



Cockshot Lane

Dormston | Worcestershire



Cockshot Lane, Dormston, Worcestershire

A Home Designed for Versatility and Future Potential

- Substantial Residence with Flexible Living Spaces:

- o Fully refurbished and thoughtfully designed, the main house features spacious, light-filled open-plan living areas.

- o A fully fitted modern kitchen, an inviting sitting room with a high output log burner, and a large dining room perfect for hosting gatherings.

- o Four generously sized bedrooms, including a master suite with an en-suite shower room and dressing area, plus a redesigned family bathroom with a free-standing bath and separate shower cubicle.

- Detached Annexe with Endless Possibilities:

- o Currently serving as teenager accommodation, complete with its own en suite.

- o Easily convertible into Air BnB, a home office, gym, cinema room, or even a larger separate dwelling. Its connection to the double garage and workshop provides the ideal opportunity for expansion—including potential for a second floor.

- Flexible Outdoor and Ancillary Spaces:

- o The versatile paddock, presently used for horses, is enclosed by full secure post and rail fencing with a purpose-built track system.

- o With its own road access, power, and water, the paddock is ripe for planning permission to build a separate dwelling or can be transformed into a thriving garden, smallholding, or secure play area for children and dogs.

- o Four stables are already in place with utilities, and planning permission exists for a sizable 40 m x 20 m menage.

- Exceptional Parking and Access:

- o A picturesque horseshoe driveway with two separate five-bar gates leads to ample car parking on a gravelled surface.

- o A double garage and workshop complete the package, blending the best of countryside charm with modern convenience.





Fox Town and Country Homes

Welcome to First Acres

Recently refurbished to a high standard, this property offers approximately 3,500 square feet of living space across 2 acres of low-maintenance, established gardens and a versatile paddock. The main house features a modern master suite with dressing room and ensuite, complemented by a new luxury bathroom downstairs, solid oak flooring, and renovated parquet hardwood floors. An ideal family home, it is secure, quiet, and versatile, set in the beautiful Dormston area—known as the inspiration behind Tolkien's Shire.

Comfortable, Versatile Accommodation for the Modern Family

First Acres offers four spacious bedrooms that cater to comfort and privacy. The master bedroom features an en-suite shower room and a dressing room, ensuring a luxurious retreat. The redesigned family bathroom, with its free-standing bath and separate shower cubicle, adds to the overall elegance and functionality of this home.

A Blend of Countryside Living and Modern Convenience

Situated within easy reach of the historic Village of Inkberrow and nestled amongst the rolling Worcestershire countryside, First Acres offers a wonderful lifestyle that balances serenity with practicality. Enjoy the community amenities of Inkberrow, including pubs, a village shop, post office, doctor's surgery, primary school, and a variety of sporting clubs and activities. For more extensive shopping and services, Worcester, Stratford-upon-Avon, and Evesham are all within a short drive. Excellent commuter links with easy access onto the M5 and M42 motorways further enhance its appeal.





Fox Town and Country Homes

Utilities & Practical Details:

- Mains Electricity & Water
- LPG & newly installed water treatment plant
- Tax Band F

Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This deposit is fully refundable upon completion. However, if you decide to withdraw from the purchase, the deposit may be retained (in part or full) by Fox Town and Country Homes to cover administration and re-marketing costs.

Discover First Acres Today

Experience the perfect blend of countryside living and modern convenience at First Acres—a versatile and secure property that adapts to every lifestyle. Whether you're looking for a family home, a creative retreat, or a future development opportunity, First Acres is your ideal destination for a life well-lived.



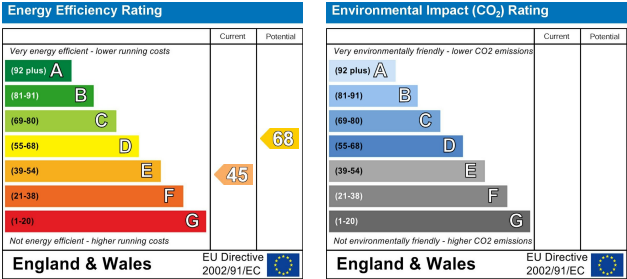


Fox Town and Country Homes

First Acres, Cockshot Lane, Dormston, Kingon, WR7 4LE



Total Approx Area: 199.0 m² ... 2142 ft² (excluding garage, workshop, office, shower room)
All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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