



Cockshot Lane

Worcester |



Cockshot Lane, Worcester,

- Architect-designed family home set in approximately 3 acres of stunning gardens enclosed by mature trees - 4,338 sqft
- Accessible via a country lane leading to a private driveway with ample parking space and a large double garage with a further double car port with EV charging capabilities
- State-of-the-art features throughout including high ceilings - wired for music - underfloor heating throughout the ground floor
- Superb, fully fitted kitchen and family entertaining room with top-of-the-line appliances
- Formal sitting room with a granite-finished fireplace and log-burning stove
- Separate work-from-home study, boot room, and utility room for convenience
- Captivating entrance hallway with vaulted ceiling and glass balustrade offering uninterrupted views
- Five double bedrooms, including an exceptional master suite with full-length glass balustrade overlooking the gardens
- Luxury family bathroom and en-suite facilities for guest and household use
- The garaging has potential for conversion into an annexe (subject to planning permission)
- Located in the highly sought-after Cockshot Lane Dormston, offering a fantastic living space in an enviable location.
- Modern smart home with secure wired & wireless network throughout.
- Discrete integrated music system installed in most rooms with touch panel control.
- Home cinema room with in wall/ceiling speakers.
- High Quality CCTV system with intelligent cameras.

Welcome to Roundhill Lodge a truly exceptional architect-designed family home, situated amidst approximately 3 acres of stunning gardens enclosed by mature trees. This remarkable property is accessed via a country lane, leading to a private driveway that offers ample parking space for your vehicles, along with a large double garage and double car port equipped with EV charging capabilities.





As you step into the fabulous entrance hallway, you'll be greeted by a vaulted ceiling and a glass balustrade with galleried landing that allows uninterrupted views over your expansive property. This stunning property is perfect for entertaining family and friends, with its expansive accommodation and private gardens and grounds this is the perfect party house. Adjacent to the open plan family-kitchen-entertaining room there is a 'secret room' (You must view to find out more)

Prepare to be captivated by the state-of-the-art features found throughout this exquisite home. High ceilings integrated to play your favourite music in multiple rooms create an immersive audio experience, while underfloor heating ensures comfort throughout the entire ground floor.

The heart of this home is the superbly designed fully fitted kitchen and family entertaining room, equipped with every appliance you could wish for, whether you're hosting a casual gathering or a formal dinner party, this space provides the perfect setting for all your culinary endeavors. Two sets of large bi-fold doors open onto the gardens creating a seamless connection for an indoor-outdoor living experience.

For moments of relaxation, the formal sitting room awaits, featuring a granite-finished fireplace housing a cosy log-burning stove. It's the ideal spot to unwind and enjoy the warmth and ambiance of a crackling fire.

The property also offers a separate work-from-home study, a convenient boot room, and a separate utility room to cater to all your practical needs.

Upstairs, you'll discover four generously sized double bedrooms, each offering comfort and style. The exceptional master bedroom suite is a true masterpiece, boasting a full-length glass balustrade that offers breathtaking views over your grounds.

The luxury family bathroom and en-suite facilities ensure that every guest and member of the household has privacy.

Additionally, there is a detached double garage with the potential to be converted into an annexe, subject to planning permission.

Located in the highly sought-after Cockshot Lane Dormston, this home offers not only a truly fantastic living space but also an enviable location.

Roundhill Lodge has stunning architecture, luxurious amenities, and a prime location, offering a fabulous lifestyle that is situated a short distance from the





Fox Town and Country Homes

renowned village of Inkberrow and amongst the rolling Worcestershire countryside. Inkberrow is a historical village that is renowned for its pubs, village shop, Post Office, doctors' surgery, primary school. Excellent private and state schooling and plenty of other sporting clubs and activities close by. Further afield, there are more extensive range of shops and amenities in Worcester, Stratford upon Avon, and Evesham. The commuter links are good, with easy access onto the M5 and M42 motorways.

- Mains Water
- Mains Electricity
- Oil Central Heating
- Underfloor Heating
- Klargester
- Broadband
- Tax Band G

Administrative Deposit:

Prior to issuing the Memorandum of Sale, Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase, this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and remarketing costs of the property.

THIS IS REFUNDABLE UPON COMPLETION.



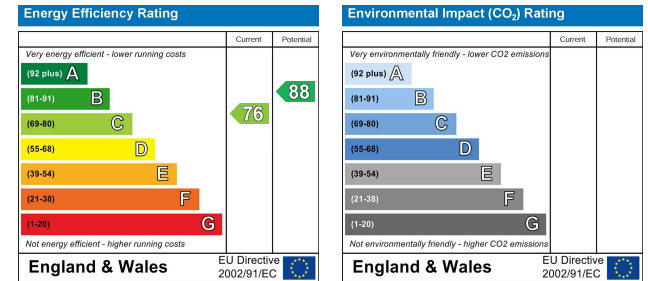


Roundhill Lodge, Cockshot Lane, Dormston, Kington, WR7 4JZ



Total Approx Area: 403.0 m² ... 4338 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.



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