



Dodoak
Dodoak | Little Witley | Worcester | Worcestershire | WR6 6LG

DODOAK

Dodoak is a beautifully presented six-bedroom country residence occupying a delightful south-facing position within the sought-after hamlet of Sankyns Green, on the edge of Little Witley. Thoughtfully enhanced and meticulously maintained, the property combines period character with modern convenience to create an exceptional family home.



Extending to over 3,000 sq ft of versatile accommodation arranged over four floors, the property offers an excellent balance of formal and informal living spaces. Highlights include a bespoke handcrafted kitchen by Pineland of Cleobury Mortimer, underfloor heating to key ground floor areas, a recently replaced roof, cast iron radiators and a wealth of original features including fireplaces, flagstone flooring and plantation shutters.

Complemented by south-facing gardens, a detached double garage and workshop, courtyard kitchen garden and superb entertaining spaces, Dodoak offers a rare opportunity to enjoy an idyllic Worcestershire lifestyle, combining rural tranquillity with excellent access to Worcester, highly regarded schooling and major transport links.

Ground Floor: The welcoming entrance hall provides an impressive introduction to the property and offers useful storage facilities. From here, access is provided to a versatile reception room currently utilised as a home office, complete with an attractive open fireplace.

A particularly charming reception room enjoys a bay window fitted with plantation shutters, flagstone flooring and French doors opening directly onto the gardens. The room centres around a magnificent Jøtul log burner, creating a warm and inviting setting for both family gatherings and formal entertaining.

The heart of the home is undoubtedly the superb open-plan kitchen, breakfast and family room. Handcrafted by the renowned Pineland of Cleobury Mortimer, the bespoke solid wood in-frame kitchen has been designed with both practicality and style in mind. Extensive cabinetry, integrated appliances, a substantial central breakfast island, boiling water tap, built-in coffee station and a generous walk-in pantry combine to create an exceptional culinary and social space. Flagstone flooring and underfloor heating enhance both comfort and character throughout.

An inner hallway leads to a useful boot room with access to both the front garden and rear courtyard, together with a separate utility and laundry room. A downstairs cloakroom benefits from underfloor heating.

The impressive sitting room provides a wonderful place to relax and entertain, featuring a wood-burning stove, underfloor heating and bi-fold doors opening directly onto the large entertaining terrace and gardens beyond. A second staircase rises from the sitting room to the first floor, adding further practicality and character to the home's versatile layout.

Accessed from the inner hallway adjacent to the kitchen, the cellar provides valuable storage space.









Seller Insight

“ There is an unmistakable sense of arrival the moment you step inside this elegant Georgian home. Defined by beautifully balanced proportions, soaring double-height ceilings and an abundance of natural light, it offers the timeless grandeur of a period residence while remaining wonderfully warm, welcoming and effortlessly practical for modern family life.

Every room has its own character, with original fireplaces, intricate cornicing and impressive sash windows creating a home of exceptional charm. Throughout the day, sunlight moves gracefully through the house, from the morning glow that fills the handcrafted solid-wood kitchen to the golden afternoon light that floods the south-facing reception rooms. As evening falls, the principal bedroom enjoys spectacular west-facing sunsets, ensuring every part of the home has its perfect moment.

Thoughtfully enhanced by the current owners, the property has been carefully modernised while preserving its historic integrity. A new roof, wet underfloor heating, beautiful flagstone flooring and a bespoke painted kitchen provide all the comforts of contemporary living, while the flowing layout creates an effortless balance between everyday family life and sophisticated entertaining. Whether hosting intimate gatherings or celebrations on a grand scale, the generous proportions ensure guests can mingle comfortably without the house ever feeling crowded.

Outside, the gardens are every bit as captivating. The secluded courtyard is a peaceful sanctuary, enclosed, private and bathed in sunshine throughout the summer months. Fragrant herbs grow beside the kitchen, ready to be picked while cooking, while the spacious lawn has provided years of enjoyment for children and dogs alike. The terrace, accessed directly from the sitting room, becomes a favourite destination on warm evenings, offering the perfect setting to unwind with friends as the sun begins to set.

Beyond the gates, village life is equally rewarding. A welcoming community, thriving local pub, seasonal traditions and excellent nearby schools create a rare sense of belonging, while outstanding countryside walks begin quite literally from the front door. Shrawley Woods, renowned for its breathtaking displays of bluebells and wild garlic, lies close by, while Worcester, Stourport-on-Severn and Droitwich are all within easy reach, offering the ideal balance between rural tranquillity and everyday convenience.

