

Andrew Grant
PRESTIGE & COUNTRY



Signet Fields

Dodford B61 9EH



Signet Fields

Kidderminster Road, Dodford, B61 9EH

6 Bedrooms 2 Bathrooms 3 Receptions 11.7 Acres*

*A further 1.4 acres available subject to separate negotiation**

“An idyllic, 16th century former Coaching Inn, brimming with character...”

Scott Richardson Brown CEO

- Nestled within the scenic countryside surrounding Bromsgrove and extending to over 11.7 acres, that include expansive mature gardens, a summer house, equestrian stables and multiple outbuildings.
- Six well-proportioned bedrooms and three reception rooms make this country estate ideal for large families or hosting guests in comfort.
- The 16th century former Coaching Inn is characterised by exposed wooden beams, rustic fireplaces and vaulted ceilings, full of warmth and character.
- Benefit from a practical workshop outbuilding which could be converted back into a stable to house horses outside your front door.
- A large private driveway and an integrated double garage ensure ample space to securely store and park multiple vehicles.



2270 sq ft / 210.8 sq m



The kitchen

The spacious kitchen boasts a practical and bright design with large windows that allow plenty of natural light. It features ample countertop space, a double oven and a traditional cooking range, making it an ideal setting for meal preparation. The layout is perfect for both cooking and dining, creating a welcoming space for family meals and entertaining guests.





The dining room

Accessed via the kitchen, the generously sized dining room is a perfect space for hosting dinners and special occasions. Its charming ambiance is enhanced by exposed wooden beams and dual aspect windows, offering delightful views of the lovely rear garden.





The sitting room

Full of character and country charm, the spacious sitting room boasts exposed wooden beams, wooden panelling and an exposed brick fireplace, creating a warm and welcoming atmosphere. Dual aspect windows flood the room with natural light, while its central position between the dining room, study and staircase to the first floor ensures a flow throughout the ground floor.





The study

This reception room, currently utilised as a study, offers a bright and inviting space with ample natural light streaming through its large windows. The room's layout is well-suited for focused work or quiet contemplation.

Additionally, the property includes a cellar beneath this room, providing extra storage. It is accessed by a staircase in the hallway adjacent.





The utility, pantry and WC

Adjacent to the kitchen, the utility room provides a practical space for laundry and additional storage, ensuring added convenience and organisation. It is equipped with plumbing facilities and houses the boiler for the property.

Also in the same vicinity, is a walk-in pantry offering further space for storage and a useful WC servicing the ground floor of the property.



Bedroom one

Directly adjacent to the staircase up to the first floor, bedroom one is a generously sized double bedroom with views overlooking the front of the property. It features an exposed brick nook, adding characterful warmth to the space. A door to the left leads to functional built-in storage.





Bedroom two

Bedroom two is another well proportioned space with useful integrated storage and wash basin. A window allows natural light into the space through the bright first floor landing.



Bedroom three

The final of the three bedrooms on the first floor offers views over the picturesque surroundings through a large window which also floods the space with natural light. The space also features practical built-in wardrobes for additional storage.



The first floor bathroom

Located on the first floor, the family bathroom features a bath, pedestal basin and a separate adjoining WC for added privacy.



Bedroom four

On the second floor of the property the generously sized fourth bedroom is characterised by the vaulted ceiling and exposed wooden beams. The size of the room allows for a variety of layouts while dual aspect windows ensure the space is bright, airy and welcoming.



Bedroom five

Leading on from the fourth bedroom is bedroom five. While cosy and inviting, the space allows plenty of room for a double bed. Built-in cupboards offer functionality and serve as a practical dressing area for bedroom four.

An ensuite bathroom features a coordinated bath, WC and pedestal wash basin.





Bedroom six

The final bedroom on the second floor is bright and spacious featuring solid wood flooring underfoot and charming exposed beams. A window looks out onto the fields below.



