



DORMY COTTAGE, Broome Lane, Blakedown, Worcestershire DY10 3LP.







Dormy Cottage *Broome Lane - Blakedown*

...a premier Worcestershire address

Dormy Cottage, Broome Lane, Blakedown is a thoughtfully extended and meticulously updated former cottage that offers a spacious family home in the beautiful Worcestershire countryside.

The house sits in just over an acre of stunning grounds consisting of beautifully manicured lawns, borders and a tennis court, all surrounded by a variety of mature and well-established trees and shrubs.

...a perfect family home



desirable location

Broome Lane, Blakedown is one of Worcestershire's most sought-after addresses.

Dormy Cottage is a wonderful family home located a short distance from Hagley village centre, with many local amenities including boutique shops to mini supermarkets, excellent eateries and public houses.

With excellent schooling at both primary and secondary level, you also have the benefit of Hagley and Blakedown train stations within easy reach, giving excellent commuter opportunities to Birmingham, Worcester and beyond.

The ever-popular National Trust Clent Hills are also a short distance for those wishing to enjoy outdoor pursuits, yet being within easy reach of urban civilisation.



ground floor

The gated driveway provides ample secure parking plus a spacious double garage with EV charging point.

The large and welcoming reception hall divides the accommodation into family and formal areas.

To the left a spacious solid wood painted kitchen/breakfast room with gas-fuelled AGA, Siemens double electric ovens and microwave plus induction hob; this opens onto the family room, fully-fitted study and generous utility room.

To the right there is a delightful formal dining room, downstairs cloakroom and double doors to the dual-aspect formal lounge with open fire, all offering double French doors to the outdoor sitting and dining areas that overlook the private rear gardens.



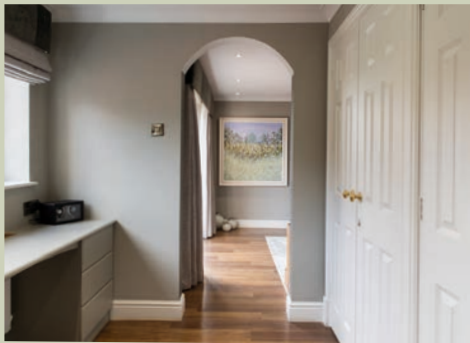


first floor

The first floor offers four double bedrooms, the dual aspect master suite having French doors to the balcony overlooking the rear grounds, full en-suite bathroom and separate dressing room.


The main guest bedroom also enjoys full en-suite bathroom and built-in wardrobes.

The amazing family bathroom makes this a wonderful family home.





Dormy Cottage at a glance...

- Desirable location
- Beautifully updated
- Multiple receptions rooms, including study
- Characterful Worcestershire home
- Off-road parking and garages
- EV Charging Point 
- Commuter links within easy reach





Lex Allan Grove loves...
...the idyllic location of this
spacious & versatile family home





idyllic garden

The garden is set within approximately 1 acre of grounds with a beautiful sun terrace and arched double gate to the front.

The sun terrace has a mix of block and natural stone paving, a raised pond with water feature and steps leading to a large lawned area, mature well-stocked flowering borders and well-established trees.

This idyllic garden is completed with a hard-standing tennis court, garden lighting, and a trellised area for garden shed and workshop.



Dimensions

Welcoming reception hall

Dining Room 17' 4" x 13' 5" max./12' 5" min. (5.3m x 4.1m max./3.8m min.)

Formal Lounge 27' 2" x 12' 5" min./15' 8" max. (8.3m x 3.8m min./4.8m max.)

Kitchen Diner

Dining Area 9' 10" x 15' 8" (3.0m x 4.8m)

Kitchen Area 16' 8" x 11' 5" (5.1m x 3.5m)

Reception Room 2 11' 5" x 21' 3" (3.5m x 6.5m)

Study 12' 1" x 10' 2" (3.7m x 3.1m)

Utility/Boot Room

Downstairs WC

Gallery Landing & 'L' shaped corridor leading to:

Master Bedroom 20' 0" x 12' 5" (6.1m x 3.8m)

Dressing Room 9' 2" x 6' 10" (2.8m x 2.1m)

Master En-Suite

Bedroom Two 11' 5" x 13' 1" max./10' 2" min. (3.5m x 4.0m max./3.1m min.)

Bedroom Two En-Suite

Bedroom Three 11' 5" x 13' 9" (3.5m x 4.2m)

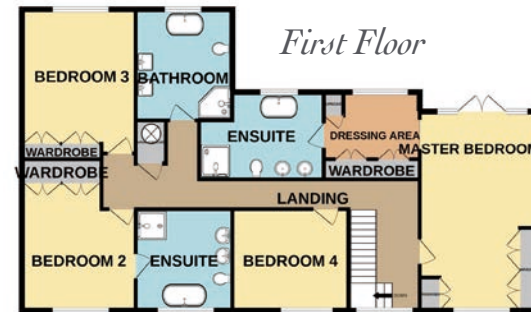
Bedroom Four 11' 5" x 10' 5" (3.5m x 3.2m)

Family Bathroom

Garage 19' 0" x 20' 4" (5.8m x 6.2m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		57 D	78 C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

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