base and wall units. Designed with functionality in mind, it provides ample space for laundry appliances, ensuring a harmonious blend of convenience and style once more.

Experience luxury in the spacious ground floor master bedroom, where doors seamlessly open to the garden, creating a sense of opulence by bringing the outdoors inside. This retreat is equipped with a radiator and an adjoining ensuite designed in a wet room style. The ensuite features a fitted bath, vanity sink unit, low-level flush WC, shower unit, tasteful tiling in splash-prone areas, a wall-mounted mirror with inset lights and demister, and enhanced privacy with an obscure double-glazed window to the side.

Bedroom two, with its generous proportions, offers a spacious double room, with doors to the garden to let the outdoors become an extension of this welcoming retreat. Complete with a radiator, this room provides both comfort and a seamless connection to the natural surroundings, making it a delightful versatile space.

Bedroom three is a well-appointed space, bathed in natural light with dual aspect windows and a radiator for comfort.

The spacious family bathroom exudes luxury with a shower unit, freestanding bath, and vanity sink unit, all accented by quality finishes. This property seamlessly blends comfort and countryside elegance.





















First Floor

On the first floor is an exceptionally spacious room providing a large versatile space, for use as a bedroom or a study, with windows to side and rear, a Velux window to the ceiling and a central heating radiator. It features a door leading to a further bedroom/ walk-in-wardrobe area/ gym/ storage space, with fitted cupboards, presenting a truly spectacular area with opportunities to cater to diverse requirements. This room further progresses to a large under eaves room, with further opportunities to embrace the possibilities within this thoughtfully designed and expansive upper-level space.