The terrace

A paved terrace, accessible from the kitchen and porch, is ideal for alfresco dining and enjoying the peaceful surroundings. This space offers a perfect setting for outdoor meals and entertaining.



The gardens

The gardens of this property are expansive and well maintained, featuring a lush green lawn, neatly trimmed hedges, a variety of colourful plants and trees and a summer house.





Charming landscaped areas with blooming bushes and pathways provide serene spots for relaxation and outdoor activities. The thoughtful design and vibrant greenery make the garden a standout feature of this home.



The double garage

A spacious integrated double garage offers secure parking for vehicles and additional storage space, making it a practical addition to the property.



The workshop

Nestled in a serene environment with lush greenery and a white picket gate, this former stable, turned workshop is perfect for those seeking a peaceful and inspiring workspace. The surrounding garden with blooming flowers enhances the picturesque setting, making it an ideal retreat for creative projects, a quiet office space or it could be used as its original purpose of a stable.

Additionally, there is a brick built piggery which is currently used as a secure dog kennel.



The stable

This property features a secure and spacious stable, perfect for horse owners. It offers a durable, weather-resistant shelter and blends beautifully with the natural surroundings. Located in a tranquil field, it ensures a peaceful environment for your horses.



The land

The 11.7 acres of surrounding land currently rented for crops offer numerous benefits, including ample space for privacy, outdoor activities and agricultural use. Maintain its charming countryside views or transform it into a smallholding or equestrian haven (subject to planning permission). This versatile property is perfect for creating your ideal rural lifestyle.

A further 1.4 acres of land are available for purchase via separate negotiation.





Location

Dodford is a picturesque village in Worcestershire, England, near Bromsgrove, offering a tranquil rural setting with easy access to urban centres via the nearby M5 motorway. This makes it convenient for commuters to Birmingham and Worcester, while its charming landscapes appeal to those seeking a serene lifestyle.

Also located nearby is the village of Chaddesley Corbett, situated between Kidderminster and Bromsgrove, it is known for its historic architecture and beautiful countryside. With good transport links, including the A448 road, residents can easily reach Birmingham, Worcester and other major locations, balancing rural living with urban convenience.

