



AP MORGAN

**Woodland Road, Dodford, Bromsgrove**  
Guide Price £875,000

### Features:

- Unique period chartist cottage with 1800s origins and modern extension
- Set in approx. 4 acres of landscaped grounds
- Stunning kitchen with granite worktops & bi-fold doors
- Original stone well featured under glass floor
- Spacious lounge with beams, wood burner & garden views
- Versatile outbuildings – gym, office & large workshop
- Beautiful gardens with stream & open countryside outlook
- Three driveways, EV charging & generous parking

### Description:

The Homestead is a beautifully presented and unique three-bedroom detached chartist cottage, with the original 1800s building sympathetically extended by the current owners to create a light-filled, contemporary family home. Set within approximately four acres of grounds, this remarkable property blends period character with modern luxury, offering flexible living arrangements perfect for multi-generational families.

Approached via three separate driveways, the home enjoys a private and secluded setting, enhanced by beautifully maintained wraparound gardens. The grounds feature sweeping lawns, mature trees including plum, silver birch and oak, a charming stream along the rear boundary, and open views over neighbouring horse fields. A large timber decked seating area provides an idyllic elevated spot for enjoying the scenery, while the addition of external power sockets and an EV charging point ensures modern practicality.

The heart of the home is the stunning kitchen/breakfast room, designed with granite worktops, a boiling and filtered water tap, a large Belfast sink, and space for an American-style fridge freezer. A range-style cooker, microwave, built-in washing machine, and tumble dryer complete the specification. The kitchen's bi-fold doors open to the garden, while a remarkable feature – the original stone well discovered during the extension – now sits proudly under glass with its own lighting, creating a unique talking point.

The generous lounge is full of charm, with exposed timber beams, a wood burner, and sliding doors leading to the rear decked terrace. A spacious dining room links through to a sitting room, creating an easy flow for entertaining, while the majority of the home's living accommodation is on the ground floor – offering flexibility for different lifestyles. Bedrooms two and three are well-proportioned doubles, with the principal ground floor bedroom enjoying an en-suite with underfloor heating. A stylish modern bathroom serves the remaining rooms, featuring both a bathtub and a walk-in shower enclosure.

Upstairs, the impressive main bedroom suite enjoys fitted wardrobes, a dressing area, and a bright outlook over the grounds.

Beyond the main house, the property boasts a range of versatile outbuildings – including a gym, garden office, two stores, and a substantial



garage/workshop – ideal for hobbies, home-based work, or additional storage.

Situated in the sought-after semi-rural setting of Dodford, Bromsgrove (B61 9BN), The Homestead combines countryside tranquillity with easy access to major road links including the M5 and M42. The area is known for its charming village pubs, scenic walks, and well-regarded local schools in nearby Fairfield – making it the perfect retreat for those seeking space, character, and convenience.

**Details:**

**Reception Hall** 3.59 x 5.06 Both max

**Lounge** 5.21 x 4.24 Both max

**Kitchen/Breakfast Room** 6.25 x 5.57 Both max

**Dining Room** 4.49 x 3.68 Max into bay

**Sitting Room** 3.67 x 3.19

**Bedroom Two** 3.59 x 3.60

**En-suite** 2.35 x 2.41

**Bedroom Three** 3.80 x 3.16

**Bathroom** 2.35 x 2.85

**First Floor**

**Bedroom One** 5.17 x 2.53

**Outbuildings**

**Garage (Including Workshop)** 5.64 x 11.88 Max

**Home Gym** 4.84 x 6.55

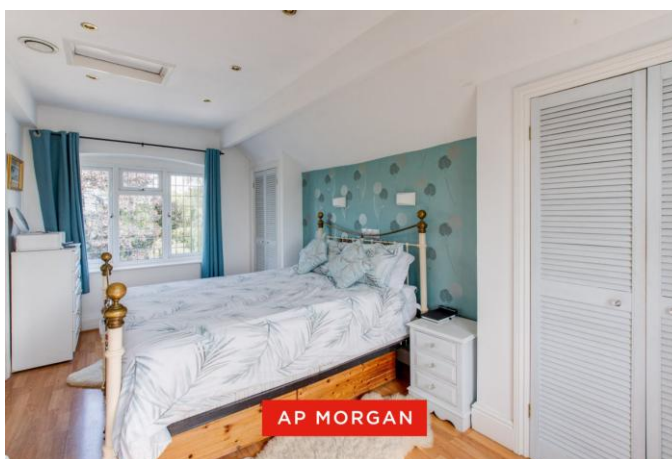
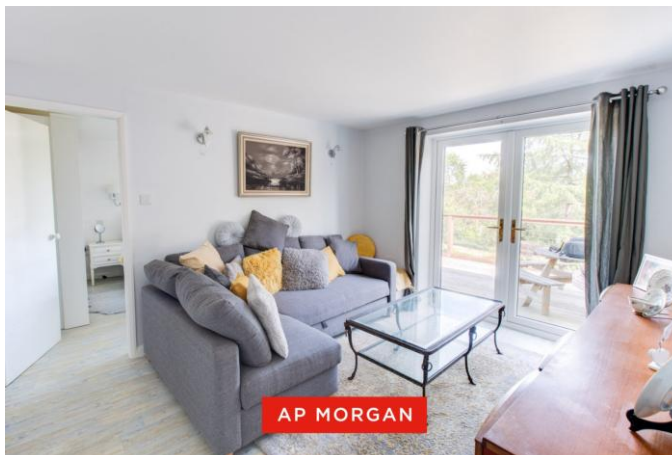
**Garden Office** 2.87 x 4.12

**EPC Rating:** E

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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