

Andrew Grant
PRESTIGE & COUNTRY



Dodds Corner Cottage

Dodford, B61 9EH



Dodds Corner Cottage

Kidderminster Road, Dodford, B61 9EH

4 Bedrooms 3 Bathrooms 3 Reception Rooms

“A beautifully presented country home set within approximately half an acre, offering adaptable family accommodation, extensive parking and superb outdoor space...”

Scott Richardson Brown CEO

- Characterful period home dating back to 1888, thoughtfully enhanced with bespoke features throughout
- Beautifully remodelled open plan living spaces designed to suit modern family life
- Flexible four bedroom accommodation including an excellent ground floor bedroom suite for guests or multigenerational living
- Approximately half an acre of landscaped gardens with a picturesque stream forming the rear boundary
- Log cabin currently arranged as a gym, brick built storage and extensive parking
- Far reaching countryside views and wonderful walks directly from the doorstep create an exceptional rural lifestyle



1626 sq ft (151.1 sq m)



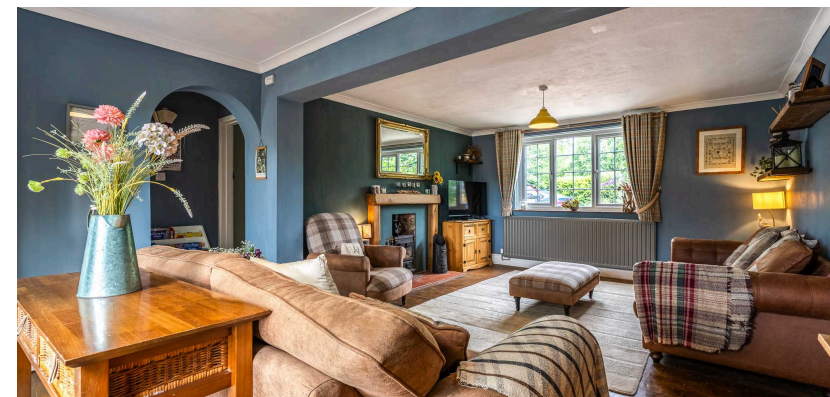
The kitchen and breakfast room

Everyday family life centres around this spacious kitchen and breakfast room. Bespoke cabinetry and timber worktops create an attractive focal point, complemented by exposed ceiling beams and glazed conservatory area overlooking the garden. The generous layout works effortlessly with the adjoining living spaces, reflecting the carefully considered improvements made throughout the home.



The living room

Comfort and relaxation define this welcoming reception room. A feature fireplace with a wood burning stove forms the focal point, while exposed beams add character throughout. The room provides generous seating space and flows openly into the adjoining dining area, creating excellent flexibility for everyday living and entertaining.







