



Cockshot Lane

Worcestershire |

FOX  TOWN &
COUNTRY
HOMES

Cockshot Lane, Worcestershire,

Spacious Family Home - Four double bedrooms in a sought-after country location.
Comfort and Style, Perfect blend of modern living with picturesque surroundings.
Three Separate Reception Rooms.
Sitting room with a cosy log burner.
Elegant dining room featuring a bay window for natural light.
Versatile study/office area suitable for work or play.
Stylish Kitchen Breakfast Room - Well-Appointed.
Fitted cream units with contrasting worktops.
Built-in appliances and sleek aesthetics.
Ideal for leisurely breakfasts and family meals.
Laundry Room with direct access to the double garage for added practicality.
Four beautifully decorated bedrooms.
Stylish Bathroom - Features a separate shower for convenience.
Gorgeous Gardens.
Striking Willow Tree and a tranquil stream (non-flooding).
Vibrant flower beds and evergreen plants for year-round color.
Private patio areas perfect for entertaining and relaxing.
Backing onto open fields, visually extending your garden space.





Discover the perfect blend of comfort, style, and nature in this spacious four double-bedroomed family home, situated in the sought-after country locale of Dormston. Surrounded by picturesque landscapes, this property is a true gem, ideal for a growing family seeking both space and convenience.

Step inside to find a welcoming atmosphere with three separate reception rooms. The sitting room features a cosy log burner, perfect for family gatherings or quiet evenings. The elegant dining room, complete with a bay window, floods the space with natural light, creating an inviting setting for family meals and entertaining. Need a workspace or a playroom - The versatile study/office area is perfect for work-from-home arrangements or children's activities.

The heart of the home is the well-appointed kitchen breakfast room. With a range of fitted cream units and contrasting worktops, this stylish space is equipped with built-in appliances and sleek aesthetics, making it both functional and beautiful. Enjoy breakfasts or informal family meals. Adjacent to the kitchen, the laundry room which offers direct access to the double garage, ensuring the practicalities of family life are well catered for.





The first floor has four beautifully decorated bedrooms, each designed to provide a peaceful retreat. The stylish bathroom, featuring a separate shower, serves these lovely bedrooms.

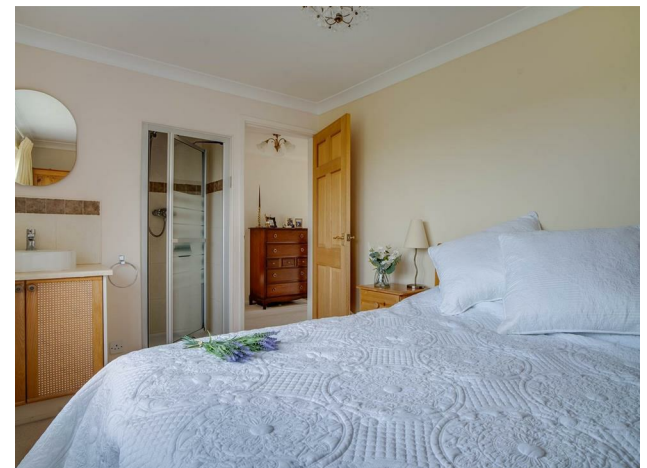
The stunning gardens truly set this property apart. A striking Willow Tree graces the landscape, complemented by a tranquil stream that runs through the lawn—rest assured, it does not flood. Enjoy vibrant spring and summer flower beds alongside evergreen plants that provide colour year-round. The patio areas are perfect for outdoor entertaining or simply relaxing in complete privacy, with the gardens backing onto open fields, allowing for an extension of your existing garden

This superb family home in Dormston offers everything you could desire in a country residence. With its ample accommodation, stylish interiors, and breathtaking outdoor space

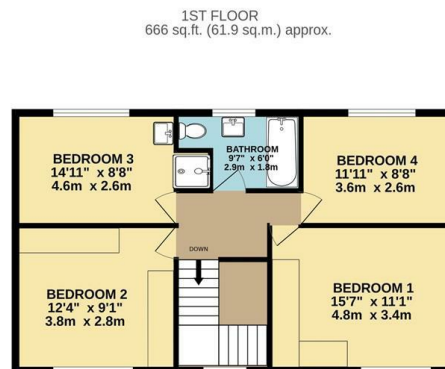
Mains Water - Klargester Bio Disc Domestic Waste Treatment Plant - Mains Electricity- Broadband - Tax Band F

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**







TOTAL FLOOR AREA: 1577 sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			(55-68) D		
(39-54) E			(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	

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