Above all, this is a home designed to be lived in. It has been filled with milestone celebrations, family gatherings, children's adventures and countless cherished memories. The next owners will inherit not simply an exceptional Georgian residence, but a home where every season, every space and every gathering becomes something truly memorable.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor: The first floor provides beautifully proportioned accommodation arranged around a spacious landing. The principal bedroom is a delightful retreat, featuring walk-in wardrobes, additional fitted storage, plantation shutters and an attractive feature fireplace.

Bedroom two enjoys a feature fireplace and shutters, whilst bedroom five overlooks the attractive courtyard garden.

The family bathroom is beautifully appointed and enjoys views across the courtyard. Fitted with a freestanding roll-top bath, large walk-in shower, contemporary wall-mounted wash basin and WC, the room is further enhanced by wooden flooring and a decorative cast iron fireplace. A separate shower room provides additional convenience and includes a large walk-in shower enclosure.

From the landing, steps lead down to bedroom four, a charming room featuring part wood-panelled walls, wooden flooring, built-in wardrobes and a further feature fireplace. Bedroom three enjoys wooden flooring, a feature fireplace and stairs descending directly to the sitting room below, creating a unique and versatile arrangement.

Second Floor: Stairs rise from the landing to a superb second-floor family room, which could equally serve as a sixth bedroom, guest suite, studio or substantial home office.

A study area leads into the principal space, where a vaulted ceiling, exposed beams, feature fireplace, Velux roof windows and additional glazing combine to create a wonderfully light-filled and characterful room. This flexible area provides excellent additional accommodation and enjoys a high degree of privacy from the remainder of the house.











Outside: Dodoak enjoys attractive south-facing gardens and outdoor entertaining spaces designed to maximise its enviable position.

The property is approached via a gravelled driveway with gated access, leading to a detached double garage and workshop, providing excellent parking, storage and hobby space. The principal gardens are predominantly laid to lawn and are complemented by mature planting, established borders and carefully positioned seating areas. To the front elevation, an attractive wisteria-clad façade creates a wonderful first impression and enhances the property's period charm.

To one side of the house lies a substantial entertaining terrace accessed directly from the sitting room, providing the perfect setting for al fresco dining and summer gatherings. The enclosed courtyard garden is a particularly appealing feature and has been thoughtfully designed to incorporate raised planting beds, ideal for a productive kitchen garden. Lavender, olive trees and additional mature planting create a delightful and private outdoor environment that can be enjoyed throughout the seasons.





LOCATION

Dodoak enjoys an enviable position within the picturesque hamlet of Sankyns Green, on the edge of the highly regarded village of Little Witley, one of Worcestershire's most desirable rural locations. Surrounded by rolling countryside yet exceptionally well connected, the property offers the perfect balance between country living and modern convenience.

The property falls within the catchment area for the highly regarded Chantry School in Martley, with the school bus conveniently collecting directly outside the property. Families are also exceptionally well served by a range of respected independent schools including The King's School Worcester, The Royal Grammar School Worcester, Malvern College and Bromsgrove School.

Everyday amenities can be found in nearby Martley, approximately 3 miles away, whilst the cathedral city of Worcester lies approximately 9 miles to the south-east. Droitwich Spa is approximately 11 miles away, Tenbury Wells around 12 miles, Malvern 14 miles and Bromsgrove approximately 18 miles distant.

Healthcare provision is excellent, with the highly regarded Great Witley Surgery enjoying an outstanding local reputation. Worcestershire Royal Hospital is approximately 10 miles away.

The surrounding area is renowned for its vibrant rural community and excellent hospitality. Of particular note is The New Inn at Shrawley, a much-loved country pub renowned for its welcoming atmosphere and excellent food. Numerous additional country inns, gastro pubs and restaurants can be found throughout the Teme Valley and surrounding villages.