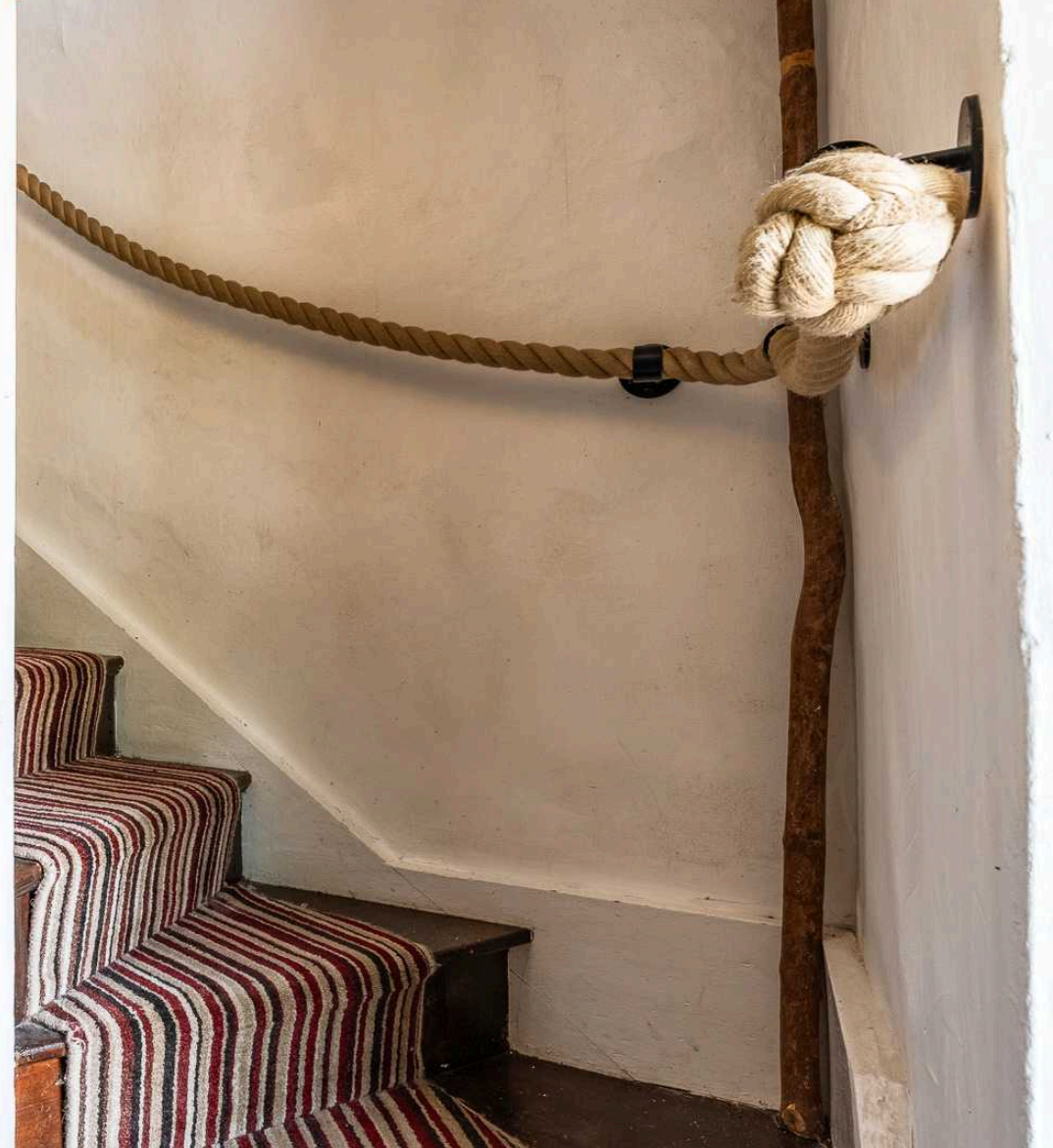
The snug

Offering a cosy retreat away from the principal reception spaces, the snug is full of period character and warmth. A substantial brick fireplace with a woodburning stove provides an impressive focal point, complemented by a traditional quarry tiled flooring that reflect the home's origins. Equally suited to quiet evenings, reading or informal family living, it offers a wonderfully intimate atmosphere while remaining conveniently connected to the rest of the home.



The playroom and utility

Adaptability is a key feature of this space, the playroom enjoys direct access to the adjoining utility, with fitted storage and practical workspace supporting busy family life. Plumbing remains in place, offering potential to reinstate the original bedroom and en suite arrangement if required.



The entrance hall

A welcoming entrance hall provides an attractive introduction to the home. A staircase rises to the first floor and the hall connects efficiently to the principal living spaces and ground floor accommodation.





The principal bedroom and dressing room

Generous proportions create a comfortable principal bedroom overlooking the surrounding gardens. There is direct access to both the dressing room and en suite, enhancing everyday convenience, creating a well planned private suite.







The principal en suite

Designed for everyday comfort, the en suite complements the principal bedroom. A corner bath with shower over, wash hand basin and WC are arranged within a practical layout, with natural light provided by a window.



The second bedroom

Well proportioned and versatile, the second bedroom provides comfortable accommodation for family or guests. A large window brings pleasant natural outlooks while the generous floor area allows flexibility for a range of furniture arrangements.



The third bedroom

The third bedroom offers bright and comfortable accommodation overlooking the grounds. A large window and generous proportions create a pleasant environment, making it equally suitable as a family bedroom, guest room or home office if preferred.



