



Dodderhill House
Dodderhill Common | Bromsgrove | Worcestershire | B60 4AT

 FINE & COUNTRY

DODDERHILL HOUSE



Dodderhill House is an exceptionally designed property built to the highest specification in an idyllic location in the popular village of Hanbury. Designed and constructed in 2010 by the current owners, and runner-up in Worcestershire Design and Build awards of the same year, the property is nestled on the edge of Hanbury Woods with amazing views of Hanbury church and the surrounding countryside. Approximately 6,000 square feet of well-proportioned accommodation offers a rare opportunity to have a unique family home close to the local towns of Bromsgrove and Droitwich Spa.



STEP INSIDE

Ground Floor: An ecclesiastical style front door with stone arches leads into an impressive panelled oak reception hall giving access to a formal dining area with York Stone fireplace and to the right a study, ideal for homeworking. A formal sitting room with another York Stone feature fireplace and bay window with French doors leads out to the rear garden.

The stunning kitchen includes a large island with breakfast bar, bespoke kitchen units, an Aga, a range

of built-in appliances, a Quooker hot water tap and a pantry. There is an adjoining family room which has bi-fold doors leading to the rear terrace and gardens and a light and airy orangery which provides a further area as a breakfast room or for less formal dining. A useful good sized boot room and utility area can be found off the kitchen and a door conveniently leading to the side of the property.

The property includes an integrated speaker system serving most reception rooms and bathrooms.











SELLER INSIGHT

“Nestled within the unspoilt Worcestershire countryside and discreetly positioned in the beautiful valley setting of Hanbury, this exceptional home represents far more than simply a place to live; it is the result of a vision thoughtfully brought to life. Designed and built from the ground up, every aspect of the property was created with family, comfort and timeless elegance in mind, combining the enduring character of a traditional farmhouse with the convenience and sophistication of modern living.

Having long cherished the area for its unique balance of rural tranquillity and accessibility, the owners seized a rare opportunity to remain within the community they loved. Hidden amongst woodland and surrounded by countryside, the home offers complete peace and privacy whilst remaining within easy reach of Bromsgrove and Droitwich.

Inside, a feeling of scale and quality immediately becomes apparent. Inspired by the proportions of a Georgian farmhouse, generous room sizes and soaring ceilings create an atmosphere of light and space throughout. No expense was spared in its construction, resulting in a home of exceptional substance and craftsmanship that was recognised as runner-up in the Country Design and Build Awards in 2010.

At the heart of the home sits the kitchen, warmed by the comforting presence of the AGA and designed as a true gathering place. Seamlessly flowing into the breakfast room and snug, it creates a sociable environment where conversation naturally continues long into the evening. Countless family celebrations and dinner parties have unfolded here, with the formal dining room providing an elegant setting for larger occasions.

Daily life is accompanied by simple pleasures that make this home truly special. Morning coffee in the breakfast room often comes with views of deer wandering across the paddock, while the peaceful library landing upstairs offers a quiet retreat with far-reaching views towards the church beyond. South-facing gardens ensure sunlight pours across the house and grounds throughout the day.

Outside, the gardens have matured beautifully over the years, becoming a cherished backdrop to family life. From grandchildren enjoying sleepovers and movie nights in the cinema room, to badminton on the lawn and relaxing evenings in the hot tub, the grounds have been a place where memories have been made across generations.

Perfectly positioned, the property enjoys the rare luxury of countryside seclusion alongside excellent accessibility. Highly regarded schools, including Bromsgrove School, are within easy reach, while cricket, rugby, tennis and riding facilities are all close by. It is a home that delivers not only exceptional living space, but a lifestyle defined by warmth, privacy and enduring family connection.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They are not the views of the selling agents and should not be taken as such.