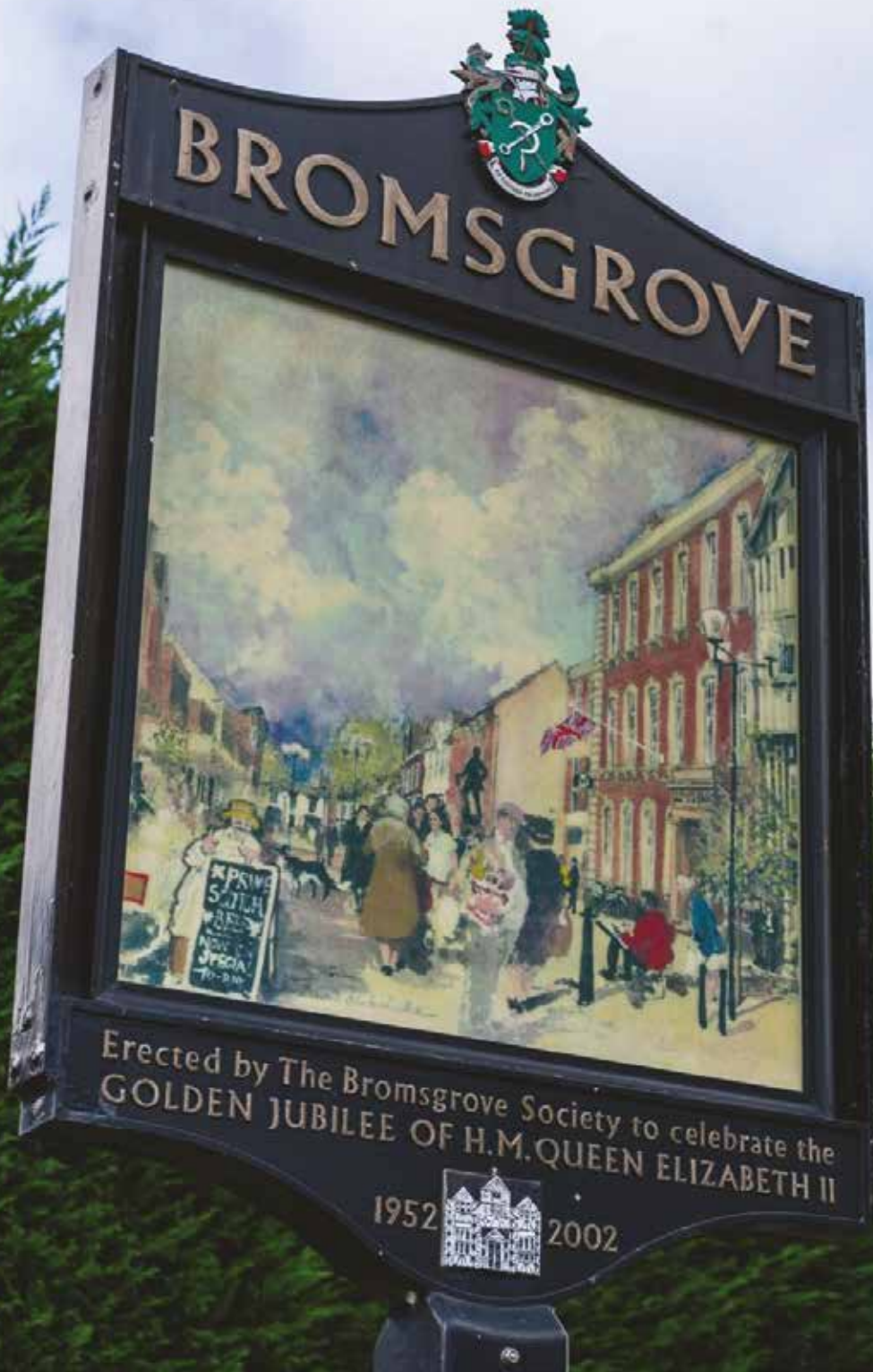


Outside

Situated on just under 6 acres of land, this private and peaceful property offers breathtaking views, enveloped by picturesque fields. A spacious driveway accommodates parking for several cars, while the gated entrance is pre-wired for an electric gate, offering convenience at your fingertips. The outdoor amenities include a stable and a pathway around the property from the utility room to bedroom one which continues around to the front of the property, enhancing the allure of the expansive surroundings and providing both practicality and charm.







LOCATION

The Breeze is situated along a country lane in the village of Dodford in Bromsgrove District Council. Dodford offers a close-knit community feel. The village has a friendly atmosphere, with a range of local amenities including a village hall, a church, and a pub that serves as a hub for social gatherings and community events. There are direct train lines to London from Birmingham and Worcester, both of which can be accessed from Bromsgrove Train Station or a short drive away. The Worcestershire Parkway Railway Station is located 17 miles away and increases the capacity to London as well as reducing journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The nearby motorways, M5 and M42, give easy access to both Birmingham and London.

The cathedral city of Worcester, (17 miles) lying on the banks of the River Severn, provides for high street and boutique shopping, and is characterised by one of England's great cathedrals, county cricket ground, racecourse and university.

The popular north Worcestershire villages of Blackwell (4.7 miles) and Barnt Green (5.6 miles) are a short drive away adding to the mix of services that may be found within the vicinity and providing village shopping. Bromsgrove itself is well served with a recently improved pedestrian high street, supermarkets, professional services and a wide mix of eating establishments. Destination gastro pubs may be found on the outskirts of Bromsgrove and the town is well placed for country walks and rural recreation.

If schooling is a priority, Bromsgrove caters for a range of provision to suit a child's needs. The local primary school feeds children into the senior schools at north and south Bromsgrove. There is a choice of further primary schools in the outlying areas. The independent sector is also well served with Bromsgrove School retaining a reputation of international repute. Further afield, highly regarded schools may be found in the county of Worcestershire including both The Royal Grammar School and King's School at Worcester. The King Edward Schools are within the Birmingham conurbation.





Services

Mains electricity and water
Private drainage via a sewage treatment plant (facility for 6 people per annum)
CCTV with eight external cameras and security alarm
Fibre-optic broadband

Additional Information

Public footpath in the top paddock

Tenure

Freehold

Local Authority

Bromsgrove District Council
Council Tax Band F

Viewing Arrangements

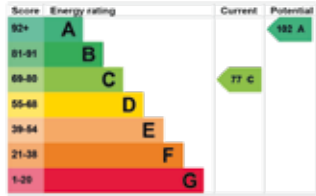
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



The Breeze, Fockbury Road

Approximate Gross Internal Area = 198.3 sq m / 2134 sq ft

Outbuilding = 26.4 sq m / 284 sq ft

Total = 224.7 sq m / 2418 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



Agents notes: 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. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given 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. For a free valuation, contact the numbers listed on the brochure. Printed 30.11.2023







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