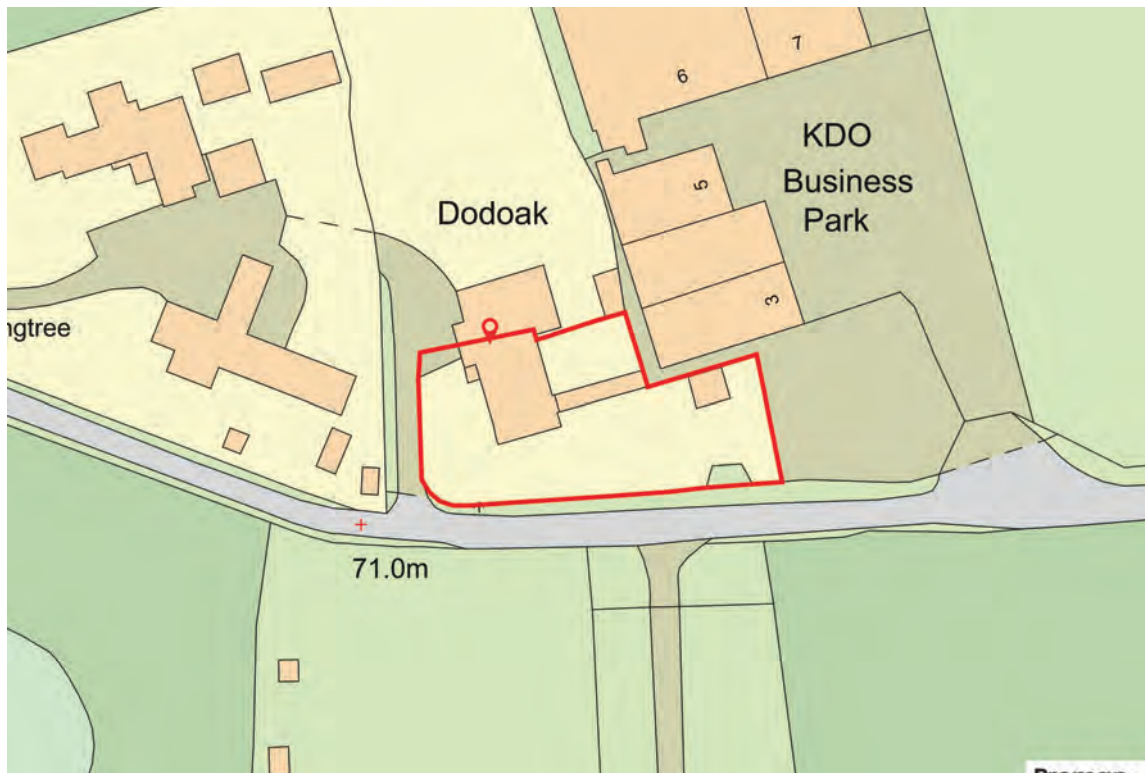
The area offers an abundance of leisure opportunities, including walking, cycling and riding through some of Worcestershire's most beautiful countryside. Nearby attractions include the magnificent Witley Court and Gardens, Great Witley church, the Malvern Hills, West Midlands Safari Park, the Severn Valley Railway and the Wyre Forest.

For commuters, Worcester Foregate Street, Worcester Shrub Hill and Worcester Parkway stations provide regular rail services to Birmingham, whilst direct services from Worcester Parkway connect with London Paddington in approximately 2 hours.

Birmingham city centre is approximately 45 minutes by car, Birmingham Airport approximately 50 minutes away, whilst central London can typically be reached within 2.5-3 hours depending upon traffic conditions.

Combining outstanding connectivity, excellent schooling, superb local amenities and beautiful Worcestershire countryside, Dodoak presents a rare opportunity to enjoy an exceptional country lifestyle without compromise.





Material Information

Tenure: Freehold
 Council Tax Band: F
 Local Authority: Malvern Hills
 EPC: Rating E
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Private drainage via a septic tank
 Heating: Oil-fired central heating and underfloor heating
 Broadband: FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Double garage and driveway parking for 4 vehicles
 Total Internal Floor Area: 3,485 sq ft
 Additional Information: CCTV or similar security system in operation
 Flying freehold. Access to the neighbouring property is permitted through the courtyard gate for maintenance in the favour of Dodoak.
 Title Information: The property is subject to rights and restrictive covenants contained within the title documents. Further information is available on request.

Directions

Postcode: WR6 6LG
 What3words: ///outsiders.pulsing.refer

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 678111.