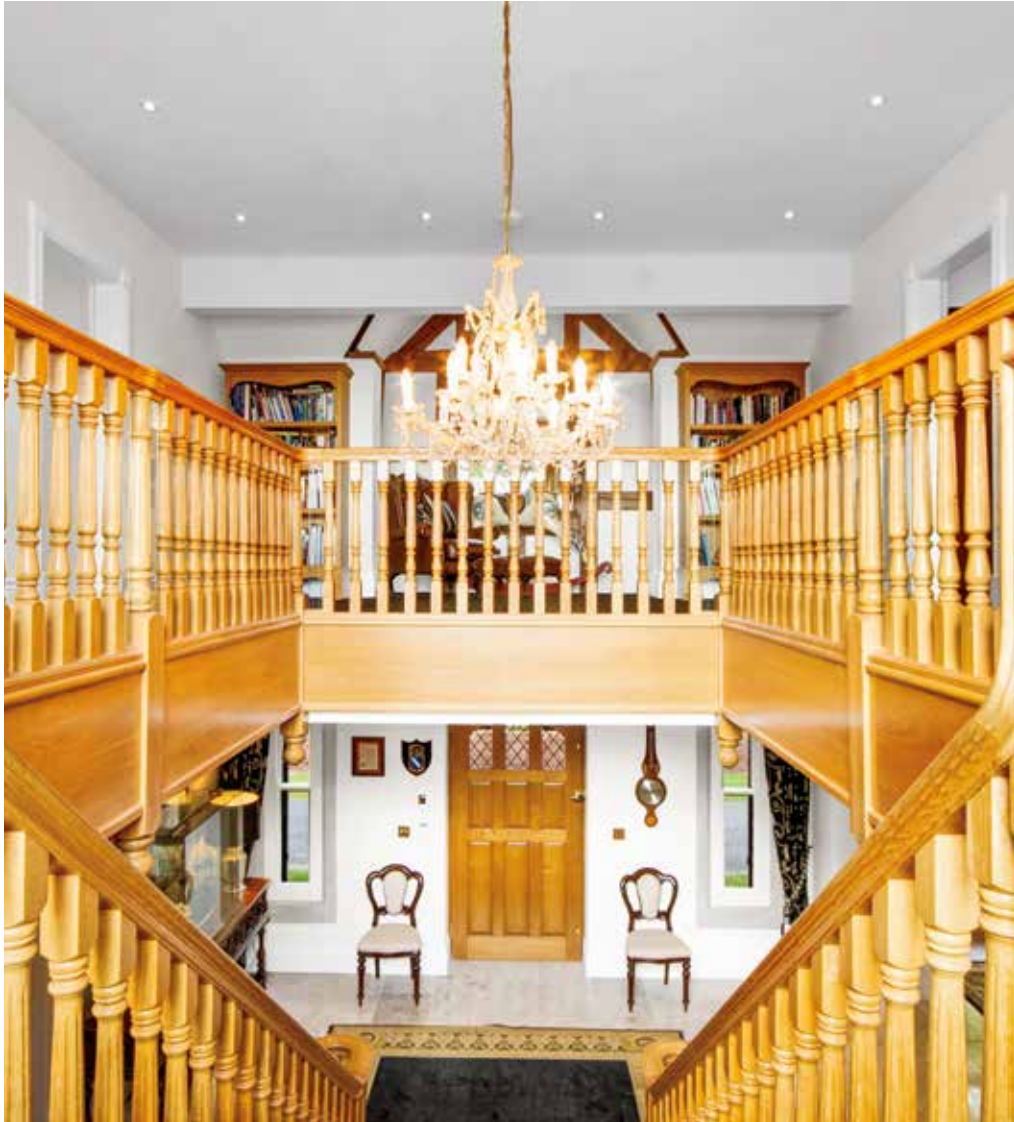


Basement/Cellar: A secret door in the panelled oak of the hallway leads to the basement and into the spacious cinema room which has an adjoining gymnasium and generous storeroom.

First Floor: Impressive oak stairs lead to the large galleried landing with library and reading area. The principal suite enjoys double aspect windows with stunning views and a private balcony. The luxury ensuite bathroom is complemented by a dressing room.

There is a guest bedroom with an ensuite shower room with patio doors that lead out onto the balcony. Two further well-proportioned bedrooms and a luxurious family bathroom with a slipper bath are also located on this floor.

Second Floor: Guest bedroom with ensuite shower room with two generous storerooms and bedroom six.









Outside: Dodderhill House is approached from the main road into a private lane through the glorious Hanbury Woods. An electric gated entrance leads to a driveway which has parking for several vehicles and there is a second automated gated entrance with access via a track to School Road.

A large, detached brick-built wain house has two open fronted parking bays with an electric charging point, a garage and an adjoining log store. The south-facing gardens and grounds are beautifully

maintained and equate to approximately 1.7 acres. The entertaining areas are of substantial proportions and include a large terrace, with a substantial garden-store and work area beneath, and a walled courtyard with hot tub, a seating area and there is potential for an outdoor kitchen with water, waste and electricity already available. The views of the open countryside, Hanbury Church and the woods make this a peaceful and serene place to enjoy downtime.



LOCATION

Hanbury is a historic Worcestershire settlement lying on the “Saltway” which is a Roman road linking Droitwich, to the west, with Alcester and Warwickshire to the east. The current village is well served with amenities including a first school, The “Jinney Ring” craft centre, The Vernon Arms public house and a village hall which accommodates local clubs and activities, as well as the National Trust property of Hanbury Hall, set within its magnificent parkland estate. The property is close to the ever-popular Hanbury Church and for dog lovers, provides excellent walks throughout the countryside.