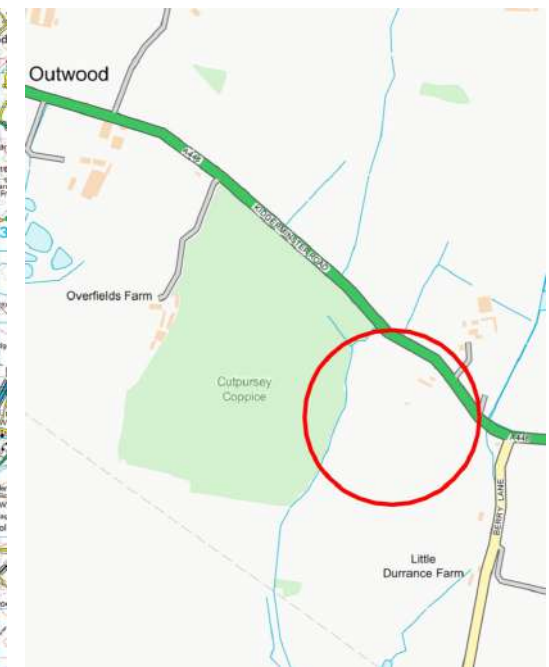
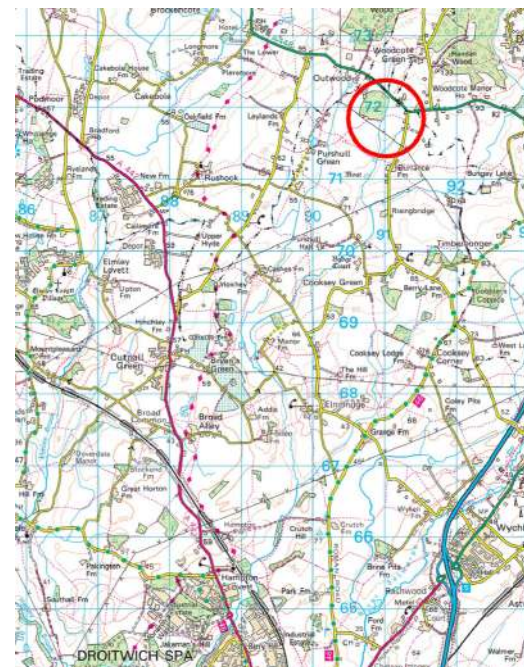
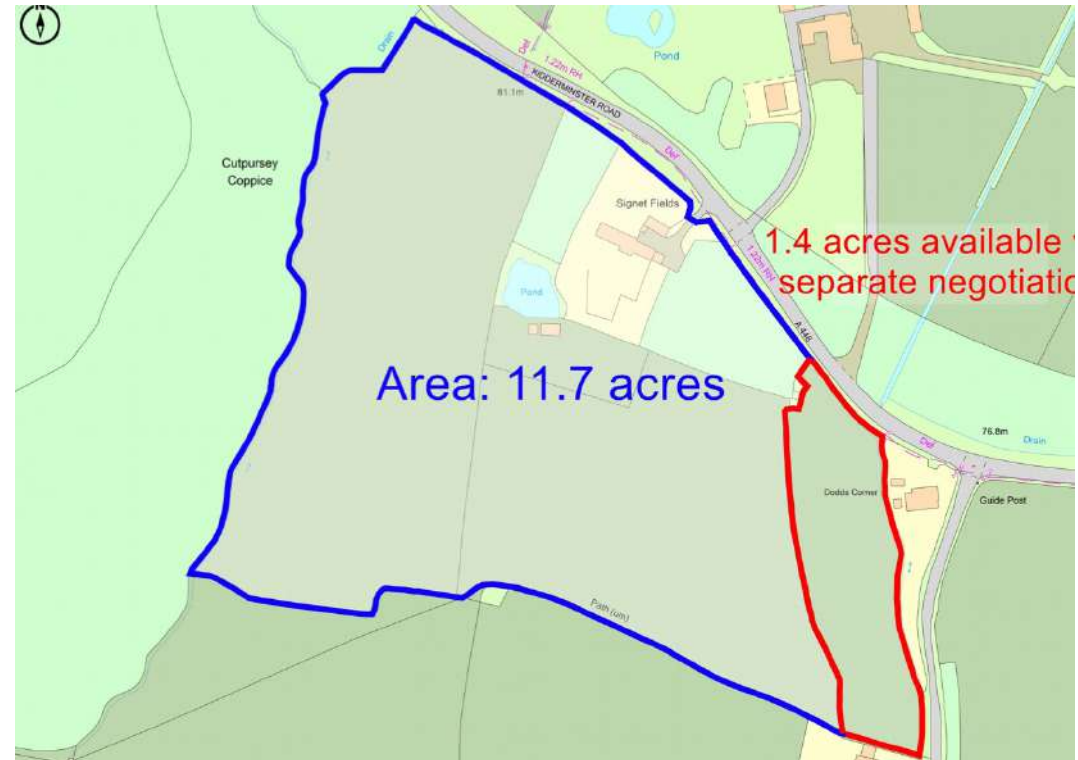
Both villages boast a range of amenities, including local shops, pubs and community centres, fostering a close-knit community atmosphere. They offer a blend of countryside charm and modern conveniences, making them attractive for those who appreciate tranquility without sacrificing access to essential services.

Services

The property benefits from oil central heating, mains electricity and water, plus a septic tank.

