



Greenfield Cottage, 13 Doddington DY14 0NL

**G HERBERT
BANKS**

EST. 1898

Greenfield Cottage
13 Doddington
Hopton Wafers
Kidderminster
DY14 0NL

A Charming Detached 2 Bedroom Cottage,
with Outbuilding & Pastureland.

The Whole Extending to 2.72 Acres or
thereabouts

In all about 945 sq ft

Situation

Doddington is a popular small village just below the Titterstone Clee Hill with the St John's Church and a petrol station with store. Clee Hill Village has a junior school, post office/store, fish and chip shop and pub. Hopton Wafers Village is close by with the Hopton Crown Pub.

Also, the property is within easy reach of Cleobury Mortimer, Tenbury Wells, Ludlow, Bewdley, Kidderminster and The Wyre Forest.

Description

Greenfield Cottage comprises a detached dwelling constructed of a mixture of stone and brick containing: Entrance Porch, Reception Room/Sitting Room with Inglenook fireplace, log burner and exposed ceiling beams, fitted kitchen, again with exposed beams, Hall/Dining Room and Cloakroom. Two Bedrooms and family Bathroom.

In all about 945ft² (87.75m²) as depicted on the floor plan.

Outside

Pleasant garden area comprising lawns and flowerbeds with garden shed.

Steel Portal Framed Garage/Storage Building 30'0 x 20'6 (9.14m x 6.24m) and 2 former Field Shelters/Building (in adjoining paddock).

Pastureland lying to the south and east of Greenfield Cottage, adjoining the driveway to the north and Earls Ditton Lane to the east.

The whole extending to 2.72 acres as outlined in red on the attached plan.

NB There is a right of access to the land to the south of the property between the points A and B as coloured yellow on plan for all purposes in favour of the owners of the adjoining land.

GENERAL INFORMATION

Services

Mains electricity and water are connected. Drainage is to a septic tank.

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7400-1729-0922-0399-3243>

The EPC was carried out in February 2024 with a rating 7/G; potential 101/A.

Local Authority

Shropshire District Council
Tel: 0345 678900

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

Greenfield Cottage is situated some 230 metres to the south of the A4117 Cleobury Mortimer to Clee Hill Road at Doddington. Take the turning just opposite to Doddington Church into Earls Ditton Lane, following the land for 230 metres turning into the track/drive on the right opposite Doddington Heights Park whereby Greenfield Cottage will be identified by the Agent's 'For Sale' board.

[what3words ///chatting.closed.summit](https://www.what3words.com/whats3words/whats3words///chatting.closed.summit)

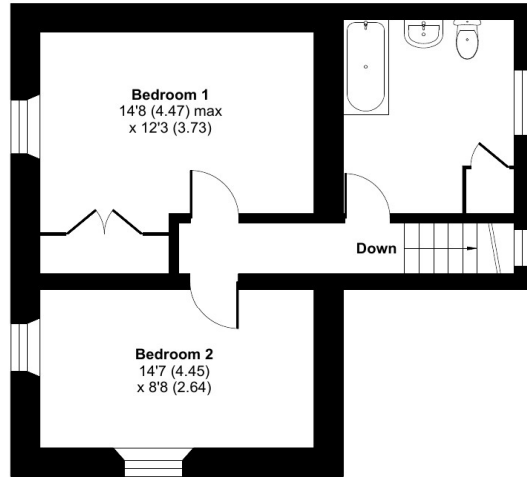




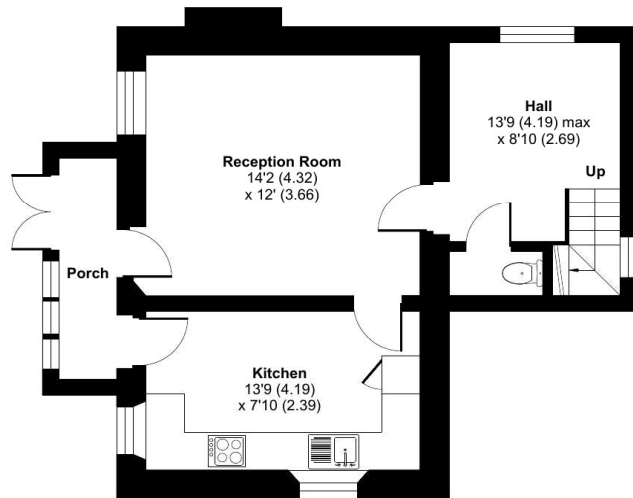
Doddington, Hopton Wafers, Kidderminster, DY14

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for G Herbert Banks LLP. REF: 1084210



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