



Cockshot Lane

Dormston | Worcestershire



Cockshot Lane, Dormston, Worcestershire

- Substantial residence with annexe and equestrian facilities in a secure, tranquil and private setting
- Potential building plot on paddock subject to necessary planning permission
- Fully refurbished
- Excellent out riding and bridal path network on the doorstep
- Approximately 2 acres of well-maintained gardens and paddock
- Ideal for small holding and equestrian enthusiasts
- Pastureland enclosed by post and rail fencing and purpose built tack system
- Four stables already in place with utilities
- Planning permission for a 40 m x 20 m menage
- Detached Annexe
- Spacious and light open-plan living
- Fully fitted kitchen with modern finishes
- Inviting sitting room with a log burner
- Large open-plan dining room for hosting gatherings
- Four generously sized bedrooms
- Master bedroom with en-suite shower room and dressing room
- Family bathroom with free-standing bath and separate shower cubicle
- Horseshoe driveway with two separate five-bar gates
- Double garage and workshop
- Ample car parking on a gravelled driveway
- Blends countryside living with modern convenience.

Discover First Acres, a stunning equestrian family home set in a tranquil and private haven. Enter through a charming five-bar gate onto a picturesque horseshoe driveway, leading you into this exceptional property, that has benefitted from a complete refurbishment by the current owners.





Fox Town and Country Homes

Expansive Grounds and Equestrian Facilities:-

First Acres spans approximately 2 acres of meticulously maintained, low-maintenance gardens and paddock, ideal for families and equestrian enthusiasts. The lush pastureland, enclosed by secure post and rail fencing, includes a purpose-built track system, maximising space and ensure the safety of your animals. Four well-appointed stables, complete with power, water, and separate double-gated road access, provide a comfortable home for your horses. Additionally, planning permission has been granted for a 40m x 20m menage, perfect for training and exercising.

Modern Amenities and Flexible Living Spaces:-

First Acres includes a detached annexe currently serving as a home office, offering a peaceful work environment. Adjacent is a convenient shower room for added functionality. The double garage features a large workshop with a boarded loft area above, providing ample storage with potential for conversion (subject to planning).

Spacious Main Residence:-

Step inside the tastefully refurbished main residence, which offers spacious, light-filled, open-plan living. The kitchen breakfast room is a culinary delight with modern units and contemporary finishes. The expansive sitting room, featuring a cosy log burner and renovated solid hardwood parquet flooring, with access to the patio area and gardens is perfect for relaxing evenings. The large dining room, complete with new solid oak flooring, offers ample space for dinner parties and gatherings.





RULES FOR
MARRIAGE
LAUGH TOGETHER
BE THE BEST FRIEND
SAY I LOVE YOU
FORGIVE
COMMUNICATE &
LISTEN TO EACH OTHER
HUG - HOLD HANDS

Fox Town and Country Homes

Comfortable and Versatile Accommodation:-

First Acres boasts four generously sized bedrooms. The spacious master bedroom includes an en-suite shower room and dressing room for ultimate comfort and privacy. The redesigned family bathroom offers a luxurious retreat with a free-standing bath and separate shower cubicle.

Charming and Functional Outdoor Spaces:-

The thoughtfully designed, fully enclosed garden ensures privacy and features a horseshoe driveway with two five-bar gates for easy access. Ample parking space on the driveway ensures convenience for family and guests.

A Blend of Countryside Living and Modern Convenience:-

First Acres offers a wonderful lifestyle, blending the serenity of the countryside with modern conveniences. Perfect for horse enthusiasts or families seeking a spacious, versatile and beautifully designed home, First Acres is your ideal destination.

Situated a short distance from the 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, and plenty of other sporting clubs and activities. Further afield, there are more extensive ranges of shops and amenities in Worcester, Stratford upon Avon, and Evesham. The commuter links are fantastic, with easy access onto the M5 and M42 motorways.

Mains Electricity

LPG

Mains Water

Septic Tank

Tax Band F

Administrative Deposit:

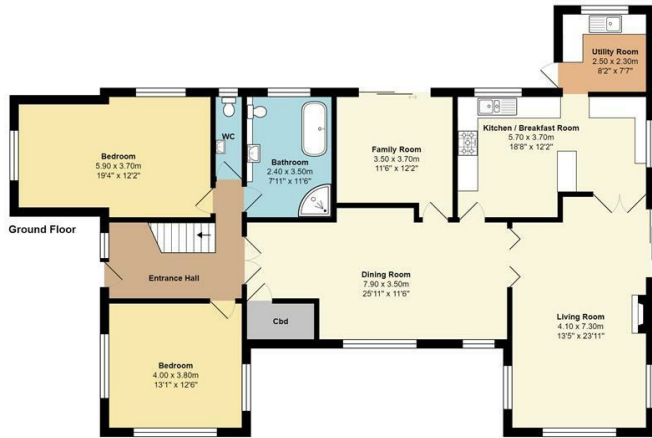
Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full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





Fox Town and Country Homes

First Acres, Cockshot Lane, Dormston, Kingon, WR7 4LE



Total Approx Area: 199.0 m² ... 2142 ft² (excluding garage, workshop, office, shower room)

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		68	(55-68) D
(39-54) E	45		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Tel: 01684 210950 or 01905 947640
 contact@foxtownandcountryhomes.co.uk
 39, Worcester Road, Malvern, Worcestershire, WR14 4RB
 www.foxtownandcountryhomes.co.uk