Council Tax

The Council Tax banding for this property is **Band G**



Signet Fields, Kidderminster road, Dodford B61 9EH

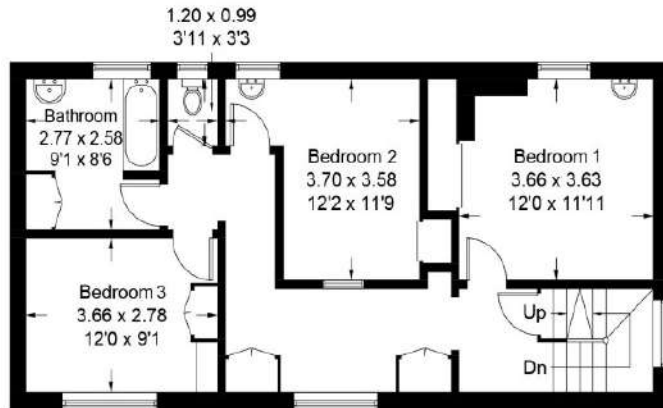
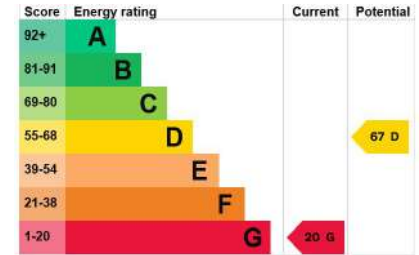
Approximate Gross Internal Area = 277.3 sq m / 2985 sq ft

(Including double garage)

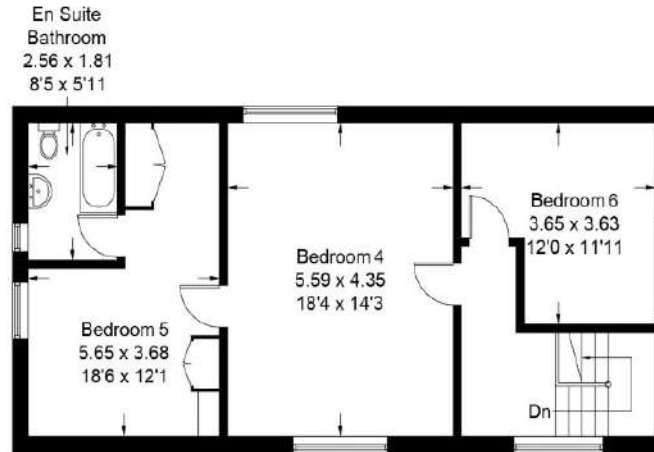
Cellar: 20.2 sq m / 217sq ft

Outbuilding = 54.9 sq m / 591 sq ft

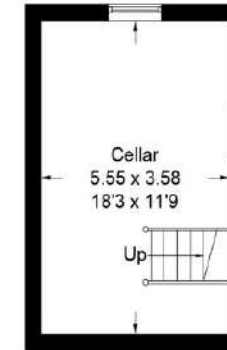
Total = 352.4 sq m / 3793 sq ft



First Floor



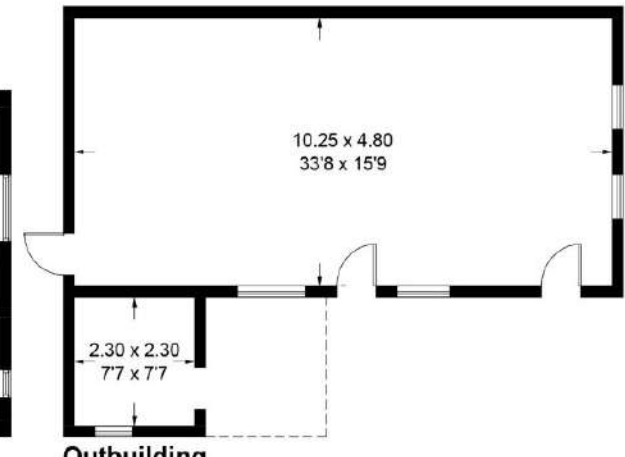
Second Floor



Cellar



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