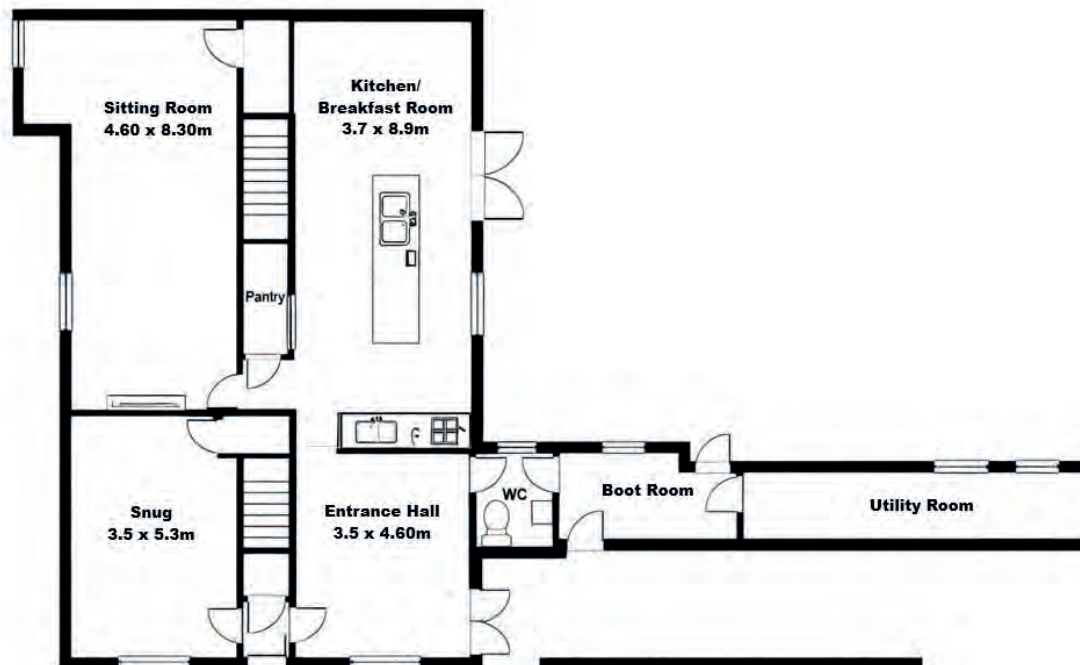
Website

For more information visit: <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

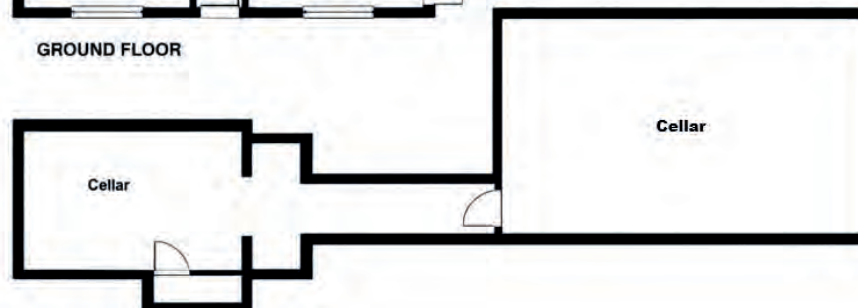
Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

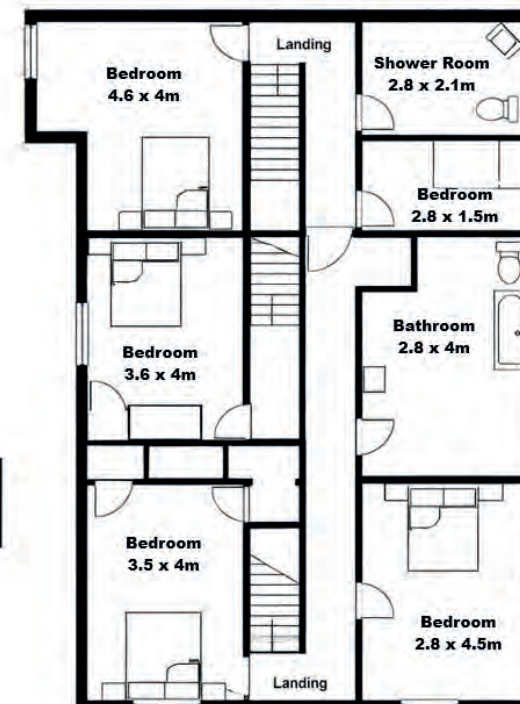




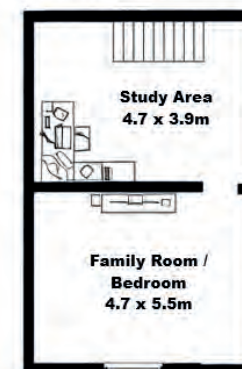
GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Area: approx. 323.8 sq. metres (3,485.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 19.08.2026



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We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

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