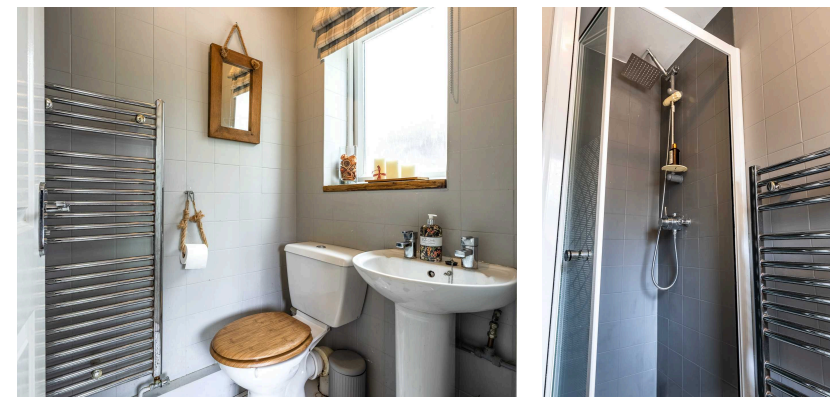
The bathroom

Serving the first floor bedrooms, the family bathroom is fitted with a bath with shower over, wash basin with storage beneath and a WC. A window provides ventilation and natural light while the practical layout supports busy family living.



The fourth bedroom and en suite

Positioned on the ground floor, this adaptable bedroom provides excellent flexibility for guests or multi generational living. The adjoining en suite includes a shower, wash hand basin and WC, allowing the room to function as an independent bedroom suite.





The garden

Extending to approximately half an acre, the gardens are a defining feature of the property, combining generous open spaces with established planting and a wonderful sense of privacy. Broad lawns are interspersed with mature trees, colourful borders and thoughtfully created seating areas, offering plenty of space for family life, entertaining and enjoying the changing seasons.



A substantial log cabin, currently arranged as a gym, together with a useful brick built storage building, adds further versatility. Beyond the formal garden, the grounds continue towards a picturesque stream that forms the rear boundary, creating a peaceful natural backdrop that enhances both the setting and outlook. Surrounded by attractive countryside views and with delightful walks available directly from the doorstep, the gardens provide an exceptional extension of the home and its rural lifestyle.





The driveway and parking

A substantial gravel driveway provides extensive off-road parking for multiple vehicles. The generous frontage allows easy access and manoeuvring while the surrounding grounds create an attractive approach, making the property well suited to families.





DODDS
CORNER
Cottage
1888

Location

Dodford is a highly regarded village surrounded by attractive Worcestershire countryside while remaining conveniently placed for everyday amenities. The area offers an excellent balance of rural living and accessibility, with a range of shops, leisure facilities and services available in nearby Bromsgrove and Kidderminster. Well connected road links provide access to the wider region, while the surrounding countryside offers an abundance of walking, cycling and outdoor pursuits, making this an appealing location for those seeking a peaceful lifestyle without sacrificing convenience.

Services

The property benefits from mains electricity and water. Drainage is supplied via a sewerage treatment plant and there is oil-fired central heating.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, 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

