

**Little Meadow  
Warbage Lane Dodford  
Bromsgrove  
Worcestershire B61 9BJ**

An idyllic four bedroom country cottage located in the Village of Dodford. Offering versatile accommodation, character features including inglenook fireplace, stable block, garage and 'P' shaped sun room that provides spectacular views over the picture perfect gardens and fields beyond.

EP Rating: E



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Little Meadow is a charming four bedroom cottage situated in approximately just under a third of an acre of beautiful gardens with glorious views over open countryside located in the sought after village of Dodford. Dodford has a local pub, village hall, primary school and is approximately two and a half miles from Bromsgrove town centre where there is excellent schools, train station, shops and local amenities.

\*Double Aspect Porch (Side) with Oak door with diamond shape leaded light window and quarry tiled floor and multi paned door to;

\*Double Aspect Sitting Room with inglenook fireplace having Oak beam with concealed down lighting exposed brick work with two display niches, cast iron multi fuel burner set onto a quarry tiled hearth, two bay windows, multi paned door to dining room and French doors to conservatory.

\*Dining Room with Oak panelled floor, door to kitchen and patio doors to conservatory.

\*Double Aspect Breakfast Kitchen with ceiling down lighters, window to front elevation, oil fired Aga with extractor and light over, AEG stainless steel oven with ceramic hob over, space and plumbing for dishwasher, integrated fridge and freezer, range of cupboards and drawers with working surfaces over, one and a half bowl sink unit with mixer tap, double china display cupboard with multi paned bevelled glass doors, ceramic tiled splash backs, space for a table and chairs, ceramic tiled floor, multi paned door to:





\*Front Porch with quarry tiled floor and door and window to front elevation.

\*P-Shaped Conservatory with dwarf wall with windows, quarry tiled floor and French doors to garden.

From the dining room a hallway with stairs lead to the first floor landing, also having under stairs storage cupboard and provides access to cloakroom, bedroom one and four.

\*Cloakroom with ceiling down lighters, low level WC, vanity wash hand basin with cupboards below, extractor fan, ceramic tiled walls and floor.

\*Ground Floor Bedroom One with patio doors to garden and arch to:

\*En-suite Shower Room with ceiling down lighters, window to front elevation, close coupled WC, vanity wash hand basin with cupboards below, shower cubicle with glazed sliding doors, extractor, chrome heated towel rail, ceramic tiled splash backs and ceramic tiled floor.

\*Ground Floor Bedroom Four with window to garden.



\*First Floor Landing with eaves storage cupboard and doors to bedrooms two, bedroom three and bathroom.

\*Double Aspect Bedroom Two having a vaulted ceiling, three Velux windows and multi paned window.

\*Bedroom Three having a vaulted ceiling, eaves storage cupboard and window to garden.

\*Bathroom with access to loft, close coupled WC, panelled bath with Triton shower and glazed shower screen, vanity wash hand basin with cupboards below, ceramic tiled splash backs, heated towel rail and window to front elevation.





## MEASUREMENTS

Side Porch

Sitting Room 27'01" x 10'3"

Dining Room 14'0" min x 12'05"

Breakfast Kitchen 13'09" x 12'05"

Front Porch

Conservatory 24'05" x 10'11" narrowing to 9'0"

Cloakroom

Ground Floor Bedroom One 13'11" x 10'04"

En-suite Shower Room 8'02" x 6'0"

Ground Floor Bedroom Four 9'08" x 8'03"

First Floor Bedroom Two 17'10" x 15'05"

First Floor Bedroom Three 14'01" x 7'10"

Bathroom 10'06" x 5'03"

Garage 15'08" x 9'10"

Stable 9'11" x 7'08"

Garden Store 7'09" x 5'03"



## OUTSIDE

\*Garage having an up and over door

\*Garden Store Room with window to rear garden and stable door.

## GARDENS FRONT

The property stands back from the road behind a block paved drive providing parking for approximately five cars, tree bark area, dwarf wall with blue brick cappings, established Maple tree, gate and path leading to side and rear gardens.

## GARDENS REAR AND SIDE

The gardens are a delightful feature of the property and include a pergola with patio and beautiful views over open countryside. The main garden comprises of a patio with dwarf wall with coach lamps, steps lead down to the lawn where there is an array of established trees, shrubs and bushes and a raised vegetable plot.





## GENERAL INFORMATION

**SERVICES** mains electricity, oil fired central heating and Aga and the drainage is to a septic tank.

**FIXTURES AND FITTINGS** only those items mentioned in these particulars are included in the sale. All other items are excluded, carpets and curtains may be available by separate arrangement with the vendors, if required.

**TENURE** the agent understands the property is Freehold.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.