Droitwich Spa provides for most daily needs with supermarkets, including Waitrose, a thriving precinct and high street with a mix of large brands, cafes, public houses and boutique shopping. The market town of Bromsgrove, lying to the north, is equally well served with busy commercial and retail outlets centred on its pedestrianised High Street.

If education is a priority, in addition to the primary school, the independent sector is well served with Bromsgrove School retaining a reputation of international repute. Further afield, highly regarded schools may be found in Worcester including The Royal Grammar School and King’s School. The King Edward Schools are within the Birmingham conurbation.

Train stations may be found at Droitwich, Bromsgrove and Worcester Parkway railway station, which offers improved access and capacity to London. The electrified line from Bromsgrove offers fast access to Birmingham city centre. The motorway network may also be accessed at Droitwich (M5, junction 5) for travel southwards to Cheltenham, Gloucester and the south west peninsula and north onto Birmingham, the Black Country and M6 motorway. The M42 may be accessed at Bromsgrove for onward travel to Birmingham International Airport, M1 north and M40 south east to London.







Material Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Wychavon
EPC: Rating C
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Bio Digester waste treatment
Heating: Ground source heat pump and underfloor heating throughout, and a heat recovery system.
Internal Vacuum system available on all four floors.
Broadband: FTTP full fibre ultrafast broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Double carport, garage and driveway parking for numerous vehicles. Access to an EV charger.
Total Internal Floor Area: 5,889 sq ft
Additional Information: CCTV or similar security system in operation - intercom and cameras at both entrance gates.
Title Information: Shared/private access arrangements, Rights of way affecting the property, easements for utilities/services, restrictive covenants and boundary provisions.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 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

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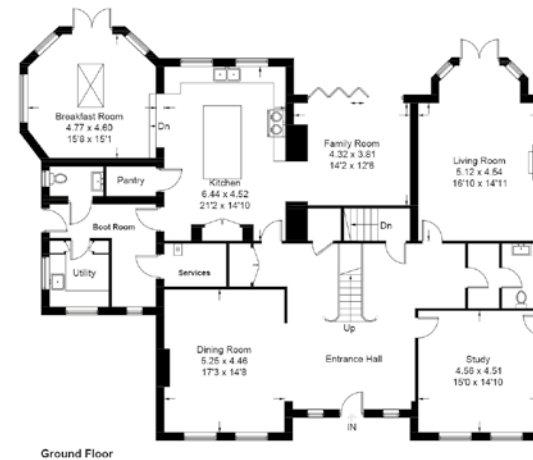
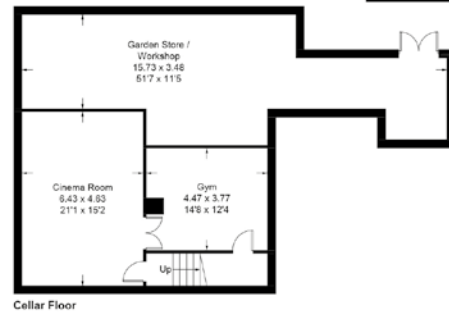
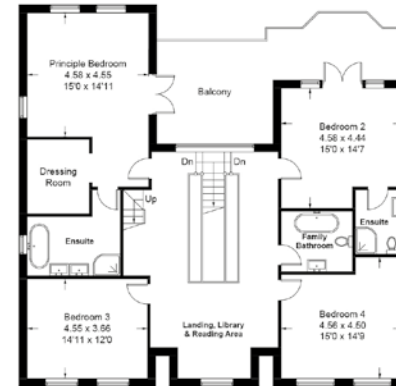
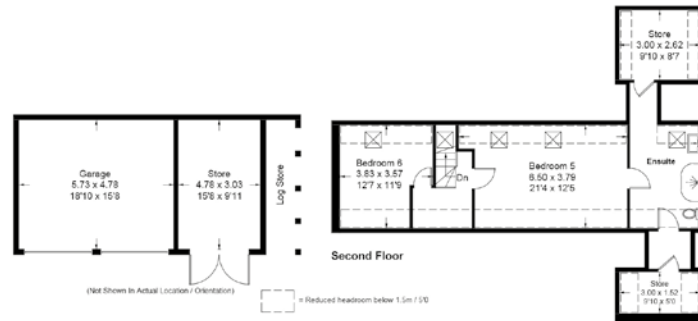
Approximate Gross Internal Area = 438.5 sq m / 4720 sq ft

Cellar = 108.6 sq m / 1169 sq ft

Garage / Store = 42.2 sq m / 454 sq ft

Area = 589.3 sq m / 6343 sq ft

(Excluding Log Store)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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 xx.xx.2026





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