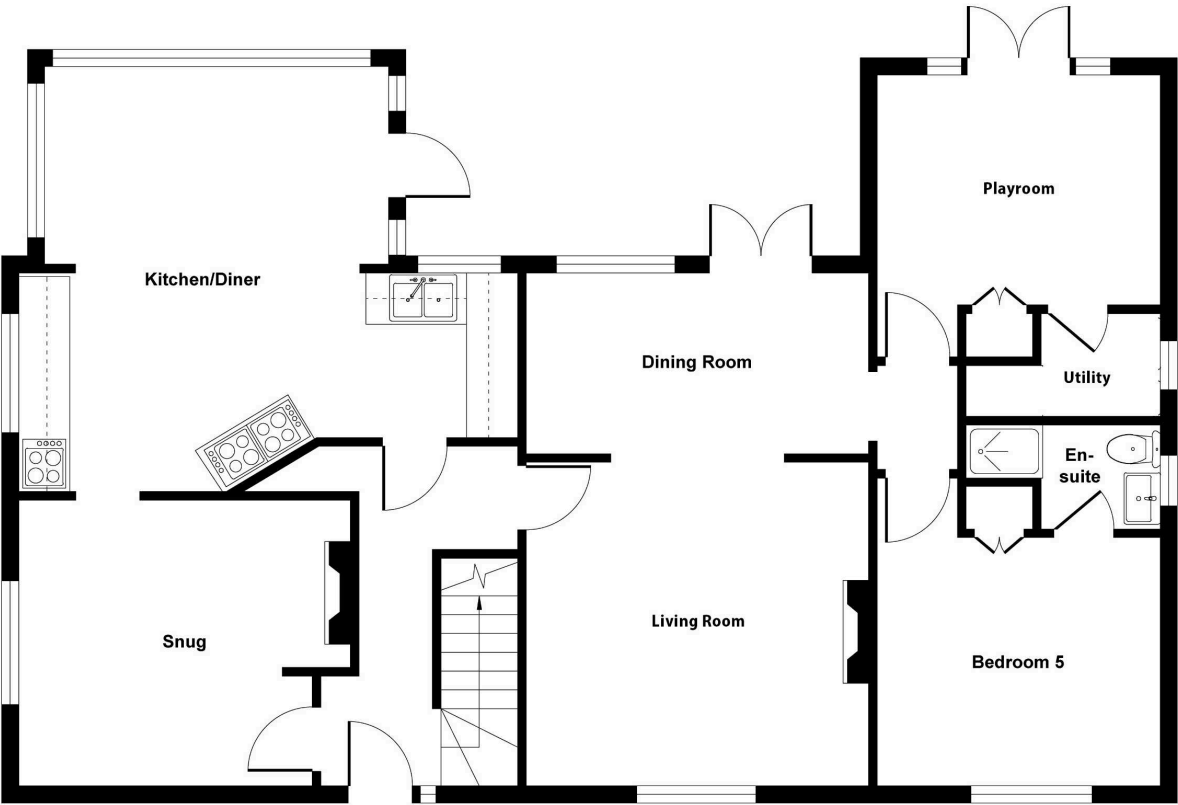
The Council Tax for this property is Band E



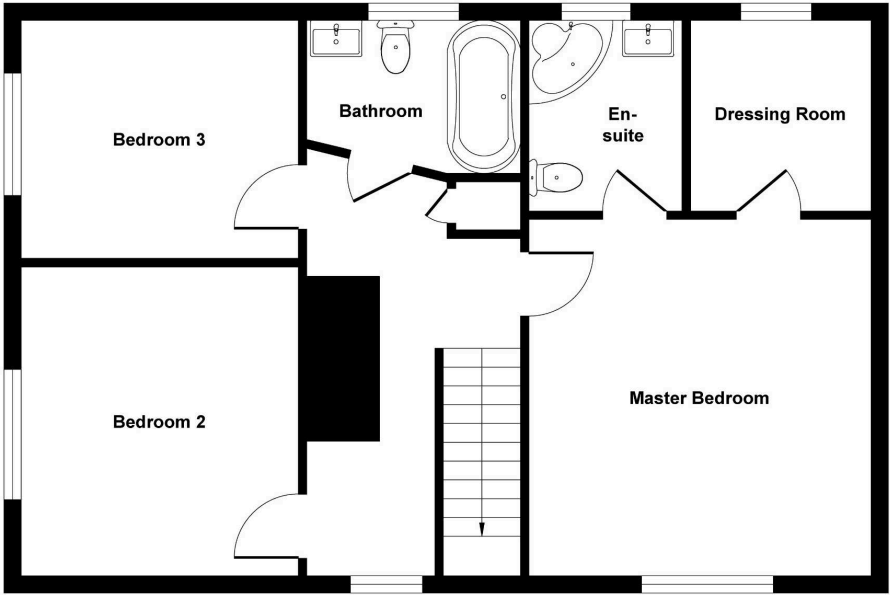


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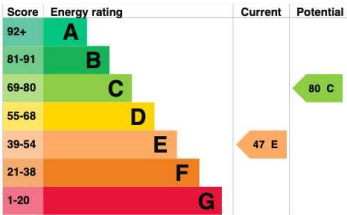
Total Area Approx
151.1 sq m (1626.4 sq ft)



Ground Floor



First Floor





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