



Greenfield Cottage, 13 Doddington DY14 0NL

G HERBERT  
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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 Clew Hill with the St John's Church and a petrol station with store. Clew 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 Clebury 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 945ft<sup>2</sup> (87.75m<sup>2</sup>) 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 Clebury Mortimer to Clew 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](#)

### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

*In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.*



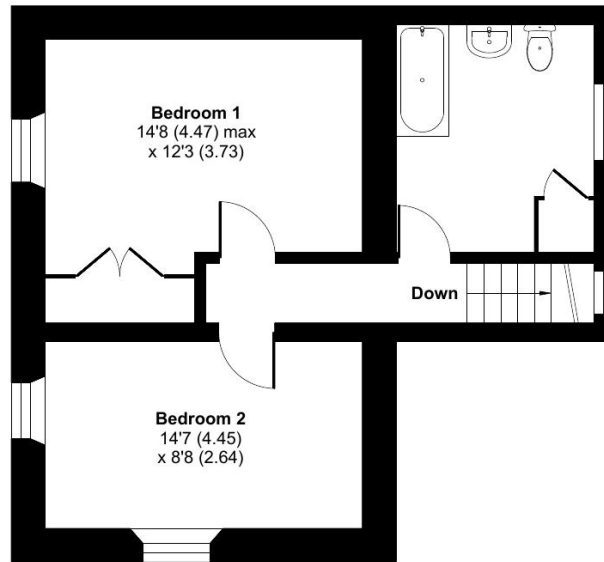




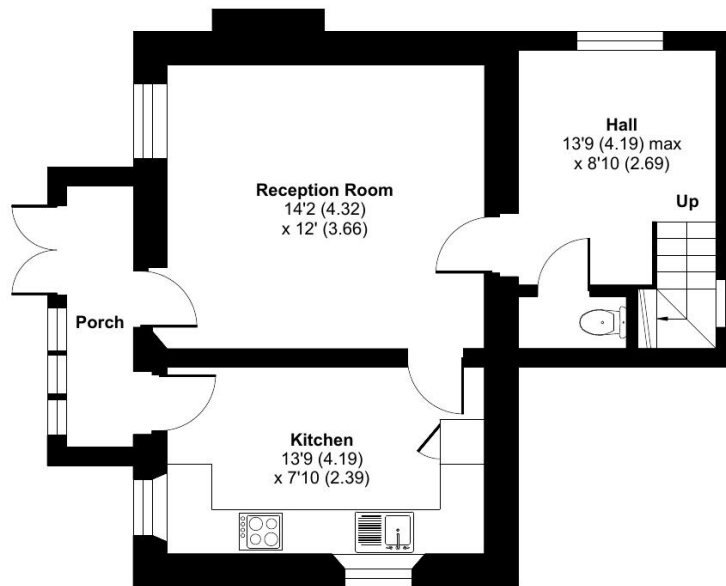
# Doddington, Hopton Wafers, Kidderminster, DY14

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). © nichecom 2024. Produced for G Herbert Banks LLP. REF: 1084210







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