



Tythings

Bluntington, DY10 4NR

Andrew Grant

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Tanwood Lane, Bluntington, DY10 4NR

4 Bedrooms 1 Bathroom 3 Reception Room

A dormer home offering generous gardens, spacious reception rooms and potential to update to taste in a sought-after village setting.

- Dormer home offering flexible accommodation with scope for improvement
- Spacious living and dining rooms complemented by a well-appointed kitchen
- Expansive lawned garden with patio and mature borders
- Triple-length garage and generous driveway provide ample parking
- Desirable village setting close to countryside, amenities and transport links

Tythings is a dormer bungalow in Bluntington offering flexible three/ four-bedroom accommodation requiring some modernisation. The ground floor features a generous living room with bay window and fireplace, separate dining room opening to the terrace, kitchen and breakfast room with access to the utility, WC and integral triple-length garage. Three bedrooms and a bathroom complete the ground floor. A pull-down staircase leads to a versatile loft/fourth bedroom with dormer window, extensive storage space and basin. Outside, the established gardens provide a lawn and patio, while the driveway offers ample parking.

1523 sq ft (141.4 sq m)





The kitchen and breakfast room

Forming the hub of daily life, the kitchen and breakfast room combines cooking and informal dining in one generous space. There are extensive fitted cabinets, an integrated double oven, hob and extractor and a sink set into the work surfaces. A light-filled breakfast area overlooks the garden through a broad window and adjacent sliding doors, and there is direct access to the adjoining utility room, WC and the integral triple-length garage.







The living room

The spacious living room is designed for relaxation and entertaining. A broad bay window frames views of the front garden, while a modern fireplace provides a focal point. Glazed double doors lead into the dining room, creating a flowing arrangement for family and guests.





The dining room

Ideal for formal meals or family gatherings, the dining room sits between the living room and kitchen. It features wide sliding glass doors opening onto the patio and rear garden, and a glazed window maintains a visual connection with the kitchen. The room links directly to the living room via double doors, ensuring a seamless flow between spaces.



The primary bedroom

The primary bedroom offers a peaceful retreat on the ground floor. A large bay window overlooks the front garden and there is an entire wall of fitted wardrobes with matching drawers. This bedroom is positioned near the bathroom for convenience.



The second bedroom

Another double bedroom provides flexible sleeping accommodation. It includes a wash basin and a generous window looks over the rear garden. This room could equally serve as a guest room or additional study, depending on requirements.





The third bedroom

Currently arranged as a study, the third bedroom would suit a child or home office. It has a deep window to the front and there is ample room for either bedroom or office furniture.



The bathroom

Serving the accommodation, the bathroom is fitted with both bathing and showering facilities. The suite includes a panelled bath with mixer tap, a separate glazed shower enclosure and a vanity basin set into cabinetry beneath a frosted window. Tiled walls make for easy maintenance.





The loft/fourth bedroom

Accessed via a pull-down staircase, the loft/fourth bedroom provides additional versatile accommodation. The dormer window brings in plenty of light and there are fitted cupboards, shelving and a built-in vanity sink. Sloping ceilings add character and eaves storage maximises floor space, making this area ideal as a teenager's bedroom, hobby room or occasional guest space.





The garden

To the rear of the home lies an extensive garden suited to outdoor living. A broad paved terrace adjoins the house, leading onto an expansive lawn edged with mature trees, hedges and flowering shrubs. The garden provides a tranquil setting for relaxation and offers plenty of space for play or planting.



The driveway and parking

Approached from the lane, the property enjoys generous parking facilities. A sweeping tarmac driveway leads to an integral triple-length garage, complemented by a neat front lawn and well-kept hedging. The driveway can accommodate multiple vehicles, making it ideal for families and visitors.

Location

Tanwood Lane lies in the rural suburbs of Chaddesley Corbett village, ideally placed for accessing the village centre which sits around 0.7 miles from here and also some delightful neighbouring countryside including Chaddesley woods which is nearby up the lane.

Chaddesley Corbett is a quintessential Worcestershire village with a strong community. The pretty centre is home to useful shops, a farm shop and butchers, well regarded pubs, a doctor's surgery and a garden centre. A primary school and preschool are nearby, with independent schooling available at Winterfold House. Nearby towns such as Kidderminster and Bromsgrove provide a wider range of services, supermarkets and leisure facilities.

