



MEADOW COTTAGE

Church Lane, Dormston, Worcester, Worcestershire



A CHARMING, DETACHED 5-BEDROOM COTTAGE

situated on a quiet no-through lane in the village of Dormston, with a lovely garden, parking and detached double garage currently used as a games room.



Local Authority: Wychavon District Council

Council Tax band: G

Tenure: Freehold



SITUATION

Backing onto a protected wildflower meadow and with safeguarded farmland opposite, Meadow Cottage enjoys a peaceful setting in the charming hamlet of Dormston, known for its historic church and links to J.R.R. Tolkien. Situated on a quiet no-through lane, it offers rural tranquillity with excellent access to the M5, M42 and M40.

The nearby village of Inkberrow provides a shop, pubs, sports clubs and a well-regarded primary school, while Pershore, Evesham, Worcester and Stratford-upon-Avon offer a wider range of amenities. Surrounded by beautiful Worcestershire countryside, the property also benefits from access to highly regarded state and independent schools.





THE PROPERTY

Meadow Cottage is about 350 years old, with later additions in 1954 and 2007 and is situated in a beautiful, unspoilt and quiet rural location on a no-through lane. The detached house offers attractive, versatile 5-bedroom accommodation, which has been improved by the present owners with external wall insulation. The property has UPVC double-glazed windows and plantation shutters.

The accommodation incorporates period elements including exposed beams, a traditional snug, with an inglenook and wood burner, a second reception room, currently being used as a gym, utility room and study and a very large, open-plan kitchen with granite worktops and a family sitting room.

The property has stylish bathrooms and cloakroom and five bedrooms, the principal bedroom with an ensuite shower room. Built-in wardrobes are fitted in the three larger bedrooms.







OUTSIDE

The Cottage has an entrance and parking to the front garden to the east side of the house, with a lawn, wild garden area and a summer house and fenced pond. The west-facing rear garden has a patio and seating area and a greenhouse and leads to the detached double garage with parking in front. The double garage is currently used as a games room, with boarded loft storage and a lean-to log store. Further single garage on a separate site close to the church. Church Lane is jointly maintained by the owners fronting onto the lane, with no formal agreement.

Services

Mains electricity and water are connected to the property. oil central heating with a boiler renewed in 2025. Private sewerage treatment plant drainage. Fibre broadband is connected to the village.

Directions (WR7 4JU)

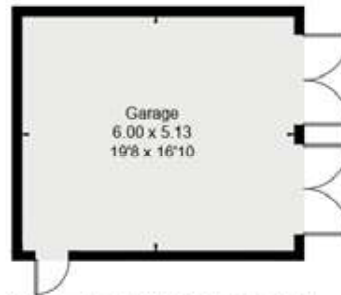
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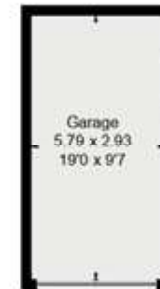




Approximate Floor Area = 233.3 sq m / 2511 sq ft
 Garages = 48.0 sq m / 517 sq ft
 Total = 281.3 sq m / 3028 sq ft



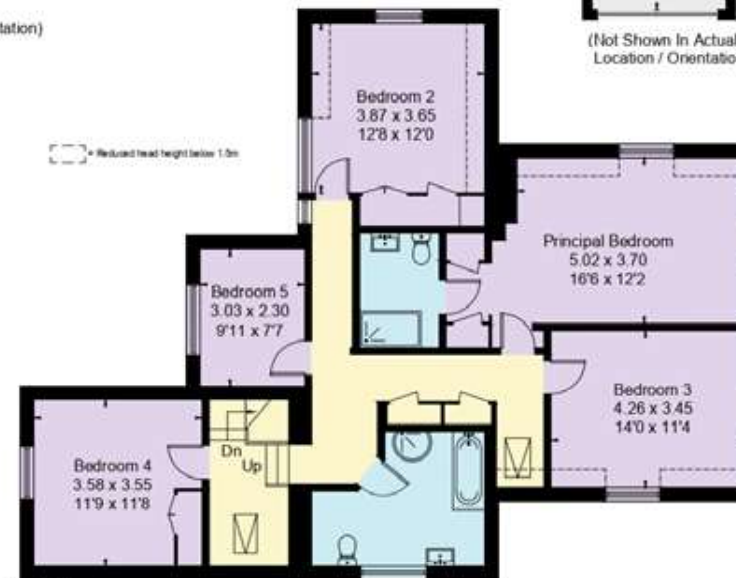
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112264



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Date: 28 July 2026
Our reference: WRC012274033

Meadow Cottage, Church Lane, Dormston, Worcester, WR7 4JU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£775,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

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