Road connections link to the M5 and M42 for access to Birmingham and the Midlands, while rail services from Kidderminster and Worcester offer regular links to regional and national destinations.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F



Tanwood Lane, Bluntington, Chaddesley Corbett, Kidderminster, DY10



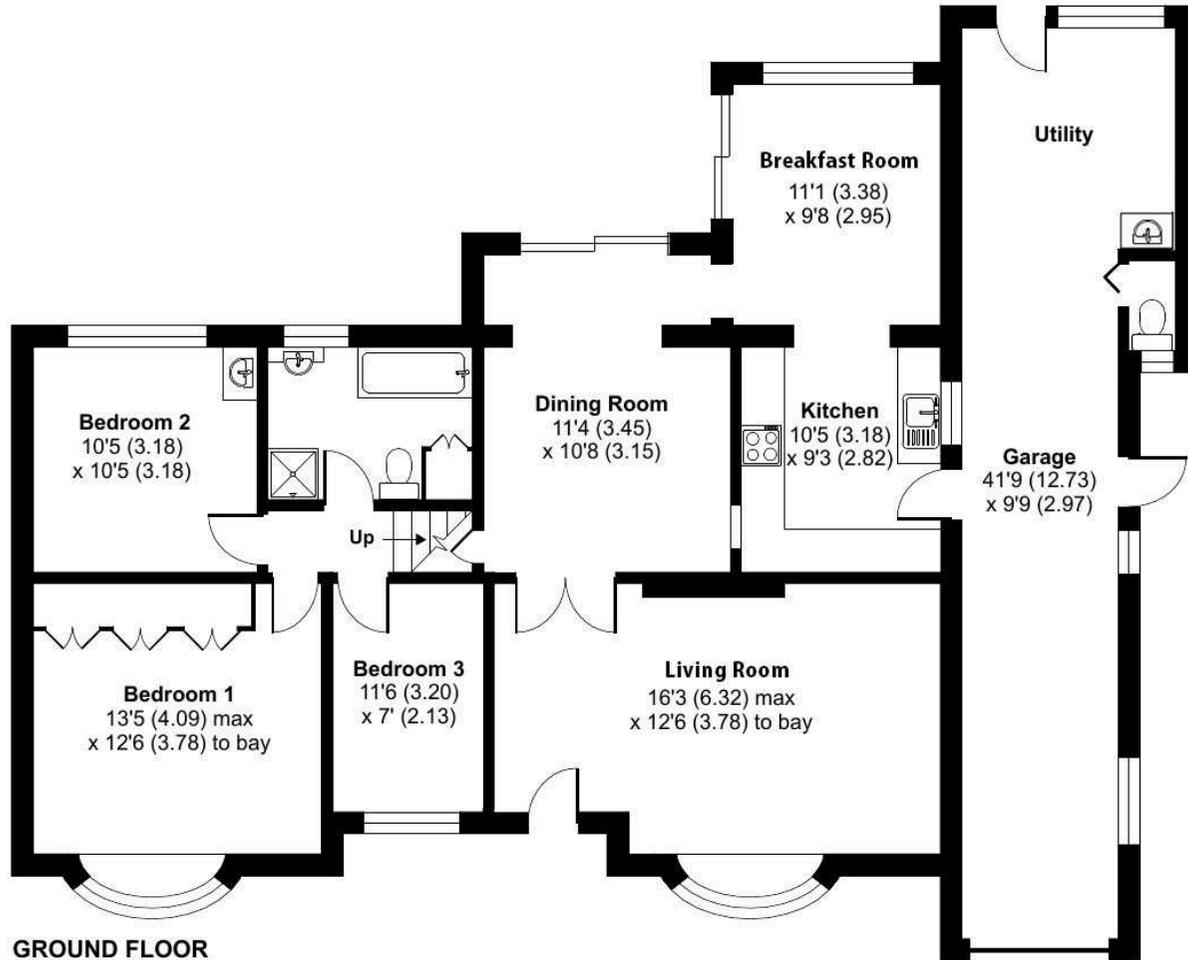
Approximate Area = 1523 sq ft / 141.4 sq m

Garage = 331 sq ft / 30.7 sq m

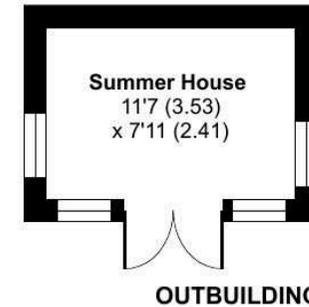
Outbuilding = 92 sq ft / 8.5 sq m

Total = 1946 sq ft / 180.7 sq m

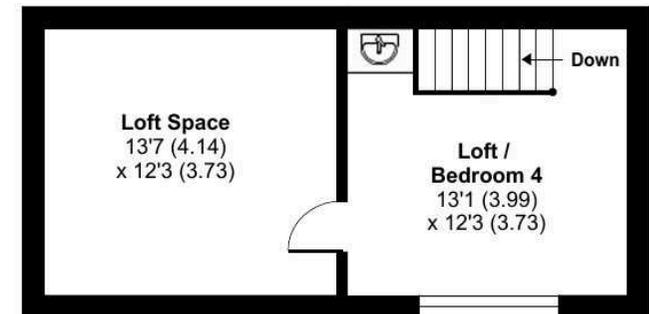
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1432574.



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